

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 23, 2011 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to order– Chair Darin Derosier
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 11009 – 81 Sherman Street – Awning – Peterson CPA
 - b. Case# 11010 – 674 Main Street – Siding, Awning, & Windows – Robert Lemley
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 11010 – 300 Main Street – Relocation – Mike Gustafson
 - b. Historic Preservation Scholarship Selection – GRAPE Committee
 - c. 2009 Outside of Deadwood Grant – Anderson Ranch – Frawley Ranches, Inc.
 - d. Request for Acceptance of Donation – City Archives – Mike Runge
7. Revolving Loan Fund/Retaining Wall Program Update.
 - a. Retaining Wall Applications
 - i. 340 Williams Street – Charles Williamson
 - b. Revolving loan Program/Disbursements
 - i. 35 Lincoln Avenue – Matt Pike & Francy Foral
 - 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, March 23, 2011

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

Absent Historic Preservation Commission: None.

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

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, March 23, 2011 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the minutes of March 9, 2011. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the HP Operating Account in the amount of \$55,917.40. Aye – All. Motion carried.

Bonded Account:

It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen to approve the HP Bonded Account in the amount of \$813.00. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

Case# 11009 – 81 Sherman Street – Awning – Peterson CPA

Mr. Kuchenbecker explained that the applicant was requesting a Certificate of Appropriateness for work at 81 Sherman Street, a non-contributing structure, built in 1944 in the South Deadwood City Planning Unit. The applicant is requesting permission to install a metal frame with a metal corrugated roofing material to the northeast side of the building in an attempt to divert water from entering the windows. Mr.

Kuchenbecker stated that the work will alter the exterior of the building; however it would be easily reversed. The proposed work and changes DOES NOT encroach upon, damage or destroy a historic resource, nor does it have an adverse affect on the character of the building or the historic character of the districts. ***It was moved by Mr. M. Olsen and seconded by Mr. S. Olson that based upon all the evidence presented, with guidance found in DCO 17.86.050, 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 Certificate of Appropriateness. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

Case# 11010 – 674 Main Street – Siding, Awning, & Windows – Robert Lemley

Mr. Kuchenbecker explained that the applicant was requesting a Certificate of Appropriateness for work at 674 Main Street; a contributing structure, the former Shedd’s Jewelry building. Mr. Kuchenbecker stated that he has concerns about possible materials and has requested the application be continued. ***It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to continue Case #11010 at 674 Main Street for Robert Lemley until April 13, 2011 meeting. 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

Case# 11011 – 300 Main Street – Relocation – Mike Gustafson

Mr. Kuchenbecker stated that two representatives for Mr. Mike Gustafson were present, Mr. Brad Hemmah, of First Gold Gaming and Ms. Heather Rederth of FourFront Design. Mr. Kuchenbecker explained that the applicant was requesting a Project Approval for work to be conducted at 300 Main Street, a contributing structure built in 1927 in the Fountain City Planning Unit. Mr. Kuchenbecker explained that staff had worked with the representatives to compile a rehabilitation plan to save the historic resource. Mr. Kuchenbecker stated that Mr. Jason Haug from the South Dakota State Historic Preservation Office had visited Deadwood on Monday March 21, 2011 to review the project. Mr. Kuchenbecker explained that Mr. Haug concluded that if the Sinclair Station was moved rather than reconstructed, it would have no adverse affect; therefore Mr. Kuchenbecker’s Staff Report reflected Mr. Haug’s findings that it would not have an adverse affect to the district.

Mr. Kuchenbecker explained that the applicant was requesting permission to relocate the original 1927 Sinclair Station structure to provide additional parking. The applicants proposed moving the original 1927 Sinclair station towards the Auer House. He explained that the applicants are willing to comply with the Archaeological Recordation of the historic structures. Mr. Kuchenbecker stated that the original 1927 portion of the Sinclair Station would be relocated with the canopy. He added that the wood accessory structure that was previously used as a car wash, the garage and toilet addition, the foundations and root cellar on the hillside would be removed and noted that they were in poor condition. Mr. Kuchenbecker stated that the Sinclair Station would be restored to its original 1927 condition. He stated that the canopy would be placed in alignment with the Auer and Farris houses.

Mr. Kuchenbecker restated the wood accessory structure that was previously used as a car wash; the garage and toilet addition, the foundations and root cellar on the hillside would be removed and recordation of these resources would be required. He stated that recordation would be conducted by a Cultural Resource Specialist.

Mr. Kuchenbecker explained that the building does have some perimeter deterioration and rot; however, it can be moved. He stated that the stucco and roofing materials would be removed prior to relocation to lighten the building. The canopy would be removed and relocated.

Mr. Kuchenbecker stated that after the relocation, excavation and landscaping of the area the applicants would have an expanded parking area of fifty-five spots. He noted that the applicant provided a proposed hillside treatment plan.

Mr. Kuchenbecker explained that the Sinclair Station would return to the original configuration of two doors and two windows across the front. The canopy would be returned to the original configuration. Mr. Kuchenbecker explained that due to the applicant's willingness to relocate the original building, that Staff and the State had determined it DOES NOT encroach upon, damage or destroy a historic resource, nor does it have an adverse affect on the character of the building or the historic character of the districts. He noted the letter from Mr. Haug, from the State, supporting the relocation of the original building. Mr. Kuchenbecker stated that if approval were granted approval letters would be sent. Mr. Kuchenbecker stated that the applicant would need to provide the following information before a building permit is issued: Final architectural & engineering plans for rehabilitation and relocation of the existing building; Submittal of recordation documents for buildings to be relocated and/or removed; and Final plans and recordation documents reviewed and approved by appropriate City of Deadwood staff including the Historic Preservation Officer, Zoning Administrator and/or Building Inspector. He noted that after the permit is issued City inspections will be required throughout the rehabilitation with the issuance of a Certificate of Occupancy after final inspection.

Mr. Kuchenbecker explained the following steps would be needed for issuance of a grading permit: Submittal of an archaeological investigation report; A soils report submitted by a geotechnical engineer including erosion control; Engineered drawings showing grade, erosion control, retaining walls, etc.; Department of Transportation approval for curb cuts locations; Final parking lot plans including layout, landscaping, lighting, etc.; and Final plans and reports reviewed and approved by appropriate City of Deadwood staff including the Historic Preservation Officer, Zoning Administrator and/or Building Inspector. After the grading permit is issued, City inspections will be required throughout grading and parking lot improvements including a final inspection prior to issuance of a Certificate of Completion for the parking area.

Mr. Pike questioned Ms. Rederth on how the structure would be protected during the rehabilitation process. Ms. Rederth stated that FourFront had consulted with Mike Albertson from Albertson Engineering and Bob from Dakota Hills House Moving and they will be utilized to create a plan for moving the historic structure. Ms. Rederth added that stabilization of the resource would be required before any movement would take place.

Mr. S. Olson questioned how the structure would be aligned with the existing structures. Ms. Rederth stated that the front of the canopy will align with the Auer house and the garage will setback slightly from the alignment of the Auer garage. Ms. Rederth stated that if approval is granted more specific information will be provided.

Ms. Feterl asked, for clarification, which buildings would be removed and/or relocated. Mr. Kuchenbecker stated that the wood accessory structure that was previously used as a car wash; the garage and toilet addition, the foundations and root cellar on the hillside would be removed. Mr. Kuchenbecker stated that the remaining 1927 Sinclair Station would be eligible for a property tax moratorium and tax credits, and would remain a contributing structure according to Mr. Haug from the State. Mr. Hemmah noted that the canopy will align with the front of the First Gold Building.

Mr. Deroiser stated that he felt that the proposed project was a compromise and very positive. He questioned Ms. Rederth if any landscaping would take place after excavation of the hillside. Ms. Rederth explained the three options presented in the application and added that a final decision would be made at a later date.

Mr. S. Olson questioned if there were any zoning issues. Mr. Kuchenbecker stated that Mr. Robert Nelson, Jr., Zoning Administrator, was present to answer any questions. Mr. Kuchenbecker explained that the application meets the zoning setback requirements. Mr. S. Olson questioned if the Commission was approving a concept not an actual project. Mr. Kuchenbecker explained that the Commission was approving the Project Approval to move the Sinclair Station, remove the additions, and excavate the hillside and the build a parking lot. Mr. S. Olson questioned if HPC would see the final architectural and engineering plans for the project. Mr. Kuchenbecker stated that Staff would receive the reports and that they would be available for the Commission to review at the Planning & Preservation Office.

Mr. M. Olsen questioned if what is stated on page 10 of the application which states that “the reviewing structural engineer and the proposed structure mover do not believe that relocating the main portion of the structure is a viable option and the repairs to the structure prior to relocation would be substantial.” is correct. Ms. Rederth stated that the statement was related to the cost of the relocation. Ms. Rederth explained that the relocation was possible and the owner was willing to move forth on the relocation project. Mr. Hemmah explained that after meeting with Mr. Haug, it was determined that the stucco and roofing material could be removed prior to relocation, therefore making the relocation of the building financially feasible for the applicant.

Mr. Pike stated that he wanted it noted for the record that the reconstruction project as submitted to the Commission had changed after consultation with Mr. Haug, to a rehabilitation and relocation project. Mr. Pike recommended that any forthcoming motion should reflect this change. ***It was moved by Mr. Steinlicht 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 move and rehabilitate the structure located at 300 Main Street, owned by Mr. Mike Gustafson, Case #11011. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

Mr. S. Olson questioned if there were any original signage in the buildings. Mr. Hemmah stated that he was not aware of any.

Mr. Pike stated that he would like the March 22, 2011 letter from the Mr. Haug, the March 22, 2011 email from Mr. Kuchenbecker and the draft outline of steps added to the record for 300 Main Street.

Historic Preservation Scholarship Selection – GRAPE Committee

Mr. Kuchenbecker informed the Commission that the GRAPE Committee had received three (3) applications from seniors from the Lead-Deadwood School District and recommend a scholarship be granted to Mr. Anthony Anderson. *It was moved by Ms. Oberlander and seconded by Mr. Steinlicht to accept the recommendation of the Grant, Recognition, Advocacy and Public Education Committee to offer Mr. Anthony Anderson, a Lead-Deadwood High School Senior, the \$1,000.00 scholarship on behalf of the Deadwood Historic Preservation Commission. Aye – All. Motion carried.*

2009 Outside of Deadwood Grant – Anderson Ranch – Frawley Ranches, Inc.

Mr. Kuchenbecker explained that in 2009, Frawley Ranches, Inc. was awarded a \$20,000.00 Outside of Deadwood Grant and as of January 2011 no requests for extensions or invoices had been received. On February 3, 2011, the Commission moved to close the grant. Mr. Kuchenbecker explained that on March 7, 2011, he received a faxed letter from Ms. Tara Stover, stating that Frawley Ranches Inc. had both an Outside of Deadwood Grant and a Deadwood Fund Grant and had confused the two grants. Ms. Stover is requesting a final disbursement of \$6,735.90. Mr. Kuchenbecker stated that after careful consideration, the Grant committee had recommended the disbursement of the request with the balance to be made available to other projects. *It was moved by Mr. S. Olson and seconded by Mr. Pike to reconsider the grant application for Frawley Ranches, Inc. as presented at the February 23, 2011 HPC meeting. Aye – All. Motion carried.*

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the disbursement of \$6,735.90 for Frawley Ranches, Inc. from the Outside of Deadwood Grant fund for restoration of the Anderson House. Ms. Oberlander questioned if the grant would be considered closed. Mr. Kuchenbecker stated that it would be considered closed and a letter would be sent. Aye – All. Motion carried.

Request for Acceptance of Donation – City Archives – Mike Runge

Mr. Kuchenbecker explained that Mr. Willie Steinlicht offered to donate the City of Deadwood a printed wallet sized card containing the names of the City Officials' elected and appointed for the years 1947-1948. He recommend acceptance of the donation. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to accept the donation from Mr. Willie Steinlicht into the City Archives. Aye – All. Motion carried.* The Commission thanked Mr. Steinlicht.

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE:

Retaining Wall Application – 340 Williams Street – Charles Williamson

Mr. Kuchenbecker explained that the application was for 340 Williams Street. He said the retaining wall along the street in front of the resource is deteriorating. It consists of stucco over an original stone wall. He noted that wall meets the general eligibility for location and meets the following criteria for acceptance: 1) historic wall. Staff recommends acceptance into the program. Mr. Kuchenbecker noted that the stucco finish will need to be taken into consideration when reconstructing the wall because it was not original to the stone wall. *It was moved by Mr. Pike and seconded by Mr. M. Olsen to accept Charles Williamson at 340 Williams Street into the Retaining Wall Program. Aye – All. Motion carried.*

Revolving Loan Fund – Cash Disbursements

No disbursements.

Mr. Pike recused himself from the meeting.

Loan Request – Matt Pike & Francy Foral

Mr. S. Olson stated that Ms. Francy Foral's name had been misspelled several time on the NeighborWorks Staff Report and requested that they be corrected for the record.

Ms. McCracken explained that the loan was for Mr. Matt Pike and Ms. Francy Foral at 35 Lincoln Ave. for windows. She stated that the loan amount would be \$4,650.00 at 5% interest for 7 year amortization (84 months) with payments of \$65.72. She noted that the loan was in third position. Ms. McCracken stated that they have an excellent payment history with an existing loan funded in August 2008 for roof replacement. Ms. McCracken explained that she had misunderstood staff and requested an advance payment from the Window Program in the amount of \$3,000.00; therefore \$2,250.00 of the loan will reimburse the Window Program. Favorable comments were received by the Loan Committee. *It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen to approve the loan for Mr. Matt Pike and Ms. Francy Foral 35 Lincoln Ave for \$4,650 at 5% interest for 7 year amortization (84 months.) Aye – All. Motion carried.*

Mr. Pike returned to the meeting.

Financial and Delinquency Report

Ms. McCracken reviewed the delinquency report. She noted that Blake Haverberg will make a payment before the end of March and they will be reviewing his loans in April.

ITEMS FROM CITIZENS NOT ON AGENDA:

None.

Committee Actions and Reports:

Grants, Recognition & Advocacy: Commission representatives: Ronda Feterl, Matt Pike 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.
No report.

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: Commissioners Darin Derosier and Willie Steinlicht.

No report.

Days of '76: Commissioner Mike Olsen.

No report.

Neighborhood Housing Services: Commissioner Willie Steinlicht.

No report.

Planning and Zoning: Commissioner Mike Olsen.

No 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:

He noted the copy of the NTHP Blog Post.

He reported that construction had been progressing at the Days of '76 Museum.

He reported that the HARCC was getting ready for the opening in June and would have a budget meeting on March 24, 2011.

The Adams Museum and House would be conducting summer programs, including Archeology Camp. A funding request would be presented at the next Commission meeting.

He reported that April Gregory had been hired and had begun working as the Assistant Archivist. Mike and April had been working on interpretive panels for the parking ramp and façade at the Slime Plant, as well as panels at Mt. Moriah Cemetery.

He noted that the remodeling at the Mt. Moriah Interpretive Center was finished, with the exception of some cleaning and said that the new tenants would be moving in.

He explained that a new sign had been placed at the Deadwood Library.

Staff is working on the Symposium.

He noted the Preservation Thursday with Paul Higbee on the Fassbender Collection and stated that it would be held on Thursday March 31, 2011.

He explained that plans were in the works for a press conference to be held on July 5, 2011 at the Slime Plant for the 50th Anniversary of the National Historic Landmark.

OTHER BUSINESS

Mr. Kuchenbecker updated the Commission on the Demolition by Neglect at the Pineview building. He noted that the owners had a deadline of Friday March 25, 2011 to submit plans to the City or further legal action would be taken.

Mr. Pike questioned if the Demolition by Neglect Committee should meet. Mr. Kuchenbecker stated that a meeting could be held after the resolution of the Pineview building.

ADJOURNMENT:

Mr. Deroiser stated that the executive session had been canceled.

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 5:55 p.m.

ATTEST:

Darin Derosier
Chairman, Historic Preservation Commission
Deanna Berglund, Acting Recording Secretary