

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 24, 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
5. New Matters before the Deadwood Historic District Commission
 - a. 817 Main Street – Painting – Richard Granberg
 - b. 818 Main Street – Concrete, Retaining Wall, Paint – Richard Granberg
6. New matters before the Deadwood Historic Preservation Commission
 - a. 870 Main Street – Front Steps – Alan & Marlys Feist
 - b. 316 Williams Street – Front Porch – Amy & Pete Kirchhevel
 - c. 60 Crescent Drive – Windows – Lead-Deadwood Sanitary District
 - d. 35 Dunlop Avenue – Move house – Randy & Joyce Pfarr
7. Revolving Loan Fund/Retaining Wall Program 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, September 24, 2008**

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

Absent Historic Preservation Commission: Mike Olsen.

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 24, 2008 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes

It was moved by Mr. S. Olson and seconded by Mr. Derosier to approve the minutes from Wednesday, September 10, 2008. *Aye – All. Motion carried.*

Remove Agenda Item

It was moved by Ms. Feterl and seconded by Ms. Oberlander to strike Item 6b from the agenda. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Ms. Feterl and seconded by Mr. S. Olson to approve the HP Operating Account in the amount of \$28,034.49. Aye – All. Motion carried.

Bonded Account:

It was moved by Ms. Oberlander and seconded by Mr. Pike to approve the HP Bonded Account in the amount of \$29,441.60. Aye – All. Motion carried.

OLD BUSINESS

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

817 Main Street – Painting – Richard Granberg

Kevin Kuchenbecker explained that the applicant is requesting a Certificate of Appropriateness to repaint the exterior of the structure, which is a contributing structure built circa 1930. The proposed activity does not encroach upon, damage or destroy the historic resource nor have an adverse affect on the character of the building or the district. *It was moved by Ms. Feterl and seconded by Mr. Pike to grant the Certificate of Appropriateness to 817 Main Street as presented in Case #08081. Aye – All. Motion*

carried. Mr. Derosier asked why this item came before the Historic Preservation Commission, to which Mr. Kuchenbecker replied that it was in the local historic district. Mr. S. Olson asked that the wording in General Factor #2 of the staff report be changed from scrap to scrape. (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

818 Main Street – Concrete, Retaining Wall, Paint – Richard Granberg

Kevin Kuchenbecker explained that the applicant is requesting a Certificate of Appropriateness to repair the retaining wall, repair wood windows, paint the railing and rehab the concrete walkway on the exterior of the structure located at 818 Main Street, which is a contributing structure built circa 1930 and is in the Deadwood Historic Planning Unit. The applicant will remove the indoor/outdoor carpet and replace it with a stained concrete overlay, repair the retaining wall, paint the railing and replace wood trim around the existing upper windows as necessary. The proposed activity does not encroach upon, damage or destroy the resource, nor have an adverse affect on the character of the building or the district. *It was moved by Mr. Pike and seconded by Ms. S. Olson to grant the Certificate of Appropriateness to Richard Granberg at 818 Main Street as presented in Case #08082. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

870 Main Street – Front Steps – Alan & Marlys Feist

Kevin Kuchenbecker explained that the applicants are requesting Project Approval to replace the steps at the front of the house at 870 Main Street, which is a contributing structure built circa 1934 and is in the Upper Main Historic Planning Unit. The applicants propose to remove the existing masonry steps at the front of the house, which are causing damage to the house and need to be repaired to prevent further damage. The applicant proposes to replace the steps with wooden steps and a railing as submitted. Mr. Kuchenbecker explained that there were two choices presented, but he recommended the smaller of the two examples, as it would have the least affect to the property. The proposed work and changes of the smaller steps would not encroach upon, damage or destroy the resource, nor have an adverse affect on the historic character of the district. Mr. Kuchenbecker said he had not had a chance to talk with Alan or Marlys Feist or Building Inspector, Keith Umenthum, but felt it could be considered Life Safety and could be replaced with the same materials; however, it is a small landing at the top of the steps making it a problem for the door.

Mr. S. Olson asked what the original front entry of the home looked like, to which Mr. Kuchenbecker said he believed the concrete steps with the brick pillars on either side are probably original. He said the problem is that the weight of the concrete steps is starting to sink and actually cause foundation damage, as well as stucco damage to the house. He reiterated that the smaller deck would not have an adverse affect. *It was moved by Mr. Derosier and seconded by Mr. Pike to grant Project Approval for the steps and front porch at 870 Main Street (the smaller version) as presented in Case #08085. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

60 Crescent Drive – Windows – Lead-Deadwood Sanitary District

Kevin Kuchenbecker explained that the applicant is requesting Project Approval to replace six (6) windows at 60 Crescent Drive located in the 1st Ward Industrial Historic Planning Unit, which is a noncontributing structure built circa 1990. He said it is noncontributing due to its age. The applicant

proposes to replace six (48" x 40") vinyl windows with six (48' x 40") vinyl clad (wood clad) windows of the same size and style as submitted with the color to remain the same. 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 Ms. Feterl and seconded by Ms. Oberlander to grant Project Approval to 60 Crescent Drive to replace six (6) windows as presented in Case #08084. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit D and incorporated herein by this reference.)

35 Dunlop Avenue – Move House – Randy & Joyce Pfarr

Kevin Kuchenbecker explained that the applicants are requesting Project Approval to move their house 5' to the west. 35 Dunlop Avenue is a noncontributing resource, was built circa 1895 and is located in the 1st Ward Industrial Historic Planning Unit. The applicants were available for questions. The structure is noncontributing due to a variety of alterations over a period of time. The applicant proposes to move the house approximately 5' to the west of the property line and add a basement below the structure. Currently the house sits right on the property line and has limited access to HVAC and plumbing in the crawl space. 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. Derosier to grant Project Approval to 35 Dunlop Avenue; moving the house 5' to the west as presented in Case #08086. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit E and incorporated herein by this reference.)

Revolving Loan Fund – Loan Approvals

Gene and Roxy Hunter – 38 Van Buren

Josh Christiansen, representative for Neighborhood Housing Services, said this was reviewed by the Loan Committee and received favorable comment. *It was moved by Mr. Derosier and seconded by Mr. Pike to approve the \$10,000.00 siding loan at 0% interest for 38 Van Buren. Aye – All. Motion carried.*

Marvin Lehman – 42 Denver

Josh Christiansen explained that this loan is a refinance of \$5,428.94. This was also reviewed by the Loan Committee and received favorable comments. *It was moved by Mr. Derosier and seconded by Mr. S. Olson to approve the loan amount of \$5,428.94 for 42 Denver Avenue at 5% interest. Aye – All. Motion carried.*

Ron Underhill – 28 Taylor Avenue

Josh Christiansen said the Loan Committee reviewed this with favorable comments. *It was moved by Mr. S. Olson and seconded by Mr. Pike to approve the loan for Ron Underhill at 28 Taylor Avenue in the amount of \$21,886.46 at 5% interest. Aye – All. Motion carried.*

Revolving Loan Fund – Cash Disbursements

It was moved by Mr. Derosier and seconded by Mr. S. Olson to approve the cash disbursements in the amount of \$7,839.17. Aye – All. Motion carried.

Mr. Christiansen reviewed the Delinquency Report and the Balance Sheet.

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.
Ms. Oberlander said the Adams Museum met and reported that Phase II of the HARC Building is proceeding.

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.
No report.

Demolition By Neglect: Commissioner Matthew Pike (chair) and Steve Olson.
No report.

Policies and Procedures: Commission representatives: Matthew Pike (chair) plus entire HPC
No report.

Historic Preservation Staff:

Mr. Kuchenbecker reported on the following:

Mallory Everett worked as an intern last spring and he is happy to report she will be returning this fall.

He explained that he would be unable to attend the regularly scheduled meeting for October 22, 2008, as he will be attending the Western History Association's 48th Annual Conference. He is requesting that the meeting be moved to October 29th, 2008, which will be the same night as the ceremony for the Wall of Fame. *It was moved by Mr. Derosier and seconded by Mr. S. Olson to change the meeting from October 22, 2008 to October 29, 2008. Aye – All. Motion carried.*

The Historic Preservation Office received a Certificate of Appreciation from the Kiwanis for supporting the Prospector Bowl.

An Award of Merit was received for the glass plates and will be added to the display.

Mr. Kuchenbecker presented books that were printed for South Dakota State Historical Society, through the Deadwood Fund.

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 5:20 pm.

ATTEST:

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