

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 11, 2009 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to order – Chair Willie Steinlicht
2. Approve Minutes
3. Voucher approval
4. Old Business
5. New Matters before the Deadwood Historic District Commission
6. New matters before the Deadwood Historic Preservation Commission
 - a. Case #09004 – 57 Denver Avenue – Windows – Mike Klamm
 - b. Days of 76 Museum Update – Jon Mattson
 - c. Recommendation on Architectural Services for Days of 76 Museum – Jon Mattson
 - d. Discussion on Design Guidelines Community Workshop – next steps
7. Revolving Loan Fund/Retaining Wall Program Update.
 - a. Retaining Wall Applications
 - b. Revolving loan disbursements
 - c. Retaining Wall disbursements
8. Items from Citizens not on agenda.
9. Committee Actions and Reports
10. Staff Report
11. Other business
12. Adjournment

**City of Deadwood
Historic Preservation Commission
Wednesday, February 11, 2009**

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

Absent Historic Preservation Commission: Matt Pike.

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, February 11, 2009 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes

It was moved by Mr. M. Olsen and seconded by Mr. Derosier to approve the minutes from Wednesday, January 28, 2009. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the HP Operating Account in the amount of \$41,567.03. Aye – All. Motion carried.

Bonded Account:

None.

OLD BUSINESS

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

Case #09004 – 57 Denver Avenue – Windows – Mike Klamm

Kevin Kuchenbecker explained that the applicant is requesting Project Approval to replace two windows at 57 Denver Avenue, a noncontributing structure located in the City Creek Planning Unit of the City of Deadwood, which was built in 1895. He added that because of the many alterations to the structure it has lost its historic integrity and cannot contribute to the historic districts. The applicant proposes to replace two existing windows with vinyl insulated sliding windows in the same rough openings. As submitted, the proposed work and changes do not encroach upon, damage or destroy any historic properties nor have

an adverse effect on the Deadwood National Historic Landmark District or the National or State Historic Register Districts. Mr. Mike Klamm was available for questions. Mr. Klamm explained that he was going to replace the three windows on the right side, but decided to try to save the big picture window and will only be replacing the top and bottom windows. ***It was moved by Mr. M. Olsen and seconded by Ms. Feterl to grant Project Approval as the proposed work in Case #09004 will not encroach upon, damage or destroy any historic properties, nor have an adverse effect on the Landmark District or the Register Districts. Aye – All. Motion carried.***

Days of '76 Museum Update – Jon Mattson

Mr. Jon Mattson, chairman of the Days of '76 Museum, brought the Commission up to date on the progress of the new museum project. He reported that as of the end of 2008 they have raised approximately \$4,110,000.00 for their \$6,000,000.00 project, which includes the \$3,000,000.00 from the City of Deadwood Historic Preservation funds. In addition, they have received approximately \$49,000.00 of in-kind contributions. He said they are still actively engaged in their fundraising campaign, hoping to reach the \$6,000,000.00 goal and begin construction by next fall. He said it is the consensus of the Days of '76 Museum Board that if they don't reach that goal by fall they will look at all the alternatives, but go ahead with construction and downsize if necessary. He explained that they have completed the storage work building at a total cost of approximately \$361,000.00 and they are currently utilizing the building. He said many of the records have been moved into the building, as the one side is insulated. He said the other half of the building would be bathrooms and an area to work on the carriages.

Mr. Mattson also explained that last spring, Deborah Gangloff, organized a number of conservators to come in and perform an analysis on the Don Clowser collection, which were paid for by grants that Ms. Gangloff was able to get for the museum from the Bush and IMLS grant funds. He said they brought in Dr. Suzanne Julin from Bozeman, MT; Kay Karol Horse Capture from Great Falls, MT who was a conservator at the museum in Cody, WY; Deborah Long, an objects conservator with the Gerald Ford Conservation Center in Omaha, NE; Martha Grimm, a textile conservator; Randy Ash, an independent painting conservator; Dr. Craig How, an anthropologist from the Pine Ridge Reservation; Jace DeCory, from the Native Studies Program at Black Hills State University; and Donovan Sprague, an educator at Crazy Horse Memorial and the Native American Studies Program at BHSU. He added that Ms. Gangloff was also successful in obtaining a Save American Treasures Grant, which was awarded in late 2008 in the amount of \$272,700.00. He said that money would be used for the HVAC system in the museum and also to follow up on the recommendations of the conservators.

Mr. Mattson said they have also received funds from the National Endowment of the Arts, with those funds being used to complete a preliminary schematic design in regards to the exhibit design at the museum. He said Condit from Colorado, along with Lund and Associates, completed this design. He added that they have spent approximately \$75,000.00 for the consultant work described above, as well as restoring the carriages. He said they currently have between \$3.6 and \$3.7 million in funds still available.

Mr. Mattson continued by saying that approximately four years ago the Days of '76 Museum Board requested proposals for architectural services in connection with the museum building. He said they received about ten proposals and interviewed about five. As a result of that, they hired Lund and Associates, along with their exhibit designer, Condit. He went on to say that they have done considerable preliminary work in regards to the museum design. He said they are at the point where they are proposing

to enter into an architectural services contract and complete the design of the building, hoping that by early spring or summer they could be back before the Commission to request Project Approval. He said they would be working hand-in-hand with Lund and Associates, Mr. Kevin Kuchenbecker and the entire Commission in regard to the exterior of the building. Mr. Mattson said that the contract is a lengthy architectural services contract, which obligates Lund and Associates to design and prepare all the plans and specifications and supervise construction, adding that the design contract includes the mechanical, electrical and structural engineering. He said the total fee is \$337,500.00 to be paid as they go along with monthly invoices. Mr. Mattson said that City Attorney, Jason Campbell, is reviewing the contract and it will come before the City Commission for approval at their next regularly scheduled meeting. Mr. Mattson said the Days of '76 Museum Board has reviewed the contract and has taken action to recommend that the Historic Preservation Commission approve the contract so that it could go before the City Commission.

Mr. Mattson said they have seriously discussed downsizing the building, which may reduce the estimated cost, which may reduce the total architectural fee. He said there would be a clause in the contract to protect the City, as the contract will be in the City's name. Mr. Mattson said he felt it necessary for the contract to be in the City's name as the City has pledged \$3 million dollars in bonded funds. He went on to say that the title of the museum would be in the City's name, but the Days of '76 would operate the museum and house the Clowser Collection under an agreement that is currently in place. Mr. Mattson reiterated that their current plan is to begin construction next fall, hoping that the museum would be completed in the spring of 2011.

Mr. M. Olsen commended the Days of '76 for the great job they are doing with the project. Mr. Kuchenbecker suggested that the HP Commission recommend to the City Commission to enter into an agreement with Lund and Associates. Mr. Mattson expressed that Mr. Kuchenbecker and Mr. S. Olson have been very valuable to the Days of '76 board. ***It was moved by Mr. M. Olsen and seconded by Mr. Derosier to recommend to the City Commission to enter into a contract with Lund and Associates for the new museum at the Days of '76, contingent upon a full review and approval of the contract by City Attorney, Jason Campbell. Aye – All. Motion carried.***

Discussion on Design Guidelines Community Workshop – Next Steps

Mr. Kuchenbecker explained that he put this item on the agenda to specifically get this out to the public. He stated that all the handouts and draft of the Design Guidelines from the community workshop are on the city website. He said there was discussion at the workshop of having a meeting on February 25, 2009 to allow an opportunity for additional public input. Mr. Kuchenbecker said he was pleased with the turnout of the citizens at the workshop and feels Winter & Co. are one of the leading experts in this field. He also stated that there are no rules and regulations, it is to simply update the guidelines. Mr. M. Olsen felt that asking for further comments should be done as soon as possible and suggested it be done at the next meeting on February 25, 2009. Mr. Derosier asked Mr. Kuchenbecker to get a press release out to the newspapers.

Revolving Loan

Disbursements

None.

Ms. McCracken reviewed the delinquent list.

Retaining Wall Applications

None.

Retaining Wall Disbursements

None.

Loan Approval – Pete and Amy Kirchhevel

Ms. McCracken explained that the Kirchhevel's have put a lot of money into this home and have had a lot of overrun from the rehabilitation. She said they are requesting to move their Life Safety from \$10,000.00 to \$25,209.00. She noted that there is a guideline in place of \$10,000.00 on residential properties for Life Safety, but in particular cases it has gone over that amount. She said they are also requesting an increase for their Remodel/Repair from \$43,510.00 to \$52,030.00, again noting they are putting a lot of money into this project to salvage the home. *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the increase to Pete and Amy Kirchhevel for the Life Safety Loan from \$10,000.00 to \$25,209.00 and an increase on the Remodel/Repair loan from \$43,510.00 to \$52,030.00 at 0% on the Life Safety and 5% on the Remodel/Repair. Aye – All. Motion carried.*

Refinance – Mary Dunne – 51, 53 and 55 Sherman Street

Ms. McCracken explained that Ms. Dunne has two loans, one in the amount of \$332,392.00 and the other one at \$38,799.00. She said Ms. Dunne is on an annual review, noting that progress has been made every year and she has had an excellent payment history since 2002. She said the request is to refinance the two loans for another year. *It was moved by Mr. M. Olsen and seconded by Mr. Derosier to approve the refinance for Mary Dunne at 51, 53 and 55 Sherman Street for two loans, one for \$332,392.00 at 6% and one for \$38,799.00 at 0%. Aye – All. Motion carried.*

Annual Contract – Neighborhood Housing Services

Ms. McCracken explained that the contract between Neighborworks and Historic Preservation for servicing the Revolving Loan Fund needed to be renewed. She added that this is the same contract they have been working under for the last several years and there are no changes other than the dates. She also stated that the contract was prepared by City Attorney, Jason Campbell. Mr. M. Olsen questioned if the contract should state their new name of Neighborworks, to which Ms. McCracken said Neighborhood Housing Services is still their legal name, but they are doing business as Neighborworks. *It was moved by Mr. Derosier and seconded by Mr. M. Olsen to recommend to the City Commission to approve the contract between Historic Preservation and Neighborhood Housing Services of the Black Hills. Aye – All. Motion carried.*

Items from Citizens Not on Agenda:

Mike Runge – Report from Dr. Seiglar

Mr. Runge gave an overview of the report from Dr. Sheila Fairbanks Seiglar, the paper conservator who came to Deadwood in November 2008. He said Ms. Seiglar is a paper conservator by training and she was hired to examine 17 items from the archival collections. He said the pieces encompass an entire gamut of different collections, and based on the recommendation from Dr. Seiglar they could start working on these items following a five-year strategic plan. He further explained that they would like to do one conservation project per year, noting that of the 17 items selected there were actually 8 with prices attached, but the remaining items could be done in house. Mr. Runge said it was very interesting and helpful working with Dr. Seiglar, as she gave guidance and recommendations in the report, but also helped decide what items were priorities. He said after the papers were conserved they could then digitize the documents making them available online. Mr. M. Olsen recommended that Mr. Runge put together a priority list to give to the Commission so they could include this in the budget process. Ms. Feterl asked Mr. Runge if he picked these items at random, to which Mr. Runge said these are items that he thought, at this point in time, were the most in need of conservation.

Committee Actions and Reports:

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
No report was given.

Budget: Commission representatives: Ronda Feterl (chair), Mike Olsen and Willie Steinlicht.
Ms. Feterl said they are working on what to supplement from the 2008 budget.

Cemetery: Commission representatives: Steve Olson (chair), Mary Ann Oberlander and Matthew Pike
Mr. S. Olson reported that the committee met with Mike Bender who is working on the plan for St. Ambrose and the plan is moving forward.

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

Grants, Recognition, Advocacy & Public Education: Commission representatives: Ronda Feterl (chair), Willie Steinlicht and Mary Ann Oberlander.

Ms. Feterl reported that the committee reviewed the first round of the Outside of Deadwood Grants applications, stating there were more requests than there was money. She made note of the recommendations.

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

Adams Museum: Commissioner Mary Ann Oberlander.
No report was given.

Chamber of Commerce: Commissioners Willie Steinlicht and Darin Derosier.
Mr. Derosier reported that Chuck Turbiville gave an update from the legislature.

Days of '76: Commissioner Steve Olson.
No report was given.

Neighborhood Housing Services: Commissioner Willie Steinlicht.
No report was given.

Planning and Zoning: Commissioner Mike Olsen.
No report was given.

Demolition By Neglect: Commissioner Matthew Pike (chair) and Steve Olson.
No report was given.

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

Historic Preservation Staff:
Mr. Kuchenbecker reported on the following:

He requested action be taken to recommend to the City Commission the approval of the recommended Outside of Deadwood Grants totaling \$139,250.00: The Booth Society, \$14,750.00; Black Hills Playhouse, \$17,500.00; Black Hills Historical Preservation Trust, Inc., \$25,000.00; Hermosa Arts & History Association, \$25,000.00; Spearfish Valley Community Hall Board, \$10,000.00; Fall River County Historical Society, \$14,500.00; Historic Homestake Opera House Society, \$25,000.00; Lead-Deadwood High School, \$7,500.00. ***It was moved by Ms. Feterl and seconded by Ms. Oberlander to recommend action by the City Commission. Aye – All. Motion carried.***

Requested action to support the Dakota Conference. ***It was moved by Ms. Oberlander and seconded by Ms. Feterl to approve the expenditure of \$1,000.00 to support the Dakota Conference. Aye – All. Motion carried.***

Reported that the Adams Museum is requesting a two-year extension on the loans for the mountain lion and the Sogge Collection. ***It was moved by Ms. Feterl and seconded by Mr. M. Olsen to recommend approval for extending the contract with said items. Aye – All. Motion carried.***

Noted the recent National Parks Service newsletter where Deadwood is featured in an article on storefronts.

Reported that a letter of support was received from the National Parks Service for nominations for preservation efforts.

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, the meeting was adjourned at 5:45 pm.

ATTEST:

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