

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 10, 2010 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to order– Chair Darin Derosier
2. Approve Minutes
3. Voucher approval
4. Old or General Business
 - a. Days of '76 update and review
 - b. Deadwood Mountain Grand – City Parking Garage update and review
 - c. 2010 Budget Supplement for 2009 unused/unexpended budget items
 - d. 2010 Lawrence County Ledger Transcription Project
5. New Matters before the Deadwood Historic District Commission
6. New matters before the Deadwood Historic Preservation Commission
 - a. Case# 10006 – 158 Charles Street – Windows/Siding – Vicky Zupet Anderson
 - b. Special Needs/Wood Windows – 158 Charles Street – Vicky Zupet Anderson
 - c. Special Needs/Siding Removal – 158 Charles Street – Vicky Zupet Anderson
7. Revolving Loan Fund/Retaining Wall Program Update.
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - c. Retaining Wall Program/Disbursements
 - i. 158 Williams Street – Robin & Brian Arsaga
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, March 10, 2010

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

Absent Historic Preservation Commission: Mary Ann Oberlander.

Present Deadwood City Commission: Mayor Francis Toscana, Commissioner Silvernail and Commissioner Schroeder.

All motions passed unanimously unless otherwise stated.

A quorum being present, Chairman Darin Derosier called the Deadwood Historic Preservation Commission meeting to order on Wednesday, March 10, 2010 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. S. Olson to approve the minutes from Wednesday, February 24, 2010. 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 \$31,309.85. Aye - All. Motion carried.

Bonded Account:

It was moved by Mr. Steinlicht and seconded by Mr. Pike to approve the HP Bonded Account in the amount of \$2,430.60. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS

Days of '76 Update and Review

Mr. Kuchenbecker reviewed with the Commission the Days of '76 Museum being a bonded project in which \$3 million dollars has been allocated. He also noted the renderings that have been approved by the HPC Commission, as well as the elevation, floor plans and exhibits. He explained that the next step is to go out for bids. Mr. Jon Mattson spoke on behalf of the museum board members that were present. He told the Commission that since his last visit they have done a lot of additional planning and architectural work. They have set up a building committee, finance committee and an exhibit committee and they have been meeting weekly. He said they are now at the point where they need to ask for permission to use the bonded preservation funds that have been set aside.

Mr. Mattson said they have either received or have had pledged, approximately \$4,706,000.00, including the \$3 million dollars in bonded funds from the City. They have spent approximately \$730,000.00. He said that if the HP Commission and the City Commission both approve going out for bids, they would then direct Lund and Associates to send out all bid documents and architectural plans and solicit for bids. The bids would then come in mid-to-late April and construction could begin by June 1, 2010. Mr. Mattson said that if bids come in too high, they have a couple of alternatives prepared, with one of those being the exhibit portion of the project in the amount of \$350,000.00, which could be phased in if necessary. He said they are still working on raising funds and Debra Gangloff is working on two different grants.

Mr. Mattson said that in addition to working with Lund and Associates, they have contracted with Chamberlin Architects whose expertise is in museums. Mr. Kuchenbecker also wanted to point out that the landscaping in the amount of \$250,000.00 is actually a remodel of the campground, which is another part of the project that could be phased if necessary. Mr. Mattson added that they have a \$200,000.00 contingency fund as well. Mr. Mattson thanked the Commission for allowing Commissioners M. Olsen and S. Olson to sit on the committees as they have been very helpful. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to recommend to the City Commission to let bids for the Days of '76 Museum building. Aye – Derosier, Feterl, M. Olsen, Pike and Steinlicht. Abstain – S. Olson. Motion carried.*

Deadwood Mountain Grand – City Parking Garage Update and Review

Mr. Kuchenbecker noted the compatibility study that was done by the owners, as well as the colored renderings. He said he sent the information to Stephen Rogers of the National Park Service and the State Historic Preservation Office, and it has been determined that any planned parking in the proposed area will have an adverse effect. The options would be to avoid it, minimize the adverse effect or to mitigate it. He added that with the City wanting the third floor on the parking garage, they are looking at addressing and minimizing the adverse effect. He said that at looking at the comments from both the State and the National Parks Service they have come up with a plan that will work. He said they are also working on a video conference with the Parks Service and the State, as well as the design team to address some of the concerns. At this point the ownership and design team are anticipating returning in two weeks for a Certificate of Appropriateness for the parking garage.

Mike Albertson, Cam Lund and Tim Conrad, representing Tentekota, were available for questions. Mr. Albertson said the comments received from the State and the Parks Service has been very encouraging. He also said that they are hoping to answer all questions during the video conference and shortly thereafter they would compile a packet with additional information and hopefully receive approval. Mr. Pike said he did not want the project to lose momentum and wondered if they needed approval sooner. Mr. Albertson said two weeks would work as he did not think they could accomplish it any sooner. Mr. Olson also suggested that they work with Kevin Kuchenbecker as to what documents are required by ordinance in the Core District.

Mr. Kuchenbecker said what Tentekota really needs to know at this point, is if they are on the right track. Tim Conrad agreed by saying that things are looking very good, but they don't want to move forward without approval, because without the parking and the road the project would not be accessible. Ms. Feterl said she wanted to make sure the questions to Mr. Rogers are addressed before they come back in two weeks. Ms. Feterl also asked how far the parking garage extended into the alley, and she was told

it would go as far as the corner of Water Street and Center Street and would have 340 parking spaces, which includes some motorcycle parking. Mayor Toscana asked how water and sewer lines were going to be addressed, to which Mr. Lund said they have worked that out with the water department and Mr. Raysor. The Commission thanked the representatives from Tentexkota for working with them and said they were moving in the right direction.

2010 Budget Supplement for 2009 Unused/Unexpended Budget Items

Mr. Kuchenbecker explained the following proposal for the 2010 supplemental budget:

In June 2008, HPC budgeted \$6,925,000 in projected revenue for 2009. As of December 31, 2009, the revenues exceeded those projections in excess of \$248,767. The budget committee discussed this and recommended they split the funds equally between two projects that are currently underway or soon to be underway; one being the Homestake Adams Research & Cultural Center and one being the Days of '76 Museum. He said this would be a one-time capital expenditure and each project would receive \$124,383.50.

HP Visitor Management and Information had an unused budget in 2009 of \$85,020.81, and the recommendation is to carry over funds for projects that are already committed.

HP Historic Interpretation had an unused budget of \$35,716.60. The recommendation is to carry over funds for projects that are already committed in the amount of \$11,921.49 and the remaining amount of \$23,795.11 goes to Archaeology for 2010 to continue the investigations from the Rec Center.

HP Deadwood Grants and Loans had an unused budget of \$818,815.68. The funds have been allocated for projects that have been extended. However, under suggestion of the City Finance Officer, HPC will review all grant and loan line items and make a recommendation during 2010 to possibly transfer any unencumbered funds into a designated cash line item for future projects, unexpected expenditures or unforeseen opportunities for the overall historic preservation efforts of Deadwood and name it "Designation for Historic Artifacts."

HP Professional Services had unused budget in the amount of \$6,570.28 and will be rolled into current expenses.

HP Fixed Capital Assets had unused budget in the amount of \$351,225.46 and will be rolled into the same line item for 2010. The Commission may also want to transfer these funds into a designated cash line item at the end of 2010 for increases in debt service payments, as they are expected to increase in 2014, 2015 and 2017.

HP Office had unused budget in the amount of \$54,162.62 and the recommendation is to put this into a designated cash line item. Mr. Kuchenbecker said this was under budget in part due to an unfilled part-time position and the City Attorney currently working part-time.

Mr. Steinlicht said he wanted it on the record that the HARC Project and the Days of '76 Museum Project are very well deserved and need to be completed; however, he hopes that at budget time the Commission remembers this and treats all those that come forth with their budgets equally. ***It was moved by Mr. Steinlicht and seconded by Ms. Feterl to recommend to the City Commission the approval of the 2010***

Supplemental Budget. Aye – Derosier, Feterl, M. Olsen, Pike and Steinlicht. Abstain – S. Olson. Motion carried.

Lawrence County Ledger Transcript Project

The City Archives is requesting permission to hire Don Toms to transcribe six (6) Lawrence County District Court Journals, dating from 1878-1891 and fourteen (14) boxes of Civil Court records. *It was moved by Ms. Feterl and seconded by Mr. M. Olsen to enter into a contract with Don Toms for the transcription of six (6) Lawrence County District Court Journals and fourteen (14) boxes of Lawrence County Civil Court records, not to exceed \$8,000.00. This is a 2010 budgeted item. Aye – All. Motion carried.*

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

Case #10006 – 158 Charles Street – Windows/Siding – Vicky Zupet Anderson

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for 158 Charles Street, a contributing structure located in the Cleveland Planning Unit in the City of Deadwood, which was built circa 1895. The applicant is requesting permission to remove the existing asphalt siding and re-side the entire house with cement board siding with a 4-1/4” reveal and smooth finish. The applicant also requests permission to restore existing wood windows and add new wood storm windows. The project as proposed DOES NOT encroach upon, damage or destroy a historic resource, nor have an adverse effect on the character of the building or the historic character of the districts. The applicant was available for questions. *It was moved by Ms. Feterl and seconded by Mr. M. Olsen that based upon the evidence presented, the finding is that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places; and therefore, grants Project Approval. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

Special Needs/Wood Windows – 158 Charles Street – Vicky Zupet Anderson

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to place Vicky Zupet Anderson at 158 Charles Street into the Special Needs/Wood Windows Program. Aye – All. Motion carried.

Special Needs/Siding Removal – 158 Charles Street – Vicky Zupet Anderson

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to place Vicky Zupet Anderson at 158 Charles Street into the Special Needs/Siding Removal Program. Aye – All. Motion carried.

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE:

Revolving Loan Disbursements

None.

158 Williams Street – Robin and Brian Arsaga

The Loan Committee recommends no action at this point in time.

Financial and Delinquency Report

With no representative present from NeighborWorks, Mr. Kuchenbecker reviewed the delinquency report. Mayor Toscana said it was his impression that at the last meeting they were told a payment was received from Hickok's and the report does not show that. Commissioners Steinlicht and Feterl said they thought Ms. McCracken said there was one in the mail. Mr. Toscana said either way it does not show a payment. Mr. Kuchenbecker said that Ms. McCracken's report states that no payment has been received from Hickok's since 12/31/09.

ITEMS FROM CITIZENS NOT ON AGENDA:

None.

Committee Actions and Reports:

Grants, Recognition & Advocacy: Commission representatives: Ronda Feterl, Matt Pike and Mary Ann Oberlander.

No report.

Archaeology, Archives & Acquisitions: Commission representatives: Mike Olsen, Willie Steinlicht and Steve Olson.

No report.

Budget: Commission representatives: Ronda Feterl, Darin Derosier Matt Pike.

No report.

Cemetery/GIS: Commission representatives: Steve Olson, Mary Ann Oberlander and Mike Olsen.

Mr. M. Olsen reported that they had a headstone grant application, but it was for two stones. They sent it back so the paperwork could be done properly and will be addressed at the next meeting.

Mr. M. Olsen also reported that they discussed the contract with the vendor at Mt. Moriah. They have asked the City Attorney to see when that contract renews so they can review it.

Demolition by Neglect: Commission representatives: Mike Olsen, Steve Olson and Matt Pike.

No report.

Loans: Commission representatives: Ronda Feterl, Willie Steinlicht and Darin Derosier.

No report.

Policies & Procedures: Commission representatives: Entire HPC.

No report.

Adams Museum: Commissioner Mary Ann Oberlander.

No report.

Chamber of Commerce: Commissioners Darin Derosier and Willie Steinlicht.

Mr. Derosier reported that they are going to "kick in" \$5,000.00 for the Miles City-to-Deadwood Wagon Train. Mayor Toscana thanked Mr. Derosier for his comments at that meeting.

Days of '76: Commissioner Mike Olsen.

Mr. M. Olsen reported on the following:

They received an update on the Miles City-to-Deadwood trail drive. They are expecting 300 participants. They have received most of the easements needed to cross property lines.

Debra Gangloff reported to the committee that the mural in the current Days of '76 Museum cannot be saved because of the way the wall is constructed. She will have someone come in to do thorough photographing of the mural before the building comes down.

They received the 90% schematic design on the exhibit from Condit and it will be reviewed by the exhibit design committee.

Neighborhood Housing Services: Commissioner Willie Steinlicht.

No report.

Planning and Zoning: Commissioner Mike Olsen.

Mr. M. Olsen reported on the following:

They approved a temporary banner and a permanent monument sign for The Lodge. He said there was a variance of 9' for height and 219 sq. ft. for size because it is located along the highway. He said it will be similar to the sign at Tatanka.

Planning and Zoning and the Board of Adjustments approved the revocation of the Conditional Use Permit for the Bed and Breakfast located at 15 Washington Street, which was done at the request of the owner. The property will now revert to residential. They also approved the final plat for the Days of '76 Museum with a variance for the setback because the City-owned building and the Days-owned buildings will join and the museum will sit right on the property line. They also approved the findings of fact for the request for a large daycare for the Northern Hills Alliance for Children at 751 Main Street.

Historic Preservation Staff: Kevin Kuchenbecker, HP Officer; Michael Runge, Archivist; Deanna Berglund, Administrative Assistant; Virginia Peterson, Administrative Assistant.

Kevin Kuchenbecker reported on the following:

He has been working closely on the Miles City-to-Deadwood Wagon Train, and noted they want to make it a historical experience.

There are eight (8) scholarship applications.

National History Day was a great success.

They are planning for Archaeology Camp.

Mike Runge will be traveling to Arizona for his training on archaeological collections.

Thanked Keith Umenthum for his help in painting the HP Offices.

ADJOURNMENT:

Hearing no further business to come before the Commission at this time and no objections from the Commission or the audience, Chairman Derosier adjourned the meeting at 5:55 pm.

ATTEST:

Darin Derosier
Chairman, Historic Preservation Commission
Ronda Morrison, Recording Secretary