

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, September 22, 2010 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to order– Chair Darin Derosier
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
  - a. Cemetery Committee Recommendation on Headstone Grant for Bernadette Anders
  - b. Not-for-Profit Grant to St. John's Episcopal Church - \$24,978.35 – Grants Budget Line
  - c. Not-for-Profit Grant to Masonic Center Association - \$2,190 – Grants Budget Line
  - d. Deadwood Wall of Fame Candidate(s) Recommendation
  - e. National History Day Regional Competition support - \$1,000 – Public Ed. Budget Line
  - f. 2011 Book Festival Funding Request - \$10,000 – Public Ed. Budget Line
  - g. Testing and creation of exhibit from mining timbers at Broadway Parking Structure
5. New Matters before the Deadwood Historic District Commission
  - a. Lund Associates Ltd. - Invoice for Professional Services – BY Development
  - b. Case# 10053 – 751 & 753 Main Street – Alterations – Northern Hills Alliance for Children
6. New Matters before the Deadwood Historic Preservation Commission
  - a. Case# 10051 – 59 Stewart – Exterior Alterations – Jeff Snedeker
  - b. Revolving Loan – Special Needs/Wood Windows & Doors – 59 Stewart – Jeff Snedeker
  - c. Case# 10052 – 388 Main Street – Siding – Wayne Morris
  - d. Revolving Loan – Special Needs/Siding Removal – 388 Main Street – Wayne Morris
  - e. Case# 10054 – 10 Centennial Street – Driveway and Retaining Walls – David Bosch
7. Revolving Loan Fund/Retaining Wall Program Update.
  - a. Retaining Wall Applications
  - b. Revolving loan Program/Disbursements
  - c. Retaining Wall Program/Disbursements
8. Items from Citizens not on agenda *(Items will be considered but no action will be taken at this time.)*
9. Committee Actions and Reports *(Items will be considered but no action will be taken at this time.)*
10. Staff Report *(Items will be considered but no action will be taken at this time.)*
11. Other business
12. Adjournment

**CITY OF DEADWOOD**  
**HISTORIC PRESERVATION COMMISSION**

**Wednesday, September 22, 2010**

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

**Absent Historic Preservation Commission:** Mike Olsen and Matt Pike.

**Present Deadwood City Commission:** Mayor Francis Toscana and Commissioners Georgeann Silvernail and Lenny Schroeder.

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**All motions passed unanimously unless otherwise stated.**

A quorum being present, Chairman Darin Derosier called the Deadwood Historic Preservation Commission meeting to order on Wednesday, September 22, 2010 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

**Approval of Minutes**

*It was moved by Mr. Steinlicht and seconded by Ms. Feterl to approve the minutes of September 8, 2010. Aye – All. Motion carried.*

**Voucher Approval**

**Operating Account:**

*It was moved by Mr. S. Olson and seconded by Mr. Steinlicht to approve the HP Operating Account in the amount of \$24,978.44. Aye - All. Motion carried.*

**Bonded Account:**

None.

**OLD OR GENERAL BUSINESS**

Ms. Oberlander recused herself from the following item on the agenda.

**Cemetery Committee Recommendation on Headstone Grant for Bernadette Anders**

Mr. S. Olson explained that this was discussed at the Cemetery Committee meeting. He said the applicants applied for this back in the spring; however, it was short on information. The Committee went back to the applicant and asked if they could provide more information. He said that not only did they get more information; they went back eight to nine generations and provided a phenomenal amount of new information. *It was moved by Mr. S. Olson and seconded by Ms. Feterl to approve the Cemetery Headstone Grant Application from Anita McCord for Bernadette Anders. Aye – All. Motion carried.*

Ms. Oberlander returned to the meeting at this time.

**Not-for-Profit Grant to St. John's Episcopal Church - \$24,978.35 – Grants Budget Line**

Mr. Kuchenbecker explained that this is Phase II and the applicants are asking for \$24,978.35 for stained glass windows, new storm windows to protect the stained glass, rain gutter, water damage repair and exterior tuck pointing work. This is following the preservation plan that was put in place through assessments. The Committee recommends approval. *It was moved by Mr. Steinlicht and seconded by Ms. Oberlander to approve the Non-Profit Grant for St. John's Episcopal Church in the amount of \$24,978.35. Aye – All. Motion carried.*

Mr. Steinlicht recused himself from the following item on the agenda.

**Not-for-Profit Grant to Masonic Center Association - \$2,190.00 – Grants Budget Line**

Mr. Kuchenbecker explained that the applicant has requested a non-profit grant for tuck pointing work. He said that after the August storm some of the masonry came out of the beam above what used to be the original storefront. The total project for that portion is \$2,190.00 and Committee recommends approval. *It was moved by Mr. S. Olson and seconded by Ms. Oberlander to approve the grant to the Deadwood Masonic Center in the amount of \$2,190.00. Aye – All. Motion carried.*

Mr. Steinlicht returned to the meeting at this time.

**Deadwood Wall of Fame Candidate(s) Recommendation**

Mr. Kuchenbecker explained that the Grants, Recognition, Advocacy and Public Education Committee reviewed six candidates for the 2010 Wall of Fame. He said the candidates that are being recommended are Carlton O. Gorder and Harry Stone Berger. He said the other four that were not recommended for this year will be reconsidered in 2012, noting that once they are in the program they stay in the program. *It was moved by Mr. S. Olson and seconded by Ms. Oberlander to approve the recommendation from the GRAPE Committee of adding Carlton O. Gorder and Harry Stone Berger to the Deadwood Wall of Fame.* Ms. Oberlander said the Committee had discussed at length all of the candidates and that every one of them was worthy of the award; however, because of budget purposes they have set a limit of two candidates to be honored. She said that space is becoming an issue. Mr. Steinlicht agreed that something will have to be done in the future as to where to place all the pictures from all the awards. *Aye – All. Motion carried.* Mr. S. Olson wanted to point out that there is still a herd of cattle in the Sturgis area that was built entirely from the Calf Catching Program at the Days of '76.

**National History Day Regional Competition Support - \$1,000 – Public Education Budget Line**

Mr. Kuchenbecker said they would like to partner with the Adams Museum and House to sponsor the National History Day Regional Competition. He said this is Deadwood's first time hosting and the Deadwood Historic Preservation Commission will receive proper recognition in all the programming. *It was moved by Ms. Oberlander and seconded by Ms. Feterl to approve sponsorship of the National History Day Regional Competition in the amount of \$1,000.00. Aye – All. Motion carried.*

**2011 Book Festival Funding Request - \$10,000 – Public Education Budget Line**

Mr. Kuchenbecker explained that the South Dakota Festival of the Books is scheduled to be in Deadwood in 2011. He said Deadwood Historic Preservation sponsored this event the last three times it was held in

Deadwood. *It was moved by Mr. Steinlicht and seconded by Mr. S. Olson to approve sponsorship of the South Dakota Festival of the Books in the amount of \$10,000.00. Aye – All. Motion carried.*

### **Testing and Creation of Exhibit from Mining Timbers at Broadway Parking Structure**

City Archivist, Mike Runge, appeared before the Commission requesting permission to enter into a contract with Dr. Peter Brown of Rocky Mountain Tree-Ring Research, Inc. Mr. Runge said this came about during the 2010 Symposium after one of the presenters, Dr. Brown, talked about tree ring dating and how you can depict whether or not there were forest fires in the Black Hills, which fit into the theme of the Symposium. Mr. Runge said when Dr. Brown brought out some of the tree rings a “light bulb” went off in his head remembering that back in 1997 the City of Deadwood had an archaeologist, Jeff Buechler from Dakota Research Services; monitor the Broadway Parking Ramp that was being built. At that time, they uncovered a mine shaft which was an archaeological feature. Basically, this was a way for prospectors to go down and work the placer deposits, also known as the windlass operation, that fell in the cracks of the rock. He went on to say that the interesting part of this was that in the research by Mr. Buechler, along with then Historic Preservation Officer Chris Hetzel, was that the structure was probably one of the oldest intact in Deadwood and predated the 1879 fire.

Mr. Runge said he asked Mr. Buechler to write a letter of recommendation, which he did do. He said he also received a letter of support from the Black Hills Mining Museum in Lead, SD. Mr. Runge said he would like to pursue testing the logs from the Broadway Parking Ramp, adding that there are multiple venues that could benefit from the testing. Those venues would include the Days of '76 Museum, the Black Hills Mining Museum and the Interpretive Center. Mr. Runge said he understands that not everything can be preserved, but this would be a good way to sample and save a portion of the entire assemblage.

Mr. Runge said that Mr. Brown sent a proposal in the amount of \$1,872.00, but he rounded the request up to \$2,000.00 to include room and board. Mr. Runge had a sample of a log available for review. He added that in the end the final product would tell the history of the trees and also what types of trees were being used for the windlass operation, as well as a formal report that could be used for publications. *It was moved by Ms. Feterl and seconded by Ms. Oberlander to approve the expenditure of \$2,000.00 for the tree ring analysis located on the Broadway Parking Structure and to be paid from Public Education. Aye – All. Motion carried.*

### **Thank you to Mr. Runge**

Chairman Derosier read a thank you note from a Mr. Graybill recognizing Mike Runge for going above and beyond the call of duty. He said he had stopped by to get some information on an 1880s resident and photographer with his same last name and Mike helped him and gave him some good leads.

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

### **Lund Associates Ltd. – Invoice for Professional Services – BY Development**

Mr. Kuchenbecker said that BY Development is requesting that the Historic Preservation Commission consider splitting the architectural fees for the proposed addition to Cadillac Jacks for the renderings and professional services that totaled \$7,950.00. Ms. Feterl asked if this was typically done, to which Mr. Kuchenbecker said it has not been done since he has been the Historic Preservation Officer, but he understands there were shared costs with BY Development for their existing building. Mr. Kuchenbecker

said that since this case went all the way to the Supreme Court he felt it was a good compromise. *It was moved by Mr. Steinlicht and seconded by Ms. Feterl to approve the recommendation to the City Commission to pay Lund and Associates, Ltd \$3,975.00 from the professional services line item.* Mr. S. Olson said he thought fellow commissioners should consider that this was a compromise because of the result from Supreme Court action. He said to preclude a precedent of where this gets done for everyone, the motion should reflect that it is a result of a compromise from Supreme Court action. Mr. Steinlicht said he thought each request should be handled on a case-by-case basis and did not want to change his motion. Mr. S. Olson stated he was comfortable with the motion as long as the minutes reflect that it was part of the discussion. *Aye – All. Motion carried.*

**Case #10053 – 751 & 753 Main Street – Alterations – Northern Hills Alliance for Children**

Mr. Kuchenbecker explained that the applicant is requesting a Certificate of Appropriateness for work at 751 & 753 Main Street, a non-contributing structure located in the Deadwood City Planning Unit in the City of Deadwood, which was constructed circa 1935. Due to lack of historic integrity from alterations to the façade, it no longer contributes to the Deadwood Historic District. The applicant is requesting permission to remove existing overhead doors facing Main Street and infill openings with wood framing and EIFS to resemble what was done at City Hall, where the loading areas were filled in, but still look like loading docks. Mr. Kuchenbecker said the applicant, their contractor and architectural firm have done a respectable job maintaining the existing conditions and integrity of the resource. *It was moved by Ms. Feterl and seconded by Mr. Steinlicht that based upon all the evidence presented, the finding is that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places; and therefore, grants a Certificate of Appropriateness to 751 & 753 Main Street as presented in Case #10053.* *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**

**Case #10051 – 59 Stewart – Exterior Alterations – Jeff Snedeker**

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for work at 59 Stewart Street, a contributing structure located in the Cleveland Planning Unit, which was constructed circa 1894. The applicant requests permission to replace the roof and replace and rehab the windows and doors of the structure, as well as enlarge the upstairs bathroom to include a deck at the rear of the resource. He said he has worked with Mr. Snedeker and they have come up with ways that the roof would not be visible from the front. The proposed addition is at the rear of the resource and not visible from vantage points within the district and the front of the resource will not be altered. *It was moved by Mr. S. Olson and seconded by Ms. Feterl that based upon all the evidence presented, the finding is that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places; and therefore, grants Project Approval to Jeff Snedeker at 59 Stewart Street as presented in Case #10051.* *Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

**Revolving Loan – Special Needs/Wood Windows & Doors – 59 Stewart – J. Snedeker**

*It was moved by Mr. S. Olson and seconded by Mr. Steinlicht to accept Jeff Snedeker into the Wood Window and Door Program.* *Aye – All. Motion carried.*

**Case #10052 – 388 Main Street – Siding – Wayne Morris**

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for work at 388 Main Street, a contributing structure located in the Fountain City Planning Unit in the City of Deadwood, which was constructed circa 1900. The house suffered damage during a recent hail storm and lost several spots of paint. The wood siding is very soft, broke in several areas and is in need of replacement. *It was moved by Ms. Oberlander and seconded by Mr. S. Olson that based upon all the evidence presented the finding is that the project DOES NOT encroach upon, damage or destroy the historic property included in the National Register of Historic Places or the State Register of Historic Places; and therefore, grants Project Approval to Wayne Morris for 388 Main Street as presented in Case #10052. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

**Revolving Loan – Special Needs/Siding Removal – 388 Main Street – Wayne Morris**

*It was moved by Ms. Oberlander and seconded by Ms. Feterl to place Mr. Morris in the Revolving Loan Fund, Special Needs/Siding Removal Program. Aye – All. Motion carried.*

**Case #10054 – 10 Centennial Street – Driveway and Retaining Walls – David Bosch**

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for work at 10 Centennial Avenue, a non-contributing structure located in the Forest Hill Planning Unit in the City of Deadwood, which was constructed circa 1983. The applicant requests permission to install a driveway slab and retaining walls. This has been approved by Planning and Zoning. Mr. S. Olson asked if this was the resource that was questioned awhile back on the variance. Mr. Kuchenbecker said it was and alterations were made. *It was moved by Mr. Steinlicht and seconded by Mr. S. Olson that based upon all the evidence presented, the finding is that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places; and therefore, grants Project Approval to David Bosch at 10 Centennial Avenue as presented in Case #10054. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit D and incorporated herein by this reference.)

**REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE:**

**Retaining Wall Applications**

None.

**Revolving Loan Program/Disbursements**

*It was moved by Ms. Oberlander and seconded by Ms. Feterl to approve the Revolving Loan Fund cash disbursements in the amount of \$3,470.00. Aye – All. Motion carried.*

**Financial and Delinquency Report**

Ms. McCracken reviewed the financial and delinquency report.

**Margaret (Peggy) Fierro – 36 Jackson – Retaining Wall Program**

Ms. McCracken said this was approved previously, but did not get completed within six months, so the commitment needs to be renewed. *It was moved by Mr. S. Olson and seconded by Ms. Feterl to approve*

*the loan to Margaret (Peggy) Fierro at 36 Jackson Street in the amount of \$11,250.00 at 5% interest. Aye – All. Motion carried.*

**Joan Brenner – 74 Van Buren – Retaining Wall Program**

*It was moved by Mr. Steinlicht and seconded by Ms. Feterl to approve the loan amount of \$12,852.00 to Joan Brenner at 74 Van Buren at 0% interest for Life Safety. Aye – All. Motion carried.*

**Tim Berg and Kathryn Koutavas – 1 Forest Avenue – Retaining Wall Program**

*It was moved by Mr. S. Olson and seconded by Mr. Steinlicht to approve the loan to Tim Berg and Kathryn Koutavas at 1 Forest Avenue in the amount of \$4,925.00 at 5%. Aye – All. Motion carried.*

**Mike Griffith – 22 Denver Avenue – Life Safety**

*It was moved by Mr. Steinlicht and seconded by Ms. Feterl to approve up to \$10,000.00 to Mike Griffith for a collapsed sewer line at 0% interest, Life Safety. Aye – All. Motion carried.*

**ITEMS FROM CITIZENS NOT ON AGENDA** *(Items will be considered, but no action will be taken at this time.)*

Mayor Francis Toscana informed the Commission that the City Commission set the sale for the Gillmore Hotel on October 29th at 2:00 pm. He said it will be sold by auction; therefore, anybody could bid on it, including City Commissioners and Historic Preservation Commissioners.

**Committee Actions and Reports**

Grants, Recognition & Advocacy: Commission representatives: Ronda Feterl, Willie Steinlicht and Mary Ann Oberlander.

No report.

Archaeology, Archives & Acquisitions: Commission representatives: Mike Olsen, Willie Steinlicht and Steve Olson.

No report.

Budget: Commission representatives: Ronda Feterl, Darin Derosier Matt Pike.

No report.

Cemetery/GIS: Commission representatives: Steve Olson, Mary Ann Oberlander and Mike Olsen.

No report.

Demolition by Neglect: Commission representatives: Mike Olsen, Steve Olson and Matt Pike.

No report.

Loans: Commission representatives: Ronda Feterl, Willie Steinlicht and Darin Derosier.

No report.

Policies & Procedures: Commission representatives: Entire HPC.

No report.

Adams Museum: Commissioner Mary Ann Oberlander.

Ms. Oberlander reported that the fundraising for the HARC building is doing very well. She said there was an anonymous \$70,000 donation, as well as several other donations. She said she also attended the first meeting for the Fassbender Collection and said there was a lot of work to do. She also reported that the museum is having their Thank You party on Friday night.

Chamber of Commerce: Commissioners Darin Derosier and Willie Steinlicht.  
Mr. Steinlicht reported that Oktoberfest will be the first weekend in October.

Days of '76: Commissioner Mike Olsen.  
Mr. S. Olson reported that the old museum at the Days of '76 is being dismantled.

Neighborhood Housing Services: Commissioner Willie Steinlicht.  
No report.

Planning and Zoning: Commissioner Mike Olsen.  
No report.

Historic Preservation Staff: Kevin Kuchenbecker, HP Officer; Michael Runge, Archivist; Deanna Berglund, Administrative Assistant; Virginia Peterson, Administrative Assistant.

Mr. Kuchenbecker reported on the following:

Noted the annual publications report from the South Dakota State Historical Society Press.

Noted the Power Point presentation that was provided to the South Dakota State Historical Society Board of Trustees. He thanked Francis Toscana, Georgeann Silvernail and Mary Ann Oberlander for attending the meeting with him. He said the meeting went very well. Ms. Oberlander stated that Mr. Kuchenbecker was commended for his presentation as they said it was by far the best presentation they have ever had.

They will be trying to plan a groundbreaking for the Days of '76 Museum.

The Fassbender Collection Committee had their first meeting and it went very well.

The Adams Museum has met the Governor's goal of raising \$650,000 for the HARC Building, which kicked in another \$50,000 from the Governor's office. They are within \$104,000 from being able to continue with construction of the project.

**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 Derosier adjourned the meeting at 5:50 pm.

ATTEST:

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Darin Derosier  
Chairman, Historic Preservation Commission  
Ronda Morrison, Recording Secretary