

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, January 9, 2008 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

4:30 p.m. *Executive Session – Contractual Matters*

1. Call meeting to order – Chair Willie Steinlicht
2. Review minutes.
3. Voucher approval.
4. Old Business
 - a. 105 Sherman Street – Deadwood Recreation Center Expansion – JR Raysor
 - b. 25 Lee Street – Pineview Bldg – Demolition by Neglect update
 - c. 560 Main Street – Shotcrete Retaining Wall update – DWD, Inc.
 - d. 183 Cliff Street – Shed Demolition – Valerie Balzanti
5. New matters before the Deadwood Sign Commission
 - a. 175 Sherman Street – Cheryl Gramm
6. New Matters before the Deadwood Historic District Commission
 - a. 1 Railroad Avenue – New Construction – John Bolan
7. New matters before the Deadwood Historic Preservation Commission
 - a. 168 Charles Street – Storm Windows – Jim Antrim
 - b. 25 Wabash Avenue – Temporary Storage – Perry Roth
 - c. 59 Van Buren Avenue – Windows & Addition – Jeff Trouton
 - d. 17 Park Street – Roofing, Siding, Garage, Fencing – Leonard Schroeder
 - e. 1 Meverden Street – New Residential Construction – Russ & Donna Smith
 - f. 4 Spring Street – Addition – Gary & Marlene Todd
 - g. Neighborhood Housing Services Contract
8. Revolving Loan Fund/Retaining Wall Grant Update.
 - a. Retaining Wall Applications
 - b. Revolving loan disbursements
 - c. Retaining Wall disbursements
9. Items from Citizens not on agenda.
10. Committee Actions and Reports (*Committee Assignments on Back*)
11. Staff Report
12. Other business
13. Adjournment

CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Wednesday, January 9, 2008

Present Historic Preservation Commission: Darin Derosier, Ronda Feterl, Mary Ann Oberlander, Mike Olsen, Steve Olson, Matt Pike and Willie Steinlicht. Historic Preservation Officer Kevin Kuchenbecker was also present.

Absent Historic Preservation Commission: None.

All motions passed unanimously unless otherwise stated.

A quorum being present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order on Wednesday, January 9, 2008 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes

It was moved by Mr. Mike Olsen and seconded by Mr. Derosier to adopt a resolution to approve the minutes of December 12, 2007. Aye – Derosier, Feterl, Oberlander, M. Olsen, S. Olson and Steinlicht. Abstain – Pike. Motion carried.

Agenda Addition

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to insert agenda item 2a, Mike Runge on donation announcement to City Archives. Aye – All. Motion carried.

Mike Runge – Donation of Weather Reports

City Archivist, Mike Runge, presented a copy of weather reports that were conducted in the City of Deadwood dating back to January 1878 through 1881 and were donated by the National Oceanic and Atmosphere Administration. He explained these reports show a daily log of weather conditions within the City of Deadwood. Mr. Runge went on to explain that these were the first meteorological reports that were drawn up in the Black Hills of Dakota Territory making them an extremely wonderful resource. He added that he has been in contact with Black Hills State University and the Lead-Deadwood High School Science Teacher, trying to get the information converted into a spreadsheet database that he would like to merge into local education as well.

Mr. Runge publicly thanked the National Oceanic and Atmosphere Administration for the donation and said he looks forward to promoting this collection and making the information available.

Mr. M. Olsen noted that the information shows the exact weather information on the date of the 1879 fire. Mr. Runge stated they did not record the weather for four days following the fire and the reports explain how they removed the instruments out of the building because the adjacent buildings were on fire. Mr.

Runge added that the information could be used for various things, such as fire or weather conditions leading up to house fires and how it affected major events.

Mr. Runge announced that at the first meeting in February the new glass plates would be unveiled.

Voucher Approval

Operating Account:

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to adopt a resolution to approve the HP Operating Account in the amount of \$133,011.49. Aye - All. Motion carried.

Bonded Account:

None.

OLD BUSINESS

105 Sherman Street – Deadwood Rec Center Expansion – John Tridle

Rec Center Manager, John Tridle, appeared before the Commission on behalf of Jim Raysor, Public Works Director. Mr. Tridle asked if there were any questions regarding the drawings of the placement of the air handlers on the Rec Center. *It was moved by Mr. Derosier and seconded by Mr. M. Olsen to approve the rendition of the Deadwood Recreation Center air handling system. Aye – All. Motion carried.*

25 Lee Street – Pineview Building – Demolition by Neglect Update

Mr. Kevin Kuchenbecker updated the Commission by stating that he met with the owner, along with their architects and electrical, mechanical and structural engineers and walked through the building. He said they are putting their foundation plans together and said they are going to start at the ground to stabilize it and then work with the roof structure. He said the owners appear to be very enthusiastic.

560 Main Street – Shotcrete Retaining Wall Update – DWD, Inc.

Kevin Kuchenbecker explained that he talked with DWD, Inc. and told them he needed an update, but has not yet seen anything.

183 Cliff Street – Shed Demolition – Valerie Balzanti

Kevin Kuchenbecker stated that at the Commission's request, the owner's agent put together cost estimates on restoration of the shed, with the total cost estimate being \$26,074.26. He added that the State Historic Preservation Office staff was in Deadwood on a scheduled visit and concurred that it is a contributing resource and it would have an adverse effect; however, based on the cost estimate it would not make economic sense to save this resource. Mr. Kuchenbecker stated it would be his recommendation to allow demolition subject to recordation. *It was moved by Mr. Derosier and seconded by Ms. Feterl to approve demolition of the chicken coop at 183 Cliff Street with proper recordation. Aye – All. Motion carried.*

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION

175 Sherman Street – Cheryl Gramm

Cheryl Gramm introduced herself and her husband, Dave Gramm, and explained that they recently moved to the area and have been given the opportunity to open up two new businesses. She explained the business in Deadwood would be called Chef ‘n Chic Boutique and they are seeking approval for two signs on the building at 175 Sherman Street. She explained that she is using the same signs that Randy Havlik had on the building for the Deadwood Dollar Store. She said she would just be adding her logo and the name of the business, as well as changing the color of the sign. *It was moved by Mr. Derosier and seconded by Mr. M. Olsen to approve the two signs at 175 Sherman Street with a variance due to one sign being 10’ away from a public entrance. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

1 Railroad Avenue – New Construction – John Bolan

Kevin Kuchenbecker explained that this was continued from previous meetings. He said that the applicant has requested a Certificate of Appropriateness to demolish an existing residential structure and shed located at 1 Railroad Avenue. He added that this was never part of an architectural survey; however the owner has completed an archaeological survey, which indicates that it is not eligible for the National Registry. He further added that the archaeological survey also states that additional testing be done and monitored during construction. Mr. Kuchenbecker said the ordinance states that prior to demolition in the core historic district, whatever goes in its place must be approved.

Mr. Kuchenbecker said the applicant would like to build a new house as Phase I and then up to 10 town homes in another phase. He added that his concern for the project was the historic relevance of the area and what was in the area before, comparing it to the scale of the new project. He added that the proposed construction would have an adverse effect to the Deadwood City Historic Overlay Zone, the core district and the National Historic Landmark District.

Mr. Pike questioned why the applicant chose town homes rather than individual residential structures that would be more in keeping with the overlay zone. Mr. Kuchenbecker said it was to maximize the number of units within the lot.

It was moved by Mr. S. Olson and seconded by Mr. Derosier to deny the Certificate of Appropriateness at 1 Railroad Avenue. Aye – All. Motion carried.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

168 Charles Street – Storm Windows – Jim Antrim

Kevin Kuchenbecker stated the applicant is requesting project approval to install and replace storm windows at 168 Charles Street located in the Cleveland Historic Overlay District in the City of Deadwood. He said the applicant is proposing to replace broken, worn and non-existent storm windows on all sides of the house with aluminum storm windows. He added the proposed work would not have an adverse effect on the character of the building and the historic character of the Deadwood National Landmark. Mr. Kuchenbecker said that while installing the windows the applicant should be careful not to damage the historic window frame. *It was moved by Mr. M. Olsen and seconded by Ms. Feterl to*

grant project approval to 168 Charles Street to replace storm windows. Aye – All. Motion carried.
(The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

25 Wabash Avenue – Temporary Storage – Perry Roth

Mr. Kuchenbecker said it was brought to the attention of staff that a temporary garage at 25 Wabash Avenue had been erected. The Sanborn Fire Insurance Maps indicate there may have been something in 1915 at this location.

He explained that the applicant has erected a temporary garage to house the restoration of a classic automobile, and the project consists of a 9' x 10' arrow shed mounted on a wood frame with a glass frame addition. Also attached is a 10' x 20' tent. He said the proposed work would not have an adverse effect on the character of the area and the historic character of the district because it is reversible. Mr. Kuchenbecker said the Commission has approved these in the past with a time limit being set of one year. ***It was moved by Mr. M. Olsen and seconded by Mr. Derosier to grant project approval for the temporary garage at 25 Wabash Avenue with a time limit of one year. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

59 Van Buren Avenue – Windows & Addition – Jeff Trouton

Kevin Kuchenbecker explained that the applicant is requesting project approval to repair windows and construct an addition to the existing structure at 59 Van Buren, a contributing resource located in the Ingleside Historic Overlay Zone of the City of Deadwood. He added the applicant proposes to construct an addition off the bedrooms for viable living space, adding that the structure needs window repair, foundation repair and re-roofing, as well as internal upgrades. ***It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to grant project approval to 59 Van Buren Avenue to repair windows and construct an addition to the existing structure. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit D and incorporated herein by this reference.)

17 Park Street – Roofing, Siding, Garage, Fencing – Leonard Schroeder

Kevin Kuchenbecker explained that this is a noncontributing house built in 1900 and that part of the reason it is noncontributing is that it received modern alterations, including installation of new siding and some new windows, along with a large addition on the right side. He explained the applicant is asking for approval to re-side with a lap siding to match closer to original reveal, and new asphalt shingles, as well as adding a fence on the rear lot line. The applicant would also like to re-orientate the garage to be parallel to the street, as well as removing and replacing the deck. Mr. Kuchenbecker stated the proposed work would not have an adverse effect on the character of the building nor the historic character of the Deadwood National Landmark District.

Mr. M. Olsen asked if the proposed changes would help bring it toward contributing status, to which Mr. Kuchenbecker said it definitely could. ***It was moved by Mr. Derosier and seconded by Ms. Feterl to grant project approval at 17 Park Street for the renovations as presented. Aye – All. Motion carried.***
(The staff report is attached hereto on Exhibit E and incorporated herein by this reference.)

1 Meverden Street – New Residential Construction – Russ & Donna Smith

Kevin Kuchenbecker explained that the applicant is requesting Project Approval to build a new residence at 1 Meverden Street located in Large's Flat Historic Overlay Zone. He said, as with any new construction an archaeological survey would be required. He stated the applicant is asking to build a fairly

modern house that would be similar to other houses in the area and it would not have an adverse effect on the historic character of the district. ***It was moved by Mr. S. Olson and seconded by Ms. Feterl to grant Project Approval for the new residence at 1 Meverden Street with the stipulation that an archaeology survey be performed before any construction begins. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit F and incorporated herein by this reference.)

4 Spring Street – Addition – Gary & Marlene Todd

Mr. Kuchenbecker explained that the applicant is requesting to construct an addition to the residence at 4 Spring Street located in the Large’s Flat. He added that it is noncontributing and it is a modern ranch-style house and will not have an adverse effect. ***It was moved by Mr. M. Olsen and seconded by Mr. Pike to grant Project Approval to 4 Spring Street for the 5’ x 12’ addition to the left side of the building. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit G and incorporated herein by this reference.)

Neighborhood Housing Services Contract

Joy McCracken explained there were no changes to the new contract with the exception of the date. ***It was moved by Ms. Feterl and seconded by Mr. M. Olsen to approve said contract with Neighborhood Housing Services. Aye – All. Motion carried.***

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE

Retaining Wall Applications

None.

Revolving Loan Disbursements

It was moved by Mr. M. Olsen and seconded by Mr. Derosier to approve the Revolving Loan Fund Disbursements in the amount of \$5,772.13. Aye – All. Motion carried.

Retaining Wall Disbursements

It was moved by Ms. Oberlander and seconded by Mr. M. Olsen to approve the retaining wall grant disbursement in the amount of \$13,876.00. Aye – All. Motion carried.

Loan Approval – Renewals

Joy McCracken explained that the Loan Committee reviewed and approved the following renewals and she recommends approval for each:

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the renewal of the loan for \$227,069.00 and the loan for \$65,860.00 to Ron Russo at the Fairmont Hotel. Aye – All. Motion carried.

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the loans for Mary Dunne at 51, 53 and 55 Sherman Street in the amount of \$335,720.00 and \$42,750.00. Aye – All. Motion carried.

It was moved by Mr. Mike Olsen and seconded by Mr. Derosier to approve the loan for \$180,972.00 to Hickok’s as presented. Aye – All. Motion carried.

ITEMS FROM CITIZENS NOT ON AGENDA:

Mayor Toscana – Invitation from Mayor of Cripple Creek, Colorado

Mayor Toscana informed the Commission that over the Christmas Holiday the Mayor, and his wife, from Cripple Creek, Colorado visited Deadwood. He stated that Cripple Creek passed limited gaming similar to Deadwood. He explained the Mayor was just elected in November 2007 and wanted to come and see what Deadwood has done right as far as historic preservation. Mayor Toscana said the Mayor from Cripple Creek feels that Deadwood has joined the gaming and the gaming revenues and historic preservation into a partnership, which he feels has not been done as well in his community. Mayor Toscana extended the invitation from the Mayor of Cripple Creek to the Commission and staff to take a trip to Cripple Creek to see what could be learned from each other. He added that the Mayor of Cripple Creek wanted to give a pat on the back to the present and previous Commissions for doing such a good job.

Matt Ramsey – Sign Approval

Mr. Ramsey stated that he was too late to get a sign approval on the agenda. He said he has taken over the Wild West Winner's Complex and would like to change the wording on the valance from Wild West Winner's Club to Lucky Nugget Casino. He said after reading the ordinance he understood there was an issue with the word "casino." Mr. Ramsey said he is requesting a variance to the word casino. He added that his tokens display the word casino, which was approved by the S.D. Gaming Commission. Willie Steinlicht stated that this rule is clearly stated in the ordinance and asked City Attorney, Jason Campbell, if this could be changed. Mr. Campbell said the ordinance would have to be amended. It was recommended by the Commission, to Mr. Ramsey, to propose another plan. (The staff report is attached hereto on Exhibit H and incorporated herein by this reference.)

COMMITTEE ACTIONS AND REPORTS:

Advocacy: Commission representatives: Ronda Feterl (chair), Mike Olsen and Willie Steinlicht
No report was given.

Archeology: Commission representatives: Mike Olsen (chair), Darin Derosier and Willie Steinlicht
No report was given.

Archives: Commission representatives: Mike Olsen (chair), Steve Olson, and Matthew Pike
Mr. Mike Olsen said there was a meeting and Mike Runge gave a complete review of all projects underway from 2007, what has been completed and where everything stands.

Budget: Commission representatives: Ronda Feterl (chair) and Mike Olsen
Ms. Feterl reported that Finance Officer, Mary Jo Nelson, feels that all bills from the 2007 budget will be ready by mid-February.

Cemetery: Commission representatives: Steve Olson (chair), Mary Ann Oberlander and Matthew Pike
No report was given.

Demolition by Neglect: Commission representatives: Mike Olsen (chair) and Steve Olson
No report was given.

GIS: Commission representatives: Steve Olson (chair), Mary Ann Oberlander, and Matthew Pike
Mr. Steve Olson said packets contained a GIS report from Rob Mattox.

Grants: Commission representatives: Mary Ann Oberlander (chair), Ronda Feterl and Willie Steinlicht
Ms. Mary Ann Oberlander said there was a meeting and they previewed the out-of-town grants. She said they have some questions that need to be answered and they will probably present them at the next meeting for approval.

Homestake Archives: Commission representatives: Ronda Feterl (chair) and Mike Olsen
No report was given.

Loans: Commission representatives: Ronda Feterl (chair), Darin Derosier and Willie Steinlicht
No further report given.

Policies and Procedures: Commission representatives: Matthew Pike (chair) plus entire HPC
No report was given.

Signage: Commission representatives: Willie Steinlicht (chair) and Darin Derosier
No report was given.

Recognition: Commission representatives: Mary Ann Oberlander (chair) and Ronda Feterl
No report was given.

Representative to the Adams Museum: Commission representative: Mary Ann Oberlander
No report was given.

Representative to the Chamber: Commission representatives: Darin Derosier (chair) and Willie Steinlicht
Kevin Kuchenbecker stated that S.D. Department of Tourism gave an update.

Representative to the Days of '76 Board: Commission representative: Steve Olson
Mr. Steve Olson reported he met with the contractor on the storage building at the Days of '76. He said the footings were in place and the walls are being built in Rapid City, SD. He said they hope to have the panels in Deadwood by January 21st, 2008.

Representative to NHS: Commission representative: Willie Steinlicht
No report was given.

Representative to Planning & Zoning: Commission representative: Mike Olsen
No report was given.

Historic Preservation Staff:
Historic Preservation Officer, Kevin Kuchenbecker, reported on the following:

There was an electronic vote at the end of December 2007 due to a server going down and needing emergency work to be done. The approval was unanimous to approve the unbudgeted expenditure for the storage server.

The State Archaeological Research Center has asked for an extension until January 31, 2008 for the archaeological report. Mr. Kuchenbecker suggested that the Archaeology Committee meet with Rose Fosha letting her know this project needs to be completed. Mr. Kuchenbecker said the project is a great project and has local, state and national significance, but the research could be never-ending. He suggested the final report needed to be completed, and should someone want to take this valuable information and dig deeper into any of the subject areas they could do so. Mr. Steinlicht suggested Mr. Kuchenbecker speak with Rose Fosha and tell her the reports must be provided. He added that she does fine work, but the reports are long past due.

The handouts from the S.D. State Historical Society on the Governor's Residence Cookbook were noted.

The S.D. Tourism Conference is next week.

At the first meeting in February, the glass plates will be unveiled and placed back on the walls in the Commission Room.

OTHER BUSINESS:

None.

ADJOURNMENT:

Hearing no further business to come before the Commission at this time and no objections from the Commission or the audience, Chairman Steinlicht adjourned the meeting at 6:05 pm.

ATTEST:

Willie Steinlicht
Chairman, Historic Preservation Commission
Ronda Morrison, Recording Secretary