

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 28, 2010 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to order– Chair Darin Derosier
2. Presentation of Historic Preservation Scholarship
3. Approve Minutes
4. Voucher approval
5. Old or General Business
6. New Matters before the Deadwood Historic District Commission
 - a. Case# 10015 – 140 Sherman Street – Re-Roofing – Tim Conrad
 - b. Case# 10018 – 634 Main Street – Privacy Fence – Toby Keehn
 - c. Case# 10020 – 649 Main Street – Awning – Bullock Properties
7. New matters before the Deadwood Historic Preservation Commission
 - a. Case# 10016 – 171 Charles Street – Addition – Pat Mollman
 - b. Case# 10017 – 111 Forest Avenue – Re-roofing/Addition – Mary & David Larson
 - c. Case# 10019 – 26 Adams Street – Windows & Door – Andrew Estoclet
 - d. Revolving Loan Fund – Special Needs Woods Windows/Doors – 26 Adams Street – Andrew Estoclet
 - e. Permission to enter into Contract with American Association of State and Local History for Performance Survey Program – Mike Runge
8. Revolving Loan Fund/Retaining Wall Program Update.
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. 14 Harrison Street– Michael Guilbert
 - c. Retaining Wall Program/Disbursements
9. Items from Citizens not on agenda
10. Committee Actions and Reports
11. Staff Report
12. Other business
13. Adjournment

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, April 28, 2010

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.

Present Deadwood City Commission: Mayor Francis Toscana and Commissioners Georgeann Silvernail and Leonard 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, April 28, 2010 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Presentation of Historic Preservation Scholarship

Lead High School student, Greg Stagner, was presented with a \$1,000 scholarship from the Historic Preservation Commission. Mr. Stagner thanked everyone for making this scholarship possible, as it really helps students that want to continue their education. He says his plans are to attend Black Hills State University and is looking at becoming a teacher of history and/or art.

Review Minutes

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the minutes of April 13, 2010. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the HP Operating Account in the amount of \$88,579.43. Aye - All. Motion carried.

Bonded Account:

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the HP Bonded Account in the amount of \$2,731.98. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

Case #10015 – 140 Sherman Street – Re-roofing – Tim Conrad

Mr. Kuchenbecker explained that the applicant has applied for a Certificate of Appropriateness for 140 Sherman Street, a contributing structure located in the South Deadwood Planning Unit in the City of Deadwood, which was constructed in 1898. The applicant is requesting permission to replace the failing roof on the structure. Due to structural failure of the side walls and roof, the building is unsafe and the roof structure must be replaced with new engineered trusses and corrugated metal roofing. The proposed work and changes DOES NOT encroach upon, damage or destroy a historic resource, nor does it have an adverse affect on the character of the building or the character of the districts. *It was moved by Mr. S. Olson and seconded by Mr. M. Olsen that based upon all 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 a Certificate of Appropriateness to Tim Conrad at 140 Sherman Street as presented in Case #10015. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

Case #10018 – 634 Main Street – Privacy Fence – Toby Keehn

Mr. Kuchenbecker explained that the applicant has applied for a Certificate of Appropriateness for 634 Main Street, a contributing structure located in the South Deadwood Planning Unit in the City of Deadwood, which was constructed in 1939. The applicant requests permission to install a lean-to, paint a wall, box in the Chamber of Commerce’s conduit, stucco the siding and add metal roofing to match the trim of the building. He explained that they have been using the area behind the Coca-Cola machine as storage for kegs, snow blower, etc. Unfortunately, a couple of weeks ago the kegs were stolen and thrown off the top floor of the parking garage. The lean-to will not be attached, but will provide more protection for storage and will be an easily reversible alteration. The proposed work and changes DOES NOT encroach upon, damage or destroy a historic resource, nor does it have an adverse affect on the character of the building or the character of the districts. *It was moved by Mr. Steinlicht and seconded by Mr. Pike that based upon all 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 a Certificate of Appropriateness to Toby Keehn at 634 Main Street. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

Case #10020 – 649 Main Street – Awning – Bullock Properties

Mr. Kuchenbecker explained that the applicant is requesting a Certificate of Appropriateness for 649 Main Street, a structure located in the Deadwood City Planning Unit in the City of Deadwood, which was constructed in 1879/1880. The applicant requests permission to replace the lower 8” valance on the awning and change the wording from “Double D Hangout” to “Miss Kitty’s.” The proposed work and changes DOES NOT encroach upon, damage or destroy a historic resource, nor have an adverse affect on the character of the building or the character of the districts. Mr. S. Olson asked if this should have gone through Planning and Zoning because it is a sign, to which Mr. Kuchenbecker said it is more of an architectural element of the building, but he would check with the zoning administrator. Mr. Pike said he did not see a named individual as the applicant. Mr. Kuchenbecker said it is because it is in the name of a trust. Mayor Toscana added that Dick Pluimer is the administrator of the trust. Mr. Pike asked that the minutes reflect that the request was made by trustee, Dick Pluimer, on behalf of Bullock Properties. *It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht that based upon all 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 a Certificate of Appropriateness to Bullock Properties at 649 Main Street. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

Case #10016 – 171 Charles Street – Addition – Pat Mollman

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for 171 Charles Street, a non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood, which was constructed in 1977. The applicant requests permission to construct an 18' wide by 36' deep lean-to addition to the side of the existing building, with the exterior matching the existing shop and garage. This structure was built in 1977 with metal siding and due to this being an addition to the existing resource, the exterior metal siding as proposed is appropriate. The proposed work and changes DOES NOT encroach upon, damage or destroy a historic resource, nor have an adverse affect on the character of the building or the character of the districts. *It was moved by Ms. Feterl and seconded by Ms. Oberlander that based upon all 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 as presented in Case #10016 for 171 Charles Street. Aye – All. Motion carried.* Mr. S. Olson asked if this should also go before Planning and Zoning due to the setback requirement. Mr. Kuchenbecker said he would talk to the zoning administrator regarding the setback. (The staff report is attached hereto on Exhibit D and incorporated herein by this reference.)

Case #10017 – 111 Forest Avenue – Re-roofing/Addition – Mary & David Larson

Mr. Kuchenbecker explained that the applicants are requesting Project Approval for 111 Forest Avenue, a non-contributing structure located in the Forest Hill Planning Unit in the City of Deadwood, which was constructed in 1935. Because of alterations to the building it has lost historic integrity and cannot contribute to the Deadwood National Historic Landmark District at this time. The applicant requests permission to replace a leaking, flat roof with a gable end roof structure that will have windows and a cathedral ceiling inside. The new roof will be metal. The applicant would also like to re-roof the original structure with the same material if financially feasible. The proposed work and changes DOES NOT encroach upon, damage or destroy a historic resource, nor have an adverse affect on the character of the building or the character of the districts. *It was moved by Mr. Pike and seconded by Mr. M. Olsen that based upon all 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 to Mary and David Larson at 111 Forest Avenue as presented in Case #10017. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit E and incorporated herein by this reference.)

Case #10019 – 26 Adams Street – Windows & Door – Andrew Estoclet

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for 26 Adams Street, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood, which was constructed circa 1904. The applicant requests permission to restore the windows and doors and install storm windows. The proposed work and changes DOES NOT encroach upon, damage or destroy a historic resource, nor does it have an adverse affect on the character of the building or the character of the

districts. Mr. Estoclet would also like to take advantage of the Wood Window/Door Program. *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson, that based upon all 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 to Andrew Estoclet at 26 Adams Street as presented in Case #10019. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit F and incorporated herein by this reference.)

It was further moved by Mr. M. Olsen and seconded by Ms. Feterl to place Andrew Estoclet at 26 Adams Street into the Wood Window/Door Program. Aye – All. Motion carried.

Contract with American Association of State and Local History for Performance Survey Program

Mr. Kuchenbecker explained that the City Archives Department is requesting permission to participate in the American Association for State and Local History Performance Survey Program. This program is designed to collect and analyze visitor satisfaction and to identify weaknesses. This will help manage and market Mt. Moriah Cemetery and the Mt. Moriah Cemetery Visitor Center. Mr. Runge has been working at improving the visitor center and this survey will enhance his ability to please the customer. *It was moved by Ms Feterl and seconded by Ms. Oberlander to recommend to the City Commission to allow the City Archives Department to enter into a contract with ASSLH in the amount not to exceed \$3,500.00. Aye – All. Motion carried.*

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE:

Retaining Wall Applications

None.

Revolving Loan Program – 14 Harrison Street – Dr. Michael Guilbert

Mr. Kuchenbecker explained that Dr. Michael Guilbert is asking to be entered into the Special Needs/Elderly Homeowners Program for electrical upgrades at 14 Harrison Street. The project meets the criteria of being in the city limits, being a residential property and the applicant meeting the age limit. The applicant has also owned and occupied the property for at least one year prior to the application being submitted. *It was moved by Ms. Feterl and seconded by Ms. Oberlander to accept Dr. Michael Guilbert into the Revolving Loan Fund, Special Needs/Elderly Homeowner's Program for electrical wiring upgrades to protect the historic resource located at 14 Harrison Street. Aye – All. Motion carried.*

Revolving Loan Fund – Cash Disbursements

It was moved by Mr. M. Olsen and seconded by Mr. Pike to approve the Revolving Loan Fund disbursements in the amount of \$21,763.34. Aye – All. Motion carried.

Financial and Delinquency Report

Ms. McCracken reviewed the delinquency report and the financial report.

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.

Mr. Derosier noted the following thank you letter:

April 25, 2010

*Mr. Darin Derosier, Chairman
Historic Preservation Commission
850 Main St
Deadwood, SD 57732*

Dear Sir;

I am writing this letter to tell you how much I enjoyed visiting your historic city, and to also tell you how very helpful the people are and for making it possible for genealogists to receive a kind welcome.

Aurilla Merriam Smith (wife of F. D. Smith) was my grandfather's aunt. I started my genealogy research approximately 10 years ago and it has been a very interesting trip. Aurilla was the youngest of her family and it was pleasant to learn about her life and her accomplishments.

Mr. Runge at the City Archives was extremely helpful, not only in sharing information, but in pointing me in the "right direction", helping me to make an in depth study of her life. His ability to pull information from the vast amount available to him is really amazing, all the while being very patient and kind. It was because of his help that I was able to find the story of her life.

I would like to thank you and the city commissioners for the foresight to save such a historical sight and to make that information available to those of us who are trying to find our family's past. Also thank you for having the "right people" in place to make it a very pleasant experience.

Sincerely,

*Joy Merriam Lyons
29 Mountain Drive
Cody, Wy. 82414*

Mr. M. Olson reported on the following:

They have received two donations; one from Bob Nelson, Sr. which consists of 12 boxes of 35mm slides and a projector of George Hunter's travels, and the second one from Gary Richards which consists of a 1907 poster for the First Annual Ball of the Hiawatha Hose Company. ***It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to accept these two donations. Aye – All. Motion carried.***

Mike Runge is hiring two interns for the summer.

They received final proofs for the trolley brochure.

The compactor storage will be installed on May 17th, 2010.

The re-interment of the remains found on Taylor Avenue is still pending.

Budget: Commission representatives: Ronda Feterl, Darin Derosier Matt Pike.
No report.

Cemetery/GIS: Commission representatives: Steve Olson, Mary Ann Oberlander and Mike Olsen.
No report.

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.
Ms. Oberlander reported that they are working at getting the HARC Project moving forward. They also have many summer programs planned.

Chamber of Commerce: Commissioners Darin Derosier and Willie Steinlicht.
Mr. Steinlicht reported that they discussed Kool Deadwood Nites and whether the event should be bid out.

Days of '76: Commissioner Mike Olsen.
Mr. Mike Olsen reported on the following:

The Days of '76 Museum Board met and the approval from the Federal DOT needs to be approved by the State, as they have to approve all the plans for the new museum, but it seems to moving forward.

Debra Gangloff is still working the NEH and Kresge Challenge Grants.

Debra Gangloff delivered some of the artifacts to conservators in Denver and Sante Fe. This is being paid for by the "Save America's Treasures Grant".

Mike Guilbert was elected to the Days of '76 Museum Board.

The auction during Wild Bill Days will be at The Lodge at Deadwood and they are letting the Days of '76 set up a booth and will allow them to ask for donations.

The Days of '76 Exhibit Committee met and they are still struggling with the lighting for the exhibits, but they feel they have come up with a solution to the problem.

Neighborhood Housing Services: Commissioner Willie Steinlicht.
No report.

Planning and Zoning: Commissioner Mike Olsen.
No report.

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

Mr. Kuchenbecker reported that he would be in Pierre for the next few days attending the annual conference of the S.D. State Historical Society.

New furniture has arrived.

Registrations are coming in for the Symposium. All Commissioners were encouraged to attend.

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 Derosier adjourned the meeting at 5:45 pm.

ATTEST:

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