

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, July 23, 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. 1902 Castin & Blessing Soda Fountain – Loan Request – Matt Ramsey
5. New Matters before the Deadwood Historic District Commission
 - a. 700 Main Street – Masonry & Parapet Repairs – Franklin Hotel
6. New matters before the Deadwood Historic Preservation Commission
 - a. 58 Madison Street – Remove step covering & back addition – Lester Gallatin
 - b. 366 Williams Street – Stairs & Hand railing – Eric Whitcher
 - c. 20 Pleasant Street – Patio & Cover – Robert Thorp
 - d. Cemetery Headstone Grant Applications
 - e. Purchase camera and equipment for Archives
7. Revolving Loan Fund/Retaining Wall Grant Update.
 - a. Retaining Wall Applications
 - i. 128 Williams Street – Brian Arsaga
 - b. Wood Windows Program – Policy Guidelines Recommendation
 - c. Revolving loan disbursements
 - d. 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, July 23, 2008

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

Absent Historic Preservation Commission: Mary Ann Oberlander and Steve Olson.

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, July 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 Ms. Feterl to approve the minutes from July 9, 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 \$31,721.76. Aye – All. Motion carried.

Bonded Account:

None.

OLD BUSINESS

1902 Castin & Blessing Soda Fountain – Loan Request – Matt Ramsey

Historic Preservation Officer, Kevin Kuchenbecker, explained that City Attorney, Jason Campbell, had drafted a proposed lease agreement. Mr. Pike said there were a number of minor errors that he would like changed. Mr. M. Olsen noted that at the last meeting it was agreed to that both the Mayor and Kevin Kuchenbecker were to sign the lease agreement. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to recommend to the City Commission to enter into a lease agreement with Lucky Nugget for the soda fountain with said corrections. Aye – All. Motion carried.*

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

700 Main Street – Masonry & Parapet Repairs – Franklin Hotel

Kevin Kuchenbecker explained that the applicant has requested a Certificate of Appropriateness to repair and replace masonry brick on the parapet, which would include a clay tile coping to match the existing

deteriorated coping. This is a contributing structure constructed in 1903. The contractor, Mr. Steve Turnbull, was present. Mr. Kuchenbecker stated that as proposed the project would not encroach upon, damage or destroy the resource, nor would it have an adverse affect on the historic character of the building or the National Historic Landmark District. Ms. Feterl asked when the project would begin, to which Mr. Turnbull replied that it would be around August 12, 2008 and would take approximately two weeks. ***It was moved by Mr. M. Olsen and seconded by Mr. Derosier to approve a Certificate of Appropriateness for the Franklin Hotel at 700 Main Street to repair the masonry and tile on the parapet. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

58 Madison Street – Remove Step Covering & Back Addition – Lester Gallatin

Kevin Kuchenbecker explained that the applicant is requesting Project Approval to paint and remove the front step cover and rear addition at 58 Madison Street; a noncontributing structure in the Ingleside Historic Planning Unit of the City of Deadwood, constructed circa 1900. He also said the house has been modified numerous times with modern alterations, but noted the applicant would like to start reversing the alterations and eventually return it to a contributing structure. Mr. Kuchenbecker said that as proposed the activity does not encroach upon, damage or destroy the resource, nor does it have an adverse effect on the building or the district. ***It was moved by Ms. Feterl and seconded by Mr. M. Olsen to grant Project Approval for paint and removal of front step cover and rear addition at 58 Madison. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

366 Williams Street – Stairs & Hand Railing – Eric Whitcher

Kevin Kuchenbecker explained that the applicant is requesting approval to add a hand railing and rebuild the front steps at 366 Williams Street, a contributing structure in the Forest Hill Historic Planning Unit of the City of Deadwood, constructed circa 1905. He added that the applicant would like to rebuild the front steps and add a hand railing with pillars and spindles painted in a three-color scheme to match the existing exterior paint of the house. He added that the proposed activity does not encroach upon, damage or destroy the resource, nor does it have an adverse effect on the character of the building or the character of the district. ***It was moved by Mr. M. Olsen and seconded by Ms. Feterl to grant Project Approval to add a hand railing and rebuild the front steps at 366 Williams Street. Aye – Derosier, Feterl, M. Olsen and Steinlicht. Abstained – Mr. Pike. Motion carried.*** (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

20 Pleasant Street – Patio & Cover – Robert Thorp

Mr. Kuchenbecker explained that the applicant is requesting Project Approval to install a patio and awning at 20 Pleasant Street, a noncontributing structure in the Highland Park Historic Planning Unit of the City of Deadwood, which was constructed circa 1981. He added that the applicant would like to install a concrete patio for a 7' x 7' hot tub and build an awning with flagstone seating at the rear of the house. He stated that the proposed activity does not encroach upon, damage or destroy the resource, nor does it have an adverse effect on the character of the building or the district. ***It was moved by Mr. M. Olsen and seconded by Mr. Derosier to grant Project Approval to install a patio and awning at 20 Pleasant Street. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit D and incorporated herein by this reference.)

Cemetery Headstone Grant Applications

It was moved by Ms. Feterl and seconded by Mr. M. Olsen to approve the Cemetery Headstone Grant Applications for John Pinkerton (#0801) and Mary Huse (#0802). Aye – All. Motion carried.

Purchase Camera and Equipment for Archives

Kevin Kuchenbecker explained that Mike Runge would like to purchase a digital camera and equipment for the Archives. He noted it would not exceed \$1,500.00 and it is a budgeted item. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to allow the purchase of a digital camera and equipment for the Archives, not to exceed \$1,500.00. Aye – All. Motion carried.*

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE

Retaining Wall Applications

Kevin Kuchenbecker explained the retaining wall application for 128 Williams Street for Bryan and Robin Arsaga. Mr. Kuchenbecker reminded the Commission of the previously approved addition to the right side of this contributing house. He said the wall has been failing and it meets the criteria for acceptance into the program. He said if approved, it would need to go through the normal process; engineered and bid. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to accept the retaining wall at 128 Williams Street into the Retaining Wall Grant Program for Bryan and Robin Arsaga. Aye – All. Motion carried.*

Loan Request – Ruby Mora

Josh Christiansen, from Neighborhood Housing Services, presented a loan request from Ruby Mora at 7 Stewart Street for a foundation. *It was moved by Mr. Derosier and seconded by Mr. M. Olsen to approve the loan for Ruby Mora at 7 Stewart Street in the amount of \$25,000.00 or lowest bid, 0% Life Safety. Aye – All. Motion carried.*

Loan Request – Ferd Balkenhol

Mr. Christiansen said Ferd Balkenhol is requesting an increase on the loan amount from \$8,304.50 to \$13,739.80 because of running into sugar rock. *It was moved by Mr. M. Olsen and seconded by Ms. Feterl to approve the increase in the loan to Ferd Balkenhol at 834 Main Street from \$8,304.50 to \$13,739.80 at 5%. Aye – All. Motion carried.*

Special Needs Windows Application

Mr. Christiansen explained the changes to the application, stating the main changes would be to change it from \$50.00 per window to \$100.00 per window, noting that if windows were repaired it would be \$150.00 and \$25.00 to \$100.00 for the storm doors and screens. Mr. Derosier also noted the change that the \$99.00 fee would be waived. *It was moved by Ms. Feterl and seconded by Mr. Pike to accept the changes to the Revolving Loan Fund regarding policy changes on Special Needs Wood Windows as presented. Aye – All Motion carried.*

Revolving Loan Disbursements

It was moved by Ms. Feterl and seconded by Mr. Derosier to approve the Revolving Loan disbursements in the amount of \$22.00. Aye – All. Motion carried.

Mr. Christiansen reviewed the Balance Sheet, Statement of Revenue and Expenditures and the Delinquency Report.

ITEMS FROM CITIZENS NOT ON AGENDA:

Carlton Spindler – Soda Fountain

Mr. Spindler questioned if any more history had been uncovered on the soda fountain.

850-1/2 Main Street – Window – Darin and Linda Derosier

Mr. Derosier recused himself from this portion of the meeting. Kevin Kuchenbecker explained that the applicant is requesting Project Approval to install a new window on this noncontributing structure in the Upper Main Street Planning Unit. He said they are asking permission to install a new wood window (24” x 38”) on the side of the house. He said the proposed activity does not encroach upon, damage or destroy the resource, nor does it have an adverse effect on the character of the building or the character of the district. *It was moved by Ms. Feterl and seconded by Mr. M. Olsen to grant Project Approval of the installation of a wood window (24” x 38”) at 850-1/2 Main Street. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit E and incorporated herein by this reference.)

Mr. Derosier returned to the meeting.

59 Van Buren – Roof on Deck – Jeff Trouton

Kevin Kuchenbecker explained that the applicant received Project Approval earlier in the year for the addition on the house, a contributing structure located in the Ingleside Historic Overlay Zone, which was built in 1936. He said the applicant proposes to construct a roof over the deck on the addition, which will be on the right-hand side. He said the new addition is offset and clarifies what is new and what is old and is on the inconspicuous side of the resource with minimal loss of historic materials. He said the proposed work and changes would not encroach upon, damage or destroy the resource, nor would it have an adverse effect on the character of the building or the district. *It was moved by Mr. M. Olsen and seconded by Mr. Derosier to grant Project Approval to amend the previous Project Approval, to include a roof on the new deck at 59 Van Buren Avenue. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit F and incorporated herein by this reference.)

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.
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:

Approved their phone vote regarding signage on the ticket booth for the Flaunt Show at the Lucky Nugget.

Approved the relocation of the First Gold Hotel sign to remove it from the State DOT right-of-way.

Keith Umenthum gave information on a temporary banner for a reunion at the Elks.

Approved a new sign for the Deadwood Frontier Club, which used to be B.B. Cody's.

Keith Umenthum gave an update on Mollman's Gas Station. They would like the signs fixed where the old BP part was removed.

Approved a temporary sign for Harley Davidson at the Fairmont Hotel.

Approved a variance request from Chad Blair for his new home on 3 Ryan Road.

Sheree Green and Mel Allen were appointed to the committee to review the Design Guidelines Proposals.

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 the following:

Noted Mike Runge's monthly Archives report and stated what a good job he is doing.

Copies were received of Volume 6 of the Society of the Black Hills Pioneers.

Rick and Margie Olesen consigned, for the auction, the original documentation for the hanging of Charlie Brown in 1897; photograph, death sentence and warrant, jury verdict, and subpoenas. Mayor Toscana suggested that if the Historic Preservation Commission was interested in bidding on this item at the auction that the chairman, the HPC Officer and himself be allowed to set a limit. All Commissioners were in agreement.

OTHER BUSINESS:

Ms. Feterl thanked Mr. Kuchenbecker for sharing positives about Mike Runge and how he has helped so many people and the energy he gives to his work, and that he is a great asset to the City of Deadwood.

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

