

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, April 23, 2008 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to order – Chair Willie Steinlicht
2. Review minutes.
3. Voucher approval.
4. Old Business
  - a. 308 McGovern Hill Road – Demolition – Donald Hansen
  - b. Deadwood Mountain Grand update – Wayne Lund
5. New Matters before the Deadwood Historic District Commission
  - a. 795 Main Street – Windows, Door and Paint – NHS
  - b. 681 Main Street – Façade Reconstruction – James Lushbough
6. New matters before the Deadwood Historic Preservation Commission
  - a. 63 Taylor Avenue – Deck extension – John & Terry Rodiack
  - b. Ft. Pierre to Deadwood Wagon Train Celebration – George Milos
  - c. Certified Local Government Program - Kevin Kuchenbecker
7. Revolving Loan Fund/Retaining Wall Grant 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 23, 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.

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**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 23, 2008 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 adopt a resolution to approve the minutes of April 9, 2008 as presented. Aye – Derosier, Feterl, M. Olsen, S. Olson and Steinlicht. Abstain – Oberlander and Pike. Motion carried.*

#### **Agenda Deletion/Addition**

*It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to remove item 4b – Deadwood Mountain Grand Update, and add item 6d - Days of '76 Museum Update. Aye – All. Motion carried.*

#### **Voucher Approval**

##### Operating Account:

*It was moved by Mr. Mr. S. Olson and seconded by Mr. M. Olsen to adopt a resolution to approve the HP Operating Account in the amount of \$44,854.11, and directing staff to follow up with the City of Nisland in respect to the Outside of Deadwood Grant. Aye - All. Motion carried.*

##### Bonded Account:

*It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to adopt a resolution to approve the HP Bonded Account in the amount of \$119,907.43. Aye – All. Motion carried.*

#### **OLD BUSINESS**

##### **308 McGovern Hill Road – Demolition – Donald Hansen**

Historic Preservation Officer, Kevin Kuchenbecker, said that he, along with City Building Inspector, Keith Umenthum, had the opportunity to inspect the resource located at 308 McGovern Hill. He reminded the Commission that the structure is contributing, but noted the many changes that have taken place over time. He explained that when looking at the structure, the height of the ceilings is less than

what is currently required by Code, as well as the structure is sloping. He added that the structure was built on creosote posts that have rotted and deteriorated and said the integrity of the structure is questionable. Mr. Kuchenbecker explained that the State has concurred with his recommendation, that although there will be an adverse effect to the resource, the loss of the structure would not have an overall effect on the historic character of the district. ***It was moved by Mr. M. Olsen and seconded by Ms. Feterl to grant Project Approval for the retirement of the structure at 308 McGovern Hill Road with the following stipulations: Proper recordation prior to demolition and those findings filed with the Historic Preservation Office in Deadwood. There is to be a Phase I Archaeological Survey prior to any new construction with the results of that survey filed with the Historic Preservation Office and reviewed by the Deadwood Historic Preservation Commission. Aye – All. Motion carried.*** Mr. Pike asked “that the minutes clearly note that it was the determination of Mr. Kuchenbecker upon the visit, that it has been confirmed through other sources that while this will have an adverse effect on the historic character of the building due to the retirement, the loss of the structure will not have an overall effect on the historic character of the landmark.” ***It was moved by M. M. Olsen and seconded by Mr. Derosier to grant Project Approval for the construction at 308 McGovern Hill Road. Aye – All. Motion carried.***

## **NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION**

### **795 Main Street – Windows, Door and Paint - NHS**

Commissioner Steinlicht recused himself from this matter and asked Vice-Chairman, Darin Derosier, to take over the meeting. Mr. Kuchenbecker explained that Neighborhood Housing Services is asking for consideration for a Certificate of Appropriateness at 795 Main Street, a contributing structure located in the Deadwood City Historic Overlay Zone. He added that the resource was built in 1935 and was originally built as a service station with a mission style influence. He said the applicant proposes to replace the four front windows with wooden replacements to match, and install a new front door of wood construction. Mr. Kuchenbecker said the proposed changes would not have an adverse effect on the historic character of the building or the historic character of the district. ***It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the Certificate of Appropriateness for Neighborhood Housing Services to replace four (4) windows and a door at 795 Main Street. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

### **Chairman Steinlicht returned to the meeting.**

### **681 Main Street – Façade Reconstruction – James Lushbough**

Kevin Kuchenbecker stated that the applicant submitted a Certificate of Appropriateness for an application to reconstruct the façade at 681 Main Street in the Deadwood City Historic Overlay Zone. He explained that there was originally a two-story building that was damaged by fire in 1917 and later demolished. He said that in 1940 Montgomery Ward constructed the present building. He said that staff reviewed the project using the Secretary of Interior’s Standards for Reconstruction and noted the following six (6) standards:

1. Reconstruction will be used to depict vanished or non-surviving portions of the property when documentary evidence is available.
2. Reconstruction of the landscape, building or structure will proceed with archeological investigation.
3. The reconstruction will include measures to preserve any spatial relationships.

4. Reconstruction will be based on accurate duplication of historic features and elements.
5. Reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Mr. Kuchenbecker said they were able to identify additional historic photographs and have them blown up. He said that as proposed, the project would not have an adverse effect and felt the building was replicated as accurately as possible. He added that there would be a prominent date block incorporated in the façade that will clearly identify the structure as a contemporary re-creation that will say 2008, and that the proposed project is based on documentary evidence. ***It was moved by Mr. Derosier and seconded by Mr. M. Olsen to grant a Certificate of Appropriateness for 681 Main Street. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

### **NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION**

#### **63 Taylor Avenue – Deck Extension – John & Terry Rodiack**

Mr. Kuchenbecker said the applicant is requesting Project Approval to extend the existing deck at the rear of 63 Taylor Avenue, a contributing structure located in the Ingleside Historic Overlay Zone. He said the resource was built in 1900 and they propose to construct a 10' x 14' extension to the existing deck at the rear of the house. He stated that the proposed work and changes would not have an adverse effect on the historic character of the building or the district. ***It was moved by Mr. M. Olsen and seconded by Mr. Derosier to grant Project Approval to John and Terry Rodiack at 63 Taylor Avenue for the extension of the deck. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

#### **Ft. Pierre to Deadwood Wagon Train Celebration – George Milos**

Mr. Jon Mattson gave a brief explanation of the schedule for the Ft. Pierre to Deadwood Wagon Train, stating it would consist of 45 to 50 wagons and horse-drawn vehicles. Mr. Mattson said the reason for appearing before the Commission was to request \$5,000.00 to help fund the budget for the arrival of the wagon train. He said they were also requesting \$5,000.00 from the Business Improvement District and \$5,000.00 from the City of Deadwood Bed and Booze Funds. George Milos explained the budget and plans for the arrival and welcoming of the wagon train.

Ms. Feterl said she understood that there were two (2) separate groups requesting money, the group that is putting on the “Welcome”, and a group requesting funds to get the wagon train here. Mr. Kuchenbecker said that was the case, and explained that the Ft. Pierre to Deadwood Committee has put in a request for Outside-of-Deadwood Grant Funds, but it is still pending. Mr. Derosier said he felt this would be money well spent by Deadwood Historic Preservation.

Mr. Mattson mentioned that this event would also include an auction, which will generate a large amount of sales tax for the City of Deadwood. Mr. Kuchenbecker added that it was of his opinion that the Days Committee could generate \$25,000 to \$50,000 in revenue. ***It was moved by Mr. Derosier and seconded by Mr. M. Olsen to approve the grant of \$5,000.00 to help fund the “Welcome” for the Ft. Pierre to Deadwood Wagon Train, and that it should be paid from the Advocacy Public Education Budget. Aye – Derosier, Feterl, Oberlander, M. Olsen, S. Olson and Steinlicht. Abstain – Pike. Motion carried.***

**Certified Local Government Program – Kevin Kuchenbecker**

Kevin Kuchenbecker wanted to bring to the Commission’s attention that at the symposium, the State Historic Preservation Office, the National Parks Service and the National Trust were talking about South Dakota having eighteen (18) CLGs. He explained that at one time, Deadwood was a CLG. He said that he had put a memo together to provide a better understanding of what the Certified Local Government is. He said he recommended no action be taken at this point; however, he would like to have a meeting with members of the City Commission and Historic Preservation Commission to sit down and put together the pros and cons of becoming a CLG. Ms. Feterl volunteered to sit on this committee.

**Days of ’76 Museum Update**

Jon Mattson, Ron Burns and Debra Gangloff gave a progress report on the new storage building and thanked the Commission for their funding support for the project. Ron Burns said they hope to be completed with the storage building by May 15, 2008. Mr. Burns explained the process of moving items from the museum and added that a Bush Foundation Grant is paying for the storage building. Ms. Gangloff explained the purpose of the storage building and the process of collections care. She went on to explain that there would be a series of conservators who would be visiting the museum this spring and fall, which are also paid for through a grant from the Bush Foundation and a grant from the Institute of Museum and Library Services. Ms. Gangloff invited the entire Commission to come to the museum and see all the progress that has been made.

**REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE**

Joy McCracken explained the financial and delinquency reports for March 2008.

**Retaining Wall Applications**

None.

**Loan Request – Frank Pavich – 789 Main Street**

*It was moved by Mr. Derosier and seconded by Ms. Feterl to approve the loan for Frank Pavich in the amount of \$10,000.00 – 0% Special Needs Siding for his business at 789 Main Street. Aye – All. Motion carried.*

**Loan Request – Sandra McCallum – 675 Main Street – Gold Nugget Trading Post**

*It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the loan for Sandra McCallum at 675 Main Street in the amount of \$5,000.00 – 0% Life Safety. Aye – All. Motion carried.*

**Revolving Loan Disbursements**

*It was moved by Mr. Derosier and seconded by Mr. M. Olsen to approve the Revolving Loan disbursements in the amount of \$6,500.00. Aye – All. Motion carried.*

**Retaining Wall Disbursements**

**Loan Request – Steve and Janet Creger – 8 Burnham**

*It was moved by Ms. Feterl and seconded by Mr. M. Olsen to approve the loan for Steve and Janet Creger at 8 Burnham as presented. (\$10,000 RLF - 0% Life Safety, \$12,758 RLF - 5%, \$10,000 Retaining Wall - 0%) Aye – All. Motion carried.*

**ITEMS FROM CITIZENS NOT ON AGENDA:**

**Dale Berg – 650 Main Street**

Mr. Berg, owner/operator of Berg Jewelry and Gift Shop, appeared before the Commission to request permission to replace the door and the Plexiglas on his business due to security issues. *It was moved by Mr. Derosier and seconded by Mr. Pike to grant a Certificate of Appropriateness for 650 Main Street. Aye – All. Motion carried.*

**Jim Raysor – Recreation Center Expansion**

Mr. Raysor told the Commission the bids for the Rec Center Expansion came in significantly over budget. He explained that they have been working with the consultant since the bids came in and have taken approximately 10,000 square feet from the back of the building, removed the racquetball court and made other significant changes to the plans to try and get 40% off the bid. He said he would be appearing before the Commission at the next meeting with some architectural renderings of what the new building will look like.

**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  
Mr. Kuchenbecker said they are trying to figure out who owns the switch engine before making a recommendation of loaning it to the Round House in Lead.

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.

*It was moved by Mr. Derosier and seconded by Mr. M. Olsen to approve \$5,950.00 (Not for Profit Grant) for the retaining wall at 827 Main Street – Grace Lutheran Church. Aye – All. Motion carried.*

Mr. Kuchenbecker said he is working with the Masonic Temple to get the cornerstone and tuck-pointing done, but he is still getting prices on it.

Ms. Feterl asked about the status of the wagon train. Mr. Kuchenbecker said that he received a call from Pat Adams who is working with Lonis Wendt out of Belvidere on repairing and replacing the interpretive plaques.

Mr. Kuchenbecker said there was a meeting on Friday, April 18, 2008 with the lobbyists representing Economic Development and the Deadwood Gaming Association. He said they talked about some of the things that could be done better, which would be getting the word out and working on these Outside-of-Deadwood Grants and making sure that the legislators in those districts are aware that funds are going into that. He said he sent an email to Jay Vogt and Jason Haug asking for better communication and cooperation. Ms. Feterl stated this was the \$100,000.00 that the State Historic Board hands out and that Deadwood Historic Preservation is not getting recognized for those monies.

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

Adams Museum: Commissioner Mary Ann Oberlander.

Ms. Oberlander reported on the following:

The HARC Project is ahead of schedule and the work should be completed May 9, 2008.

The museum is participating in the Science Foundation meetings.

Carolyn Weber has been promoted to the Director of Education, noting that her salary is paid for by a grant.

Tom Dunn is moving to Denver and will be replaced by David Wolfe, with Karla Caneva becoming the new secretary/treasurer.

The South Dakota Humanities Council has awarded the museum a \$2,000.00 research grant for Jerry Bryant to complete his work about Al Swearer and for Michael Trump to complete the research on the history of the Deadwood Brothels.

The Lead-Deadwood School District has granted the museum \$2,000.00 to give the high school Arts Department, Jazz Band, Debate Team, Choir and Band honorariums in exchange for an exhibit in performances at the museum.

The museum was featured in the April issue of Wild West Magazine and will be featured as one of the "Top 10" western museums in the True West Magazine in May.

Ki Kimm was on site in early April to interview Wolfe, Kopco, Bryant and Trump for a feature included in the repackaging of the Deadwood Series.

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. M. Olsen reported on the following:

The final plat was approved for Tom Blair to split off one acre for a family member to build a home.

They approved the boundary plat for Phase I of Deadwood Stage Run, the addition above Burnham.

They approved the preliminary plat of Phase I of Deadwood Stage Run.

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

No report.

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

Mr. Pike set a meeting for April 30, 2008 at 4:30 pm.

Historic Preservation Staff:

Historic Preservation Officer, Kevin Kuchenbecker, made note of the annual report from the South Dakota State Historical Society Press.

Mr. Kuchenbecker reported that they have received 49 applications for the Archaeological Camp.

**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:

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

