

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 22, 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. Presentation of 2009 Historic Preservation Scholarship to Hayden Waisanen
5. New Matters before the Deadwood Historic District Commission
 - a. Case #09011 – 612 Main Street – Awnings & Signage – Badlands Gaming
 - b. Case #09012 – 614 Main Street – Awnings & Signage – Badlands Gaming
 - c. Case #09013 – 622 Main Street – Awnings & Signage – Badlands Gaming
 - d. Case #09016 – 634 Main Street – Replacement of doors – Toby Keehn
6. New matters before the Deadwood Historic Preservation Commission
 - a. Case #09014 – 51 Dunlop – Re-Roofing & Addition – Gary Swenson
 - b. Case #09015 – 109 Denver Avenue – Deck Addition – Clint Norman
 - c. Basement Rehabilitation – Archaeological Storage Area – Mike Runge
 - d. Archive Committee Recommendations – Mike Runge
 - i. Accept donation from Audiss – Motion Picture from the Black Hills
 - ii. Accept donation from Lawrence County – Historic Papers
 - e. Purchase flat screen televisions for visitor centers – Kevin Kuchenbecker
 - f. West River History Conference – Kevin Kuchenbecker
 - g. Deadwood Magazine Proposal – Tom Griffith & Dustin Floyd
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, April 22, 2009

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

Absent Historic Preservation Commission: Mike Olsen.

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, April 22, 2009 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes

It was moved by Mr. Pike and seconded by Ms. Feterl to approve the minutes from Wednesday, April 8, 2009. Aye – Feterl, Oberlander, Pike, Derosier and Steinlicht. Abstain – S. Olson. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. S. Olson and seconded by Ms. Feterl to approve the HP Operating Account in the amount of \$45,971.88. Aye - All. Motion carried.

Bonded Account:

It was moved by Mr. Pike and seconded by Ms. Oberlander to approve the HP Bonded Account in the amount of \$176,704.38. Aye – All. Motion carried.

OLD BUSINESS

Add Agenda Item

It was moved by Mr. Pike and seconded by Ms. Oberlander to add the History Award to the agenda as item 4b. Aye – All. Motion carried.

Presentation of 2009 Historic Preservation Scholarship

Chairman Steinlicht introduced and welcomed Hayden Waisanen, the 2009 Historic Preservation Scholarship winner. Mr. Steinlicht, on behalf of the Deadwood Historic Preservation Commission, awarded Mr. Waisanen a \$1,000.00 certificate to aid in furthering his education. The Commission applauded Mr. Waisanen, who explained that he has plans to attend the South Dakota School of Mines in

Rapid City, SD to study engineering. He said he has been looking at several different types of engineering, but has been focusing on chemical and electrical.

History Award

Mr. Steinlicht explained that on Saturday, April 18, 2009, City Commissioner Georgeann Silvernail, Historic Preservation Commissioner Steve Olson, Historic Preservation Officer Kevin Kuchenbecker and himself were in Pierre, SD to receive the 2009 Governor's Award for History. Mr. Steinlicht also talked about some of the other awards that were given.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

Case #09011 – 612 Main Street – Awnings & Signage – Badlands Gaming

Mr. Kuchenbecker explained that the applicant is requesting the installation of fixed awnings at 612 Main Street, a noncontributing structure located in the Deadwood City Planning Unit in the City of Deadwood, which was reconstructed in 1996. The applicant requests permission to install awnings that were removed from the structure last summer, change the name on the awning from Wild West Winner's Club to Lucky Nugget and put the lights back up under the awnings. The proposed work and changes does not encroach upon, damage or destroy a historic resource, nor does it have an adverse effect on the character of the building, the character of the local Historic District, the National or State Historic Districts, or the National Historic Landmark Districts. Bob Mitcheltree was available for questions. *It was moved by Ms. Feterl and seconded by Ms. Oberlander that based upon the evidence presented, the proposed work and changes does not encroach upon, damage or destroy a historic resource, nor does it have an adverse effect on the character of the building or the historic character as a local Historic District, the State and National Historic Register District or the Deadwood National Historic Landmark District; and hereby grants a Certificate of Appropriateness for the installation of fixed awnings at 612 Main Street as presented in Case #09011. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

Case #09012 – 614 Main Street – Awnings & Signage – Badlands Gaming

Mr. Kuchenbecker explained that the applicant is requesting the installation of fixed awnings at 614 Main Street, a noncontributing structure located in the Deadwood City Planning Unit in the City of Deadwood, which was reconstructed in 1996. The applicant requests permission to install awnings that were removed last summer. The proposed work and changes does not encroach upon, damage or destroy any historic resource, nor does it have an adverse effect on the character of the building or the historic character of the districts. *It was moved by Mr. Derosier and seconded by Ms. Feterl that based on the same criteria as Case #09011 a Certificate of Appropriateness is granted. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

Case #09013 – 622 Main Street – Awnings & Signage – Badlands Gaming

Mr. Kuchenbecker explained that 622 Main Street is a noncontributing structure located in the Deadwood City Planning Unit in the City of Deadwood. He said the applicant is requesting permission to install the awnings that were removed last summer and change the name on the awnings from Wild West Winner's Club to Lucky Nugget and put the lights back up under the awnings. The proposed work and changes does not encroach upon, damage or destroy a historic resource, nor does it have an adverse effect on the character of the building or the historic character of the historic districts. *It was moved by Mr. S. Olson and seconded by Ms. Feterl to approve a Certificate of Appropriateness for Case #09013 based on the*

same criteria in Case #09011 and Case #09012. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

Case #09016 – 634 Main Street – Replacement of Doors – Toby Keehn

Mr. Kuchenbecker explained that the applicant is requesting a Certificate of Appropriateness to replace the north and south doors of the building at 634 Main Street, a contributing structure located in the Deadwood City Planning Unit, which was built in 1939. The applicant requests permission to replace the north and south doors located on the front of the building at 634 Main Street. The doors will be replaced with wood doors that are identical to the current doors. The proposed work and changes does not encroach upon, damage or destroy the historic resource, nor does it have an adverse effect on the character of the building or the historic character of the local historic district, the State and National Register Districts, or the National Historic Landmark District. *It was moved by Ms. Feterl and seconded by Mr. Derosier that based upon the findings in the staff report on Case #09016, a Certificate of Appropriateness is granted for 634 Main Street regarding north and south replacement of front doors. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit D and incorporated herein by this reference.)

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

Case #09014 – 51 Dunlop – Re-roofing & Addition – Gary Swenson

Mr. Kuchenbecker explained that the applicant has submitted an application for Project Approval for the re-roofing and addition of a wood porch at 51 Dunlop Avenue, a noncontributing structure located in the Large’s Gulch Planning Unit in the City of Deadwood, which was built in 1958. It is a log house less than 50 years old; therefore, noncontributing at this time. The applicant is requesting permission to replace the current flat roof with a sloped roof as submitted. Additionally, the applicant would like to add an 8’ x 24’ wood porch at the front of the house using matching 7” diameter posts. The proposed work and changes does not encroach upon, damage or destroy a historic resource, nor does it have an adverse effect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District. In this neighborhood there are many houses that have this type of roof. Gary Swenson was available for questions. *It was moved by Mr. S. Olson and seconded by Ms. Oberlander to strike the word “foot” under Criteria for the Issuance of Project Approvals, number 2. Aye – All. Motion carried.*

It was moved by Mr. S. Olson and seconded by Ms. Feterl to grant Project Approval for the re-roofing and addition of the wood porch at 51 Dunlop Avenue as presented in Case #09014. According to the staff report the proposed work and changes does not encroach upon, damage or destroy a historic resource, nor does it have an adverse effect on the character of the building or the historic character of the State and National Historic Register Districts, or the Deadwood National Historic Landmark District. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit E and incorporated herein by this reference.)

Case #09015 – 109 Denver Avenue – Deck Addition – Clint Norman

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for the addition of a deck at the rear of the house at 109 Denver Avenue, a noncontributing structure located in the City Creek Planning Unit in the City of Deadwood. The structure was built in 1890, but was completely remodeled in the 1950s; therefore, noncontributing at this point to the Deadwood National Historic Landmark

District. The applicant requests permission to build a deck at the rear of the house at 109 Denver. The deck would be constructed out of treated lumber and composite boards and would have an aluminum railing. The proposed work and changes does not encroach upon, damage or destroy a historic resource, nor does it have an adverse effect on the character of the building, the historic character of the State and National Historic Register Districts, or the Deadwood National Historic Landmark District. ***It was moved by Ms. Feterl and seconded by Ms. Oberlander to grant Project Approval for 109 Denver, Case #09015, for the addition of a deck at the rear of the house as presented in the staff report and findings. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit F and incorporated herein by this reference.)

Basement Rehabilitation – Archaeological Storage Area – Mike Runge

Mr. Kuchenbecker explained the information memo that Mike Runge put together. He said the Deadwood Historic Preservation Commission decided that this could be a bonded project consisting of the rehabilitation of the basement that would become the archaeological depository for the City's collections, the Chinatown collection and other archaeological investigation throughout the community. He said an RFP had been put out for this project for architectural services. It was decided that it would be approached as a Design Build. He said Mr. Runge has obtained cost estimates and quotes from a variety of contractors. He said they would like to proceed with this proposal to the City Commission and begin rehabilitation of the basement for an archaeological depository.

Mr. S. Olson asked if all of the shelving would be the same, to which Mr. Kuchenbecker said that the shelving would be a phase II portion, as they would like to complete the construction portion, the painting, the fire suppression and the HVAC. He also added that one of the things not included is a quote from Space Savers, which is a compactor storage that would match the archives. Mr. Derosier asked if this was a budgeted item, to which Mr. Kuchenbecker said it was a bonded project.

Mr. Runge explained that this has been a joint effort, as he has worked with the Mayor and other department heads. He said this project is to basically turn the downstairs area into a climate-controlled room for the archaeological collections, expanding the evidence room for the police department and storage for the finance office. He said that as far as the shelving, he has compiled three different quotes, but said each department should choose their own shelving to meet their needs. Ms. Feterl asked if each contractor would come in and do their portion, to which Mr. Runge said that the first part would be for general construction of demolition and installing the walls. The second portion would be working on the air conditioning for climate control and the last would be for shelving units.

Mr. S. Olson asked if Mr. Raysor had reviewed this project, as well as the quotes, to which Mr. Runge said he had spent a great deal of time discussing this with him and the building inspector. Ms. Feterl asked if this would it be satisfactory for the collections once it is completed, and Mr. Runge said it would.

Archive Committee Recommendations – Mike Runge

Mr. Runge said the Archives Committee wanted to make it better known to the public about the collections that are donated. He said there have been two collections donated so far in 2009, the first one being two motion picture films. The first film is from a family's automobile trip in 1927 of Deadwood and the Black Hills. The second film is of the Days of '76 from 1928.

He explained that the second donation is from Lawrence County, which consists of an abstract of the City of Deadwood and deeds. He said one of the deeds is for the Lawrence Courthouse that is dated 1881. He said there is a great deal of information and they need to inventory the boxes and make sure that what is in the boxes matches what is on the exterior. Mr. Derosier asked if the films could be put on a DVD, to which Mr. Runge said they have already been converted. ***It was moved by Mr. S. Olson and seconded by Mr. Derosier to accept Donations #0901 and #0902 into the City of Deadwood's permanent collections. Aye – All. Motion carried.***

Purchase Flat Screen Televisions for Visitor Centers – Kevin Kuchenbecker

Mr. Kuchenbecker said that there are currently television sets set up at the Mt. Moriah Visitor Center and the Information Visitor Center. He said they would like to change both of those to flat screen televisions to not only modernize them, but to free up floor space as well. ***It was moved by Mr. Derosier and seconded by Mr. M. Olsen to approve the recommendation to the City Commission to purchase two flat screen televisions at a cost not to exceed \$2,000.00. Aye – All. Motion carried.***

West River History Conference – Kevin Kuchenbecker

Mr. Kuchenbecker explained that the Advocacy Committee met on April 14, 2009 and reviewed and recommended funding the West River History Conference in the amount of \$500.00 for the 17th annual conference. This year the conference will focus on “Women in the West” and will be held at the Alex Johnson Hotel. ***It was moved by Ms. Oberlander and seconded by Ms. Feterl to approve \$500.00 for the 17th annual West River History Conference to be held in Rapid City, SD. Aye – All. Motion carried.***

Deadwood Magazine Proposal – Tom Griffith & Dustin Floyd

Tom Griffith, President of TDG Communications and publisher of the Deadwood Magazine, appeared before the Commission. He explained that TDG Communications acquired Deadwood Magazine four years ago after considerable discussion because it did not really meet his company's business model. He said Deadwood Magazine was started back in 1991, noting what a luxury it is for a small town to have their own magazine. He said he does a lot of travel and does not know of any other town the size of Deadwood that has its own magazine dedicated to its history. He stressed that the magazine is not a casino magazine, but a history publication. He went on to say that when they purchased the magazine they decided to redesign it; publishing it monthly instead of five times a year, increase subscribers and make it a more contemporary, well-designed glossy magazine.

Mr. Griffith said that because of the current economy the publication industry has suffered some great setbacks nationwide with the Deadwood Magazine being no exception. He said that simultaneously, there is an aging American population who has an incredible interest in western history. He also said that in a study that he recently read in USA Today, it ranked South Dakota as the fourth most desirable historic destination in America. Mr. Griffith said the magazine is not a huge revenue maker, but stated it was more of a labor of love. He added that in looking at the magazine over the past year, they discovered it is costing them an “arm and a leg”. Mr. Griffith said he felt the magazine fits in with the mission of the Deadwood Historic Preservation Commission.

Mr. Griffith said he spoke with Mr. Kuchenbecker and others involved with the City and HPC and is now coming before the Commission to propose that the magazine go from a monthly publication to a quarterly publication, echoing the seasons. He added that the biggest change they are proposing for this magazine would be to send it to all Deadwood households, to all elected State officials and all members of the

South Dakota legislature making that a total of 1,540 copies. He said this would extend and continue the partnership that they currently have with HPC in terms of developing an editorial focus. He explained how it could be distributed in other ways, as well as things that could be covered in the magazine. Mr. Griffith also explained the expenses and revenues of the magazine, saying there would be a total anticipated deficit of \$11,600.00. He said in terms of the partnership, he proposes that this could take the place of the History Link newsletter for which the HPC Commission budgeted \$13,500.00. He explained that they would work closely with the HPC Commission and the HP Officer.

Ms. Feterl said she remembers talking about publishing the History Link newsletter again and wondered what Mr. Kuchenbecker's thoughts were. He said there are pros and cons to it and does not have a strong opinion either way. Mr. Pike said the History Link newsletter has been low on the priority list and has been dormant for quite some time, but has money set aside for it, and felt the money should go to the professionals to continue the publication. Ms. Feterl recommended that this item go to the Public Education Committee for their input. Mr. Pike said he agreed with Ms. Feterl, but also expressed concerns of giving TDG Communications a timeline, as it could get "bogged down" in committee. *It was moved by Mr. Pike and seconded by Mr. S. Olson to refer the issue for the Deadwood Magazine to the Public Education Committee on May 5, 2009 and then back to the Historic Preservation meeting on May 13, 2009. Aye – All. Motion carried.*

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:

Revolving Loan Disbursements

It was moved by Mr. Derosier and seconded by Ms. Oberlander to approve the cash disbursement journal in the amount of \$4,687.00. Aye – All. Motion carried.

Retaining Wall Disbursement

It was moved by Mr. S. Olson and seconded by Ms. Feterl to approve the Retaining Wall Grant Disbursement in the amount of \$10,728.00 for 24 Raymond. Aye – All. Motion carried.

Ms. McCracken reviewed the delinquency and financial reports.

ITEMS FROM CITIZENS NOT ON AGENDA:

Dale Berg appeared before the Commission and said he bought the historical house at 874 Main Street last year. He explained that the retaining wall is falling down and they need to fix the wall and remove the tree. He explained that in doing so, they would like to put in a driveway up to the house. After much discussion, it was decided that it would be continued until a staff report is presented.

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.
Ms. Oberlander reported on the following:

The scholarship was awarded.

They looked at the scout project, which are the trees that are planted on lower Main Street.

Reminded everyone that the second round of grants will be June 2, 2009.

Approved the West River History Conference of \$500.00.

Did not allow the Opera House to change the purpose of their grant at this time. ***It was moved by Ms. Oberlander and seconded by Ms. Feterl to deny the request from the Homestake Opera House to divert the Grant Fund to a sound system. Aye – All. Motion carried.***

Talked about the 20th anniversary of gaming.

Talked about the Symposium that is coming up in May.

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

Adams Museum: Commissioner Mary Ann Oberlander.

Ms. Oberlander said she attended an Adams Museum meeting and, once again, the museum has won an award from the True West Magazine. She said that last year it was in the top 10, but this year it is third. She talked about the many activities coming up between the Adams House and the museum.

Chamber of Commerce: Commissioners Willie Steinlicht and Darin Derosier.
No report.

Days of '76: Commissioner Steve Olson.

Mr. S. Olson reported that the Days of '76 is getting very close to finishing the floor plan for the museum.

Neighborhood Housing Services: Commissioner Willie Steinlicht.
No report.

Planning and Zoning: Commissioner Mike Olsen.
No report.

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 the new book on Seth Bullock, from the South Dakota State Historical Society Press and the Deadwood fund.

A new book was received from Michael Ruetter. Mr. Kuchenbecker read the acknowledgement.

The Historic Preservation Symposium is coming up on May 1 through 3, 2009.

Archaeology Camp is almost full.

Spoke on the History Conference.

There will be a presentation of the Master Plan for St. Ambrose at the next meeting.

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 6:15 pm.

ATTEST:

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