

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, May 28, 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. 2 Dudley Street – Barn Restoration – Richard Morgan
 - b. Lincoln Avenue-Probate Lot 281 – New Construction – Lew Curatolo
5. New Matters before the Deadwood Historic District Commission
6. New matters before the Deadwood Historic Preservation Commission
 - a. 235 Cliff Street – Cabin – Tom Blair
 - b. 288 Williams Street – Outbuilding – Bernard Schuchmann
 - c. Adams Museum & House Update – Mary Kopco
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, May 28, 2008

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

Absent Historic Preservation Commission: None.

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, May 28, 2008 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes

Due to the meeting on May 14, 2008 being postponed to May 21, 2008, there were no minutes available by meeting time.

Voucher Approval

Operating Account:

It was moved by Mr. Derosier and seconded by Mr. S. Olson to adopt a resolution to approve the HP Operating Account in the amount of \$52,365.35. Aye – All. Motion carried.

Bonded Account:

It was moved by Mr. Derosier and seconded by Mr. S. Olson to adopt a resolution to approve the HP Bonded Account in the amount of \$72,666.70. Aye – All. Motion carried.

OLD BUSINESS

2 Dudley Street – Barn Restoration – Richard Morgan

Mr. Morgan appeared before the Commission and presented a list of all the restoration work he is doing at 2 Dudley Street, as well as a list of materials and equipment needed to restore the barn. He said that he is hoping the “third time is a charm.” He said he first appeared in 2006 requesting money to save the barn at 2 Dudley Street, but there was no program available. He said that Kevin Kuchenbecker then implemented a program in 2007. He added that he had to get an engineers assessment, which was \$8,000.00, which led to the \$200,000.00 bids for the barn restoration. He said he has always envisioned this as a do-it-yourself project, and noted his project estimate consisting of materials and equipment in the amount of \$13,000.00. He said he would like this in the form of a grant, which should allow him to get the barn stabilized, jacked up and leveled. He said in a year or two he would have to return and address the retaining wall, but he

wants to get the barn stabilization up and going, which would make it easier to determine what type of retaining wall is needed.

Mr. Steinlicht asked Mr. Kuchenbecker if there was a grant that would cover this, to which Mr. Kuchenbecker stated that there is \$50,000.00 set aside in the Deadwood Treasure's Fund, which has not been used and was designed for this type of project. *It was moved by Ms. Oberlander and seconded by Mr. S. Olson to refer this matter to the Grants Committee. Aye – All. Motion carried.*

Lincoln Avenue – Probate Lot 281 – New Construction – Lew Curatolo

Kevin Kuchenbecker said he sent a continuation letter to Mr. Curatolo and has received a response. He said Mr. Curatolo provided a website, which shows a similar house that was built in Washington State. He added that the pictures give a better view of how the house would fit into the hillside. Mr. Derosier said he felt the project looks good and is a very unique design. *It was moved by Mr. Derosier and seconded by Mr. M. Olsen to approve the Project Approval for the construction of the house on Probate Lot 281 as presented, provided the color of the metal roof is approved by Mr. Kuchenbecker.*

Ms. Feterl asked if the house would be tucked in, to which Mr. Kuchenbecker said it would follow the slope of the land. Ms. Feterl also asked if Mr. Curatolo said what he was going to do about the landscaping and the environs, to which Mr. Kuchenbecker said he stated he wanted to keep as many trees as possible. Ms. Oberlander asked if the landscaping needed to be addressed in the motion, but Mr. Derosier stated he did not feel that the Commission had any jurisdiction regarding landscaping. Mr. Steinlicht said he would find it hard to believe that someone would build this type of house and not address the landscaping.

Mr. Pike asked Mr. Kuchenbecker if he felt the applicant has taken sufficient and reasonable prudent methods to avoid the adverse affect, given the design alternatives. Mr. Kuchenbecker said his staff report stated that it does not damage or destroy any historic resources, noting his concern was the encroachment, but after reviewing the new information he has a better comfort level that it will blend into the hillside. He added that it will change and alter the grid pattern of the rhythm of the houses in the area, but does not believe there is an opportunity to put a house on that lot without removing a lot of the hillside to continue the rhythm of the houses that are already there. Mr. M. Olsen asked Mr. Derosier if he would consider amending the motion to include landscaping. *Mr. Derosier said he would, but did not feel it is in the Historic Preservation Commission's jurisdiction to determine what kind of plants and trees he puts in or what type of landscaping he does. However, he added that if Mr. Curatolo wanted to present a landscaping plan, he could. Aye – All. Motion carried.*

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

235 Cliff Street – Cabin – Tom Blair

Mr. Kuchenbecker said the applicant is requesting Project Approval to install one (1) 12' x 16' cabin at 235 Cliff Street in the Pluma Planning Unit, which is a new construction. He said the applicant is proposing to install one (1) additional cabin at the entrance of the campground, noting that in June 2006 the applicant applied to install three (3) cabins; however, only two were installed at that time. He said

approximately one week ago the third cabin was installed, but the Project Approval had expired; therefore he is requesting approval for the third cabin at the entrance of Whistler Gulch. Mr. Tom Blair was available for questions. ***It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to grant Project Approval to install one (1) 12' x 16' cabin at 235 Cliff Street. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

288 Williams Street – Outbuilding – Bernard Schuchmann

Kevin Kuchenbecker explained that the applicant is requesting Project Approval for the removal of a decayed wooden garage, and to clear, flatten and pave the driveway back to the existing property at 288 Williams Street located in the Forest Hill Planning Unit, which is a noncontributing structure built in 1885. He said the applicant proposes to retire the garage, noting that Project Approval was granted in June 2006 subject to the archaeological survey and recordation documentation, which has been completed; however, the Project Approval has expired. ***It was moved by Mr. M. Olsen and seconded by Mr. Derosier to grant Project Approval to Bernard Schuchmann at 288 Williams Street for the removal of the garage. Aye – Derosier, Feterl, Oberlander, M. Olsen, S. Olson and Steinlicht. Abstain – Pike. Motion carried.*** (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

Adams Museum & House Update – Mary Kopco

Mary Kopco appeared before the Commission with the following updates on activities for the Adams Museum and the Adams House.

She said she was sad to report that Tom Dunn, Chair at the Adams Museum for the past several years, took a job in Colorado; therefore had to resign from the board. She said the board elected David Wolff as the new Chair, noting that Terri Keene remains as Vice Chair and Carla Caneva as Secretary-Treasurer, with the newest board member being Lynell Geinger. She said they are looking for yet another board member to join Jim Dunn, Marci Shama, Bob Sjomeling and Mary Ann Oberlander.

The Adams Museum and the Adams House has converted their database to PastPerfect Software in conjunction with Historic Preservation, noting that partial funding was received from the Institute of Museum and Library Services.

They completed an exhibit on archaeology in Deadwood called “Digging Deadwood.” She said their exhibits curator is currently working on an exhibit about the post-1879 fire and how Deadwood evolved from a mining camp into a high-tech community. She added that Carolyn Weber has installed a new exhibit on the mezzanine that focuses on the Homestake Adams Research and Cultural Center.

They were featured in a two-page article in Wild West Magazine in the April edition and featured in True West Magazine where they were named one of the “top 10” western museums.

They have also been working extensively with a documentary film company that was hired by HBO to repackage the three seasons of the Deadwood Series that will come out this summer, which focuses on Deadwood after the 1879 fire up to the present.

This summer Hank Harris will be performing every Tuesday and Wednesday at the Adams Museum from his Deadwood Songbook CD. Also, SDPTV is partnering with the museum and the Lead Opera House to

film Hank Harris and all the musicians that worked on the two CDs, noting that they will be doing a DVD from that, doing extensive interviews about the history of music in Deadwood. She said this would air during their fundraiser in the fall.

Gordy Pratt will appear as Seth Bullock in the month of July.

They are partnering with Historic Preservation to offer an archaeology camp for kids, which has been very popular.

Ms. Kopco introduced Brantley Partin, Adams House Curator who is a recent graduate from the University of North Carolina with a Masters Degree in History. Mr. Partin presented the Commission a 2009 calendar with “never-before-seen” photographs from the Homestake Collection. She said that Mr. Partin has been spearheading a five-year program called Adams Art.

This summer they will be hosting a lunch series on the second Friday of each month, noting that this year Jerry Bryant will be talking about his new research on Al Swearingen and the Deadwood brothels.

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE

Retaining Wall Applications

None.

Revolving Loan Disbursements

None.

Joy McCracken explained the financial and delinquency reports for April.

Retaining Wall Disbursements

None.

Loan Requests

Loan Request – Bryan and Robin Arsaga – 128 Williams

Ms. McCracken explained that the Arsagas are doing extensive work to their property and are asking for a loan to cover their Life Safety items in the amount of \$28,050.00. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to grant the loan, not to exceed \$28, 050.00, to Bryan and Robin Arsaga at 128 Williams, 0% Life Safety. Aye – All. Motion carried.*

Loan Request – Adrian and Annette Hoines – 65 Forest

Ms. McCracken explained that this loan request is for a retaining wall. She said their portion of the retaining wall is \$2,050.00 and is Life Safety. *It was moved by Mr. Derosier and seconded by Mr. M. Olsen to approve the loan at 65 Forest of \$2,050.00, 0% Life Safety. Aye – All. Motion carried.*

Loan Request – Jeff and Lauren Trouton – 59 Van Buren

Ms. McCracken explained that they have done a lot work at 59 Van Buren. She said they separated out the Life Safety in the amount of \$17,600.00 and the preservation at \$11,700.00 at 5%. *It was moved by*

Mr. M. Olsen and seconded by Mr. S. Olson to approve the loan of \$17,600.00, Life Safety, 0% to Jeff and Lauren Trouton at 59 Van Buren. Aye – All. Motion carried.

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the loan amount of \$11,700.00 to Jeff and Lauren Trouton at 5% for 59 Van Buren. 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.
No report.

Chamber of Commerce: Commissioners Willie Steinlicht and Darin Derosier.
Mr. Steinlicht reported there would be no bed races for Wild Bill Days.

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 that there was no meeting due to lack of a quorum.

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 the following times for a retreat: June 4, 2008 from 7:00 to 9:00 pm and June 11, 2008 following the regular meeting.

Historic Preservation Staff:

Historic Preservation Officer, Kevin Kuchenbecker, presented a schedule for budget meetings.

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 5:40 pm.

ATTEST:

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