

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 26, 2011 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

Century Award Program – 5:00 p.m.

1. Call meeting to Order– Chair Ronda Feterl
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
 - a. Case# 11046 – 382 Williams – Retaining Wall, Foundation, Bench & Interpretive Panel – Rand Williams
 - b. Case# 11047 – 388 Williams – Deck, Windows, & Door – Rand Williams
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Days of '76 Museum Project – Funding Request – Days of '76 Museum
 - b. Case# 11048 – 27 Stewart Street – Windows – Dina Flores
 - c. Case# 11049 – 63 Taylor Avenue – Water Supply Line – John & Terry Rodiack
 - d. Case# 11050 – 10 Centennial – Window Replacement – David Bosch
 - e. Case# 11051 – 10 Centennial – Roof Work – David Bosch
 - f. Case# 11052 – 10 Centennial – Solar Water Heater Panels – David Bosch
 - g. Case# 11053 – 794 Main Street – Front Door Replacement – Jerry Beyl
 - h. USS Maine Memorial Design Services from Wyss Associates, Inc. – HP Office
 - i. Archival Donations – Keith Shostrom & Betty Coburn
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. Melody Lawson – 23 Emery
 - c. Retaining Wall Program/Disbursements
 - i. Brad Baucom – 334 Williams
8. Items from Citizens not on agenda (*Items will be considered but no action will be taken at this time.*)
9. Staff Report (*Items will be considered but no action will be taken at this time.*)
10. Committee Reports (*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, October 26, 2011

Present Historic Preservation Commission: George Milos, Laura Floyd, Ronda Feterl, Mike Olsen, Steve Olson, and Willie Steinlicht. Historic Preservation Officer Kevin Kuchenbecker and City Attorney Jason Campbell were also present.

Absent Historic Preservation Commission: Matt Pike.

Present Deadwood City Commission: Mayor Francis Toscana, and Commissioners Georgeann Silvernail, and Jim Van Den Eykel.

All motions passed unanimously unless otherwise stated.

A quorum being present, Historic Preservation Commission Chair, Ronda Feterl called the Deadwood Historic Preservation Commission meeting to order on Wednesday, October 26, 2011 at 5:30 p.m., immediately following the Century Awards, in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Approval of Minutes

It was moved by Mr. M. Olsen and seconded by Ms. Floyd to approve the minutes of October 12, 2011. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the HP Operating Account in the amount of \$40,130.18. Aye – All. Motion carried.

Bonded Account:

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the HP Bonded Account in the amount of \$380.00. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS

Case# 11046 – 382 Williams Street – Retaining Wall, Foundation, Bench & Interpretive Panel – Rand Williams

Mr. Kuchenbecker explained that Mr. Rand Williams had requested the withdrawal of his application for project approval at 382 Williams Street. *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to accept the withdrawal of the application for project approval at 382 Williams Street Case# 11046. Aye – All. Motion carried.*

Case# 11047 – 388 Williams – Deck, Windows, & Door – Rand Williams

Mr. Kuchenbecker reviewed his Staff Report for Project Approval for the construction of an 8' x 13' green treated deck, replacement of an exterior upstairs door, and the replacement of windows on the front and side of the resource at 388 Williams Street. (The Staff Report is attached hereto on Exhibit A and incorporated herein by this reference.) *It was moved by Mr. M. Olsen and seconded by Mr. Milos, based upon all the evidence presented, that the 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 moved to grant project approval. Aye – All. Motion carried.*

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

Days of '76 Museum Project – Funding Request – Days of '76 Museum

Mr. M. Olsen and Mr. S. Olson recused themselves and left the Historic Preservation Commission Meeting.

Mr. Jon Mattson, President of the Days of '76 Museum Board, along with Karin Savoie and Dr. Michael Guilbert were present to discuss the possibility of additional funding to make possible the completion of the Days of '76 Museum project.

Mr. Mattson explained the Museum building would be completed in December; however, there would be a \$400,000 shortfall, which includes, but is not limited to, funds for exhibit fabrication and installation. He explained this shortfall would make it impossible to hold a Grand Opening in June. Ms. Feterl asked if Mr. Kuchenbecker could explain where this additional funding would come from. Mr. Kuchenbecker stated in speaking with Ms. Mary Jo Nelson, Finance Officer, he learned there would be a few options. He said it appears there will be \$460,000 left in bonded money which could be diverted from St. Ambrose to the Days of '76 should the Commission so choose. He explained the bonded funds available would not nearly cover the completion of the St. Ambrose Cemetery project; therefore, the City could use these remaining funds to complete the Days of '76 project and then look at securing future bonded funds for the St. Ambrose project. Mr. Kuchenbecker explained parts of the Days project may be eligible for bonded funds as bonded funds can only be used for certain expenditures. He noted it may also be possible to use revenues in excess of projected income at year's end, reserves, or a combination of these funds. Ms. Floyd asked if there is some indication there will be revenues in excess of projected income this year. Mr. Kuchenbecker stated there should be some. Ms. Feterl asked if he recalled how much money there was in revenues in excess at the end of 2010. He stated that it was just under \$250,000.

Mr. Steinlicht asked if this money would be disbursed to the Days of '76 Museum prior to the rebonding of St. Ambrose. Mr. Kuchenbecker stated it would be if the Commission makes that decision. He explained St. Ambrose cemetery restoration project would take at least 24 months to complete. Therefore, there should be adequate time to rebond. Ms. Feterl asked if an operations agreement had been completed. Mr. Toscana stated it had not and it should be completed prior to the finalization of a decision on the matter. Ms. Floyd asked how the disbursement of funds would work if recommended for approval. Mr. Kuchenbecker stated the project would have to be in accordance with state law. Ms. Floyd asked what would happen if the City recommended approval of these funds and in the meantime the Days of '76 was able to raise a lot of unexpected funds. Mr. Mattson stated the excess money, hypothetically produced by the Days, would be used for operating expenses. *It was moved by Mr. Milos and seconded by Mr. Steinlicht to recommend to the Deadwood City Commission the disbursement of additional funding of up to \$400,000 to the Days of '76 Museum contingent upon an operating agreement. Aye – Milos, Floyd, Feterl, Steinlicht. Motion carried.* (The Memorandum from the Days of '76 is attached hereto on Exhibit B and incorporated herein by this reference.)

Mr. Mattson thanked the Commission and Mr. Kuchenbecker for their support of the project.

Mr. M. Olsen and Mr. S. Olson returned to the meeting.

Case# 11048 – 27 Stewart Street – Windows – Dina Flores

Mr. Kuchenbecker noted his Staff Report for Project Approval for permission to fix and paint existing windows, replace rotting window frames and sashes, and install storm windows at 27 Stewart Street. (The Staff Report is attached hereto on Exhibit C and incorporated herein by this reference.) *It was moved by Ms. Floyd and seconded by Mr. M. Olsen, based upon all the evidence presented, that the 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 moved to grant project approval. Aye – All. Motion carried.*

Mr. Kuchenbecker also noted the applicant had applied for the Special Needs Wood Window Program. He stated staff recommends acceptance into the program. *It was moved by Ms. Floyd and seconded by Mr. M. Olsen to accept Ms. Dina Flores, 27 Stewart Street, into the Special Needs Wood Window Program. Aye – All. Motion carried.*

Case# 11049 – 63 Taylor Avenue – Water Supply Line – John & Terry Rodiack

Mr. Kuchenbecker noted his Staff Report for Project Approval permission to remove and then restore a portion the front porch of the resource in order to repair a leaking water supply line at 63 Taylor Avenue. (The Staff Report is attached hereto on Exhibit D and incorporated herein by this reference.) Ms. Floyd asked if the entire porch would be rehabilitated or just the section disrupted by the repair. Mr. Kuchenbecker stated it would just be the affected section at this time. *It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen, based upon all the evidence presented, that the 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 moved to grant project approval. Aye – All. Motion carried.*

Case# 11050 – 10 Centennial – Window Replacement – David Bosch

Mr. Kuchenbecker referenced his Staff Report for Project Approval for the replacement of four existing windows at 10 Centennial. (The Staff Report is attached hereto on Exhibit E and incorporated herein by this reference.) *It was moved by Mr. S. Olson and seconded by Mr. Steinlicht, based upon all the evidence presented, that the 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 moved to grant project approval. Aye – All. Motion carried.*

Case# 11051 – 10 Centennial – Roof Work – David Bosch

Mr. Kuchenbecker reviewed his Staff Report for Project Approval for the replacement of existing shingles with dark brown shingles, the repair of the roof structure as necessary, permission to replace three existing skylights and the addition of additional skylights at 10 Centennial. (The Staff Report is attached hereto on Exhibit F and incorporated herein by this reference.) *It was moved by Mr. M. Olsen and seconded by Ms. Floyd, based upon all the evidence presented, that the 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 moved to grant project approval. Aye – All. Motion carried.*

Case# 11052 – 10 Centennial – Solar Water Heater Panels – David Bosch

Mr. Kuchenbecker reviewed his Staff Report for Project Approval for the installation of solar water heater panels at 10 Centennial. (The Staff Report is attached hereto on Exhibit G and incorporated herein by this

reference.) Ms. Floyd asked if the installation of the solar water heater panels would have a negative effect on the home's ability to become a contributing resource in the future. Mr. Kuchenbecker stated he did not believe that it would as the panels were removable and would not be very noticeable due to their height. ***It was moved by Mr. M. Olsen and seconded by Mr. Milos, based upon all the evidence presented, that the 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 moved to grant project approval. Aye – All. Motion carried.***

Case# 11053 – 794 Main Street – Front Door Replacement – Jerry Beyl

Mr. Kuchenbecker referenced his Staff Report for Project Approval for the removal and replacement of the front door, with an energy efficient steel door, on the front of the resource and the installation of a steel letter box approximately one foot to the left of the door at eye level at 794 Main Street. He explained he had concerns about the removal of the door as it was his conclusion, which was confirmed by the South Dakota State Historic Preservation Office, that the project as presented would be inappropriate. Consequently, it would damage or destroy the integrity of the historic resource and have an adverse effect on the character of the building and the historic character of the State and National Historic Register Districts and the Deadwood National Historic Landmark District. Mr. Kuchenbecker asked for the project to be continued in order to allow him to speak with the applicant about alternatives and the Special Needs - Wood Door Program. (The Staff Report is attached hereto on Exhibit H and incorporated herein by this reference). ***It was moved by Mr. M. Olsen and seconded by Ms. Floyd to continue the application for project approval for Case# 11053, 794 Main Street, until November 9, 2011. Aye – All. Motion carried.***

USS Maine Memorial Design Services from Wyss Associates, Inc. – HP Office

Mr. Kuchenbecker explained the Historic Preservation Office feels it necessary to engage a design professional firm to assist with the schematic plan and construction documents to ensure that the USS Maine Memorial is constructed in a manner which will last the test of time. ***It was moved by Ms. Floyd and seconded by Mr. M. Olsen to recommend to the Deadwood City Commission approval of the expenditure, not to exceed \$3,000.00, for professional design services from Wyss Associates, Inc. to be paid out of the professional services line item. Aye – All. Motion carried.***

Archival Donations – Keith Shostrom & Betty Coburn

Mr. Kuchenbecker stated the City of Deadwood Archives is requesting permission to formally accept a felt pendant, from the first Black Hills automotive show held in the Deadwood Auditorium, from Mr. Keith Shostrom, which will be housed in a UV protected display case at the Deadwood Rec Center, and one box of documents, maps, newspapers, and ephemera focusing on the Coburn family, Deadwood Chamber of Commerce, and Coburn Insurance Company from Betty Coburn. He noted the acceptance of the donations had been favorably reviewed by the Archaeology, Archives, and Acquisitions (AAA) Committee. ***It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to formally accept the donations into the City's permanent collection as recommended by the AAA Committee. Aye – All. Motion carried.***

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE:

HP Revolving Loan Fund Disbursements:

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the HP Revolving Loan Disbursement in the amount of \$32,314.02. Aye – All. Motion carried.

Financial and Delinquency Report:

Ms. Joy McCracken reviewed the financial and delinquency report.

Melody Lawson – 23 Emery

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the loan to Ms. Melody Lawson at 23 Emery as presented. Aye – All. Motion carried. (The NeighborWorks report is attached hereto on Exhibit I and incorporated herein by this reference.)

Brad Baucom – 334 Williams

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the loan to Brad Baucom, 334 Williams, as presented. Aye – All. Motion Carried. (The NeighborWorks report is attached hereto on Exhibit I and incorporated herein by this reference.)

STAFF REPORT

Mr. Kuchenbecker reported on the following items:

- KT Security was installing cameras in the Visitor's Center.
- The AM&H, Inc. was currently putting together a strategic plan which would detail the next 3-5 years.
- There would be a Preservation Thursday event on November 3, 2011.
- The rehabilitation at the Pineview Building is progressing including the rubber roof had been completed and windows should be in place within two weeks.
- The construction of the Days of '76 Museum project is on schedule and the Museum had recently obtained \$4,000 worth of donated wood.
- There had been a Fassbender Meeting on October 25, 2011.
- Gave an update on the current retaining wall projects.
- Mentioned the HPC Budget is fairly inline but some line items would need to be supplemented.
- The interpretive panel had been placed near the cannon at the school.

COMMITTEE REPORTS:

Mr. Milos noted that within the next couple of weeks, a touch screen kiosk would be up at the Deadwood Chamber of Commerce.

Mr. M. Olsen thanked the Commission for their recommendation to the City Commission to provide additional funding towards the completion of the Days of '76 Museum project.

Mr. S. Olson sent his well wishes to Mr. Jim Curtis who had just completed successful transplant surgery.

Mr. Steinlicht noted the Chamber Board had gone over their upcoming budget and that they are looking at how to expand some events and add new events in the coming year.

ADJOURNMENT:

Ms. Feterl adjourned the October 26, 2011 Historic Preservation Commission meeting at 6:30 p.m.

HPC Meeting
Wednesday, October 26, 2011

ATTEST:

Ronda Feterl
Chairman, Historic Preservation Commission
Virginia Peterson, Recording Secretary