

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 09, 2008 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to order – Chair Willie Steinlicht
2. Review minutes.
3. Voucher approval.
4. Old Business
 - a. 128 Williams Street – Addition – Bryan and Robin Arsaga
 - b. Deadwood Mountain Grand update – Wayne Lund
5. New Matters before the Deadwood Historic District Commission
 - a. 601 Main Street – Awning fabric – Rich Turbiville
 - b. 95 Sherman Street – Door & Stucco – Packhorse Liquor
 - c. 681 Main Street – Façade Reconstruction – James Lushbough
6. New matters before the Deadwood Historic Preservation Commission
 - a. 67 Taylor Avenue – Porch rehabilitation – Rich Turbiville
 - b. 12 Washington Street – Replace porch steps – Jan Heffron
 - c. 308 McGovern Hill Road – Demolition – Donald Hansen
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

Executive Session – Contractual Matters

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, April 9, 2008

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

Absent Historic Preservation Commission: Mary Ann Oberlander and 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, April 9, 2008 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes

It was moved by Mr. S. Olson and seconded by Ms. Feterl to adopt a resolution to approve the minutes of March 26, 2008 as presented. Aye - All. Motion carried.

Agenda Deletion

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to remove item 5c regarding 681 Main Street – Façade Reconstruction – James Lushbough from the agenda. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. M. Olsen and seconded by Ms. Feterl to adopt a resolution to approve the HP Operating Account in the amount of \$19,530.73. 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 \$67,562.87. Aye – All. Motion carried.

OLD BUSINESS

128 Williams Street – Addition – Bryan and Robin Arsaga

Historic Preservation Officer, Kevin Kuchenbecker, explained that per the Commission's request he spoke with former Historic Preservation Officer, Jim Wilson, who said the State was never notified regarding the 2003 discussion of whether the property at 128 Williams Street was contributing or noncontributing. He said he also met with the Arsaga's and Neighborhood Housing Services to discuss which options might be available for their contributing structure through the Revolving Loan Fund and Grant Programs. Mr. Kuchenbecker presented the Commission with a revised drawing from the Arsagas. Ms. Arsaga explained that on the new drawing, they tried to take into account what Mr. Kuchenbecker

suggested, by not changing the façade of the house and eliminating the addition in the front of the house. She said they added a deck, which was originally on the house, but had been taken down for safety purposes. She explained that they would still bump out the basement and have garages underneath so they could achieve changing the overall look of the front of the house, but again, would not change the original façade of the house.

Mr. Kuchenbecker said he thought the Arsagas did a great job of changing and altering the design, so as to address the concerns that were voiced in the original staff report, as well as concurring with the State Historic Preservation Office.

It was moved by Mr. M. Olsen and seconded by Mr. Derosier to grant Project Approval to Bryan and Robin Arsaga at 128 Williams Street for the addition to their home. Mr. S. Olson asked if they would be using the same type of siding on the addition, as is currently on the house, to which Ms. Arsaga said they would. Ms. Feterl expressed her thanks to the Arsagas for their patience on getting approval for the project. ***Aye – All. Motion carried.***

Deadwood Mountain Grand Update – Wayne Lund

Mr. Wayne Lund, from Lund Associates, presented the Commission with renderings of the project and gave an update. He said they have received approval for Phase I from the National Parks Service and are now working on Phase II, which includes architectural features such as windows, siding, etc. He said they have been removing a lot of dirt from the inside and are starting on the pilings for the super truss that goes across and behind the building, allowing for the expansion for the Event Center, which should be done in about 30 days. He added that they substantially changed the parking ramp by lowering it to one level and moved the bridge that was going across. He said they would be using materials on the handrails of the parking ramp to match the material on the slime plant.

Mr. Lund explained that another reason he appeared is that the façade easement that was approved by the Commission was planned for later in the summer, but their engineer said that structurally they need to reinforce the roof before doing anymore work inside. Therefore, they need to step up the schedule on the façade by removing the roof; reinforcing it and putting it back on. He said they would be going out for bids in a few weeks. He went on to say that he spoke with Finance Officer, Mary Jo Nelson, and City Attorney, Jason Campbell, about the process and that the City will actually award the bids; advertise it and award it. He added that the pay requests would come in monthly, and per agreement there is a cap on the budget and anything over that gets paid by the partnership.

Mr. Lund said they hope to have final plans by the next meeting on April 23, 2008 for plan approval. Mr. Lund also reminded the Commission that a portion of the 1.7 million dollars for the façade was for the structural fixing of the area that settled on the front easement. He added that they had hoped they would be farther along with the Parks Service and the tax credits, but a trip to Washington, DC is still being planned and they are hoping that Kevin Kuchenbecker can travel along to assist.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

601 Main Street – Awning Fabric – Rich Turbiville

Kevin Kuchenbecker explained that Rich Turbiville has submitted an application for a Certificate of Appropriateness to replace the fabric on all of the awnings on the front of the building at Mineral Palace

located at 601 Main Street, which is a contributing resource of the National Historic Landmark District. He said the applicant proposes to replace the canvas awning fabric on all the fixed awnings with a weathertyte awning fabric, adding that the proposed changes would not have an adverse effect on the historic character of the building or the historic character of the District. Mr. Kuchenbecker said he was not familiar with the fabric, so he did some research and found it has been used on historic rehabilitation projects across the nation. ***It was moved by Mr. M. Olsen and seconded by Ms. Feterl to grant a Certificate of Appropriateness to the Mineral Palace at 601 Main Street to replace the awning fabric with weathertyte awning fabric. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

95 Sherman Street – Door & Stucco – Packhorse Liquor

Mr. Kuchenbecker explained that Loray Bauer has submitted an application for a Certificate of Appropriateness to replace the front door and re-stucco the exterior of the structure at 95 Sherman Street in the South Deadwood Historic Overlay Zone, adding that the resource was constructed in 1952. He said the proposed changes would not have an adverse effect on the historic character of the building or the historic character of the District. Ms. Bauer said that all doors and windows would be left the same, except for the front door. The Commission told Ms. Bauer they were happy with the improvements that have been made to the building. ***It was moved by Mr. Derosier and seconded by Ms. Feterl to approve the Certificate of Appropriateness for 95 Sherman 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

67 Taylor Avenue – Porch Rehabilitation – Rich Turbiville

Mr. Kuchenbecker explained that Rich and Janet Turbiville are requesting Project Approval to repair and rehabilitate the front porch at 67 Taylor Avenue, a contributing structure located in the Ingleside Historic Overlay Zone, which was built in 1905. He said the applicant proposes to repair and rehabilitate the front porch to the original condition, adding that the proposed changes would not have an adverse effect on the 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 grant Project Approval to Rich and Janet Turbiville at 67 Taylor Avenue for the rehabilitation of the front porch. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

12 Washington Street – Replace Porch Steps – Janice Heffron

Mr. Kuchenbecker explained that Janice Heffron has submitted an application for Project Approval for front step repair and replacement at 12 Washington Street, a contributing structure located in the Ingleside Historic Overlay Zone, which was built in 1895. He said the applicant proposes to build the front steps at the front of the house in wood as shown in historic photographs. He said the steps are currently concrete, which are putting pressure against the house. He added that the project as proposed would not have an adverse effect on the character of the building or the historic character of the National Landmark District. ***It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to grant Project Approval for Janice Heffron at 12 Washington Street for front step repair and replacement. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit D and incorporated herein by this reference.)

308 McGovern Hill Road – Demolition – Donald Hansen

Mr. Kuchenbecker explained that Donald Hansen submitted an application for Project Approval for the demolition of 308 McGovern Hill, a contributing structure located in the McGovern Hill Historic Overlay Zone, which was built in 1940. He said the applicant has applied for approval to demolish the structure and move a modular home into the location. Mr. Kuchenbecker said the Commission needed to look at the following criteria in granting or denying project approval: architectural design, historic significance, general appearance, condition, materials, size and relationship to surroundings, location and visibility. He added that as he looked at this, the McGovern Hill Historic Overlay Zone consists of twelve (12) residential structures, with five of the twelve contributing to the district.

Mr. Kuchenbecker said the house is a very modest vernacular style residential building built just prior to World War II. He said that little is known on the history of the building, but added that Mr. Hansen's father constructed the house. He said the general appearance and condition of the resource is a wood-framed structure with non-historic aluminum siding and original wood double-hung 6-over-1 windows and asphalt shingles, which are in good condition. He said the size of the structure is approximately 24' x 26', and said the resource is an integral part of its immediate surroundings as a small residential neighborhood isolated from the main part of Deadwood.

Mr. Kuchenbecker said that as he reviewed this, the new construction proposed is somewhat visually compatible with the buildings and environment and would be visually related due to numerous changes of other buildings in the vicinity. The height, gross volume and the proportion between the width and height of the façade would make this structure one of the larger ones in the area; however, the materials, textures, colors, trims and the design of the roof would be similar to some of the resources in the area. Mr. Kuchenbecker said the project as proposed would have an adverse effect on the historic character of the building and the historic character of the district due to the retirement of the resource.

Mr. Derosier asked when the house was built, to which Mr. Hansen answered that the first part of the house was built in 1940. Mr. Hansen said he is looking for pictures, but said the original house was a sort of A-Frame, and that some time around 1946 they added an extra bedroom, kitchen and bathroom onto the west side of the house.

Mrs. Hansen said that the last time they had the home appraised, they were told then that it should be torn down because many things such as the wiring were so out of date. She said they would do whatever they needed to do to conform, but they just need and want a nice place to live. Mr. Hansen explained that he grew up in the house in question and that him and his wife acquired the house next door about 12 years ago. He said they also acquired some land from Ponch Wescott and then did about \$30,000.00 worth of excavating to make the lot bigger, adding that they put a new road up to the house, where before you would come out of the house and take stairs down to the road and park on the street. He said they also put in a concrete wall about 200 feet long in preparation for this project. Mr. Hansen went on to say that they have always been told the property was non-historic. He said he is still trying to find a letter he received in 1997 from the City of Deadwood stating the property was non-historic and non-contributing to Historic Preservation.

Mr. Hansen said, again, that around 1997 when they had an appraisal done, they were told the house was worth nothing and should be tore down. He went on to explain that the house was built on old creosote

poles, which are now rotting away, and said it is now to a point where it is probably not safe to live in the home. Mr. S. Olson asked if the Building Inspector, Keith Umenthum, has looked at the house, to which Mrs. Hansen said he has been up there several times. Mr. Kuchenbecker interjected and said he did not believe Mr. Umenthum had ever done an “official” inspection.

Ms. Feterl asked the Hansen’s if they have visited with Mr. Kuchenbecker about monies available for contributing resources, to which Mrs. Hansen said no, but the home is only 700 square feet and is too small, as well as having major foundation problems. Mr. Hansen explained that the main reason they have kept the house going as long as they did, was so his mother could stay in her home as long as she chose to do so.

Ms. Feterl said that she had two thoughts. She said her first thought was that if there were foundation problems that would raise a big red flag. She said the other thought is that the Commission was just successful with another family by adding an addition to a smaller home, which turned out to be a positive thing. She said that she agreed the house is small, but wondered what addition could be put on to make it a more livable and sizable home. Ms. Feterl said the Commission needed to know more on the condition of the home before making a decision. Mr. S. Olson agreed with Ms. Feterl and said he would hate to see the City of Deadwood lose another contributing structure if there are other alternatives. He said that possibly they could put on an addition, but then again, there could be enough issues with the house that would make that a non-viable option.

Mr. Kuchenbecker suggested that over the next two weeks he could go through the house with Keith Umenthum and look at the foundation. At that time, they could report back to the Commission their findings based on the structural integrity of the house. He said that in the meantime, they could discuss with Neighborhood Housing any options available for rehabilitation or restoration of the structure with an addition.

Mr. Derosier said it was very hard for him to make a decision on a home that has been in a family for many years. However, he did feel it would make any decision easier if Mr. Kuchenbecker and Mr. Umenthum officially looked at the house. ***It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to continue this issue until the next meeting on April 23, 2008. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit E and incorporated herein by this reference.)

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE

Joy McCracken introduced the new Deputy Director for Neighborhood Housing Services, Josh Christensen.

Retaining Wall Applications

None.

Revolving Loan Disbursements

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the Revolving Loan disbursements in the amount of \$58,183.16. Aye – All. Motion carried.

Joy McCracken explained the financial report and delinquency report as presented.

Retaining Wall Disbursements

Loan – Mike and Sharon Ragatz – 20 Denver

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the loan of \$3,400.00 at 0% interest for Mike and Sharon Ragatz at Denver Avenue. Aye – All. Motion carried.

Kevin Kuchenbecker noted that the retaining wall bids were awarded at the last City Commission meeting. He said 8 out of 10 have agreed to the bids, adding that one individual is unable to do it at this time due to health and the other one was not pleased with their share of the cost and has declined.

ITEMS FROM CITIZENS NOT ON AGENDA:

COMMITTEE ACTIONS AND REPORTS:

Archeology: Commission representatives: Mike Olsen (chair), Darin Derosier and Willie Steinlicht

Mr. M. Olsen said the committee met last week and said the report on the Chinatown Dig has been delayed yet again. He said it was discovered that there is no contract, so City Attorney, Jason Campbell, is putting together a contract, and all work has been stopped until a contract has been drawn up.

Mr. Olsen also reported that the remains found on Taylor Avenue are still in Minnesota.

Mr. Olsen reported that there have been 22 kids that have signed up for the Archaeology Camp.

Archives: Commission representatives: Mike Olsen (chair), Steve Olson, and Matthew Pike

Mr. M. Olsen reported that the Symposium went very well.

Mr. Olsen said there has been a request from the developer at the Round House in Lead to lend them a switch engine that the City of Deadwood has in storage.

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

Ms. Feterl reported that the budget is looking good for 2008. She said that Finance Officer, Mary Jo Nelson, is still working on the supplemental budget. She also reported that they would like to have budget requests in by the 3rd week in May.

Cemetery: Commission representatives: Steve Olson (chair), Mary Ann Oberlander and Matthew Pike

No report was given.

GIS: Commission representatives: Steve Olson (chair), Mary Ann Oberlander, and Matthew Pike

No report was given.

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

Ms. Feterl noted that the scholarship recipient from 2007, Michaela Fundaun, would be one of the Archaeology Camp Counselors. She also noted that there have been eight (8) requests for scholarships and they have chosen Frank Derby.

Ms. Feterl reported that the State has “suitcases” about history that can be checked out. She said we will be designing one for Deadwood.

Ms. Feterl reported that they would be awarding the Outside-of-Deadwood Grants.

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

Adams Museum: Commissioner Mary Ann Oberlander.
No report was given.

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

Days of '76: Commissioner Steve Olson.

Mr. Steve Olson reported that work is continuing on the storage building. He also reported that rehabilitation work on the grandstands has been started.

Neighborhood Housing Services: Commissioner Willie Steinlicht.

Mr. Steinlicht reported that Joy McCracken gave a report on her trip to Salt Lake City.

Planning and Zoning: Commissioner Mike Olsen.

Mr. M. Olsen reported that Planning and Zoning tabled the final plat for Tom Blair to split off a lot for a family member to build a house because the heading on the plat was incorrect.

He said they approved the findings of fact for Russ and Donna Smith for the front yard setbacks at 1 Meverden Street.

He said they also discussed Mt. Roosevelt Road and Stage Run because the Parks Service is going to be granting the City of Deadwood an easement for Mt. Roosevelt Road and a 300-foot stretch to get from Mt. Roosevelt Road into the Stage Run Development.

He also reported that he attended a meeting with Planning and Zoning and Wayne Lund to discuss how the height ordinance could be changed so that it would be more flexible and fit in to the Secretary of Interior Standards more clearly.

Demolition By Neglect: Commissioner Matthew Pike (chair) and Steve Olson.
No report given.

Policies and Procedures: Commission representatives: Matthew Pike (chair) plus entire HPC
No report was given.

Historic Preservation Staff:

Historic Preservation Officer, Kevin Kuchenbecker thanked those who attended the Symposium and said he has had very positive feedback.

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 to executive session for contractual matters at 6:03 pm.

ATTEST:

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