

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 11, 2012 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order– Chair Ronda Feterl
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
 - a. Award 2012 Historic Preservation Scholarship to Jordon Barthel
 - b. Deadwood Boy Scouts Interpretive Sign – Historic Preservation Office
 - c. GIS/Pictometry software cost share with Lawrence County
 - d. Archaeology Camp Funding Request – AM&H, Inc.
 - e. USS Maine Memorial Monument Phase II – Kevin Kuchenbecker
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 12015 – 760 Main Street – Roof – St. Ambrose Catholic Church
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 12009 – 366 & 370 Main Street – Garage Demolition – Optima, LLC
 - b. Case# 12011 – 7 Sampson – Garage Demolition/New Construction – James Larson
 - c. Case# 12014 – 28 McKinley – Roof Replacement – Doug and Polly Sailer
 - d. Case# 12017 – 9 Sampson Street – Garage Demolition – Robert & Barb Schallenkamp
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - c. Retaining Wall Program/Disbursements
 - i. 408 Williams – David Vaughan & Terry Vaughan
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

All Applications **MUST arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, April 11, 2012

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

Absent: None.

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, the Historic Preservation Commission Chair, Ronda Feterl, called the Deadwood Historic Preservation Commission meeting to order on Wednesday, April 11, 2012 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD. Prior to moving on, Ms. Feterl thanked Mr. Steinlicht for filling in as chair, on March 28, 2012, in her absence.

Approval of Minutes:

It was moved by Mr. S. Olson and seconded by Ms. Floyd to approve the minutes of Wednesday, March 28, 2012. 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 \$76,710.83. Aye – All. Motion carried.

Old or General Business:

Award 2012 Historic Preservation Scholarship to Jordon Barthel

Mr. Jordon Barthel, a Lead-Deadwood High School senior, was present to accept an Award for the 2012 \$1,000.00 Historic Preservation Scholarship. He said he would like to go to Creighton University where he plans on studying law. He thanked the Commission for their generosity and stated several times how helpful the scholarship will be.

Ms. Feterl, on behalf of the Commission, expressed how impressed the Commission had been with Mr. Barthel's scholarship essay and wished him all the best in his future endeavors.

Deadwood Boy Scouts Interpretive Sign – Historic Preservation Office

Mr. Kuchenbecker noted Mr. Carlton Spindler was present. He explained the City of Deadwood Archives, along with Mr. Spindler, is working on an 18x24” interpretive panel focusing on the 25th Anniversary of the Boy Scout’s planting of green ash trees along lower Main Street. Mr. Kuchenbecker explained the sign will contain several photographs supplied by Mr. Spindler and a brief overview of scouting in America and the Black Hills and will not exceed \$1,000 to produce. He noted Mr. Runge will have the proposed proof of the sign available for review on April 26, 2012.

Mr. Spindler explained in 2010 he had been told the size of the sign would be 36”x36”. He noted only recently had he been told the size of the sign had been reduced. Therefore, the information he had gathered had been based on a larger template so he wanted to know if it would be possible to create a larger marker to fit the information he had gathered. Mr. Mike Runge, City of Deadwood Archivist, explained in 2010, when the project was started, three or four different sizes of markers existed in Deadwood. However, it had recently been determined that there needs to be uniformity in marker sizes. Therefore, all signs will now either be 18”x24”, which will be used for individual project or items of significance, or 24”x36”, which will be used for multiple interests. Mr. Kuchenbecker noted that as signs are redone they will conform to these sizes as well. Thus, there will no longer be 36”x36” signs.

Mr. M. Olsen said he wasn’t aware of this item coming before the entire Commission in 2010. Mr. Kuchenbecker stated he believed that it may have only gone through the Grants, Recognition, Advocacy, and Public Education Committee at that time.

Mr. Spindler asked how the sign will be displayed. Mr. Kuchenbecker stated it will have a single pedestal and display the Historic Preservation HistoryLink logo. He noted the marker will also have QR Code so it will be possible to add additional information which can be accessed through a Smartphone. Mr. Spindler stated he is concerned that a lot of information will be lost with the decreased size of the marker. Ms. Feterl said it would be possible to add more information, than what exists on the sign, through the use of the QR Code. Mr. Milos explained the QR code will direct Smartphones to a website that contains more information. Therefore, it will not matter how big the sign is because it will be possible to add more information through the QR code technology. Mr. M. Olsen stated he feels that having standards for signage is appropriate; however, he is not opposed to having the larger of the two sizes for this particular marker. He said Mr. Spindler should work with Mr. Runge to come up with the best size for the project.

It was moved by Mr. Pike and seconded by Mr. Milos to recommend to the Deadwood City Commission the expenditure of up to \$1,000.00 for the creation of a Deadwood Boy Scouts Interpretive Sign. Mr. S. Olson asked if the motion had intentionally excluded the size of the marker. Mr. Pike stated that was correct as the intent is to let Mr. Spindler work with the HP Office to reach the most appropriate and agreeable solution for the size of the sign. Mr. S. Olson stated he fully agrees. ***Aye – All. Motion carried.*** Mr. Pike thanked Mr. Spindler for coming and said it was very nice to see him.

GIS/Pictometry Software cost share with Lawrence County

Mr. Kuchenbecker reminded the Commission in December of 2011, the Deadwood Historic Preservation Commission and the Deadwood City Commission approved partnering with Lawrence County and the City of Spearfish to cost share for GIS Pictometry Aerial Imagery software costs. He noted the updated Pictometry will be available online once completed. Mr. Kuchenbecker stated the County is now requesting for Deadwood to share the costs associated with the Pictometry Online Software, first-year Annual Maintenance Costs, and the

one-time upgrade Server costs. He noted the County's total cost for use of the program is \$14,399.00 which will be shared between Lawrence County, Spearfish, Whitewood, Deadwood and Lead. Mr. Kuchenbecker stated he is requesting a recommendation to the Deadwood City Commission of a one-time expenditure in 2012 of \$2,000.00 with funds coming from the Historic Preservation Commission's Historic Preservation GIS line item. Mr. Toscana asked why Lead's share is higher than anyone else's share. Mr. Kuchenbecker said it was because they did not pay for the aerial imagery. ***It was moved by Mr. Milos and seconded by Mr. Steinlicht to recommend to the Deadwood City Commission the expenditure of an amount not to exceed \$2,000 from the GIS funding line item for the cost share with Lawrence County associated with Pictometry Aerial Imagery. Aye – All. Motion carried.*** (The Memorandum is attached hereto on Exhibit A and incorporated herein by this reference.)

Archaeology Camp Funding Request – AM&H, Inc.

Ms. Floyd recused herself and left the meeting.

Mr. Kuchenbecker explained in 2008 the Deadwood Historic Preservation Office partnered with the Adams Museum to create archaeology camp and Field School for area youth. He said the Adams Museum and House, Inc. is requesting continued financial support of this program in 2012 in the amount of \$3,000.00. Mr. Milos asked if the Historic Preservation Commission had provided \$3,000.00 to the Adams for the camp in 2011. Mr. Kuchenbecker stated it had. ***It was moved by Mr. S. Olson and seconded by Mr. Pike to recommend to the Deadwood City Commission financial support in the amount of \$3,000.00, from the Public Education line item, for Archaeology Camp and Field School offered by the Adams Museum and House, Inc. Aye – Pike, Milos, Feterl, M. Olsen, S. Olson, and Steinlicht. Motion carried.***

Ms. Floyd returned to the meeting.

USS Maine Memorial Monument Phase II – Kevin Kuchenbecker

Mr. Kuchenbecker explained the Historic Preservation Office is seeking a recommendation to the Deadwood City Commission for the expenditure of an amount not to exceed \$14,000.00 for Phase II, which will include the foundation and stamped concrete plaza connecting the USS Maine Monument with the Goldberg Sundial, of the USS Maine Memorial Monument project. Ms. Floyd stated that she thought this project had already been approved by the HPC. Mr. Kuchenbecker explained that Phase I had been approved; however, Phase II had not. Ms. Floyd gave her apologies. Mr. Milos said on the Wyss bid it said work will be provided and installed by others. Mr. Kuchenbecker stated that Phase I and II will be done in conjunction but the labor will be provided by two different entities. ***It was move by Mr. Pike and seconded by Ms. Floyd to recommend to the Deadwood City Commission the expenditure of an amount not to exceed \$14,000.00 from the HP public education line item for the USS Maine Monument plaza from RCS Construction.*** Mr. S. Olson questioned the expense of the benches in the bid. He said he felt \$2,700.00 is an exorbitant amount of money to spend on benches. Additionally he noted there is a lot of seating in Gordon Park already. ***Aye – Pike, Milos, Floyd, Feterl, M. Olsen, and Steinlicht. No – S. Olson. Motion carried.*** (The Memorandum is attached hereto on Exhibit B and incorporated herein by this reference.)

New Matters before the Deadwood Historic District Commission

Case# 12015 – 760 Main Street – Roof – St. Ambrose Catholic Church

Mr. Kuchenbecker reviewed his staff report for permission to replace the flat roof of the 2006 addition with a pitched roof, finished with corbels to match the existing church, in order to shed snow and protect the handicap access. (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.) ***It was***

moved by Mr. Pike and seconded by Mr. Steinlicht, based upon the guidance found in DCO 17.68.050, that the exterior alteration proposed is congruous with the historical, architectural, archaeological, or cultural aspects of the district and moved to grant a Certificate of Appropriateness to Saint Ambrose Catholic Church, Case# 12015, 760 Main Street as presented. Aye – All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission

Case# 12009 – 366 & 370 Main Street – Garage Demolition – Optima, LLC

Mr. Bob Mitchelltree from Cadillac Jacks was present to answer any questions. Mr. Kuchenbecker reviewed his staff report for permission to demolish the “Shea” garage which is located behind the “Fountain House” at 370 Main Street as the garage encroaches on a portion of the 366 Main Street lot. (The staff report is attached hereto on Exhibit D and incorporated herein by this reference.) *It was moved by Ms. Floyd and seconded by Mr. Pike, based upon all of the evidence presented, 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 moved to grant a project approval to Optima, LLC., Case# 12009, 366 & 370 Main Street, as presented.* Mr. Mitchelltree from Cadillac Jacks asked if it would be okay to start the demolition as soon as the next day. Mr. Kuchenbecker, said after approval, they could start as soon as they obtain a building permit. *Aye – All. Motion carried.* The Commission thanked Mr. Mitchelltree for coming to the meeting.

Case# 12011 – 7 Sampson – Garage Demolition/New Construction – James Larson

The contractor of record was present to answer any questions. Mr. Kuchenbecker reviewed his staff report for permission to remove a garage, built in 2001, and build a new log home. He said numerous alterations have been done to the ground therefore it is his opinion and that of the South Dakota State Historical Society, that, if approved, it will not be necessary to perform an archaeological investigation. Mr. Kuchenbecker said based on the 2008 Architectural Survey the house associated with this resource is no longer considered contributing. *It was moved by Mr. Pike and seconded by Mr. S. Olson, based upon all of 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 a project approval to James Larson, Case# 12011, 7 Sampson as presented.* Ms. Feterl stated she noticed in Mr. Kuchenbecker’s written opinion that this particular planning unit has lost almost all of its contributing resources. Mr. Kuchenbecker said that according to the 2008 Survey only 35 Sampson is contributing in this area. Mr. Kuchenbecker noted that in 1993 there were five contributing resources; however, one or two of these were lost in the 2002 Grizzly Gulch Fire and the others lost their contributing status along the way. Ms. Feterl asked if this would do anything to the Landmark or cause it to be removed. Mr. Kuchenbecker said if we choose to we could amend the Landmark and carve this particular area out. He noted, however, we would only do that if we needed to increase the ratio of contributing to non-contributing resources. *Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit E and incorporated herein by this reference.)

Case# 12014 – 28 McKinley – Roof Replacement – Doug & Polly Sailer

Mr. Kuchenbecker reviewed his staff report for permission to reroof, with light green metal roofing, the house and garage, located at 28 McKinley, as submitted. He explained that the number listed on the application for the applicant was incorrect. He noted he had also tried to call the applicant’s home several times; however, there was no answer or an option to leave a message. Therefore, he had called the contractor and told him that the project, as submitted, introduces an inappropriate alteration to the resource for the architectural style of the contributing home. He told the applicant that asphalt would be appropriate and in fact would not require

approval. Mr. Kuchenbecker added the resource has two layers of asphalt shingles over cedar shingles; consequently, it may become a life-safety issue if a bunch of gaps exist in the sheathing after these layers are removed. Ms. Floyd asked if the contractor knew why the applicants had thought green metal would be the best option. Mr. Kuchenbecker said it was simply what the applicants wanted. Ms. Floyd asked if it would be possible to go back to cedar. Mr. Kuchenbecker said it would. For clarification, Mr. Pike stated that the two historically appropriate materials would be asphalt or cedar. Mr. Kuchenbecker said that is correct. ***It was moved by Mr. Pike and seconded by Mr. Milos, based upon all the evidence provided, that the project DOES encroach upon, damage, or destroy historic property included in the national register of historic places or the state register of historic places.*** Mr. Kuchenbecker noted he would provide the applicant with a letter detailing why the project was not approved and that they may be eligible for a life-safety loan. ***Aye – All. Motion carried.***

It was moved by Mr. Pike and seconded by Mr. S. Olson, based upon the guidance in the U.S. Department of the Interior standards for historic preservation projects in 36 C.F.R. 67, that the project is ADVERSE to Deadwood and moved to DENY the project at 28 McKinley, Case# 12014, Doug and Polly Sailer as presented. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit F and incorporated herein by this reference.)

Case# 12017 – 9 Sampson Street – Garage Demolition – Robert & Barb Schallenkamp

Mr. Kuchenbecker reviewed his staff report for permission to tear down an existing barn and replace it with a 30'x 40' post frame garage and shop at 9 Sampson Street. (The staff report is attached hereto on Exhibit G and incorporated herein by this reference.) ***It was moved by Mr. Steinlicht and seconded by Mr. Pike, 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 a project approval to Robert and Barb Schallenkamp, 9 Sampson Street, Case# 12017 as presented.*** Mr. S. Olson asked if there was a reason why plans had not been submitted with the application. Mr. Kuchenbecker stated he was not sure if the applicants had any. Mr. S. Olson stated he thought plans were required for a demolition. Mr. Kuchenbecker said plans are only required in the local historic district; however, he said detailed plans could be requested. Ms. S. Olson said he is not adverse to the project he just wants to know what is being approved. ***Mr. Pike stated he agreed with Mr. S. Olson and withdrew his motion.*** Mr. S. Olson asked who had seconded the motion. Mr. Pike stated he had. ***Mr. S. Olson stated that he withdrew his second to the motion.***

It was moved by Mr. Pike and seconded by Mr. S. Olson to continue the application at 9 Sampson Street Case# 12017 until the Commission could review a set of detailed plans which will be attached to the record. Mr. Steinlicht asked why they needed plans if they know the proposed building's footprint. Mr. S. Olson said they need to know how high the building will be. Mr. Pike said it is his desire to make sure the Commission knows what they are being asked to approve and that it is all a part of the record so there will be no questions and or surprises down the road. ***Aye – All. Motion carried.***

Revolving Loan Program/Disbursements

HP Revolving Loan Fund Disbursement

It was moved by Mr. Milos and seconded by Mr. Pike to approve the HP Revolving Loan Fund in the amount of \$22,342.07. Aye – All. Motion carried.

HP Retaining Wall Disbursement

It was moved by Mr. S. Olson and seconded by Mr. Milos to approve the HP Retaining Wall Disbursement in the amount of \$1,260.00. Aye – All. Motion carried.

Financial and Delinquency Report

Ms. Joy McCracken, Executive Director for NeighborWorks, reviewed the financial and delinquency report.

408 Williams – David Vaughan & Terry Vaughan

After discussion, *it was moved by Ms. Floyd and seconded by Mr. Milos to allow Mr. Terry Vaughan to assume the loan of Mr. David Vaughan for 408 Williams as presented. Aye – All. Motion carried.* (The request is attached hereto on Exhibit H and incorporated herein by this reference.)

STAFF REPORT

Mr. Kuchenbecker reported on the following items:

- He and Bob Nelson Jr. would be in Pierre on Friday for the South Dakota State Historical Society's annual History Conference.
- He and Bob Nelson Jr. had been working on a trail grant from Game, Fish, and Parks and the grant would be mailed by Friday, April 13, 2012.
- The Historic Preservation Office had worked with DCI and Ellsworth Air Force base to make sure that the USS Maine shell will be safe for public display.
- The Deadwood City Commission had made a resolution requesting that the Department of Transportation combine Deadwood and Lead's highway projects.
- The City had hired a consultant to help with the Capital Improvement Plan.
- Deadwood History, Inc. had its second board meeting and elected three at large members.
- There are lots of activities going on at Deadwood History, Inc. and noted the Days of '76 Museum is scheduled to open during Wild Bill Days.
- Retaining wall projects are in progress as follows: 350 Williams which is nearing completion, 334 Williams which is in progress, and 66 Taylor which is complete. Mr. Kuchenbecker said he will keep the Commission informed as walls progress.

OTHER BUSINESS

Mr. Jason Campbell, City Attorney, said he has been working with representatives from Plains Commerce Bank on language in the mortgage agreement for the Pineview loan. He said he will continue to keep the Commission updated on the matter.

Ms. Floyd asked for an update on the Sinclair Station. Mr. Kuchenbecker said he had recently visited the site and left a note for the general manager to call him, but had not heard back from him. He said he would stay vigilant and keep the Commission updated.

Ms. Feterl noted it would be a good idea for Bill Peterson, Executive Director of Deadwood History, Inc., to give an update on the organization at an upcoming HPC Meeting. Mr. Kuchenbecker said he would coordinate this with Mr. Peterson.

HPC Meeting
Wednesday, April 11, 2012

COMMITTEE REPORTS

Following a discussion on properties of concern, Mr. Pike asked to schedule a Demolition by Neglect Committee Meeting. It was decided the Demolition by Neglect Committee Meeting will take place immediately after the conclusion of the regularly scheduled Historic Preservation Commission Meeting on Wednesday, April 25, 2012.

Mr. Pike, once again, expressed how nice it was to see Mr. Carlton Spindler at the meeting.

Mr. Milos said the Chamber's advertising campaign had won five advertising awards one of which he noted could lead to a national award.

Ms. Feterl noted the retaining wall line item is in a deficit which is something that needs to be addressed when composing the 2013 budget.

ADJOURNMENT:

The April 11, 2012 Historic Preservation Commission meeting adjourned at 6:24 p.m.

ATTEST:

Ronda Feterl
Chairman, Historic Preservation Commission
VPeterson, Recording Secretary