

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 27, 2008 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to order – Chair Willie Steinlicht
2. Review minutes.
3. Voucher approval.
4. Old Business
  - a. 1902 Bastin & Blessing Soda Fountain – Loan Request – Matt Ramsey
  - b. Recommendation for Design Guidelines – Kevin Kuchenbecker
5. New Matters before the Deadwood Historic District Commission
  - a. 634 Main Street – Windows – A.G. Trucano Co.
6. New matters before the Deadwood Historic Preservation Commission
  - a. Kiwanis Prospector Bowl Request – Rod Galland
  - b. 7 Fillmore Street – Front Door – Liuzuiminda Goodwin
  - c. 37 Jackson Street – Storm Windows – Mike Runge
  - d. 37 Jackson Street – Window Program Application – Mike Runge
  - e. 38 Van Buren Avenue – Siding Program Application – Gene & Roxy Hunter
  - f. South Dakota State Historical Records Advisory Board Appointment – Mike Runge
  - g. Archives acquisition report – Kevin Kuchenbecker
  - h. South Dakota State Historical Society – Budget Presentation – 09-05-08 (Pierre)
  - i. Outside of Deadwood Grant – Check Presentations – Kevin Kuchenbecker
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 27, 2008

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

**Absent Historic Preservation Commission:** Matt Pike.

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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 27, 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. S. Olson to approve the minutes from Wednesday, August 13, 2008. Aye – All. Motion carried.

**Voucher Approval**

**Operating Account:**

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the HP Operating Account in the amount of \$26,648.68. Aye – All. Motion carried.

**Bonded Account:**

None.

**OLD BUSINESS**

**1902 Basin & Blessing Soda Fountain – Loan Request – Matt Ramsey**

Historic Preservation Officer, Kevin Kuchenbecker, explained that he, along with Mr. Beroza, was able to look at the soda fountain for the first time. He added that Mr. Beroza would like to have the owner of The Nugget take a look at the fountain as well, but because of “Kool Deadwood Nites” and other activities he has been unable to do so. By suggestion of Mr. Kuchenbecker, *Ms. Oberlander moved and Mr. M. Olsen seconded to continue this matter. Aye – All. Motion carried.*

**Recommendation for Design Guidelines – Kevin Kuchenbecker**

Mr. Kuchenbecker explained that three firms submitted proposals for the new Design Guidelines for the City of Deadwood. Those three firms were Winter & Company from Boulder, Colorado; The Midwest Company from Pierre, South Dakota; and Collaborative Design Group from Minneapolis, Minnesota. He explained that the committee was made up of representatives from the Planning and Zoning and Historic

Preservation Commissions. He said the committee reviewed all three proposals and voted unanimously to recommend to the Commission to enter into a contract with Winter and Company from Boulder, Colorado in the amount of \$74,975.00 to develop the design. *It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to recommend to the Deadwood City Commission to enter into a contract with Winter and Company in the amount of \$74,975.00.*

Mr. Derosier asked if adopting this guideline would help avoid future lawsuits, to which Mr. Kuchenbecker explained it would help, but not necessarily prevent them. Mr. Derosier also asked if there was such a guideline in the past, to which Ms. Feterl said former Historic Preservation Officer, Mark Wolfe, put one together many years ago. Mr. Derosier asked if this expenditure was to upgrade the current guidelines, to which Mr. M. Olsen said it was, but also to expand them. Mr. Derosier said he was having second thoughts about this expenditure since so many other things had been cut from the budget, wondering if it was necessary at this time and if it was money well spent.

Mr. M. Olsen responded by saying that he felt it was necessary, because the Commission needed more clarity and it would be more easily understood for all parties concerned. Ms. Feterl said she felt it would help with a direction. City Commissioner, Lenny Schroeder, said he understood there was more than one quote and wondered if it would be a better idea to go with the low bidder, to which Ms. Feterl responded that the low bidder had little experience.

Mr. Derosier said he did not feel it was necessary to go with the lowest bidder, but still wondered if the whole process is a necessity at this time. Mr. Kuchenbecker explained it was a Request for Proposals and not an actual bid. He went on to explain this proposal was in the middle as far as cost and said the Committee felt that Winter and Company had the most experience and could provide the best product. Ms. Feterl added that they have wanted Planning and Zoning and Historic Preservation to work more cohesively and the proposal has a guideline on how to do that. She said it also expands beyond the downtown area. *Aye – All. Motion carried.*

## **NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION**

### **634 Main Street – Windows – A. G. Trucano Co.**

Kevin Kuchenbecker explained that the applicant is requesting a Certificate of Appropriateness to replace two windows at 634 Main Street in the Deadwood City Historic Planning Unit, a resource constructed in 1939. He said the applicant would like to replace two deteriorated wood windows with two matching wood windows on the upper floors of the apartment. He also said the proposed project does not damage, destroy or encroach upon the resource nor have an adverse affect on the character of the resource or the district. *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to grant the Certificate of Appropriateness to 634 Main Street as presented in Case No. 08071. 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**

### **Kiwanis Prospector Bowl Request – Rod Galland**

Rod Galland, representing the Kiwanis, appeared before the Commission to make a formal request for sponsorship of the 17<sup>th</sup> annual Prospector Bowl in the amount of \$1,000.00. He presented the Commission a copy of the brochure that they hand out at the Prospector Bowl each year. He stated that

they have added a 5<sup>th</sup> and 6<sup>th</sup> grade tackle football game this year, as well as a Native American Dance Team. Mr. Galland also explained that they printed approximately 20,000 brochure jackets in 2004 at a cost of \$2,900.00, which Historic Preservation paid for. He said they will need to order more jackets in 2009 and asked the Commission for their consideration in helping with that expense once again. ***It was moved by Mr. M. Olsen and seconded by Mr. Derosier to approve the expenditure of \$1,000.00 to the Prospector Bowl with the funds coming from the Public Education/Advocacy Budget. Aye – All. Motion carried.*** Ms. Oberlander added that a consideration would be made for the reprint of the new jacket brochures. Mr. Galland added that in 2007 the Kiwanis provided \$18,000.00 to the Lead-Deadwood School District in terms of an array of activities and thanked the Commission for their support.

### **7 Fillmore Street – Front Door – Liuzuiminda Goodwin**

Mr. Kuchenbecker explained that the applicant is requesting Project Approval to install a new front door at 7 Fillmore Street, a noncontributing resource located in the Ingleside Historic Planning Unit, which was constructed in 1885. He said the applicant proposes to remove and replace the front door on the house, which will match the existing door as close as possible. He added that this house has had deterioration over the years with the floor settling. There was a new foundation put in and now the front door cannot be closed. The proposed work and changes does not encroach upon, damage or destroy the resource nor have an adverse affect on the character of the resource or the district. ***It was moved by Ms. Feterl and seconded by Mr. M. Olsen to grant Project Approval at 7 Fillmore for a front door as stated in Case No. 08070. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

### **37 Jackson Street – Storm Windows – Mike Runge**

Mr. Kuchenbecker explained that the applicant is requesting Project Approval to replace three (3) storm windows at 37 Jackson Avenue, a contributing structure located in the Ingleside Historic Planning Unit, which was constructed circa 1900. He said the applicant proposes to replace three aluminum storm windows with new storm windows on the front of the house as submitted. He added the proposed project would not encroach upon, damage or destroy the resource, nor have an adverse affect on the character of the building or the character of the district. Mr. Runge was available for questions. ***It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to grant Project Approval to 37 Jackson Street as presented in Case No. 08072. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

### **37 Jackson Street – Window Program Application – Mike Runge**

***It was moved by Mr. M. Olsen and seconded by Ms. Feterl to accept the application of Mike and Brett Runge into the Special Needs Wood Windows Program. Aye – All. Motion carried.***

### **38 Van Buren Avenue – Siding Program Application – Gene & Roxy Hunter**

Mr. Kuchenbecker explained that this was an application for the Siding Program, and that Mr. and Mrs. Gene Hunter are replacing the cedar siding that has been deteriorated beyond repair with a grade “A” cedar wood siding to match. He added that this is a contributing structure that meets the criteria for the program. The proposed project will not encroach upon, damage or destroy the resource nor have an adverse affect and staff recommends acceptance into the program. Contractor, Mark Speirs, was available for questions and explained that they will be stripping the house of its existing lead-based paint. He said this would be done by using a technique with ultraviolet light, which was demonstrated by Bob Yapp at Deadwood’s Preservation Symposium. Mr. Speirs explained that they will replace the deteriorated

portions, but will salvage as much of the original cedar siding as possible. *It was moved by Ms. Feterl and seconded by Mr. Derosier to recommend acceptance to Mr. and Mrs. Gene Hunter at 38 Van Buren to the Siding Program. Aye – All. Motion carried.*

**South Dakota Historical Records Advisory Board Appointment – Mike Runge**

Mr. Kuchenbecker was pleased to announce that Mike Runge has been asked to serve on the South Dakota State Historical Records Advisory Board (SHRAB). He added it would require Mr. Runge to travel four times a year to meetings. *It was moved by Mr. Derosier and seconded by Ms. Oberlander to make a recommendation to the City Commission to allow Mike Runge to participate as a member on the State Historical Advisory Board. Aye – All. Motion carried.*

**Archives Acquisition Report – Kevin Kuchenbecker**

Mr. Kuchenbecker explained the memo regarding the acquisitions from the Firearms and Old West Auction and Show, which was held on August 14-17, 2008. *It was moved by Mr. M. Olsen and seconded by Mr. Derosier to approve the acquisition of the items from the Auction in the amount of \$9,556.00. Aye – All. Motion carried.*

**South Dakota State Historical Society – Budget Presentation**

Mr. Kuchenbecker said the annual presentation of the 2009 Historic Preservation Budget will take place on Friday, September 5, 2008 at 10:00 am in Pierre and anyone interested is welcome to attend.

**Outside of Deadwood Grant – Check Presentations – Kevin Kuchenbecker**

Mr. Kuchenbecker said there will a check presentation on Thursday, September 4, 2008 at 11:00 am at the Tri-State Museum in Belle Fourche. He said there would also be a Southern Hills trip to make presentations in Hill City, Keystone and Buffalo Gap, but he will provide more information when it is available.

**Revolving Loan Disbursements**

*It was moved by Ms. Feterl and seconded by Mr. M. Olsen to approve the Revolving Loan Fund Disbursements in the amount of \$2,619.56. Aye – All. Motion carried.*

**Retaining Wall Grant Disbursements**

*It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the Retaining Wall Grant Disbursement in the amount of \$79,959.10; 8 Burnham - \$57,975.42 and 834 Main Street - \$21,983.68. Aye – All. Motion carried.*

Josh Christensen, representing Neighborhood Housing Services, reviewed the monthly report and delinquency report.

**Revolving Loan – Pete and Amy Kirchhevel – 316 Williams Street**

*It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the loan for Pete and Amy Kirchhevel at 316 Williams Street; \$10,000.00 Life Safety at 0% and \$10,000.00 Vacant Home at 0%, \$43,510.00 Remodel/Repair Loan at 5%. Aye – All. Motion carried.*

**Revolving Loan – Kris and Cristina Creger – 51 Taylor Avenue**

*It was moved by Mr. M. Olsen and seconded by Mr. Derosier to approve the loan for Kris and Cristina Creger at 51 Taylor Avenue, Life Safety in the amount of \$9,130.00 at 0%. 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.  
No report.

Days of '76: Commissioner Steve Olson.  
Mr. Olson announced that Ron Burns has left the Days of '76 Museum to seek employment in Minnesota.  
Mr. Olson also reported that there was an article in the Deadwood Gaming Magazine.

Neighborhood Housing Services: Commissioner Willie Steinlicht.  
No report.

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

Approved a projecting sign at 604 Main Street for the Nugget Sports Bar.

Denied a projecting sign at 612 Main Street because it would have required two variances; one for size and one for location.

Continued a replication of a historic sign at 624-1/2 Main Street so that the owners could work with Mr. Kuchenbecker on developing specific plans.

Approved a projecting sign at 622 Main Street. (Mr. Beroza was present and stated this address should be 608-610, not 622.)

Approved a sidewalk sign at 8 Charles Street for Dakota Coffee to display their new soup items.

Approved a real estate sign at 199-1/2 Cliff Street with a variance for height and size, with the variance lasting no more than one year.

Approved waiving the banner fee for the Parent/Teacher's organization to waive a banner in front of the elementary school.

Approved the final plat for John Williams and Raul Ponce de Leon, for transfer purposes and to clear title to the properties.

Approved the final plat for Bob and Barbara Blue, Jerry Mohr and Sharon Schaefer and Jerry and Linda Bryant at 64, 66 and 74 Cliff Street, which was to clear up title.

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 that he wrote to the Senators urging them to consider funding the Heritage Program within the U.S. Forest Service, and received very complimentary letters back.

Kate Kelley, from Stephanie Herseth-Sandlin's office, rode on the stage coach with the wagon train and congratulated all on an outstanding event.

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:

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