

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 13, 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
6. New matters before the Deadwood Historic Preservation Commission
 - a. 250 Highway 14A – New construction / rehab – Gary Schmaltz
 - b. 288 Williams Street – Garage construction – Bernie Schuchmann
 - c. 316 Williams Street – Residential Rehabilitation – Amy & Pete Kirchhevel
 - d. 5 Jackson Street – Retaining Wall Issue – Larry Shama
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, August 13, 2008

Present Historic Preservation Commission: Mary Ann Oberlander, Mike Olsen, Steve Olson, Matt Pike and Willie Steinlicht. Late: Darin Derosier and Ronda Feterl. 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, August 13, 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 Mr. Pike to approve the minutes from July 23, 2008. Aye – Derosier, M. Olsen, Pike and Steinlicht. Abstain: Oberlander and S. Olson. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. M. Olsen and seconded by Ms. Oberlander to approve the HP Operating Account in the amount of \$123,671.82. Aye – All. Motion carried.

Bonded Account:

None.

OLD BUSINESS

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

Historic Preservation Officer, Kevin Kuchenbecker, explained the revised lease agreement prepared by City Attorney, Jason Campbell. He said that Mr. Campbell spoke with the owners of the Lucky Nugget, as well as KKK Ventures, LLC. For technical purposes, *it was moved by Mr. M. Olsen and seconded by Mr. Pike to rescind the motion from the meeting of July 23, 2008 regarding this matter. Aye – Derosier, Feterl, Oberlander, M. Olsen, Pike and Steinlicht. Abstain: S. Olson. Motion carried.*

It was moved by Mr. Pike and seconded by Mr. M. Olsen to recommend to the City Commission to enter into the lease agreement with Lucky Nugget for the soda fountain based upon the proposed lease agreement as presented.

Mr. David Beroza, representing the Lucky Nugget, said they would like more input on some of the lease agreement terms. Mr. Pike asked Mr. Beroza if he was uncomfortable with the current lease agreement, to which Mr. Beroza replied that he was, as they just received the latest version of the agreement that day and he had not had a chance to see what the changes were, nor did Matt Ramsey. He said the agreement did change from the initial one, especially the cost of the lease per month, as well as other technical items. Mr. Pike said if they would like more time to review the lease, *he would withdraw his motion and substitute it with a motion to continue the matter to the next meeting to give them more time to hammer out the details.* Mr. Beroza said they would also like to have their contractor look at the soda fountain. *Mr. M. Olsen seconded the motion. Aye – All. Motion carried.*

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

250 Highway 14A – New Construction – Rehab – Gary Schmaltz

Historic Preservation Officer, Kevin Kuchenbecker, explained that the applicant is requesting Project Approval to construct an addition and alter the existing structure at 250 South Highway 14A, a noncontributing structure built in the 1950s. He said the applicant proposes to construct a 31' x 60' addition to the existing building. The roofline will match using a colored steel roof over the entire structure. The siding will be cedar to match the existing structure and the entire structure will be stained. There will be five new windows (4' x 7') in the new addition and two new windows (4' x 7') replacing the small existing windows in the existing structure. The proposed work and changes will not encroach upon, damage or destroy the resource nor will it have an adverse effect on the character of the existing building or the historic character of the district. *It was moved by Mr. Pike and seconded by Mr. M. Olsen to grant Project Approval to Gary Schmaltz at 250 South Highway 14A, known as Jack Rabbit Flats as proposed in Case No. 08066. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

288 Williams Street – Garage Construction – Bernard Schuchmann

Kevin Kuchenbecker explained that the applicant is requesting Project Approval to construct a garage at 288 Williams Street, a noncontributing structure located in the National Historic Landmark District. He said the resource was constructed in 1885 and has had numerous alterations and cannot contribute. The applicant proposes to construct a 12' x 32' two-story garage with a deck at the rear of the property, with the roof matching the existing house. It will have asphalt shingles with a 12/12 pitch. The siding will be 6" cement board lap siding and the paint and trim will match the existing house. He said the property is listed as noncontributing; therefore, the proposed work and changes do not encroach upon, damage or destroy the resource, nor have an adverse effect on the historic character of the district. He added that the applicant has complied with the archeological standards and guidelines. *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to grant Project Approval to Bernard Schuchmann at 288 Williams Street as presented in Case No 08067. Aye – Derosier, Feterl, Oberlander, M. Olsen, S. Olson and Steinlicht. . Abstain: Matt Pike. Motion carried.* (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

316 Williams Street – Residential Rehabilitation – Amy & Peter Kirchhevel

Kevin Kuchenbecker explained that the applicant is requesting Project Approval to completely rehabilitate the structure at 316 Williams Street, a contributing resource constructed circa 1880. He said the applicant is proposing to rehabilitate the contributing resource. He said it will consist of exterior rehabilitation including fixing the siding, stucco and painting the exterior of the house, repairing and replacing windows with matching materials and size, new asphalt roof, reconstruction of the front porch based on historic photographs, removal and reconstruction of rear addition due to life safety issues and grading to improve the drainage. He said the proposed changes would not encroach upon, damage or destroy the resource nor have an adverse effect on the historic character of the district. Amy Kirchhevel was present for questions. Ms. Feterl questioned if this home could be rehabilitated since it has sat empty for so long, to which Mr. Kuchenbecker said structurally it is in good condition except for the back. He added that the structure has nice character and a newer foundation. Mr. Kuchenbecker said that in doing research the historic survey in 1972 listed the house as deteriorating and vacant, but sometime between 1972 and the present there has been some work done on it and felt it was restorable. Mr. Derosier asked if they knew of the various grant programs and Mr. Kuchenbecker said they are working with Neighborhood Housing Services. Ms. Kirchhevel said the structure needed a lot of work, but they are very excited about working on it. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to grant Project Approval to Pete and Amy Kirchhevel at 316 Williams Street as presented in Case No. 08068. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

5 Jackson Street – Retaining Wall Issue – Larry Shama

Kevin Kuchenbecker explained that the retaining wall at 5 Jackson Street in the Ingleside Planning Unit was entered into the Retaining Wall Program to replace the wall according to files on June 12, 2000. He added that it was entered into the program on June 14, 2000, but it appears that no activity has taken place since that time. Mr. Kuchenbecker said that on May 20, 2008 the City of Deadwood took emergency measures to remove the loose stone and erect temporary safeguards. He said the front wall does meet the criteria for the Retaining Wall Program and added that there is a rear wall that is deteriorating and is in bad shape that would also meet the Retaining Wall Program, but Mr. Shama would like to move the wall approximately 12' to 15' to expand the parking. Mr. Kuchenbecker said that staff recommends acceptance into the program for the front and rear walls if they are left in their existing locations. Mr. Larry Shama was present for questions.

It was moved by Mr. Pike to accept both the front wall and the rear wall into the Retaining Wall Program in their existing locations.

Mr. Shama stated that in 2000 he received approval to move the rear wall 8' to 10' from the City Building Inspector, Keith Umenthum. He said he also received a letter from former Historic Preservation Officer, Jim Wilson, stating the following: "Sometime in 2000, Keith Umenthum and I visited with you regarding the retaining walls at Jefferson and Jackson. We discussed the potential for a wall grant, which did not materialize at that time due to limited funding. We discussed relocation of the parking lot wall to allow for more off-street parking. If the application had been submitted the staff recommendation would have been that the wall could have been relocated, as this would have no adverse effect on the historic character of the property or the district. ??? that the wall built as stone and that the provision would be made to conceal the trash containers visible from the street." Mr. Shama said he told Keith and Jim that he would make a gate so the trash containers could not be seen. Mr. Shama said that approximately one-

third of the rear wall belongs to the City, but by moving the wall in the parking lot he could possibly get two more cars off the street, as parking is a premium on that corner.

Mr. S. Olson asked if the rear wall would be eligible for the Retaining Wall Grant Program if it were moved, to which Mr. Kuchenbecker said it would not. Ms. Feterl asked Mr. Shama if he felt the front portion of the wall was a City problem, to which Mr. Shama said that was his contention, but felt under the Wall Program it could be fixed. Ms. Feterl asked if the front wall would go through the Retaining Wall Program or if it would go through the retaining wall that is allocated already to the City, to which Mr. Kuchenbecker said it would go through the Retaining Wall Program. The Commission concurred that the rear wall would be eligible for the Grant Program if it were left in its current location. Mr. Shama asked if he could get a variance for the rear wall, to which the Commission said as the rules stand now they could not do that. Mr. Shama said he was asking the Commission to change the rules and allow a variance.

Ms. Feterl asked Mr. Shama if his intention was to move the rear wall, to which he said, yes, and if he could financially, feasibly pencil it out he would move it; however, it would be done as cheaply as possible and it would not be historic looking. Mr. Shama added that he would have to haul out approximately 50 truckloads of dirt, to which Mr. Pike said with that, other problems might be encountered such as archeology. Mr. S Olson asked if it would make sense to act on the front wall and continue the rear wall until the Commission could get definitions on what could be done with the rear wall. Mr. Pike said they could enter the rear wall into the motion, contingent on the wall remaining in place. He also added that if Mr. Shama ran into significant problems with moving the wall, he would know he has the rear wall entered and accepted into the program where he has City assistance available to him if he wants it.

Mr. M. Olsen seconded the motion on the floor. Mr. Pike restated his motion to enter both the front and the rear wall at 5 Jackson Street for Shama Properties, LLP and Alcina Brink into the Retaining Wall Program, so long as they remain in their existing locations. Mr. M. Olsen seconded the motion. Aye – All. Motion carried.

Commissioner Pike recused himself from the meeting at this time.

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE

Revolving Loan Disbursements

It was moved by Mr. M. Olsen and seconded by Ms. Feterl to approve the Revolving Loan Fund Disbursements in the amount of \$1,100.00. Aye – All. Motion carried.

Joy McCracken, from Neighborhood Housing Services, reviewed the Delinquency Report.

Loan Request – Matt Pike and Francy Foral

Joy McCracken explained the loan request for Matt Pike and Francy Foral for roof replacement, gutters and downspouts. ***It was moved by Mr. Derosier and seconded by Mr. M. Olsen to approve the loan for Matt Pike and Francy Foral at 35 Lincoln in the amount of \$11,237.00 at 5% interest. Aye – All. Motion carried***

Commissioner Pike returned to the meeting at this time.

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
Mr. M. Olsen reported on the following:

Mike Runge and a couple of volunteers are going to do an inventory at the Engine House on Tuesday.

Kevin Kuchenbecker has been in contact with Mary and Gail at the museum and they are interested in using some of the windows from the Methodist Church at the HARC Building for room dividers, as well as getting them back on display.

Mike has started using the PastPerfect Software, and as always, is doing a great job.

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.

Ms. Oberlander reported selections have been made for the Wall of Fame and the revealing will take place in October.

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.

Mr. S. Olson reported that the Ft. Pierre to Deadwood wagon train would be arriving in Deadwood on Friday at noon, as well as the wagon train from Cheyenne and one or two wagons from Sidney, Nebraska. Mr. Olson also reminded everyone about the Gun and Western Show and Auction that is taking place at the Pavilion.

Neighborhood Housing Services: Commissioner Willie Steinlicht.
No report.

Planning and Zoning: Commissioner Mike Olsen.
Mr. M. Olsen reported on the following:

They approved the final plat at Deadwood Resort to split it into two separate properties on Cliff Street

They approved The Mint to replace the existing sign in front of their building with a new sign that will be the same size and will hang from the same bracket.

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.

Mr. Steinlicht reported that he has been appointed to a committee to look at city-owned properties.

Historic Preservation Staff:
Mr. Kuchenbecker reported on the following:

He will be having a meeting with the selection committee to review the design guidelines.

On September 4, 2008 at 11:00 am there will be a check presentation in Belle Fourche for the Tri-State Museum.

Friday, September 5, 2008, the Historic Preservation budget will be presented to the South Dakota State Historical Society Board of Trustees and everyone is welcome to attend.

He will be coordinating check presentations to the Keystone Historical Society for their project and to Buffalo Gap for their auditorium rehab.

He will start attending the Deadwood Alive 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 5:45 pm.

ATTEST:

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