

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 10, 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. Revolving Loan Fund/Retaining Wall Grant Update.
 - a. Retaining Wall Applications
 - i. 58 Pleasant Street – Ken & Donna Kellar
 - ii. 38 Jefferson Street – Fred & Natali Ormiston
 - b. Revolving loan disbursements
 - c. Retaining Wall disbursements
5. Old Business
 - a. 1902 Bastin & Blessing Soda Fountain – Loan Request – Matt Ramsey
 - b. 558 Main Street Parking Lot – Retaining Wall – DWD, Inc.
 - c. 5 Jackson Street – Retaining Wall – Shama Properties, LLP
 - d. 288 Williams Street – Garage Changes – Bernie Schuchmann
6. New Matters before the Deadwood Historic District Commission
 - a. 653 Main Street – Painting – Dan Mueller
 - b. 142 Sherman Street – Addition – David & Greg Akrop / Mary Ann Oberlander
7. New matters before the Deadwood Historic Preservation Commission
 - a. 128 Williams Street – Siding – Bryan & Robin Arsaga
 - b. 60 Terrace Street – Porch – Gerald & Phyllis Pokorney
 - c. 109 Denver Street – Porch Repair / Door / Window – Clint Norman
 - d. 26 Washington Street – Windows / Storm Door – Rebecca Sullivan
 - e. 26 Washington Street – New Door – Rebecca Sullivan
 - f. 18 Guy Street – Deck – Guy Edwards
 - g. 39 Lincoln Avenue – roofing / siding / windows / chimney – Adrian Newkirk, Jr.
 - h. 103 Charles Street – Doors – Gordon Mack
 - i. 200 Charles Street – Roofing – Larry & Linda Fritz
8. Items from Citizens not on agenda.
9. Committee Actions and Reports
10. Staff Report
11. Other business

City of Deadwood

Historic Preservation Commission

Wednesday, September 10, 2008

Present Historic Preservation Commission: Darin Derosier, Ronda Feterl, Mary Ann Oberlander, Mike Olsen, Steve Olson, Matt Pike and Willie Steinlicht. 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, September 10, 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. Derosier to approve the minutes from Wednesday, August 27, 2008. Aye – Derosier, Feterl, Oberlander, M. Olsen, S. Olson and Steinlicht. Abstain – Pike. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the HP Operating Account in the amount of \$70,931.88. Aye – All. Motion carried.

Bonded Account:

None.

Revolving Loan Fund/Retaining Wall Grant Update

Retaining Wall Application – 38 Jefferson Street – Fred & Natali Ormiston

Mr. Kuchenbecker explained the following on the retaining wall at 38 Jefferson Street: The wall at the rear of the property has deteriorated and is beginning to fail. The wall meets the general eligibility for location and meets the criteria for acceptance. The wall is evident on the 1891 Sanborn Fire Insurance maps with part of the wall being part of a structure, and staff recommends acceptance into the program. *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to accept the retaining wall at 38 Jefferson Street for Fred and Natali Ormiston into the Retaining Wall Program. Aye – All. Motion carried.*

Retaining Wall Application – 58 Pleasant Street – Ken & Donna Kellar

Mr. Kuchenbecker explained the following on the retaining wall at 58 Pleasant: The wall at this location has deteriorated and is beginning to threaten the historic resource, as it is within six inches of the building. This is a contributing structure that meets the general eligibility for location and criteria for acceptance. Staff recommends acceptance into the Retaining Wall Program and believes it should be moved to a priority wall due to the condition of the wall, which is threatening the resource. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to accept the retaining wall at 58 Pleasant Street for Ken and Donna Kellar into the Retaining Wall Program, as well as making it a priority. Aye – All. Motion carried.*

Revolving Loan Disbursements

Joy McCracken presented the Commission with a Cash Disbursement Journal. *It was moved by Ms. Feterl and seconded by Mr. M. Olsen to approve the expenditures in the amount of \$11,684.38. Aye – All. Motion carried.*

Revolving Loan Retaining Wall Grant Disbursement

It was moved by Mr. M. Olsen and seconded by Ms. Oberlander to approve the Retaining Wall Grant Disbursement to Lehman Construction for 20 Denver/Ragatz in the amount of \$24, 154.00. Aye – All. Motion carried.

Revolving Loan Delinquency Report

Ms. McCracken reviewed the Delinquency Report with the Commission.

Revolving Loan Request – 906 Main Street

Ms. McCracken explained the loan request from Terry and Debra Gregory that needs to be refinanced. She said the Loan Committee reviewed this loan request and favorable comments were received. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to approve the refinancing for Terry and Debra Gregory at 906 Main Street in the amount of \$ 18,628.12 at 5%. Aye – All. Motion carried.*

Revolving Loan Request – Substitution of a Personal Guaranty for Hickok’s.

Ms. McCracken said they have received a request to agree to a substitution of a personal guaranty. She said there has been a buyout, so they are asking to substitute partners. She explained that this would put Historic Preservation in a better collateral position, and it would also be subject to closure of the transaction. She added that the Loan Committee reviewed this and favorable comments were received. *It was moved by Mr. Derosier and seconded by Mr. Pike to approve the substitution of personal guaranty for Hickok’s at 685 Main Street, subject to the completion of the transaction. Aye – All. Motion carried.*

Revolving Loan – Record Retention and Destruction Policy

Ms. McCracken made note of the Record Retention and Destruction Policy currently used by Neighborhood Housing. She said since they have moved to their new location they have found the need to purge records that are no longer needed. She said they have a lot of Historic Preservation records that could be destroyed, so she is asking for permission to apply their policy regarding these records. City Attorney, Jason Campbell, stated that he had done some research and suggested that this be presented in the form of a recommendation that could be sent to the State Records Destruction Board, noting that these

records have no further historic value. *It was moved by Ms. Feterl and seconded by Mr. M. Olsen to make the recommendation to send a list to the State Board. Aye – All. Motion carried.*

OLD BUSINESS

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

Mr. Kuchenbecker explained that this item was continued from the last meeting. He said that Matt Ramsey, partner and owner of the Lucky Nugget Gaming Hall, did get a chance to look at the soda fountain; however, he would recommend that this item be tabled until Mr. Beroza and Mr. Ramsey can explore some costs regarding the soda fountain. He added that if this moves forward after further discussion, it can be moved from the table or acted upon. David Beroza was present for questions. *It was moved by Mr. M. Olsen and seconded by Ms. Feterl to table the loan request for the 1902 Bastin and Blessing Soda Fountain. Aye – All. Motion carried.*

558 Main Street Parking Lot – Retaining Wall – DWD, Inc.

Mr. Kuchenbecker explained that this is the final approval for the retaining wall, reminding the Commission that in the spring of 2007 a Certificate of Appropriateness was reviewed for this wall. He said they have looked at a couple different ways of engineering to accomplish this, and ended up with a Shotcrete wall, which the Commission approved in the fall of 2007. He said they were allowed to Shotcrete the wall, adding that they have done additional stabilization and engineering and are now ready to do the final coat. He made note to the rendering of the wall, which was done by “Art By Jonathan” from Jackson Hole, who will come back in a couple of weeks to do additional Shotcrete with an earth tone, as well as adding veins and sculpting to make it look like a natural wall. Ms. Feterl asked when they expected completion, to which Mr. Kuchenbecker said he believed it would be the week of September 21, 2008. *It was moved by Mr. Derosier and seconded by Ms. Feterl to grant final approval for the retaining wall at 558 Main Street as presented.* Mr. Pike asked Mr. Kuchenbecker to explain the final paragraph on the memorandum regarding additional adverse affect. Mr. Kuchenbecker said they removed a lot of the hillside for additional parking, and the low retaining wall failed; therefore, additional hillside was lost after approval was made for that parking. He said the original adverse affect would be the original removal of the hillside. *Aye – All. Motion carried.*

5 Jackson Street – Retaining Wall – Shama Properties, LLP

Mr. Kuchenbecker made note of the correspondence received from Larry and Marcella Shama and Alcina Brick. He reminded the Commission that they entered the retaining wall on Jackson Street into the Retaining Wall Program. He said the Shama’s and Ms. Brick are requesting a waiver of the recapture clause for the mortgage placed on the property. Larry and Marcella Shama were available for comment. Mr. M. Olsen asked if this could be done, and Mr. Kuchenbecker said to his knowledge this has never been done, but it does say in the guidelines that under certain circumstances it may be considered on a case-by-case basis. Mr. Pike said that when he read the correspondence, he felt it was premature to consider the waiver because it is being proposed that it may be necessary at some point in the future, and when and if the property transfer happens from the majority owner to a minority owner who is a resident of that structure, there should be no problem at all to consider the waiver if it is appropriate at that time.

Mr. Shama said the other reason for their request is that they have three children that do not live here and they do not want to pass on a “so-called” debt when they do not owe the money because it is a grant. Mr.

Pike said again, that if something tragic were to happen to both the Shama's it would absolutely be the type of circumstance where a Commission would consider granting a waiver and reiterated that it was a premature request. Mr. Shama said they are not asking for any money, nor are they improving the property. He said all they are doing is preserving what is already there and they are not looking at a material gain; therefore, sees no need for a mortgage. Mr. Pike added that the same rules must be applied to everybody and, again, said a waiver at this point would be premature, but if certain circumstances occurred, that would be the time to consider the waiver. Mr. Shama asked Mr. Pike what the loss would be if they were granted the waiver. Mr. Pike answered by saying, in his mind, that to treat any single resident differently than all the rest, just seems inequitable, but if the circumstances were to occur for a waiver to be necessary, then equity would apply and the request would be considered based on those circumstances. He added that to simply do it arbitrarily at this point seems unnecessary.

Mr. M. Olsen said that he agreed with Mr. Pike, stating that he is also in the Retaining Wall Grant Program for the wall in front of his house and is also under the five-year recapture clause. He said that if he were to pass on during those five years it would come before the Commission to be considered at that point. Mr. Shama asked Mr. Olsen if he had any heirs, to which Mr. Olsen said he does, but does not see any reason, at this point in time, to want a waiver of the five-year recapture clause, adding that the circumstances are just not there. Mr. M. Olsen said he thought about the same concerns as the Shama's have, but the program was explained to him and he knew from the "get-go" before signing on the dotted line that there was a five-year recapture clause. Mr. Shama said he did not know there was a five-year recapture clause when he filled out the application.

Mr. Pike asked Mr. Shama if he has accepted any money from the program, to which Mr. Shama said he had not and said that they don't think they want any of the money if the recapture clause is not waived. Mr. Pike expressed that that would be unfortunate. Mr. Shama agreed it would be unfortunate, but he did not want to tie up perfectly good property for a grant, adding he is not borrowing money from Historic Preservation and is not making any loan or interest payments. Mr. Shama also stated that on the application it says "grant", which means free. Mr. Pike said he agreed with the definition of "grant", but said that can come with a concomitant obligation that carries with this particular grant. Mr. Shama said he and his wife could die in the next five years and he does not want to leave his children with this. Mr. Pike reiterated that his children would not necessarily be stuck with this.

Mr. Derosier added that he was also in agreement with Mr. Pike, and felt there was no reason at this point to waive the clause. Ms. Feterl also said that there is a process, if needed, and would feel more comfortable sticking to that process. Ms. Oberlander said she also agreed, stating that the Commission cannot be looking at the "what-ifs", adding that there is a clause that says circumstances can be considered, but that would be at the time something were to happen and not in advance. Mr. Shama asked what the purpose of the recapture clause was for, to which Mr. M. Olsen explained that the money actually belongs to the taxpayers of the City of Deadwood and the recapture was meant for the following: If a resident had a house and rebuilt the retaining wall, decided to leave the community and put it up for sale, it would no longer make them part of the community. Therefore, it was an attempt to try and avoid having people come in, build a retaining wall and then leave.

Mr. Shama again said it does not state anything about the recapture clause on the application. Mr. M. Olsen said that when you sign the paperwork to enter into the Retaining Wall Grant Program, it states specifically, that there is a recapture clause, as well as how much money the homeowner must "kick in" to

the project. Mayor Toscana said the guidelines spell out the recapture clause, and all grants have conditions on them. Ms. Feterl said if the recapture clause is not on the application, it needs to be considered to be on top of the application, adding that Mr. Shama said he would not have applied had he known it was in there. Mr. Kuchenbecker expressed that it is in the application as part of the guidelines, and that it says HPC may consider circumstances on a case-by-case basis. Mr. Campbell added that on a case-by-case basis, the case has not occurred and that is the problem with the current request. He also stated that everybody is going to die, so that should be a concern and reason for everybody applying for a retaining wall. ***It was moved by Mr. Derosier and seconded by Mr. S. Olson to deny the request asking for the waiver of recapture on Larry Shama's property at 5 Jackson Street. Aye – All. Motion carried.*** Mr. Pike said he would hope Mr. Shama would reconsider the money, as it is there for all the residents, which he is entitled to.

288 Williams Street – Garage Changes – Bernie Schuchmann

Mr. Kuchenbecker reminded the Commission that one month ago they approved a two-story garage at the rear of the residence at 288 Williams Street, which is a noncontributing structure. He said the applicant now proposes to change that from a two-story to a one-story garage. This change will not encroach upon, damage or destroy the resource or have an adverse affect on the historic character of the district. ***It was moved by Ms. Feterl and seconded by Mr. M. Olsen to approve the amendment to the construction of the garage at 288 Williams Street as presented for Bernard Schuchmann in Case #08067. Aye – Derosier, Feterl, Oberlander, M. Olsen, S. Olson and Steinlicht. Abstain – Pike. Motion carried.*** (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

653 Main Street – Painting – Dan Mueller

Mr. Kuchenbecker explained the application for a Certificate of Appropriateness for repainting windows, doors and re-pointing the side of the structure at 653 Main Street, which is a contributing structure built in 1940. He said the applicant would like to repaint the three upper floor front windows, paint the side door and repoint the back wall. He said all painting would remain the same color, adding that it is in the Core District and requires a Certificate of Appropriateness. The proposed activity does not encroach upon, damage or destroy the historic resource nor does it have an adverse affect on the character of the building or the district. ***It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the Certificate of Appropriateness for Dan Mueller at 653 Main Street as presented in Case #08070. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

Commissioner Oberlander recused herself from the meeting.

142 Sherman Street – Addition – David & Greg Akrop/Mary Ann Oberlander

Mr. Kuchenbecker explained that the applicants are requesting a Certificate of Appropriateness to construct a 10' x 22' addition to the rear of the structure located at 142 Sherman Street, which is a contributing structure constructed in 1910. He said the applicants would like to construct a 10' x 22' addition with an overhead garage door, with the addition adjacent to Carney Street. The purpose is to provide access from Carney Street to 142 Sherman Street. The materials used will be concrete, wood framing and concrete siding to match the existing siding on the resource. The applicants anticipate using metal roofing on the addition as well as the existing shed roof. The rear of this property has had several

additions over the years and the proposed activity does not encroach upon, damage or destroy the historic resource, nor does it have an adverse affect on the character of the building or the character of the district. Mr. Kuchenbecker said he knows they have talked with Planning & Zoning Administrator, Bernie Williams, and is unsure if it needs to go before the Planning & Zoning Board, as it could require a setback. ***It was moved by Mr. Derosier and seconded by Mr. S. Olson to approve the Certificate of Appropriateness for the addition at 142 Sherman Street as presented in Case #08071 based on approval from Planning & Zoning. Aye-All. Motion carried.*** (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

Commissioner Oberlander returned to the meeting.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

128 Williams Street – Siding – Bryan and Robin Arsaga

The applicants were available for questions and/or comments. Mr. Kuchenbecker explained that the applicants are requesting Project Approval for replacement of the existing siding on the resource located at 128 Williams Street, which is a contributing structure constructed circa 1939. He said the applicants propose to replace the existing cedar siding on the existing house with siding to match reveal currently on the house. Mr. Kuchenbecker said it is of his opinion that two of the sides are in decent condition and recommend repair rather than replacement; therefore, based on that observation, the proposed work and changes, meaning a complete re-siding, does encroach upon, damage and destroy the resource by replacing materials which may not need to be replaced. However, it does not have an adverse affect on the character of the building or the character of the district. He said the front definitely needs siding, but the north side and west side are in decent shape.

Mr. M. Olsen asked Mr. Arsaga if he would consider replacing the siding only on the front of the building and keeping the siding on the other two sides. Mr. Arsaga said the problem with that is that the existing siding is 5-1/4” and they can only get 8”, so it would not match and would not look good. Ms. Feterl asked the Arsaga’s if they were going to paint or stain, but they said they are not sure at this point in time. Mrs. Arsaga added that the 5-1/4” is no longer available and they could special order 6”, but there is more cost and labor involved. She also mentioned that Building Inspector, Keith Umenthum, said there are different grades of cedar siding and he believed you could get a better grade in the 8” than you could get in a special order on the 6”.

Ms. Feterl said it was her understanding that it does encroach upon the historic resource, but it does not have an adverse affect on the landmark; therefore, did not have a problem with it and wondered why there was a question on this request. She also felt the Arsaga’s have compromised in many ways and this should not be an issue. ***It was moved by Ms. Feterl and seconded by Mr. M. Olsen to grant Project Approval for the replacement of the existing siding at 128 Williams for Bryan and Robin Arsaga as presented in Case #08072.*** Mr. Kuchenbecker stated that he concurred with the motion. He said the guidelines state repair rather than replace when possible, which is where he was coming from when he said it would damage the resource. Mr. S. Olson asked if the existing house currently had 5-1/4” reveal all the way around the house, to which Mr. Arsaga said it does, and added that it is a beveled siding and can only be beveled so much. Mr. S. Olson asked if the 8” reveal would be appropriate to this property, to which Mr. Kuchenbecker said the closer they can come to 5-1/4” the better for the resource because a

wider reveal would look more like a modern structure. *Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit D and incorporated herein by this reference.)

60 Terrace Street – Porch – Gerald & Phyllis Pokorney

Mr. Kuchenbecker explained that the applicants are requesting Project Approval to enclose the porch at 60 Terrace Street, which is a noncontributing resource constructed in 1900. He said the house has sustained modern alterations. The applicant proposes to enclose the existing open back porch with doors and windows, with the porch being 26' long x 9.5' wide. The proposed work and changes do not encroach upon, damage or destroy the resource nor have an adverse affect on the character of the district. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to grant Project Approval to Gerald and Phyllis Pokorney at 60 Terrace Street as presented in Case #08073. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit E and incorporated herein by this reference.)

109 Denver Street – Porch Repair/Door/Window – Clint Norman

Mr. Kuchenbecker explained the application for Project Approval to repair the porch at the rear of 109 Denver Street, which is a noncontributing structure constructed in 1900. The building is noncontributing due to the many alterations. The applicant proposes to add a new storm door and window, fix existing plywood and add new stucco over the exposed plywood. The proposed work and changes do not encroach upon, damage or destroy the resource, nor have an adverse affect on the historic character of the district. *It was moved by Mr. S. Olson and seconded by Mr. Derosier to grant Project Approval for a new storm door and window and stucco replacement at 109 Denver Street as presented in Case #08074. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit F and incorporated herein by this reference.)

26 Washington Street – Windows/Storm Door – Rebecca Sullivan

Mr. Kuchenbecker explained the application for Project Approval to replace four windows and add wood storm doors at 26 Washington Street, which is a contributing structure in the Ingleside Historic Planning Unit built circa 1890. He said the applicant proposes to add two wooden storm doors and replace four (4) first floor windows with double pane, wooden, double hung windows to match the existing windows. The proposed work and changes do not encroach upon, damage or destroy the resource, nor have an adverse affect on the district. *It was moved by Mr. M. Olsen and seconded by Ms. Feterl to grant Project Approval to Rebecca Sullivan at 26 Washington Street as presented in Case #08075. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit G and incorporated herein by this reference.)

26 Washington Street – New Door – Rebecca Sullivan

Mr. Kuchenbecker explained the application for Project Approval to install a new French door on the west side of the house located at 26 Washington Street, a contributing structure in the Ingleside Historic Planning Unit. He said the applicant is looking at replacing one window, which was just approved. If she should get approved, she would not put in a new window, but a new French door. The proposed work and changes do encroach upon, damage and destroy the resource and would have an adverse affect on the character of the district due to an inappropriate change by altering the exterior of a contributing structure. *It was moved by Ms. Feterl and seconded by Mr. M. Olsen to deny Project Approval to install a French door on the west side of the house located at 26 Washington Street to Rebecca Sullivan as presented in Case #08076.* Mr. Pike asked if there would be anything else appropriate, to which Mr. Kuchenbecker said possibly a single door could be placed in that area, and said he would be happy to visit with the

applicant regarding this. ***Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit H and incorporated herein by this reference.)

18 Guy Street – Deck – Guy Edwards

Mr. Kuchenbecker said the applicant is requesting Project Approval to extend the existing deck at 18 Guy Street located in the Forest Hill Historic Planning Unit, built circa 1896, which is a noncontributing structure due to the loss of integrity. The applicant proposes to add a 12' x 15' addition to the existing deck on the front of the house. The proposed work and changes do not encroach upon, damage or destroy the resource, nor have an adverse affect on the character of the district. ***It was moved by Mr. M. Olsen and seconded by Mr. Pike to grant Project Approval to Guy Edwards at 18 Guy Street as presented in Case #08077.*** Mr. S. Olson asked if this would have the potential for zoning setback issues. Mr. Kuchenbecker said that Building Inspector, Keith Umentum, has looked at the project, but he would discuss it with Zoning Administrator, Bernie Williams, regarding this issue. ***Mr. M. Olsen amended his motion to include it being subject to review by Planning and Zoning if needed. Second, Mr. Pike. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit I and incorporated herein by this reference.)

39 Lincoln Avenue – Roofing/Siding/Windows/Chimney – Adrian Newkirk, Jr.

Mr. Kuchenbecker explained that the applicant is requesting Project Approval to replace and repair the soffits and fascia, re-roof with architectural grade shingles, remove inappropriate masonite siding and replace with 4" reveal siding. He said after speaking with Mr. Newkirk, he would like to add a chimney at the rear of the house and replace existing modern windows with double-hung windows to match the existing 2nd floor windows. This is a noncontributing resource constructed circa 1880 due to modern exterior siding and the replacement of windows. Mr. Kuchenbecker said as proposed it would reverse those inappropriate changes. He said he would also be placing window hoods above the replacement windows and is looking at some type of ornate fascia board, again to compliment but not match, the house at 37 Lincoln Avenue, which appears to be very similar in size. The proposed work and changes do not encroach upon, damage or destroy the resource, nor have an adverse affect on the character of the district. Ms. Feterl asked if as the applicant goes through this process, would there be a point where it becomes a historic structure so he could get assistance, instead of doing it all at once. Mr. Kuchenbecker said because one of the walls needs work, it would need to be made somewhat larger to get a straight wall, which would make it a challenge to take it completely back to contributing. ***It was moved by Mr. M. Olsen and seconded by Ms. Feterl to grant Project Approval to Adrian Newkirk, Jr. at 39 Lincoln Avenue as presented in Case #08078. Aye – Derosier, Feterl, Oberlander, M. Olsen, S. Olson and Steinlicht. Abstain – Pike. Motion carried.*** (The staff report is attached hereto on Exhibit J and incorporated herein by this reference.)

103 Charles Street – Doors – Gordon Mack

Mr. Gordon Mack was present. Mr. Kuchenbecker explained that the applicant is requesting Project Approval to install new doors at 103 Charles Street located in the Cleveland Historic Planning Unit, which is a noncontributing structure built circa 1990. He said the applicant proposes to replace the existing exterior doors on the hotel with steel, raised, six-panel doors as submitted. The proposed work and changes do not encroach upon, damage or destroy the resource, nor have an adverse affect on the character of the district. ***It was moved by Ms. Feterl and seconded by Mr. M. Olsen to grant Project Approval for new doors at 103 Charles Street for Gordon Mack as presented in Case #08079. Aye –***

All. Motion carried. (The staff report is attached hereto on Exhibit K and incorporated herein by this reference.)

200 Charles Street – Roofing – Larry & Linda Fritz

Mr. Kuchenbecker said the applicant is requesting Project Approval to replace the roof at 200 Charles Street, a noncontributing structure due to age. He said the applicant proposes to replace the existing flat tar and sand roof with a pitched metal roof on a small storage building. The metal roof will match the existing storage buildings. The proposed work and changes do not encroach upon, damage or destroy the resource, nor have an adverse affect on the district. ***It was moved by Ms. Feterl and seconded by Mr. Derosier to grant Project Approval to replace the roof at 200 Charles Street for Larry and Linda Fritz as presented in Case #08080. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit L and incorporated herein by this reference.)

Items from Citizens Not on Agenda:

Mayor Toscana reported that last Friday, September 5, 2008, Commissioners Silvernail and Feterl, Kevin Kuchenbecker and himself had the opportunity to present the 2009 Deadwood Historic Preservation Budget to the South Dakota State Historical Society Board of Trustees. He said State statute requires them to review the budget annually. Mr. Toscana said they approved the budget after many questions and said that Mr. Kuchenbecker did an excellent job presenting the budget.

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
Mr. S. Olson reported that he had three ladies from Buffalo, S.D. stop in at the History and Information Center with questions about Mt. Moriah Cemetery, and more specifically about St. Ambrose Cemetery. They wanted to know what the plans are. He said they have family members buried in both locations and located and identified one grave in St. Ambrose Cemetery. He said they would be submitting headstone grant requests for family members at both cemeteries. Mr. Olson said they have also received five (5) additional headstone grant requests. ***It was moved by Mr. S. Olson and seconded by Ms. Feterl to approve the grant requests for those five (5) headstones. Aye – Derosier, Feterl, M. Olsen, S. Olson, Pike and Steinlicht. Abstain - Oberlander. Motion carried.***

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 said they had a meeting to do some final planning for the Wall of Fame, which will take place on October 28, 2008. She reported they also discussed some conditions on grants.

Ms. Feterl reported that they would be looking at what direction Advocacy should be going.

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:

Mr. Olsen came up with the idea to display all the windows from the Methodist Church in the HARC Building, by building them into the interior of the building. He said they met with the architect who said they could utilize the windows, but there would be a cost. He said Finance Officer, Mary Jo Nelson, and Mayor Toscana felt this could be paid from bonded funds. Ms. Feterl questioned if this would affect the integrity of the windows, to which Mr. Kuchenbecker replied that they would be much safer than where they have been and would keep their integrity. ***It was moved by Mr. M. Olsen and seconded by Ms. Feterl to recommend to the City Commission the expenditure of \$21,530.00 from bonded funds to install nine (9) lancet windows from the former Methodist Church into the City-owned building now known as the Homestake Adams Research and Cultural Center. Aye – All. Motion carried.***

Mike Runge has a list of things he has done.

Planning and Zoning approved two (2) banners at the Fire Department for Fire Prevention Week.

Approved a banner at Deadwood Gulch Resort for the Mustang Rally.

Approved the replication of a historic sign at 624-1/2 Main Street, which was done with the advice of Kevin Kuchenbecker. The measurements will replicate the sign that dates from 1876 to 1879.

Approved a sign for Neighborhood Housing Services at their new building at 795 Main Street.

Continued the final plat for Mary Hensley, as there was a problem with Lot #3.

Approved the dedication plaque for Deadwood Stage Run.

Bernie Williams handed out an annual report for Planning and Zoning.

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 also thanked those who attended the budget presentation in Pierre.

There will be a group going to Hill City, Keystone and Buffalo Gap for grant presentations.

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 6:15 pm.

ATTEST:

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