

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, June 22, 2011 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order– Chair Ronda Feterl
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
  - a. Reminder of Budget Meetings July 12 & 14 at 7:00 a.m. Century Room
  - b. 59 Van Buren – Jeff Trouton
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. Case# 11027 – 67 Terrace – Windows & Doors – Shawn May
  - b. Special Needs Wood Windows & Doors Program – 67 Terrace – Shawn May
  - c. Case# 11028 – 23 Emery Street – Mud Room – Melody Lawson
7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
    - i. 16 Washington Street – Mike Sneesby
    - ii. 95 Stewart Street – Randy Johnston
  - b. Revolving loan Program/Disbursements
    - i. Request to Waive Closing Costs – Northern Hills Alliance for Children
  - 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. 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, June 22, 2011**

**Present Historic Preservation Commission:** Ronda Feterl, Mike Olsen, Steve Olson, Willie Steinlicht, Laura Floyd, and George Milos. Historic Preservation Officer Kevin Kuchenbecker was also present.

**Absent Historic Preservation Commission:** Matt Pike.

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

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

A quorum being present, Chairman Ronda Feterl called the Deadwood Historic Preservation Commission meeting to order on Wednesday, June 22, 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. M. Olsen and seconded by Mr. Steinlicht to approve the minutes of June 8, 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 \$9,780.30. Aye – All; however, Mr. S. Olson abstained from the disbursement of \$327.90 to Deadwood Home Center for reimbursement of paint grant funds for 53 Lincoln Avenue. Motion carried.*

**OLD OR GENERAL BUSINESS**

**Reminder of Budget Meetings**

Chairman Feterl reminded the Commission that budget meetings were set for July 12 and July 14, 2011 (if needed) at 7:00 a.m. in the Century Room.

**59 Van Buren – Jeff Trouton**

Mr. Kuchenbecker explained he had been working with Mr. Jeff Trouton, 59 Van Buren, and the State Historic Preservation Office, since the denial of the project approval for 59 Van Buren at the June 8, 2011 HPC Meeting, to come up with a design for Mr. Trouton's porch that would be agreeable to all parties and would minimize the adverse effect of the alteration. He acknowledged that Mr. Trouton had apologized for not seeking project approval, prior to commencement of the work, and that he was willing to work with the Historic Preservation Commission and Office to come up with a plan that would allow him to keep the alteration. Mr. Kuchenbecker explained that in speaking with the State Historic Preservation Office, the consensus was if Mr. Trouton

incorporated Craftsman elements, namely by adding siding across the front porch, so the walkway would better blend with the siding of the house, and add larger square columns and possibly expose the rafter ends, the State would leave the structure contributing. Mr. Kuchenbecker asked the Commission if they would be willing to consider a new project approval for the alteration if Mr. Trouton completed a new Project Approval application including the discussed elements. The Commission agreed and stated they would be happy to reconsider the project if it included the aforementioned elements.

Mr. Kuchenbecker asked the Commission if they would be willing to suspend the “stop work order,” that had been placed on the house, long enough for Mr. Trouton to finish shingling the alteration as there is exposed lumber that risks being jeopardized. He stated that Mr. Trouton would come in and pay the investigation fee and building permit fee. He noted after completion of the shingling, the “stop work order” would be reinstated.

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

#### **Case# 11027 – 67 Terrace – Windows & Doors – Shawn May**

Mr. Kuchenbecker stated the applicant was requesting a Project Approval for replacement of exterior windows and doors at 67 Terrace, a contributing resource, built circa 1900, in the Cleveland Planning Unit. Mr. Kuchenbecker noted the applicant had also applied for the Special Needs Wood Windows/Doors Program. Mr. Kuchenbecker stated he had called Mr. May several times and was unable to reach him; therefore, it was his recommendation to continue the application until he was able to fully discuss the project and program with the applicant and conduct a proper site visit.

*It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to continue the project approval until Mr. Kuchenbecker was able to speak with the applicant and conduct a site visit. Aye – All. Motion carried.*  
(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 Ms. Floyd to continue the Special Needs Windows/Doors application for 67 Terrace until Mr. Kuchenbecker was able to discuss the project with Mr. May. Aye – All. Motion carried.*

#### **Case# 11028 – 23 Emery Street – Mudroom – Melody Lawson**

Mr. Kuchenbecker stated the applicant had submitted an application for Project Approval for permission to tear down and rebuild the mudroom of the structure located at 23 Emery Street, a contributing structure, built circa 1900, in the Highland Park Planning Unit in the city of Deadwood. Mr. Kuchenbecker explained the mudroom was a later addition at the rear or the original resource; therefore, it would not encroach upon, damage or destroy the historic portion of the resource nor have an adverse effect if it were removed and reconstructed. Mr. Kuchenbecker noted the applicant is in the siding program and he would work closely with the owner during reconstruction if the project were approved. *It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht based upon all of the evidence presented, the finding was 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 for Case# 11028, 23 Emery Street. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

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

**Retaining Wall Application – 16 Washington Street – Mike Sneesby**

Mr. Kuchenbecker explained he had examined the walls at 16 Washington Street and in Staff's opinion the walls associated with the property do not qualify as historic walls eligible for individual listing on the National Register of Historic places; nor do the walls threaten a historic resource or individual life-safety; therefore, staff recommended denial of the application into the Retaining Wall Program. *It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to deny the application for 16 Washington Street into the retaining wall program. Aye – All. Motion carried.*

**Retaining Wall Application – 95 Stewart Street – Randy Johnston**

Mr. Kuchenbecker stated the Historic Preservation Office had inspected the wall located at 95 Stewart Street and Staff recommends acceptance into the program as the wall meets the general eligibility for location and is a historic wall. Mr. Kuchenbecker explained the stone retaining wall along the street in front of the resource is deteriorating and beginning to fail. *It was moved by Mr. M. Olsen and seconded by Ms. Floyd to accept the application, for the retaining wall located at 95 Stewart Street, into the retaining wall program. Aye – All. Motion carried.*

**Revolving Loan Fund – Cash Disbursements**

*It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the cash disbursement of the HP Revolving Loan Fund in the amount of \$38,869.33. Aye – All. Motion carried.*

**Financial and Delinquency Report**

Ms. McCracken reviewed the delinquency report.

**Request to Waive Closing Costs – Northern Hills Alliance for Children**

Ms. McCracken explained that she sits on the Board for the Northern Hills Alliance for Children; therefore, Mr. Kuchenbecker would explain the request.

Ms. Floyd recused herself and left the meeting.

Mr. Kuchenbecker stated the Northern Hills Alliance for Children was requesting waiver of closing costs associated with the previously approved loan from Historic Preservation which included: 1% fee of \$500; Settlement or closing fee: \$99 and recording fee: \$22 for a total of \$621.00. Mr. Kuchenbecker noted the request had been reviewed unfavorably by the Loan Committee.

After a discussion regarding precedence and the manner in which the loan was disbursed it was moved by Mr. S. Olson and seconded by Mr. M. Olsen to deny the request from the Northern Hills Alliance to forgive fees in the amount of \$621.00. Aye – Feterl, M. Olsen, S. Olson, and Steinlicht. No – Milos. Motion carried.

Ms. Floyd returned to the meeting.

**STAFF 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 that Committees had been assigned and hoped that everyone on the Commission felt appointments were acceptable.

He stated Archaeology camp was in its second week and thanked Commissioner Floyd.

Mr. Kuchenbecker stated that construction was on track at the Deadwood Mountain Grand for a July 1, 2011 opening and that there would be a celebration of Deadwood's 50<sup>th</sup> Anniversary as a National Historic Landmark on July 5, 2011.

He noted work on the Pineview was progressing and the masonry work was almost complete.

Mr. Kuchenbecker stated construction at the Days of '76 was progressing.

Mr. Kuchenbecker encouraged the Commission to stop up at Mt. Moriah and see the work that had been done and reminded the Cemetery Committee that the July Meeting would be held at the Visitor's Center.

He noted that the HP Office currently had three interns, 2 in Archives and 1 in GIS, working in the office.

He stated that he had interested parties who wanted to lease the Soda Fountain.

Mr. Kuchenbecker stated there would be a GRAPE Committee meeting on June 28, 2011 at 4:00 pm.

He stated that the HP Office would work on digital kiosks with the chamber and the interpretive signs for the Deadwood Mountain Grand would have QR code added.

He stated four retaining walls had been opened at the last City Commission meeting and that the HP budget for Retaining Walls would need to be supplemented.

He explained that the master plan for the Water Street project had been received and would be reviewed by the Parking and Transportation Committee.

He noted that the Methodist Bell had been installed. Mr. M. Olsen stated that he thought it would be nice to ring the bell on August 17, the anniversary of its arrival in Deadwood.

Mr. Kuchenbecker stated there would be a check presentation for the 2011 Outside of Deadwood Grant that was awarded to the D.C. Booth Society on June 23, 2011 at 6:00 pm in Spearfish.

He also mentioned that the Cowboy Song Traditions Exhibit would be on tour through July 26, 2011.

### **COMMITTEE REPORTS:**

Mr. Milos stated that the representative from True West Magazine, who attended the Wild Bill Days Celebration, had been very impressed with Deadwood.

Ms. Floyd thanked her fellow commissioners and Mr. Kuchenbecker for their help with Archaeology Camp.

HPC Meeting  
Wednesday, June 22, 2011

Chairman Feterl read a thank you letter from Mary Kopco which acknowledged all of the help and support she received for the HARCC.

Mr. M. Olsen reminded the Commission that there would be a policies and procedures meeting next Wednesday, June 29, 2011 at 7:00 am. Also that Deadwood had been listed as one of the top ten neighborhoods to visit by Fodor's Travel Guides. Mr. M. Olsen asked Mr. Kuchenbecker to write a thank you letter to Patricia Sherman's insurance company thanking them for working with the Historic Preservation Commission on the siding at 5 Harrison.

Mr. S. Olson stated that the exterior metal siding had arrived at the Days of '76 Museum. He also noted that the Deadwood Alive actors should be commended in light of recent events in Hill City.

Mr. Steinlicht stated the Deadwood Alive actors had been nominated as the best western actors in the United States.

**ADJOURNMENT:**

Hearing no further business to come before the Commission at this time and no objections from the Commission or the audience, Chairman Feterl adjourned the meeting at 5:39 pm.

ATTEST:

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