

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 25, 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
 - a. Case # 09007 – 16 Washington Street – Window – Michael Sneesby
5. New Matters before the Deadwood Historic District Commission
 - a. Case # 09008 – 105 Sherman Street – Recreation Center – City of Deadwood
6. New matters before the Deadwood Historic Preservation Commission
 - a. Case # 09009 – 398 McGovern Hill – Cell Tower – City of Deadwood
 - b. Case # 09010 – 9 Washington Street – Chimney – Doug & Robin Holien
 - c. Scanning Project – Mathison's – Mike Runge
 - d. Archaeology Camp 2009 – Kevin Kuchenbecker
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, March 25, 2009

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

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, March 25, 2009 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Move Agenda Item

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to move agenda Item 6c to agenda item 3a. Aye – All. Motion carried.

Review Minutes

It was moved by Mr. M. Olsen and seconded by Ms. Feterl to approve the minutes from Wednesday, March 11, 2009. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the HP Operating Account in the amount of \$122,912.33. Aye - All. Motion carried.

Bonded Account:

It was moved by Mr. M. Olsen and seconded by Mr. Derosier to approve the HP Bonded Account in the amount of \$277,500.00. Aye – All. Motion carried.

Scanning Project – Mathison’s – Mike Runge

Mike Runge, City Archivist, appeared before the Commission requesting permission to digitize portions of the cartographic collection of oversized maps and aerial photographs, as well as digitizing 35 mm slides from the Nelson Collection. He noted a few examples that he had on display. He explained that there are 217 aerial photographs of Lawrence County taken circa 1938 and 31 historic oversized maps, as well as numerous items from the Nelson/Hunter collection. He said this was a project that was approved by Historic Preservation in the archive budget for 2008, noting they were unable to complete the project in 2008, but the money was rolled over to 2009. *It was moved by Mr. M. Olsen and seconded by Mr. S.*

Olson to recommend to the City Commission the acceptance of Mathison's proposal to digitize the oversized maps and the 35 mm slides from the Hunter Collection at a cost not to exceed \$4,138.00. Aye – All. Motion carried.

OLD BUSINESS

Case #09007 – 16 Washington Street – Window – Michael Sneesby

Kevin Kuchenbecker, Historic Preservation Officer, reminded the Commission that this project was brought forth at the last meeting on March 11, 2009 and was continued. He said Mr. Sneesby had installed a window without obtaining a building permit or project approval and stated that it did have an adverse effect to the historic structure. Mr. Sneesby was not available for comment, but City Attorney, Jason Campbell, said he spoke with Mr. Sneesby who indicated that he would pay the building permit fee and the investigation fee as required by the Commission. He said Mr. Sneesby also understood that the Commission would vote to deny the application and that it would require no further action. *It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to deny the application in Case #09007 at 16 Washington Street for Mike Sneesby. The proposed work and changes have been found to encroach upon, damage or destroy a historic resource and would have an adverse effect on the historic character of the State and National Register of Historic Districts, and the Deadwood National Landmark Historic District. Aye – All. Motion carried.*

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

Case #09008 – 105 Sherman Street – Recreation Center – City of Deadwood

Kevin Kuchenbecker explained that the applicant, the City of Deadwood, is requesting a Certificate of Appropriateness to rehabilitate the existing structure and construct an addition to the Deadwood Recreation Center, a contributing structure located at 105 Sherman Street in the South Deadwood Planning Unit in the City of Deadwood. The existing resource was built in 1912. The staff report states the significance of the resource followed by the proposal. He said staff has made some suggestions with the committee and the architectural firm. He said that based on the application presented, the project will not encroach upon, damage or destroy a historic resource, nor will it have an adverse effect on the historic character of the building and the historic character of the Deadwood National Historic Landmark District or the State or National Register Districts.

Aimee Bolton, a representative with TSP Engineering, said they have been working closely with the staff and committee to come up with a plan that will meet the needs for expansion and upgrade of the existing facility, which they have outgrown. She said they are proposing to rehabilitate the inside of the existing facility and construct an addition adjacent to the existing resource. She said they would relocate the main entrance off of Sherman Street due to safety concerns and move the entrance to the back of the building. She explained that in the new addition they are proposing a swimming pool of competition length with a zero-entry pool for the younger children, as well as a recreation slide. Ms. Bolton explained in great detail the architectural rendering of the building, noting they are trying to compliment the existing building and be sensitive to its design. She said they would like to simulate, but not necessarily copy or replicate anything as far as details on the building. She said they also want to create a contemporary feel for the new addition.

She said they are looking into the future, looking for materials of the exterior to be brick veneer over CMU load-bearing walls with the colors being selected from various colors of the existing building, as it will not be possible to match it exactly. She said they are also proposing an alternate that includes a walking and running track around the pool at an elevated level, which would include natural daylight. She went on to say that the parapet and cornice details would be a cast stone product to simulate, but not necessarily replicate the existing pre-cast. She said they are also looking at aluminum storefront window systems and are proposing tinted glazing to reduce heat gain from the sun into that space, as it will already be a naturally humid, hot space, as well as minimizing the reflection of the sun on the water surface for safety purposes of the users.

Mr. M. Olsen asked if the issues that Mr. Kuchenbecker raised had been addressed, to which Ms. Bolton said she just received those that afternoon, but will address and modify those issues. City Planner, Jim Raysor, explained that a possible solution to the tinting issue would be to install a regular window and use a tinting process. He said it would effectively cut down on the glare from the pool, eliminate some of the light that comes in and may, in reality, be cheaper than buying windows that are already tinted. Ms. Feterl asked if tinting blinds would serve the same purpose, but Mr. Raysor said they are a “nightmare” because they wrinkle, get dirty and crack.

Mr. S. Olson asked if the windows could be tinted on the inside, but not be so reflective on the outside because with the windows facing west the reflection off those windows could be a “horrendous” problem. Mr. Raysor said he felt that could be accomplished by tinting them in place. Ms. Bolton said they could research the percent of tint needed as well as various colors of tint.

Mr. Derosier asked if this would come into the budget better than the previous plan, to which Mr. Raysor said there are some things that there is not enough money for, but they are designing the building to accommodate those items that they may or may not decide to add during construction. He noted that the running track is an additional half a million dollars that is not in the budget, but the building would be designed so that it could be retrofitted with a running track at a later date. He said the completion of the interior of the racquetball court is another issue, as well as the removal of the ceiling in the gym and the downstairs elevator. He said they are about \$900,000 short of completing the entire project.

Ms. Feterl asked how HPC could assist with this project, to which Mayor Francis Toscana, said the budget breakdown is not yet available. He said that would show what budget items are for the existing building and what budget items are for the new addition, so it could be further discussed when that information becomes available.

It was moved by Mr. Olsen and seconded by Ms. Oberlander to find that the project presented in Case #09008 will not encroach upon, damage or destroy a historic resource, nor will it have an adverse effect on the existing character of the building and the historic character of the Deadwood National Landmark Historic District and the National and State Historic Registers. Aye – All. Motion carried.

It was moved by Mr. M. Olsen and seconded by Ms. Feterl to grant a Certificate of Appropriateness for the new addition to the Rec Center located at 105 Sherman Street with Mr. Kuchenbecker’s comments addressed. 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 PRESERVATION COMMISSION

Case #09009 – 398 McGovern Hill – Cell Tower – City of Deadwood

Kevin Kuchenbecker explained that the applicant is requesting Project Approval to place a telecommunications tower at 398 McGovern Hill near the City of Deadwood water tanks located in the McGovern Hill Planning Unit of the City of Deadwood. He said it is new construction and the applicant is proposing to install either a banner-type or a flagpole-type stealth cell phone tower with outdoor-type BTS ground equipment installed on a concrete pad at the tower base enclosed with an 8' high wood privacy fence. Mr. Kuchenbecker stated that of the two proposals, staff recommends the flagpole-type; however, since this is City-owned property, consideration should be given by the governing body as to determining who would be responsible for proper flag care. For example, who would raise and lower the flag, will it be lit at night and who would replace the flag when it gets worn.

Mr. Kuchenbecker stated that since the staff report was issued, it was brought to his attention that the flagpole at Mt. Moriah was designated by Congress to be the first flag in the United States to be flown 24 hours a day. His concern was whether or not the flagpole-type cell tower would take away some of the historical significance at Mt. Moriah. He went on to say that based upon the request the proposed work does not encroach upon, damage or destroy any historic resource, nor have an adverse effect.

Scott Goble and three other representatives from I-Wireless, LLC were present for questions and comments. Mr. Goble said the company that he represents who is coming to the State of South Dakota with cell service is hoping to start launching markets by mid-summer. He reminded the Commission that he gave the background of the company when he appeared before the Commission previously. He explained that in order to get proper and adequate coverage for the City of Deadwood, including in-building coverage in lower and upper Deadwood, they need two cell sites; one on the lower end with the antennas on the rooftop of the Hampton Inn and one on the upper end of Deadwood. He said they have exhausted themselves trying to find a spot that would work as well as something on McGovern Hill. He said they have been working closely with Jim Raysor and said the ideal place for the tower would be near the water tank on top of the ridge at McGovern Hill, as a 60' cell site would give perfect coverage for the upper parts of Deadwood, as well as the highways going out of Deadwood.

Mr. Goble said if the Commission was concerned with the flagpole type tower because of Mt. Moriah they could go to a banner-type, which they could put anything on those banners the City desires. Mr. Steinlicht asked again if they used a flagpole-type tower who would be responsible for replacing the flag, who would plow the snow and who would put the flag at half-mast when needed. Mr. Goble said they would work out a way that they would be responsible for the costs involved with those concerns, possibly finding someone to do it or pay the City to do it. Mr. Goble said they would also install lighting if the flagpole-type were used.

Mr. S. Olson said since it is City land a lease would have to be worked out and wondered if it would require a public hearing, as well as addressing any zoning issues. Mr. Goble explained that during the planning stages he has talked with Kevin Kuchenbecker; Zoning Administrator, Bernadette Williams; and Finance Officer, Mary Jo Nelson. He said he tried to figure out which scenario would be the best; should he go to the City Commission first and get their approval, should he go to the Historic Preservation Commission first so that when he goes to the City Commission he can say that HPC finds it agreeable. He just did not know where to start first.

Mr. S. Olson asked why they were asking for another site that is within less than one-half mile from the first site and wondered why the coverage would be that poor. Mr. Olson also asked why they could not co-locate with other cell phone companies. Mr. Goble presented the Commission with propagation maps that explained the area that each cell site would cover. He also pointed out what coverage would look like if they did co-locate antennas on the existing Verizon tower or the Alltel tower that is under development, noting there would just not be enough coverage. Rich, the frequency engineer for I-Wireless, LLC said the equipment is not compatible. Rich also added that the ideal situation would be a 300' tower at the edge of town, but knows that request would not be a viable option.

After much discussion, it was determined that a vertical pole painted Deadwood green would be the best option, as it would blend in with the water tank. ***It was moved by Mr. M. Olsen and seconded by Mr. Derosier to find that the project presented in Case #09009 will not encroach upon, damage or destroy a historic resource, nor will it have an adverse effect on the historic character of the State and National Register of Historic Districts or the Deadwood National Landmark Historic District; and therefore, grants Project Approval for a stealth cell phone tower with outdoor-type BTS equipment painted Deadwood green. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

Case #090010 – 9 Washington Street – Chimney – Doug & Robin Holien

Kevin Kuchenbecker explained that the applicants are requesting Project Approval to add a chimney at the rear of 9 Washington, a contributing structure located in the Ingleside Planning Unit of the City of Deadwood. He said the applicants are proposing to add a chimney on a later addition at the rear of the structure. He said there was a chimney in this location in 2006, but it was removed due to deteriorating conditions. The proposed work and changes will not encroach upon, damage or destroy a historic resource, nor will they have an adverse effect on the historic character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Landmark Historic District. Doug and Robin Holien were available for questions.

Mr. Holien said he was going to put a wood burner in the dining room with the existing chimney, but when he had it looked at by a professional he was told that the existing chimney would need to be lined and they would not go up on the roof until the chimney was re-mortared. He said that would eventually need to be done because the bricks are falling out of the chimney. He said they have now decided to put a wood burner in the corner of the back addition and run pipe through the roof. He said the wood burner would be installed professionally and it would be a brand new stove from Rushmore Energy. ***It was moved by Ms. Feterl and seconded by Mr. M. Olsen, that based upon the evidence presented in Case #09010 the proposed work and changes will not encroach upon, damage or destroy a historic resource, nor will they have an adverse effect on the historic character of the building and the historic character of the State and National Register of Historic Districts or the Deadwood National Landmark Historic District; and therefore grants Project Approval to 9 Washington Street. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

Archaeology Camp 2009 – Kevin Kuchenbecker

Mr. Kuchenbecker said the Archaeology Committee has reviewed and recommends approving the expenditure of \$3,000.00 from the Public Education line item for the Archaeology Camp. He said the camp would be three weeks long and said that the first week will be for 15 students in grades 7 through 11

and if they work one of the following weeks with the younger students they would receive a \$50.00 refund. *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to recommend to the City Commission the expenditure not to exceed \$3,000.00 for the Archaeology Camp. Aye – All. Motion carried.*

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:

Revolving Loan Disbursements

It was moved by Ms. Feterl and seconded by Mr. M. Olsen to approve the cash disbursement journal in the amount of \$26,614.00. Aye – All. Motion carried.

Ms. McCracken reviewed the delinquency and financial reports.

Loan Request

Ms. McCracken said the project for Bryan and Roberta Arsaga at 128 Williams has been reviewed. She said they are eligible for the roofing on the existing home, but it is not Life Safety so they are requesting a loan for \$5,244.00 at 5% interest. She said they also looked at the siding program and found that a portion of the siding that was redone is eligible under the siding program, so they are recommending \$2,775.00 under the Siding Program at 0%, 10 years, no payment required. *It was moved by Mr. Derosier and seconded by Mr. S. Olson to approve the loan for Bryan and Roberta Arsaga at 128 Williams in the amount of \$5,244.00 at 5% and \$2,775.00 for the Special Needs Siding Program at 0%. Aye – All. Motion carried.*

Revolving Loan Disbursement

It was moved by Mr. Derosier and seconded by Mr. M. Olsen to approve the cash disbursement in the amount of \$5,244.00 for the roof at 128 Williams Street. Aye – All. Motion carried.

ITEMS FROM CITIZENS NOT ON AGENDA:

None.

Committee Actions and Reports:

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

Archives: Commission representatives: Mike Olsen (chair), Steve Olson, and Matthew Pike
No report.

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

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

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

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

No report.

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

No report.

Adams Museum: Commissioner Mary Ann Oberlander.

Ms. Oberlander reported that donations and visitorship are up and things are going well. She also reported they have several programs that are ongoing.

Chamber of Commerce: Commissioners Willie Steinlicht and Darin Derosier.

No report.

Days of '76: Commissioner Steve Olson.

No report.

Neighborhood Housing Services: Commissioner Willie Steinlicht.

No report.

Planning and Zoning: Commissioner Mike Olsen.

Mr. Olsen reported that Planning and Zoning approved four new signs for Deadwood Gulch. He said the signs are quite attractive and the variances were not excessive. He also reported that they approved the final plat for two lots at Deadwood Stage Run that have been sold.

Demolition By Neglect: Commissioner Matthew Pike (chair) and Steve Olson.

No report.

Policies and Procedures: Commission representatives: Matthew Pike (chair) plus entire HPC

No report.

Budget Committee: Commission representatives: Ronda Feterl (chair), Mike Olsen and Willie Steinlicht.

No report.

Historic Preservation Staff:

Kevin Kuchenbecker reported on the following:

Noted Mike Runge's report.

Said plans for the Symposium are going well.

Noted the copies of the Facts Sheet that the Mayor brought back from the National League of Cities.

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 6:10 pm.

ATTEST:

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