

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

**Wednesday, April 27, 2011**

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

**Absent Historic Preservation Commission:** Mary Ann Oberlander.

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

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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, April 27, 2011 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

**Approval of Minutes**

*It was moved by Mr. S. Olson and seconded by Mr. Steinlicht to approve the minutes of Wednesday, April 13, 2011. Aye – Derosier, Feterl, S. Olson, Pike and Steinlicht. Abstain – M. Olsen. 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 \$3,945.61. Aye - All. Motion carried.*

**Bonded Account:**

*It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the HP Bonded Account in the amount of \$4,884.26. Aye – All. Motion carried.*

**OLD OR GENERAL BUSINESS**

**Deadwood Prostitutes Project – Funding Request – Deadwood-Lead Arts Council**

Mr. Kuchenbecker reminded the Commission that this project was presented four to six weeks ago. Since that time the Arts Council has put together a proposed budget. They were originally asking for \$7,000.00, but after the G.R.A.P.E. Committee reviewed the budget they felt they could participate, but it would be limited to the history side of the project which would include the narratives, framing, brochures and posters. The G.R.A.P.E. Committee recommended approval of \$4,000.00 to be paid from the Public Education line item. Karen Everett, Executive Director of the Historic Deadwood-Lead Arts Council, was present to answer any questions. *It was moved by Ms. Feterl and seconded by Mr. Steinlicht to*

*recommend the expenditure of \$4,000.00 to the Deadwood-Lead Arts Council regarding the Prostitutes Painting Exhibit, to be paid from Public Education.* Mr. S. Olson asked when the project would be completed, to which Ms. Everett said it would be completed and on display starting in June. Ms. Everett also felt it would be a good exhibit to display during the Festival of the Books, and said that Mary Kopco from the Adams Museum has expressed interest in having the paintings on exhibit in the fall and winter months. *Aye – All. Motion carried.*

#### **A Grand Christmas Proposal – Funding Request – Deadwood Chamber of Commerce**

Mr. Kuchenbecker said he received an email from the S.D. State Historic Preservation Office regarding the concern that as the proposal is written, it does not meet the administrative rules. Therefore, the Chamber of Commerce has withdrawn their request at this time.

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

##### **Case #11016 – 818 Main Street – Retaining Wall, Stairs & Paint – Richard Granberg**

Mr. Kuchenbecker explained that the applicant has submitted an application for a Certificate of Appropriateness for work at 818 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood, which was constructed circa 1930. The applicant is requesting permission to replace the retaining wall by the office with a concrete retaining wall, carpet the concrete walkway running in front of the motel, paint the main motel and office with the original colors or the colors used by NeighborWorks, and repaint the neon sign using original colors. The proposed work and changes DOES NOT encroach upon, damage or destroy a historic resource, nor does it have an adverse effect on the character of the building or the historic character of the local historic district, the State and National Historic Register Districts or the Deadwood National Historic Landmark District. *It was moved by Mr. S. Olson and seconded by Mr. M. Olsen that based upon the guidance found in DCO 17.68.050, the finding is that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and grants a Certificate of Appropriateness to Richard Granberg as presented in Case #11016. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

##### **Case #11017 – 87 Sherman Street – Paint – Mike and Kathleen McShane**

Mr. Kuchenbecker explained that the applicants have submitted an application for a Certificate of Appropriateness for work at 87 Sherman Street, a non-contributing structure located in the South Deadwood Planning Unit in the City of Deadwood. He said there was no formal staff report at this time, but he has met with the applicants, Mike and Kathleen McShane, who were present for questions. He said that staff was concerned with the colors proposed, Abruzzi Sunrise with French Blue trim, as they did not appear to be compatible with the surrounding resources in the local historic district. The McShane's are now proposing two new colors, Beige Lace and Sleepy Seaport. Mr. Kuchenbecker said they also have approximately two months left on their awning variance and are looking at replacing the fabric on that as well. He also said he would like to look at the color in the sun before making a recommendation, but noted it is a reversible change. He suggested that since the McShane's would like to proceed with this project before the busy season starts, it be approved subject to final approval by himself and two HP Commissioners. He would then put together a formal staff report to have on file. *It was moved by Mr. M. Olsen and seconded by Mr. Pike that based upon the guidance found in DCO 17.68.050, the finding is that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and grants a Certificate of Appropriateness subject to final approval by*

*Mr. Kuchenbecker and two (2) HP Commissioners. Aye – All. Motion carried.* (The staff report will be attached hereto on Exhibit B and incorporated herein by this reference.)

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

### **Review AASLH Visitors Count! Survey – Mike Runge & Mike Olsen**

Mr. Runge handed out the survey that was conducted at Mt. Moriah from July 2010 through October 2010, which was a part of the American Association for State and Local History (AASLH) survey through a funded project by the Historic Preservation Commission in 2010. He explained that the end result of the survey was to better understand visitor's needs at Mt. Moriah Cemetery. During that period of time 220 surveys were completed. Historic Preservation Commissioner, Mike Olsen, went to Nashville Tennessee from April 13-15, 2011 to review the data with other participants. Mike Runge and Mr. Olsen reviewed the results from the survey along with a Power Point presentation. Mr. Olsen said that the survey was quite lengthy and he would be happy to review it in more detail with anyone who had more questions.

Mr. Olsen pointed out some of the good points and the bad points of the survey, noting that a major problem was accessibility to the cemetery, and that visitors did not learn much about Deadwood or its residents. He also pointed out that the visitors were not stopping by the Visitor Center to see the exhibits because they simply did not know it was there. A good point on the survey was that over 40% of the visitors received their information by word-of-mouth, which must mean that the people from the Information Center, restaurants and casinos are doing a great job of directing visitors around town. Ms. Feterl stated that a lot of money is being spent on marketing the cemetery, but the survey showed most of the visitors are not getting their information that way. Mr. Olsen also pointed out that over 50% of the visitors planned to dine at a restaurant and/or shop in Deadwood, and 39% of those with children had visited the Adams Museum. The Commission felt the consensus of the survey was that the vast majority of the people were coming more for the history of Deadwood and that gaming alone is not what is driving them to come, although it all works together in the end. The Commission thanked Mr. Olsen for attending the seminar and felt some good information came from the survey.

### **Permission to Hire Summer Archivist Interns – Mike Runge**

Mr. Runge requested permission to hire two summer interns. The internship program provides high school and/or college students a hands-on experience working in an archives and collections repository. *It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to recommend to the City Commission the hiring of Matt Hodson and Tyler Myers as summer interns for the Archives Department. Aye – All. Motion carried.*

### **Case #11018 – 26 Adams Street – Windows – Andrew Estoclet**

Mr. Kuchenbecker explained the applicant is requesting Project Approval for work at 26 Adams Street, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood which was constructed circa 1904. The applicant is requesting permission to complete the restoration of wood windows and storms and staff recommends approval. *It was moved by Mr. M. Olsen and seconded by Mr. Pike 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 26 Adams*

*Street as presented in Case #11018. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

*It was further moved by Mr. M. Olsen and seconded by Mr. S. Olson to place the applicant at 26 Adams Street into the Wood Windows and Door Program. Aye – All. Motion carried.*

#### **Historic Preservation Moments – MacroVision, LLC – G.R.A.P.E. Recommendation**

Mr. Kuchenbecker said the G.R.A.P.E. Committee met and reviewed the proposal from MacroVision and recommended approval. This would be 52 Preservation Moments videos over a two-year period which would be paid from the Public Education and Advocacy line item. This was also discussed at the AAA Committee who also recommended approval. Staff will work the AAA Committee to finalize which of the Preservation Moments that will be done. Mr. S. Olson asked if there was enough money in the budget to fund this project entirely in 2011, to which Mr. Kuchenbecker said there was enough money to cover it, but if it was not all spent in 2011 the funds could be rolled over as a supplement to the 2012 budget. However, Mayor Toscana said if the intention was to pay for a portion of it in 2012, it would be appropriate to budget for it next year. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to recommend to the City Commission the approval of the creation of 52 Preservation Moments by MacroVision over the course of the next 24 months in an amount not to exceed \$10,000.00 from the 2011 budget. Aye – All. Motion carried.*

#### **Electronic Kiosks – G.R.A.P.E. Recommendation**

Mr. Kuchenbecker said that this project has been discussed for several years. He said they have found a company called Four Winds Interactive out of Colorado to do the project. To get the project up and running they would like \$35,000.00 allocated for software, hardware, training, design work and three kiosks. The first two would be on each side of the desk at the Visitor Center and the other one at Mt. Moriah Cemetery. The G.R.A.P.E. Committee recommends approval. *It was moved by Ms. Feterl and seconded by Mr. Pike to recommend to the City Commission the approval of allocating \$35,000.00 to Four Winds Interactive for three kiosks, installation, and programming. Aye – All. Motion carried.*

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

##### **Retaining Wall Applications**

None.

##### **Revolving Loan Program/Disbursements**

*It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the HP Revolving Loan Fund cash disbursements in the amount of \$53,415.75. Aye – All. Motion carried.*

##### **Retaining Wall Grant Disbursement**

*It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the HP Retaining Wall Grant disbursement in the amount of \$1,845.00 for Kirkeby's at 111 Williams Street. Aye – All. Motion carried.*

##### **Financial and Delinquency Report**

Ms. McCracken reviewed the financial and delinquency reports.

**Loan Request – Terry and Debra Gregory – 906 Main Street**

Ms. McCracken said the Gregory's have been customers of Historic Preservation since 1999. They have three loans and would like to refinance their first mortgage in the amount of \$30,000.00 and are requesting that Historic Preservation subordinate to their first loan which would be moving from Wells Fargo Bank to First Interstate Bank. She said the Commission would not be losing any position, they are simply changing lenders. The Loan Committee reviewed and favorable comments were received. *It was moved by Mr. Pike and seconded by Mr. M. Olsen to grant the subordination request to Terry and Debra Gregory at 906 Main Street as presented. Aye – All. Motion carried.*

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

None.

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

Mr. Kuchenbecker reported on the following:

Discussed the article in USA Today regarding the "Top 10" libraries to visit, in which the Deadwood Public Library was one of them.

The Parks Department has started setting the new street signs at Mt. Moriah.

There are two exhibits at the Mt. Moriah Gift Shop; the Methodist windows and the Groshong headboard.

They are still working with the high school on the coffee table puzzle.

The Mt. Moriah Gift Shop is open for the season.

There was a pre-construction meeting with the Pineview. They will be removing rotting timbers and shoring it up.

They will be "dusting off" the Demolition by Neglect list.

The Symposium mailers will be going out.

They are looking at holding an event on July 5<sup>th</sup> at the Slime Plant/Deadwood Mountain Grand to celebrate the 50<sup>th</sup> Anniversary of being a National Historic Landmark.

The Days of '76 Project is moving along very well. The walls of the building should be closed in within the next four weeks.

The parking garage is on track for a June 15<sup>th</sup> opening and the Slime Plant is on track for a July 1<sup>st</sup> opening.

Thanked Mr. Mike Olsen for attending the seminar in Nashville, Tennessee.

There are eight (8) retaining walls in the "hopper".

### **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.  
Mr. S. Olson reported that they are working on the Harnett stone and it looks very nice.

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.  
No report.

Chamber of Commerce: Commission representatives: Darin Derosier and Willie Steinlicht.  
No report.

Days of '76: Commissioner Mike Olsen.  
No report.

Neighborhood Housing Services: Commissioner Steve Olson.  
No report.

Planning and Zoning: Commissioner Mike Olsen.  
No report.

### **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 6:00 pm.

ATTEST:



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