

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, December 27, 2006

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

Absent Historic Preservation Commission: None.

A quorum being present, Chairman Rose Speirs called the Deadwood Historic Preservation Commission meeting to order on Wednesday, December 27, 2006 at 5:00 p.m. in the Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes – December 13, 2006:

It was moved by Mr. Olsen, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the minutes of the regular Historic Preservation Commission meeting conducted on Wednesday, December 13, 2006 as presented.

Additions, Deletions and Corrections to the Agenda:

It was moved by Mr. Olsen, seconded by Mr. Steinlicht and carried unanimously to approve the following addition to the agenda under Old Business: Item (c). 291 Williams, Lyndon Wentz.

Voucher Approval:

Operating Account:

It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the HP Operating Account in the amount of \$83,007.54.

Bonded Account:

None.

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

484 Main Street – Union Palace Sign:

Historic Preservation Officer Kevin Kuchenbecker referred the commission to the staff report provided by Building Inspector Keith Umenthum.

The applicant, the GR Deadwood, LLC, is requesting permission to erect a wall sign measuring four foot by ten foot (4' x 10') in the commercial parking lot for the Union Palace. Mr. Kuchenbecker reported that Commissioner Steve Olson provided documentation from the existing sign ordinance, specifically citing Article V, Item #8, Commercial Parking Lots, which states the following:

Commercial Parking Lots. In commercial parking lots, a single sign identifying the name of the lot and any rules regarding its use is allowed. The square footage of the sign shall be calculated at two-thirds square foot per parking space subject to a maximum of thirty-six (36) square feet.

It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to deny the Sign Permit Application for a parking lot sign at the Union Palace, 484 Main Street, as presented.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

628 Main – Fairmont Hotel, John Boyd:

The commission referred to the following staff report:

**STAFF REPORT
DEADWOOD HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS**

Case No. 06123

Address: 628 Main Street

December 22, 2006

Applicant: John Boyd

Owner: John Boyd

Constructed: 1898 – Contributing

Planning Unit: Unit 4 – Deadwood Historic Overlay Zone

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying Project Approval:

General Factors:

- 1. Historic significance of the resource:*** *This building is a contributing resource in the Deadwood National Historic Landmark District. It was built in 1898. Carr and Berry built this building a few years after its predecessor was destroyed by fire. The basement featured a Turkish bath, a plunge bath and a barber shop. As part of the Deadwood “Badlands,” the upper floors witnessed a variety of activities. The lobby retains many of its original features, such as tile floors and wainscoting.*
- 2. Architectural design of the resource and proposed alterations:*** *The applicant is proposing to install a drainage system on the exterior of the basement (tunnel) to address moisture and drainage issues. Furthermore, the applicant is proposing to repair the deteriorated front stairs with a metal mesh and install metal stairs at the rear which are missing. Finally, at the front entry into the basement business the applicant proposes to install a ceramic tile mosaic with business name coordinating design with original tile entries in the hotel.*
- 3. Attachments:*** *Enclosed*
- 4. Photos:*** *Enclosed*

Recommended Decision:

The proposed project will address several safety issues and will have no adverse effect on the historic character of the Deadwood National Landmark Historic District or the Deadwood Historic District.

The applicant, John Boyd, owner of Deadwood Tobacco Company, was present to respond to questions by the commission.

Historic Preservation Officer Kevin Kuchenbecker explained that Mr. Boyd is proposing to install a metal grate over the existing front steps which are “badly deteriorated”. The applicant also proposes to add metal steps at the rear access to the property. Currently, there are no steps in place at the rear and, historically, there would have been. Mr. Kuchenbecker also reported that

the applicant is proposing to install a drainage system on the exterior of the basement (tunnel) to address water and drainage issues.

Mr. Boyd responded to questions by Mr. Steinlicht and Ms. Feterl regarding the project. Mr. Boyd explained that additional mosaic tile will be added in the entry to his retail space. The color pattern will look "pretty close" to what is depicted in the photograph attached to the staff report; Mr. Boyd agreed to present any changes to the commission prior to proceeding.

It was moved by Mr. Steinlicht and seconded by Mr. Olsen to adopt a resolution to approve the Application for a Certificate of Appropriateness for the following projects, proposed by applicant, John Boyd, owner of Deadwood Tobacco Company located in the lower level of the Fairmont Hotel located at 628 Main Street, as presented:

1. Installation of a drainage system on the exterior of the basement (tunnel);
2. Repair the deteriorating front stairs with a metal mesh and install metal stairs at the rear which are missing;
3. At the front entry to the basement business, the applicant proposes to install a ceramic tile mosaic with the business name coordinating the design with the original tile entries in the hotel.

Responding to a question by Ms. Feterl, Mr. Boyd explained he proposes to install radiant heating above the doors inside the retail space. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

Old Business:

388 Main Street – Deadwood Cottages – Wayne Morris:

Historic Preservation Officer Kevin Kuchenbecker reminded the commission of concerns aired at the last meeting. A memorandum from City Attorney John Frederickson dated December 14, 2006, addresses the matter of interpretation of the sign ordinance relative to the sign proposed by Wayne Morris for Deadwood Cottages, 388 Main Street, which consists of the business name engraved on a rock structure (bench). Mr. Frederickson has determined this to be a freestanding sign. The size of the proposed sign complies with the ordinance. Mr. Kuchenbecker explained that the "Welcome" rock will be located on "the other property and landscaped-in near the hedge". It was moved by Mr. Olsen and seconded by Mr. Olson to adopt a resolution to approve the Sign Permit Application for a bench sign and a "Welcome" sign at 388 Main Street, Deadwood Cottages.com, as proposed by Wayne Morris, as presented. Ms. Feterl questioned if the commission was agreeable to Mr. Kuchenbecker's recommendation regarding placement of the signs. Hearing no further discussion, upon vote taken thereon, the motion carried with Ms. Speirs and Ms. Feterl voting NO.

8-12 Lee Street – Alterations – Deadwood Development Company:

Historic Preservation Officer Kevin Kuchenbecker reported that Blake Haverberg has not submitted the revised renderings and project plan at this time. It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to continue the Application for a Certificate of Appropriateness for alterations to the building located at 8-12 Lee Street, as proposed by Blake Haverberg and Deadwood Development Company, the applicant and property owner respectively.

291 Williams – Lyndon Wentz:

Representing the property owner, Lyndon Wentz came before the commission at this time. Mr. Wentz displayed samples of the composite building material he proposes to use for the proposed construction of a deck on the third story of the residence located at 291 Williams. Historic Preservation Officer Kevin Kuchenbecker reported that he has been providing assistance to Mr. Wentz. The proposal described by Mr. Wentz is "the closest we could come to a design solution".

He referred the commission to a status report in the form of a memorandum dated December 27, 2006 which states: *"Research of photographs of the Forest Hill Historic Overlay Zone indicated that historically there were a number of structures with porches and/or decks which would have been evident from Main Street; however, the structure at 291 Williams Street appears to never have a series of decks"*. He remains concerned with the view shed and the impact the proposed project has on the rest of the district. Mr. Kuchenbecker said this is "probably not the ultimate design solution". The ultimate design solution would probably not have allowed decks, "but we've already got two approved".

Brief discussion took place regarding specific details of the construction process, the joist system, the decking system and compliance with building code. Mr. Wentz reported that Building Inspector Keith Umenthum has reviewed the construction plans. Mr. Kuchenbecker stated that a correction has been noted by Mr. Wentz regarding the proposed replacement of a window with a double glass door. Mr. Wentz proposes a single door leading to the deck, not what it stated in Mr. Kuchenbecker's report.

Citing the fact that the other two decks have been approved, it was moved by Mr. Derosier and seconded by Mr. Olsen to adopt a resolution to approve the Application for a Certificate of Appropriateness for construction of a deck measuring fourteen feet wide by ten feet deep (14' x 10') on the third floor of the residence located at 291 Williams Street, and the use of composite materials identified in Mr. Kuchenbecker's staff report. Mr. Steinlicht questioned the fact that the proposed third story deck is shorter than the other two decks. Mr. Wentz explained that the design matches the width of the pitch of the roof. Mr. Olson questioned whether "the windows/doors issue" has been addressed. Chairman Speirs suggested the matters of the deck be acted upon first. Hearing no further discussion, upon roll call vote taken thereon, the motion failed 3-4 with the following commissioners voting AYE: Derosier; Oberlander and Steinlicht; the following commissioners voted NO: Feterl; Speirs; Olsen; and Olson.

Mr. Wentz requested further assistance from the commission. Chairman Speirs suggested he work to gradually return the home to a contributing status.

Mr. Wentz stated the fact remains that the existing single pane wooden window located in the master bedroom is in need of attention. Mr. Kuchenbecker will work with him regarding that project.

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:

Historic Preservation Officer Kevin Kuchenbecker presented the following information on behalf of Neighborhood Housing Services (NHS).

Revolving Loan Disbursements:

It was moved by Mr. Steinlicht, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the historic preservation revolving loan fund cash disbursements journal totaling \$700.00 to the following: 2 Eager Beaver Construction, as presented.

Retaining Wall Grant Disbursements:

It was moved by Mr. Olson, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve the historic preservation retaining wall grant disbursement totaling \$3,575.00 to the following: Lehman Construction, \$3,575.00, as presented.

Annual Review: Ron Russo, Fairmont Hotel:

The loan committee recently reviewed this loan and favorable comments were received. Ms. Feterl stated this loan is reviewed on an annual basis. It was moved by Mr. Olsen, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to approve the annual review of the loan financing for Ron Russo and the Fairmont Hotel, 628 Main Street, as presented.

Loan Extension – Bernice Hild, 39 Van Buren:

It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve a six month extension to the loan to Bernice Hild, 39 Van Buren, recipient of Special Needs Elderly loan financing in the principal amount of \$10,000 at an interest rate of zero percent (0%) per annum, previously approve by the commission on May 11, 2005.

[Joy McCracken, NHS Executive Director entered the meeting at this time, 5:25 p.m.]

Draft Proposal for Loan Program:

There was no discussion regarding this item at this meeting.

ITEMS FROM CITIZENS NOT ON AGENDA:

None.

COMMITTEE REPORTS:

Advocacy: *Commission representatives: Ronda Feterl (chair), Mike Olsen and Willie Steinlicht*
No report was given.

Archeology: *Commission representatives: Darin Derosier (chair), Mike Olsen and Willie Steinlicht*
No report was given.

Archives: *Commission representatives: Mike Olsen (chair) and Steve Olson*
No report was given

Budget: *Commission representatives: Ronda Feterl (chair) and Mike Olsen*
No report was given.

Cemetery: *Commission representatives: Steve Olson (chair), Mary Ann Oberlander and Rose Speirs*
No report was given.

Demolition by Neglect: *Commission representatives: Mike Olsen (chair), Rose Speirs and Steve Olson*
Mr. Olsen reported this committee is currently working on a flow chart and identification of structures to be listed.

GIS: *Commission representatives: Steve Olson (chair) and Mary Ann Oberlander*
No report was given.

Grants: *Commission representatives: Mary Ann Oberlander (chair), Ronda Feterl and Willie Steinlicht*
Ms. Oberlander reported that the last meeting was cancelled. Chairman Speirs asked Mr. Kuchenbecker to talk with Ms. Oberlander about "some of the confusion".

Homestake Archives: *Commission representatives: Ronda Feterl (chair) and Mike Olsen*
No report was given.

Loans: *Commission representatives: Willie Steinlicht (chair), Darin Derosier and Rose Speirs*
Mr. Steinlicht reported that the committee recently met and approved the items presented tonight.

Policies and Procedures: *Commission representatives: Rose Speirs (chair), Mike Olsen and Steve Olson*
Chairman Speirs reported that this committee will resume meeting when a city attorney is hired.

Mr. Kuchenbecker reported having recently met with David Brenner, who was approved for a new residence at the end of Gott Street above Williams Street. A phase I archeological survey has been completed and established the need for completion of phase II.

One issue that has come to the forefront, is the fact that the city's archeological requirements are not disclosed anywhere within the real estate closing documents. The new property owner did not anticipate the expenses associated with the archeological studies, which is estimated at approximately \$5,000. Mr. Kuchenbecker will work on getting the word out to the real estate community. Chairman Speirs said NHS provides a great deal of outreach within the real estate community and information regarding rules and regulations is provided regularly in the *HistoryLink* newsletter.

Signage: *Commission representatives: Willie Steinlicht (chair), Darin Derosier and Rose Speirs*
Mr. Steinlicht stated the committee will meet after the first of the year.

Recognition: *Commission representatives: Mary Ann Oberlander (chair) and Ronda Feterl*
Ms. Oberlander stated the committee will meet after the first of the year.

Representative to the Adams Museum: *Commission representative: Rose Speirs*
Chairman Speirs stated the Adams Museum Board will be meeting with Kevin Britz soon.

Representative to the Chamber: *Commission representatives: Darin Derosier (chair) and Willie Steinlicht*
No report was given.

Representative to the Days of '76 Board: *Commission representative: Steve Olson*

Mr. Olson referred to an informational memorandum from Historic Preservation Officer Kevin Kuchenbecker dated December 22, 2006, to which revised preliminary plans for the proposed Days of '76 Museum are attached.

Mr. Olson stated there has been some misinformation out in the community regarding the project. Although the first building constructed will serve as a storage facility and to provide space in which to work on the collections, "it is indeed phase I of the museum. It is not a temporary building or an interim building". The organization is hoping to break ground in August, immediately following the Days of '76 rodeo.

Ms. Feterl questioned whether the commission stipulated that historic preservation funds were to be allocated to phase II. These discussions were held prior to the hiring of Mr. Kuchenbecker, therefore he could not recall if phases were part of the discussion. Mr. Olson will address this with the museum board.

Representative to NHS: *Commission representative: Willie Steinlicht*
Mr. Steinlicht reported that NHS recently took possession of the Bender Park apartments.

Representative to Planning & Zoning: *Commission representative: Mike Olsen*
Mr. Olsen reported on proceedings from recent meetings of the Planning & Zoning Commission including approval of a plat for the Deadwood Gulch Addition II and the commission approved the findings of fact for 12 Ryan Road.

OTHER BUSINESS:

Mr. Kuchenbecker recently met with Rose Fosha, archeologist with the South Dakota State Archaeological Research Center (SARC). He referred the commission to a preliminary draft of the outline for the final report for the Chinatown Dig. Comments from the commission are welcome.

Mr. Kuchenbecker referred the commission to an informational memorandum regarding five (5) historic firearms that were recovered from the Chinatown project. The SARC has the firearms "stored under the best controlled conditions they have at the Center" but there has been a bit of deterioration over the past three (3) years. Ms. Fosha is looking into other conservation options.

Mr. Kuchenbecker referred the commission to an informational memorandum regarding the city's bid on the lots offered for sale by the Lead-Deadwood School District recently.

Mr. Kuchenbecker reported having recently met with the developers of Stage Run Development. What appears to be the 1876 centennial wagon road going through this property has been mapped into GIS. Discussions included the potential for ensuring that historically significant landmark area remains part of the open space within the development. Mr. Kuchenbecker also informed the developers of the city's archeological guidelines

Mr. Kuchenbecker reported that field work is underway to identify the precise location of the Whitewood to Boulder ditch. One pair of jeans later.....The ditch, which is one of the area's oldest ditches, has been mapped-in to the GIS, plotting an approximate 8-mile course from Mattson's property and ending up at Kirk Road. Evidence of hydraulic mining was located at the end of the site. He recently spoke with a representative of the Buena Vista development regarding the need to conduct further archaeological research.

EXECUTIVE SESSION:

Chairman Speirs announced there would be an executive session to discuss personnel matters following the meeting, with no action to be taken thereafter.

ADJOURNMENT:

Hearing no further business to come before the commission at this time and no objections from the commission or the audience, Chairman Speirs adjourned the meeting at 5:45 p.m.

ATTEST:

Rose Speirs
Chairman, Historic Preservation Commission
Mary Burket, Recording Secretary