

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, June 11, 2008 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to order – Chair Willie Steinlicht
2. Election of Officers
3. Review minutes.
4. Voucher approval.
5. Old Business
 - a. 2 Dudley Street – Barn Restoration – Richard Morgan
6. New Matters before the Deadwood Historic District Commission
7. New matters before the Deadwood Historic Preservation Commission
 - a. Hire Danielle Bellet – Archives Intern
 - b. 1938 Switch Engine Loan to Lead Roundhouse – Archives Committee
 - c. 12 Washington Street – Shack Removal – Janice Heffron
 - d. 7 Spring – Window/Roof removal/replacement – Lee Stier
8. Revolving Loan Fund/Retaining Wall Grant Update.
 - a. Retaining Wall Applications
 - b. Revolving loan disbursements
 - c. Retaining Wall disbursements
9. Items from Citizens not on agenda.
10. Committee Actions and Reports
11. Staff Report
12. Other business
13. Adjournment

Executive Session – Legal/Contractual Matters

HPC Retreat immediately following Executive Session

**CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION**

Wednesday, June 11, 2008

Present Historic Preservation Commission: Darin Derosier, Ronda Feterl, Mary Ann Oberlander, Mike Olsen, Steve Olson, and Willie Steinlicht. Late: 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, June 11, 2008 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Election of Officers

It was moved by Mr. Derosier and seconded by Mr. M. Olsen to nominate Mr. Steinlicht as chairman. Aye – All. Motion carried. It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to cease nominations. Aye – All. Motion carried.

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to nominate Mr. Derosier as vice-chairman. Aye – All. Motion carried. It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen to cease nominations. Aye – All. Motion carried.

Thank You Letters

Mr. Steinlicht read thank you letters from Grace Lutheran Church, the Lead-Deadwood School District and Trinity Methodist Church. Mr. S. Olson added that he read in the newspaper that the State Historical Society grants were awarded from the Deadwood Fund.

Review Minutes

It was moved by Mr. M. Olsen and seconded by Mr. Derosier to approve the minutes from May 21, 2008. Aye – All. Motion carried.

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the minutes from May 28, 2008. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. M. Olsen and seconded by Mr. Derosier to approve the HP Operating Account in the amount of \$31,042.33. Aye – All. Motion carried.

Bonded Account:

It was moved by Mr. M. Olsen and seconded by Mr. Pike to approve the HP Bonded Account in the amount of \$230,998.80. Aye – All. Motion carried.

OLD BUSINESS

2 Dudley Street – Barn Restoration – Richard Morgan

Historic Preservation Officer, Kevin Kuchenbecker, noted the memorandum regarding the discussion with the Advocacy, Public Education, Recognition and Grants Committee. He said they reviewed the request for funding in the amount of \$13,000.00 to assist in the barn restoration at 2 Dudley Street, which is a contributing resource. He said they recommend approval with the use of the “Save Deadwood’s Treasures Fund” that was set aside for 2008 with the following stipulations:

- I. Grant made available for barn restoration only in the amount of \$13,000.00.
- II. The grant funds would be available on a reimbursable basis with proper documentation.
- III. The work on the barn rehabilitation must be maintained following the Secretary of Interior Standards for Rehabilitation.
- IV. The recipient grants a 50-year preservation easement on the property that protects the historic resource. The easement will provide assurance to the owner of the historic property that the property’s intrinsic values will be preserved through subsequent ownership.

It was moved by Mr. Derosier and seconded by Ms. Feterl to approve the grant at 2 Dudley in the amount of \$13,000.00 with the previously stated stipulations. Aye – All. Motion carried.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

Hire Danielle Bellet – Archives Intern

It was moved by Ms. Oberlander and seconded by Mr. M. Olsen to recommend to the City Commission the hiring of Danielle Bellet as a part-time summer intern beginning June 17, 2008 at \$7.50 hr. Aye – All. Motion carried.

1938 Switch Engine Loan to Lead Roundhouse – Archives Committee

Mr. Kuchenbecker explained that the Archives Committee received a request from the Roundhouse in Lead, SD for the 1938 Switch Engine. He said that Mike Runge found in his research that the City of Deadwood did in fact own the engine. He noted the proposed agreement that was drafted by City Attorney, Jason Campbell, stating it would be on loan for 10 years and renewable thereafter. He added that the Roundhouse would be responsible for moving the engine, as well as any restoration work and that they would have to appear before the Historic Preservation Commission for approval before doing any work to the engine.

Ms. Feterl questioned if Article XII would cover the fact that either party could terminate the agreement. Mr. S. Olson asked if they would be responsible for returning the engine at the end of the lease, to which Mr. Campbell noted that Article IX and Article XII both covered that issue. Mr. Steinlicht said his

concern from the onset was if something was done with the Engine House in Deadwood, noting it should be displayed there. Mr. Kuchenbecker said he would hate to see the Roundhouse spend several thousand dollars to build a shelter for it, put it on display and then 18 months be told to bring it back, even though the option would be there. Mr. M. Olsen noted that Deadwood would also have to spend the money to build protection for it, adding that the committee's thought process was that it would be on display and would be taken care of.

Ms. Feterl asked if the Roundhouse was actually researching the engine and if Deadwood could approve that research. Mr. Derosier stated that the only purpose for the engine house was to house the engine, and wondered what the building would be used for if the engine was moved. Mayor Toscana stated that at the retreat meeting it was noted that a committee should be formed to look at all of Deadwood's buildings. Ms. Feterl said that at the retreat, there were ideas thrown out for the engine house and wondered if they were moving too quickly on loaning out the engine. Mayor Toscana said he had no problem loaning the engine, as it would get more public exposure than where it is now. He stated that it is not being given away and it could be returned. Mr. Steinlicht said if it does go to Lead a bronze plaque should be placed on it stating that it is on loan from the City of Deadwood. ***It was moved by Mr. S. Olson and seconded by Ms. Feterl to continue this issue for two weeks so it could be discussed at the next retreat. Aye – All. Motion carried.***

12 Washington Street – Shack Removal – Janice Heffron

Kevin Kuchenbecker said the applicant has submitted an application for Project Approval for the removal of the existing garden shed at the rear of 12 Washington Street; a contributing structure circa 1895 in the National Landmark District. He said staff reviewed the 1993 Architectural Survey, which listed the shed as contributing and built in 1898; however, in reviewing the Sanborn Insurance Maps, the shed disappears. He added that he found no evidence of the shed being where it is now in 1898. Mr. Kuchenbecker said that based on the insurance maps and the condition of the shed, the proposed work would not encroach upon, damage or destroy the character of the house or have an adverse affect to the character of the district. ***It was moved by Mr. M. Olsen and seconded by Mr. Derosier to grant Project Approval to Janice Heffron at 12 Washington Street for the retirement of the shed following proper recordation of the resource. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

7 Spring – Window/Roof Removal/Replacement – Lee Stier

Kevin Kuchenbecker said the applicant is requesting Project Approval to replace three windows and the roof at 7 Spring Street located in Large's Flat; a noncontributing building built in 1988. He said the applicant proposes to replace three windows on this modern house with aluminum-clad casement windows by Marvin Windows, adding that this would assist with egress needs for the structure. The applicant is also requesting permission to remove the shake roofing material and replace it with a 29 gauge steel pro-panel II metal roof. He said the proposed work would not encroach upon, damage or destroy a historic resource or have an adverse affect on the character of the building or the district. ***It was moved by Ms. Feterl and seconded by Mr. M. Olsen to grant Project Approval at 7 Spring Street for the replacement of three (3) windows and roof as presented. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE

Retaining Wall Applications

None.

Revolving Loan Disbursements

It was moved by Mr. Derosier and seconded by Mr. S. Olson to approve \$3,500.00 for the Revolving Loan Fund Disbursements. Aye – All. Motion carried.

Joy McCracken explained the financial and delinquency reports for April.

Retaining Wall Disbursements

None.

ITEMS FROM CITIZENS NOT ON AGENDA:

None.

COMMITTEE ACTIONS AND REPORTS:

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

Kevin Kuchenbecker reported that the Committee has met and is working with SARC to finish the Chinatown exhibit. He also reported that a preliminary report has been received on the skeletal remains.

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

Mike Runge is working with the interns and reported he has found some written documentation from May 5, 1876. Mr. M. Olsen added that Mike Runge will be taking his interns to the engine house to do a thorough inventory of all things that are stored in that building.

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

Commissioner Georgeann Silvernail is the new member.

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.

The committee recommended action on the following items:

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the extension of the grant to the Black Hills Mining Museum until September 1, 2008. Aye – All. Motion carried.

It was moved by Mr. S. Olson and seconded by Mr. Derosier to grant an extension to the Hot Springs Citizens for Progress through June 30, 2008. Aye – All. Motion carried.

It was moved by Mr. Derosier and seconded by Mr. M. Olsen to approve the sponsorship of \$500.00 from the Advocacy Budget to sponsor the West River District Conference. Aye – All. Motion carried.

Mr. Kuchenbecker noted that during the first round of grant considerations, the Old Fort Meade Museum was granted a \$12,500.00 Outside-of-Deadwood Grant; however, after further review of the proposed project they have declined the grant. Additionally, the Morris Grand Theatre in Hot Springs has declined a loan, in an amount up to but not to exceed \$30,000.00, offered to them during the first round of grant considerations.

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

Adams Museum: Commissioner Mary Ann Oberlander.
There will be a tour of the HARC building on June 25, 2008 at 4:30 pm.

Chamber of Commerce: Commissioners Willie Steinlicht and Darin Derosier.
The Chamber had some discussion regarding window signage. Mr. Derosier stated that there are a lot of illegal signs on Main Street and they are concerned that it is looking rather tacky, adding that the City will have to enforce this if the businesses do not voluntarily remove them.

Days of '76: Commissioner Steve Olson.
The storage building is coming along very well and the revolver was received and will be on display at the Wild Bill Hickok Days.

Neighborhood Housing Services: Commissioner Willie Steinlicht.
Commissioner Silvernail reported that they received a \$400,000 loan and grant from Rural Development; \$300,000 loan and \$100,000 grant.

Planning and Zoning: Commissioner Mike Olsen.
Mr. M. Olsen reported that they verified a phone vote to approve two signs for Segway, they approved temporary signs for a vendor at 175 Sherman Street during the motorcycle rally, and they had a lengthy discussion about a gentleman who was looking to buy a home on Williams Street and turn it into a Bed and Breakfast. He said the problem was there was not enough sufficient parking and the Commission thought there would be too many problems with that. In addition, there was some discussion regarding a proposal of turning the old NHS building into a five-bedroom, two-bathroom dormitory, which is not currently covered in the zoning laws.

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.

Historic Preservation Staff:

Mr. Kuchenbecker reported on a letter from SSG regarding a proposed cell tower at 531 Main Street.

Mr. Kuchenbecker presented a proposed schedule for Preservation Thursday.

OTHER BUSINESS:

Mr. Derosier said that Gary Keehn is doing more than just maintenance on the apartments he is working on at the upper Main Street location. He said he has never come before the board. Mr. Kuchenbecker said he would follow up on that.

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 to executive session for legal/contractual matters with no action to be taken.

ATTEST:

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