

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, June 13, 2007

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.

A quorum being present, Vice Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order on Wednesday, June 13, 2007 at 5:00 p.m. in the Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

He introduced Mr. Matt Pike, and welcomed him as the recently appointed member of the commission.

Election of Officers

It was moved by Mr. Derosier and seconded by Mr. Olson to approve the nomination of Willie Steinlicht as Chairman of the Historic Preservation Commission. Ms. Feterl asked that nominations cease. Without objection, Willie Steinlicht was declared Chairman of the Historic Preservation Commission by acclamation.

At this time, Mr. Steinlicht requested nominations for Vice Chairman. It was moved by Ms. Feterl and seconded by Mr. Olsen to approve the nomination of Darin Derosier as Vice Chairman of the Historic Preservation Commission. Ms. Feterl asked that nominations cease. Without objection, Mr. Derosier was declared Vice Chairman of the Historic Preservation Commission by acclamation.

Review Minutes – May 23, 2007

It was moved by Mr. Olsen, seconded by Mr. Olson and carried with Mr. Pike abstaining to adopt a resolution to approve the minutes of the regular Historic Preservation Commission meeting conducted on Wednesday, May 23, 2007, as presented.

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 \$127,768.49.

Bonded Account:

None.

Additions, Deletions, Corrections to the Agenda

[See later during the course of the meeting].

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

412 Main Street –Mineral Palace Parking – Frank Gould

Linda Johndreau, representing Conrad's Big "C" Signs, came before the commission at this time. The applicant proposes to enhance the existing "Mineral Palace Parking" sign and install a reader board sign utilizing letters that measure a height of four inch (4") under the main sign. Historic Preservation Officer Kevin Kuchenbecker stated the proposed reader board sign measures twelve (12) square feet; and the proposed sign measures forty five (45) square feet. The existing sign structure measures thirty five (35) square feet at a height of seventeen (17) feet.

Building Official Keith Umenthum explained that a variance would be required as the existing sign ordinance stipulates that the sign structure shall be counted as signage when it exceeds five percent (5%) of the size of the allowed sign. Therefore, in this case, the structure would be considered part of the signage. Mr. Kuchenbecker stated that the existing sign would require a variance under today's standards as well.

Mr. Olsen inquired if the reader board sign would be illuminated. Ms. Johndreau indicated that matter is at the discretion of the commission to which Ms. Feterl promptly responded "no". Ms. Feterl asked if the proposed sign is considered an off-premise sign, referring to the proposed reader board sign which is shown advertising something other than parking. Mr. Umenthum responded "yes", depending on how it is used.

Mr. Olson summarized the issue before the commission involves three (3) variances: for size, for height and for the reader board sign as proposed. Mr. Umenthum stated the height issue could be remedied with changes to the design. He referred to Section 15.32.310 B-3 of the existing sign ordinance which states the maximum allowable size of a parking lot sign outside of the historic district is forty five (45) square feet, but in this particular case, the sign structure has to be included as part of the sign. Ms. Johndreau stated the applicant is merely trying to modernize the existing sign. It was moved by Mr. Derosier and seconded by Mr. Olson to adopt a resolution to approve the Sign Permit Application for a freestanding parking lot sign in the parking lot at 412 Main Street next to the Union Palace at 424 Main Street without the reader board sign and a variance for the structure portion of the sign with the stipulation that the structure be reduced to a height not to exceed fifteen feet (15'). Ms. Feterl called upon City Attorney John Frederickson for direction. He stated if the intent of the motion is to call for re-design of the proposed sign, it would be appropriate to continue the matter and provide the applicant the opportunity to revise the proposed design. Mr. Derosier simply wants the reader board eliminated. Ms. Johndreau reported that the applicant would prefer to downsize the "Mineral Palace Parking" portion of the sign and keep the reader board sign. Hearing no further discussion, upon roll call vote being taken thereon, the motion failed with the following commissioners voting AYE: Derosier; the following commissioners voted NO: Pike, Oberlander, Feterl, Steinlicht, Olsen and Olson. It was moved by Mr. Olson and seconded by Ms. Feterl to continue the Sign Permit Application for a freestanding parking lot sign in the parking lot at 412 Main Street, pending further discussions between the applicant, the sign contractor, Mr. Kuchenbecker and Mr. Umenthum. Mr. Olsen recommended the reader board be eliminated and the height reduced fifteen (15') feet. Ms. Johndreau asked if the applicant and the sign contractor can proceed if they comply with Mr. Olsen's request. She was informed that formal approval by the commission is needed. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

20 Pleasant Street – Brown Rocks B&B – Robert Thorp

It was moved by Mr. Olson, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to approve the Sign Permit Application for the "irregular shaped flat sandstone with painted lettering sign", to be located at the front corner of the house at 20 Pleasant Street, as proposed by the applicants, Robert and Deborah Thorp, as presented.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

GIS Overview – Rob Mattox

GIS Coordinator Rob Mattox presented an overview of the progress with the city's GIS system.

Three (3) data sources are accessible in the GIS: the parcel data which is maintained by the county and records ownership information; the structure data, which integrates the database of information gathered from the 1993 survey of Deadwood completed in 1993; and, a project specific database which is maintained for information such as a project description, contractor

name, etc. According to Historic Preservation Officer Kevin Kuchenbecker, staff is in the process of trying to develop databases for the retaining wall program, paint program, and revolving loan fund program. Mr. Mattox referred the commission to several maps he created which provide just a small sample of the information that be gleaned from the system such as zoning information; infrastructure data including water and sewer lines, storm drops, fire hydrants, water valves to name a few. He explained the system's geo-referencing capabilities wherein information such as water usage or other attribute data can be stored in a database and used to map and display information about a specific location on the GIS building footprint. Ms. Oberlander asked that it be noted that the GIS is used not only for historic preservation purposes. It can and is being used by each and every department in their own unique ways.

735 Main Street – Repair and Paint Stucco – Lee Thompson

The commission referred to the following staff report:

Case No. 07038
Address: 735 Main Street

June 7, 2007

STAFF REPORT

The applicant requests Certificate of Appropriateness to repair and paint stucco at the side of 735 Main Street, a contributing structure located in the Deadwood City Historic Overlay Zone of the City of Deadwood.

Applicant: Deadwood Real Estate, LLC
Owner: Same
Constructed: unknown

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

The Historic District Commission shall use the following criteria in granting or denying Certificate of Appropriateness:

General Factors:

1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century.

2. Architectural design of the resource and proposed alterations: Applicant proposes to repair stucco on the side of the building and change color from off-white to tan or brick color.

Attachments: No

Plans: No

Photos: No

Recommended Decision: The proposed work and changes will not have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District.

Crystal Robinson, representative for Lee Thompson, came before the commission at this time. She provided some background information on the building located at 735 Main Street, which was acquired by Mr. Thompson in 2004. Prior to that time, the building was unoccupied for approximately two years. She described the condition of the building as a situation similar to demolition by neglect. The roof was leaking when the chamber of commerce was located in the building, was never repaired and continued to leak after the chamber vacated the premises and throughout the two years it was unoccupied. The roof was repaired shortly after Mr. Thompson acquired the building in 2004. In January 2006, the property owner completed an interior

remodel project, however, with all the rain in recent weeks, some damage to the interior of the newly remodeled building has resulted. Ms. Robinson stated the stucco on the northeast wall of the building "was very deteriorated and cracked" and rain was forced in through those cracks.

Ms. Robinson inquired about the availability of grant funding to assist "small, non-gaining businesses" to complete repairs needed to save the integrity of the building in emergency or unanticipated situations. Mayor Toscana responded by stating programs exist which provide zero percent (0%) loan financing to address life safety issues. She stated this is not so much life safety but building safety. Mr. Steinlicht recommended she contact Neighborhood Housing Services (NHS) regarding the various programs available.

Secondly, Ms. Robinson noted that the applicant recently removed a sign from the northeast side of the building. The sign, for which a variance was previously approved, is being repaired and will be replaced when the repairs are completed.

The third issue to be noted for the record at the request of Ms. Robinson involves a problem which occurred while getting a permit to put up scaffolding in an attempt to stop the progress of the water damage during the recent rains. She reported that it took two (2) days to obtain a building permit and throughout the course of those two (2) days, substantial rainfall continued resulting in more water damage.

Finally, the applicant would like to change the color of the paint on the stucco from a cream color to "sandalwood" which would match the front of the building.

Responding to a question by Mr. Olson, Ms. Robinson explained the stucco will be spot-patched rather than replaced in its entirety. The contractor plans to install a rubberized coating initially, salvage what stucco can be salvaged and replace the rest with a synthetic product.

Historic Preservation Officer Kevin Kuchenbecker reported that he and Building Official Keith Umenthum conducted a site visit and initially determined that commission approval would not be necessary because the stucco repair is a maintenance issue. However, when the applicant proposed changing the paint color of the exterior stucco, Mr. Kuchenbecker informed the applicant that commission approval is necessary.

At this time, Ms. Robinson stated that the applicant would also like to change the color of the front entry door from hunter green to "more of a maroon color". Mr. Kuchenbecker stated the changes to the color of the stucco and color of the door will not have an adverse effect. It was moved by Ms. Feterl, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Application for a Certificate of Appropriateness to repair the stucco on the side of the building and paint it "sandalwood" in color, and approve the change in color of the front entry door from hunter green to maroon, at 735 Main Street, a contributing structure located in the Deadwood City Historic Overlay Zone in the City of Deadwood, as proposed by Deadwood Real Estate, LLC, the applicant and property owner, as presented.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

2 Dudley, Richard Morgan – Permission to Seek Quotes for Engineering

Historic Preservation Officer Kevin Kuchenbecker referred the commission to a proposal from Lance Engineering dated May 23, 2007, which outlines the proposed repairs needed to preserve the historic barn and shed located on the property at 2 Dudley Street. The proposal is for an hourly rate not to exceed the sum of \$8,050.00. The grants committee met yesterday to consider the proposal and recommends proceeding, with the project costs to be allocated to the "Save Deadwood Treasures" line item. It was moved by Ms. Oberlander and seconded by Ms. Feterl to adopt a resolution to authorize the Historic Preservation Officer to work with the owner of the property located at 2 Dudley Street regarding a cost share agreement for the engineering costs to complete the project, working within the parameters set forth by the grants committee. Mr. Olson inquired if a dollar amount should be stipulated. Mr. Kuchenbecker offered to detail the discussion concerning costs which occurred at the grants committee meeting conducted yesterday, in his committee notes report to be distributed to the commission. Ms. Oberlander

explained that in preliminary conversations between Mr. Kuchenbecker and the owner of the buildings, he indicated a willingness to share in the costs; however, no specific dollar amount has been determined at this time. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

196 Cliff Street – Stucco, Door and Window – Super 8 Hotel

The commission referred to the following staff report:

Case No. 07036
Address: 196 Cliff

June 7, 2007

STAFF REPORT

The applicant requests Project Approval to enlarge deck, replace existing stucco, add window and door to the rear 196 Cliff, a non-contributing structure located in the Peck Garden Historic Overlay Zone of the City of Deadwood.

Applicant: Princeton Inc.
Owner: Princeton Inc.
Constructed: ca. 1978

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

1. Historic significance of the resource: This structure is a modern wood-framed motel building and does not contribute to the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations: The applicant proposes to enlarge existing deck, replace existing stucco with dryvit, add two windows and a door to the rear of the existing building using similar materials.

Attachments: Yes

Plans: No

Photos: Yes

Recommended Decision: The proposed work and changes will not have an adverse effect on the character of the building and the historic character of the Deadwood National Landmark Historic District.

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. During the course of completing the addition previously approved by the commission, the property owner discovered some damage to the existing stucco. Mr. Kuchenbecker concluded by stating the proposed work will not have an adverse effect. Ms. Feterl asked if the work has already been completed and Building Official Keith Umentum described it as in progress. It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Application for Project Approval to enlarge the deck, replace existing stucco, add window and door to the rear of 196 Cliff Street, a non-contributing structure located in the Peck Garden Historic Overlay Zone of the City of Deadwood, as proposed by Princeton Inc., the applicant and property owner, as presented.

788 Main Street – Window Replacement – Lyman Toews

The commission referred to the following staff report:

Case No. 07037
Address: 788 Main Street

Date: June 07, 2007

STAFF REPORT

The applicant has submitted an application for Project Approval for replacement of six windows at 788 Main Street a non-contributing structure located in the Deadwood City Historic Overlay Zone in the City of Deadwood.

Applicant: Lyman Toews
Owner: same
Constructed: Circa 1900

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

1. Historic significance of the resource: This house has a fake brick veneer at the front facade, all replacement windows and doors, and its historic front porch has been altered with wrought iron posts. Because of these modern alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations: The applicant proposes to replace six (6) windows with double pane wooden double hung windows as part of rehabilitation. Sizes are detailed in submitted application.

Attachments: Yes

Plans: Yes

Photos: yes

Recommended Decision: The proposed work and changes will not have an adverse affect on the character of the building and the historic character of the Deadwood National Landmark Historic District. Furthermore, the proposed work may remedy some of the issues which have made the building non-contributing.

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. Mr. Kuchenbecker concluded by stating this an ongoing rehabilitation and when the property is surveyed in 2008, this structure may again be contributing. It was moved by Ms. Feterl and seconded by Mr. Olsen to adopt a resolution to approve the Application for Project Approval for replacement of six (6) wooden double-hung, double-paned windows at 788 Main Street, a non-contributing structure located in the Deadwood City Historic Overlay Zone in the City of Deadwood, as proposed by Lyman Toews, the applicant and property owner, as presented. Mr. Olson inquired about eligibility for the window grant. Mr. Kuchenbecker explained that it is not eligible because the program guidelines currently stipulate the building must be a contributing structure. He suggested the policies and procedures committee meet to review the applicable program guidelines for these incentive programs for projects which will restore the historic integrity of these structures. Mr. Pike questioned whether the commission would have the opportunity to review the color of the exterior paint for the structure. Mr. Toews stated this is an ongoing project and he will be before the commission from time to time as he undertakes various phases of the renovations. When the project evolves to removal of the existing siding, he will present proposals for paint color once the original color is revealed. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

126 Charles Street – Front Door – Sally Reiman:

Historic Preservation Officer Kevin Kuchenbecker acknowledged the applicant, Sally Reiman, was present in the audience. The front door recently removed by the property owner was an original front door however it had been relocated to an "added on porch" which, in part, makes the structure non-contributing. Mr. Kuchenbecker reported the applicant is proposing to restore that original door, and make it an interior door in the original opening. Meanwhile, the existing replacement door will be painted

to match the existing colors on the exterior of the house. It was moved by Mr. Olsen, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Application for Project Approval for replacement of the front door at 124 Charles Street, a non-contributing structure located in the Cleveland Historic Overlay Zone in the City of Deadwood, as proposed by Sally Reiman and Malcolm McKillip, the applicants and property owners, as presented at this meeting.

Additions, Deletions, Corrections to the Agenda

At this time, it was moved by Ms. Feterl, seconded by Mr. Derosier and carried unanimously to add the following item to the agenda: 124 Charles Street - Bathroom Window and Deck - Sally Reiman.

124 Charles Street - Bathroom Window and Deck - Sally Reiman

Mr. Kuchenbecker also reported having been informed by Sally Reiman about a bathroom remodel job currently underway at 124 Charles Street. There is an existing window "that was an infill". The property owner is considering upgrading the window, which according to Mr. Kuchenbecker would have been a wooden, double-hung window. The ceilings have been dropped in the bathroom and the property owner was considering putting in glass blocks in the window opening. A compromise has been reached and Ms. Reiman has agreed to install a wooden double pane, not double hung window within the existing opening with tempered glass to meet code. This is a non-contributing house and the proposed work and changes will not have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District.

Ms. Reiman continued by requesting permission to install a deck which measures seven feet by eighteen feet (7' x 18') on the rear of the "shoebox" house. This would serve as a functional deck between the house and some concrete steps leading to the backyard. Mr. Kuchenbecker apologized for omitting photocopies of the paperwork pertaining to this project from the commission packet. Responding to a question by Ms. Feterl, Ms. Reiman proposes to use a redwood material or some other more permanent type material that does not require painting. It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Application for a Project Approval for installation of a window and deck previously described at 124 Charles Street, a non-contributing structure located in the Cleveland Historic Overlay Zone in the City of Deadwood.

12 Washington Street – Railing – Janice Heffron:

Historic Preservation Officer Kevin Kuchenbecker noted that the applicant was not in the audience. It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to continue discussion regarding the proposed railing around the rear portion of the structure at 12 Washington Street, a contributing structure located in the Ingleside Historic Overlay Zone in the City of Deadwood, as proposed by Janice Heffron, the applicant and property owner.

250 Main Street – Parking Garage Change – First Gold

Historic Preservation Officer Kevin Kuchenbecker explained that the applicant is proposing to add a stairwell that was inadvertently left off of the original renderings to the front of the parking garage. Cameron Lund distributed photocopies of the proposed floor plan drawings. However, photocopies of the revised rendering were not available.

Mr. Cameron Lund stated the stairwell is a steel structure designed to match the stairwell on the east end of the Terrace Motel. Mr. reminded the commission that, at the time the applicant initially came forth requesting Project Approval for the construction of the parking garage itself; he determined the proposed project would have an adverse effect. Mr. Kuchenbecker stated the stairwell will not pose any additional adverse effect.

Mr. Steinlicht called upon Building Official Keith Umenthum regarding accessibility requirements per the American's with Disabilities Act (ADA), specifically whether an elevator is required. He will look into the matter further. Mr. Lund confirmed that the building is handicapped accessible. Responding to a question by Mr. Olsen, Mr. Lund stated the stairwell does go all the way to the ground level. Initially, the design included a series of bridges on each floor to connect the parking garage to the new building, however, that has been replaced with a stair tower with intermediate levels leading to each floor of the hotel. It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve construction of a stairwell on the front of the parking garage at the First Gold Parking Ramp, located at 250 Main Street.

183 & 185 Cliff Street – Fence – Valerie Balzanti

The commission referred to the following staff report:

Case No. 07039
Address: 183 & 185 Cliff

June 11, 2007

PROJECT APPROVAL

The applicant is requesting Project Approval for a fence at the rear of the residences located at 183 & 185 Cliff Street, in the Peck Garden Historic Overlay Zone in the City of Deadwood, South Dakota.

Applicant: Judy Kuntz
Owner: Valerie Balzanti
Constructed: 1930

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

1. **Historic significance of the resource:** The residence was constructed in 1930 and is a contributing building in the Deadwood National Landmark Historic District. The architectural style of the residence is Tudor Revival and it is a wood-framed structure that has stucco cladding.
2. **Architectural design of the resource and proposed alterations:** The owner proposes to construct a 6'-0" fence on top of railroad tie retaining wall.

Attachments: Yes

Photos: Yes

Recommended Decision: The proposed work and changes will not have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District.

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report.

Judy Kuntz, agent for the property owner, came before the commission at this time. According to Ms. Kuntz, "one of the main reasons for the fence, which is a replacement fence, is to protect the historical value of the property located at 185 Cliff Street". New condominiums to the rear of the property were constructed at an elevation of five feet (5') and look down upon the property. There is no privacy. Additionally, this past winter, a drainage problem occurred at the rear of the property. The property owner installed a railroad tie retaining wall which is intended to remedy the drainage problem. She said there had never been a drainage issue prior to the existence of the condominiums. Ms. Kuntz requested permission to install a cedar fence on top of the retaining wall which will be stained with a wood preservative, darker in color to blend with the railroad tie retaining wall and will match the trim on the historic house at 185 Cliff Street.

Mr. Olson referred to the height of the proposed fence being six feet (6') and questioned whether the height is determined at grade level. Building Official Keith Umenthum stated the measurement for a fence is always "from the grade" or from the ground to the top of the post. He explained that a building permit is required for a fence that exceeds a height of six feet (6') and zoning ordinance stipulations do not allow a fence in excess of seven feet (7') high. Ms. Oberlander questioned the height of the retaining wall. Ms. Kuntz stated the retaining wall is twenty two (22") inches high on the lower or north end of the lot where an historic chicken coupe is located. On the south end of the lot, the maximum height of the retaining wall is fifteen (15") inches above ground. Mr. Umenthum stated fences are typically stair-stepped when installed upon a sloped lot.

Ms. Kuntz would like to proceed with the project. The posts have been in the ground since October when a stop work order was issued. She said in her previous conversations with Mr. Umenthum, she was informed that a building permit is required to allow construction of a fence on a retaining wall however she was never informed about applicable zoning ordinances.

At this time, City Attorney John Frederickson counseled the commission saying if they opt to approve the project, it should be conditioned upon compliance with the zoning ordinance. It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve the Application for Project Approval for a fence at the rear of the residences located at 183 and 185 Cliff Street, located in the Peck's Garden Historic Overlay Zone of the City of Deadwood, as proposed by Judy Kuntz and Valerie Bulzanti, the applicant and property owner respectively, with the stipulation that the fence complies with zoning ordinance.

183 Cliff Street – Siding – Valerie Balzanti

The commission referred to the following staff report:

Case No. 07040
Address: 183 Cliff

June 11, 2007

PROJECT APPROVAL

The applicant is requesting Project Approval for residing the structure located at 183 Cliff Street, in the Peck's Garden Historic Overlay Zone in the City of Deadwood, South Dakota.

Applicant: Carl & Valerie Bulzanti
Owner: Carl & Valerie Bulzanti
Constructed: 1954

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

1. **Historic significance of the resource:** The residence was constructed in 1954 and is a non-contributing building in the Deadwood National Landmark Historic District in the 1993 architectural survey due to the structure had not reached 50 years of age at the time.
2. **Architectural design of the resource and proposed alterations:** The owner proposes to reside the residence with hardiplank siding with an 8" reveal – sand in color. Existing material is masonite siding which is in disrepair.

Attachments: Attached

Photos: Yes

Recommended Decision: The proposed work and changes will not have an adverse effect on the character of the building and the historic character of the Deadwood National Landmark Historic District.

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. It was moved by Ms. Oberlander, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Application for Project Approval for residing the structure located at 183 Cliff Street, located in the Peck's Garden Historic Overlay Zone of the City of Deadwood, as proposed by Carl and Valerie Bulzanti, the applicants and property owners, as presented.

30 Burnham – Awning – Doug Crary

The commission referred to the following staff report:

Case No. 07041
Address: 30 Burnham Avenue

June 11, 2007

STAFF REPORT

The applicant requests Project Approval for addition of an awning at the rear of 30 Burnham Avenue located in the Highland Park Historic Overlay District in the City of Deadwood.

Applicant: Doug & Jan Crary
Owner: Same
Constructed: circa 1895

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

1. Historic significance of the resource: Tax assessor, city directory, and Sanborn map information suggest that this building was constructed during the last decade of the nineteenth century. However, the many non-historic alterations to the building make it virtually unrecognizable as a historic structure. These alterations include construction of multiple additions (such as the two-story addition on the left), residing, and replacement of all historic windows with modern units. Therefore, the house has lost integrity and cannot currently contribute to the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations: The applicant proposes to add an awning above the existing 12' x 12' deck at the rear of the home.

Attachments: Yes.

Plans: Yes.

Photo: Yes.

Recommended Decision: The proposed work and changes will not have an adverse effect on the character of the building and the historic character of the Deadwood National Landmark Historic District.

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. Ms. Feterl spoke against the "neon blue" paint. In response to concerns by Mr. Olson upon referred to the rendering, Mr. Kuchenbecker explained the rendering is not to scale. It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Application for Project Approval for the addition of an awning at the rear of 30 Burnham Avenue located in the Highland Park Historic Overlay District of the City of Deadwood, as proposed by Doug and Jan Crary, the applicants and property owners, as presented.

OLD BUSINESS:

None.

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:

65 Forest Avenue – Adrien Haines

Historic Preservation Officer Kevin Kuchenbecker stated this matter was continued at the last meeting due to questions regarding the ownership of the property. Mr. Kuchenbecker spoke with Public Works Director Jim Raysor regarding the project. Mr. Raysor concurs that repair of the lentil at the back of the wall would be advantageous in maintaining the historic retaining wall. Mr. Kuchenbecker recommended the project be accepted into the program. It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to accept the property at 65 Forest Avenue, Adrien Haines, into the retaining wall program.

Retaining Wall Bid Results

Historic Preservation Officer Kevin Kuchenbecker distributed the Retaining Wall Program Grant Amount Worksheets for four (4) proposed retaining wall projects. At least three (3) bids were received for the projects and were opened at the most recent city commission meeting.

11 Lincoln Avenue

Mr. Kuchenbecker summarized the information reported on the grant worksheet. It was moved by Ms. Feterl, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to accept the bid from Lehman Construction, the lowest responsible bidder meeting specifications in the amount of \$22,320.00, for the retaining wall project at 11 Lincoln Avenue and grant funding in the amount of \$12,184.00 as summarized on the grant amount worksheet.

17 Selbie Street

Mr. Kuchenbecker summarized the information reported on the grant worksheet. It was moved by Mr. Olsen, seconded by Mr. Derosier and carried unanimously to adopt a resolution and carried unanimously to adopt a resolution to accept the bid from Ainsworth-Benning Construction, the lowest responsible bidder meeting specifications in the amount of \$14,010.00, for the retaining wall project at 17 Selbie Street and grant funding in the amount of \$12,786.00 as summarized on the grant amount worksheet.

18 Denver Avenue

Mr. Kuchenbecker reported having asked the contractor to separate the bid cost between the two (2) projects at 10 and 18 Denver Street for calculating the grant amount worksheets. It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to adopt a resolution to accept the bid from Broderson Construction, the lowest responsible bidder meeting specifications in the amount of \$27,798.76, for the retaining wall project at 18 Denver Street and grant funding in the amount of \$24,494.76 as summarized on the grant amount worksheet.

10 Denver Avenue

Mr. Kuchenbecker reported having asked the contractor to separate the bid cost between the two (2) projects at 10 and 18 Denver Street for calculating the grant amount worksheets. It was moved by Mr. Olsen, seconded by Mr. Derosier and carried unanimously to adopt a resolution to accept the bid from Broderson Construction, the lowest responsible bidder meeting specifications in the amount of \$96,241.06, for the retaining wall project at 10 Denver Street and grant funding in the amount of \$85,915.06 as summarized on the grant amount worksheet.

At the request of Ms. Feterl, in the future, the engineer's preliminary cost estimates for each retaining wall project will be distributed with the grant amount worksheet.

Joy McCracken, Executive Director of Neighborhood Housing Services (NHS), presented the following information to the commission.

Revolving Loan Disbursements:

None.

Robert and Donald Nelson, 638 Main Street

Ms. McCracken stated additional loan funding is being requested by Robert and Donald Nelson for the second floor restoration of The Mint. It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve financing for Robert and Donald Nelson dba Deals Publications, 638 Main Street, as follows: loan funding in the principal amount of \$24,320.00 at an interest rate of six percent (6%) per annum; and life safety loan funding in the principal amount of \$25,500.00 at an interest rate of zero percent (0%) per annum, with the stipulation that all work completed must be reviewed and approved by the Historic Preservation Officer and the City Building Inspector.

John Hopkins – 308 Williams

It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve financing for John Hopkins, 308 Williams, and life safety loan funding in the principal amount of \$4,337.00 at an interest rate of zero percent (0%) per annum, with the following stipulations: 1) that all work completed must be reviewed and approved by the Historic Preservation Officer and the City Building Inspector; and 2) the property owner shall provide proof of insurance.

ITEMS FROM CITIZENS NOT ON AGENDA:

None.

APPOINTMENT OF REPRESENTATIVES

Mr. Pike volunteered to replace former commissioner Rose Speirs on each of the committees to which she was appointed.

Representative to the Chamber of Commerce

Mr. Steinlicht reappointed Mr. Derosier as representative to the Chamber. There was no response to his request for a representative to replace him as representative to the Chamber.

Representative to the Adams Museum & House

Ms. Oberlander volunteered to accept the appointment of commission representative to the Adams Museum Board of Directors.

Representative to the Days of '76 Board

Mr. Olson volunteered to be reappointed as commission representative to the Days of '76 Board of Directors.

Representative to NHS

Mr. Steinlicht will continue as commission representative to NHS.

Representative to Planning & Zoning

Mr. Olsen volunteered to be reappointed as commission representative to Planning & Zoning.

Archeology: Commission representatives: Darin Derosier (chair), Mike Olsen and Willie Steinlicht

At the request of Mr. Derosier, Mr. Steinlicht appointed Mr. Olsen as chair of the archeology committee. Mr. Derosier will continue to serve on the committee but not in the capacity of chairman, as will Mr. Steinlicht.

Archives: Commission representatives: Mike Olsen (chair) and Steve Olson

Mr. Pike volunteered to serve on the archives committee in addition to Mr. Olsen and Mr. Olson.

Cemetery: Commission representatives: Steve Olson (chair), Mary Ann Oberlander and Rose Speirs

Mr. Pike volunteered to serve on the cemetery committee in addition to Mr. Olson and Ms. Oberlander.

GIS: Commission representatives: Steve Olson (chair) and Mary Ann Oberlander

Mr. Pike volunteered to serve on the GIS committee in addition to Mr. Olson and Ms. Oberlander.

Grants: Commission representatives: Mary Ann Oberlander (chair), Ronda Feterl and Willie Steinlicht

Commission representatives to the grants committee volunteered for reappointment with Ms. Oberlander continuing as chair.

Homestake Archives: Commission representatives: Ronda Feterl (chair) and Mike Olsen

Commission representatives to Homestake Archives committee volunteered for reappointment with Ms. Feterl continuing as chair.

Loans: Commission representatives: Willie Steinlicht (chair), Darin Derosier and Ronda Feterl

Commission representatives to the Loans Committee volunteered for reappointment; however, Mr. Steinlicht relinquished the duties of chairman to Ms. Feterl.

Policies and Procedures: Commission representatives: Rose Speirs (chair) plus entire HPC
Mr. Steinlicht appointed Mr. Pike as chair of the Policies and Procedures committee. This committee is comprised on the entire commission.

Signage: Commission representatives: Willie Steinlicht (chair), Darin Derosier and Rose Speirs
Mr. Steinlicht stated that this committee will meet only when there is a crisis.

Recognition: Commission representatives: Mary Ann Oberlander (chair) and Ronda Feterl
Commission representatives to the Recognition committee volunteered for reappointment with Ms. Oberlander continuing as chair.

When discussion regarding the committee appointments has ceased, Mayor Toscana made the following comments. First, he welcomed Mr. Pike, newly appointed member of the commission, and congratulated Mr. Steinlicht and Mr. Derosier for having been elected Chairman and Vice Chairman. He acknowledged Rob and Amy Mattox for all the time they devoted to "Paint the Town" on behalf of the city team. He then addressed the commission on the matter of conflicts of interest. When individual commissioners serve as members of a board of directors for outside entities and organizations, they should recuse themselves from the commission when any matters pertaining to those are presented before the commission. He concluded by thanking the commissioners for serving on this commission and other boards of directors throughout the community.

ITEMS FROM CITIZENS NOT ON THE AGENDA:

Deadwood resident Kathleen Lane, 53 Forest Avenue, spoke to the commission regarding the impending closure of Decker's grocery store. She said "people need to be fed...body and soul" and encouraged the commission to make an effort to save the grocery store. Mr. Steinlicht reported that Mayor Toscana, the city commission and the economic development director are currently exploring all avenues to save the store.

COMMITTEE ACTIONS AND 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
Committee notes from a recent meeting were distributed in the commission packet.

Mr. Kuchenbecker referred the commission to a request for financial assistance from Mr. David Brenner, owner of the property legally described at Lot 5, Tract A, Block MS81 in Deadwood, for reimbursement of the costs associated with hiring an archaeologist to conduct a Stage I survey of the property as per the Archaeological Guidelines adopted in August 2006. The archeology committee recommends the request for funds be denied, however, if the applicant is required to complete a Stage II Archaeological study, financial support would be considered. It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to adopt a resolution to deny the request for funding from Mr. David Brenner in the amount of \$815.64 as reimbursement for costs associated with the Phase I archaeological survey conducted on his Deadwood property, and authorizing staff to notify Mr. Brenner of this decision and the committee's recommendation that funding might be available to assist with costs associated with completion of a Stage II Archeological Study should that be required.

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

Mr. Kuchenbecker referred the commission to a draft of Request for Proposal (RFP) for the St. Ambrose Cemetery Preservation Plan. The cemetery committee would like to proceed and requests permission from the commission to advertise for the RFP. It was moved by Ms. Feterl, seconded by Mr. Olson and carried unanimously to adopt a resolution authorizing staff to present the Request for Proposal (RFP) for the St. Ambrose Cemetery Preservation Plan to the city commission for approval and authorize staff to publish the RFP.

Demolition by Neglect: Commission representatives: Mike Olsen (chair), Rose Speirs and Steve Olson

Mr. Olsen questioned the status of the proposed ordinance pertaining to Demolition by Neglect. Mr. Kuchenbecker believes second reading of the propose ordinance is on the City Commission agenda for Monday evening.

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

Northern Hills Baptist Church – Roofing

Ms. Oberlander stated a nonprofit grant application from the Northern Hills Baptist Church was considered by the grants committee. The funds will be used to replace the roof on the building. It was moved by Ms. Oberlander, seconded by Mr. Pike and carried unanimously to adopt a resolution to approve 2007 Non-Profit Grant funding in the amount of \$24,915.00 to Northern Hills Baptist Church to replace the roof on the building.

Mr. Kuchenbecker reported that the grants committee met yesterday and recommends approval of the following Outside of Deadwood Grants:

Dell Rapids Society for HP – The Grand Restoration

It was moved by Ms. Oberlander, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve 2007 Outside of Deadwood Grant funding in the amount of \$25,000 to the Dell Rapid Society for Historic Preservation for the plastering in the upstairs Opera House as part of the ongoing rehabilitation of "The Grand", contingent upon the work having not already been completed.

Lead-Deadwood High School – Auditorium Seating

Ms. Oberlander reported that the grants committee considered a request for grant funds in the amount of \$20,000 to assist with the continuation of the restoration of the original seating in the Auditorium. The work will be completed in phases. The committee recommends grant funds in the amount of \$30,000 which is over and above the requested amount in hopes this will expedite project completion. It was moved by Ms. Oberlander, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve 2007 Outside of Deadwood Grant funding in the amount of \$30,000 to the Lead Deadwood High School for auditorium seating.

Hot Springs Citizens for Progress – 243 North River

Ms. Oberlander reported that Mr. Kuchenbecker recently attended a check presentation ceremony for previously allocated Outside of Deadwood grant funding for repairs to the historic structure located at 243 North River in Hot Springs at which time he and others were able to review the project. It was moved by Ms. Oberlander, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve 2007 Outside of Deadwood Grant funding in the amount of \$25,000 to the Hot Springs Citizens for Progress for repairs to the historic structure located at 243 North River.

Newell Museum – Congregational Church

It was moved by Ms. Oberlander, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve 2007 Outside of Deadwood Grant funding in the amount of \$5,000 to the Newell Museum, located in the Congregational Church.

Tomahawk Lake Country Club – Fairway Rehab

It was moved by Ms. Oberlander, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve 2007 Outside of Deadwood Grant funding in the amount of \$15,000 to the Tomahawk Lake Country Club for the ongoing restoration and reconstruction of the fairways and greens, retrofitting the golf course to original design plans.

Following action being taken on the grant application for the St. Onge Bank, Mr. Derosier stated that the Tomahawk Lake Country Club might also be a for-profit entity and questioned whether financial assistance should be in the form of a low interest loan rather than a grant. City Attorney John Frederickson stated the organization should be classified as a nonprofit corporation by the State of South Dakota. Ms. Oberlander added that applicants classified as a National Historic Landmark are eligible as well. It was moved by Ms. Oberlander, seconded by Mr. Pike and carried unanimously to reconsider the aforementioned motion relative to the Tomahawk Lake Country Club. It was moved by Ms. Oberlander, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve 2007 Outside of Deadwood Grant funding in the amount of \$15,000 to the Tomahawk Lake Country Club for the ongoing restoration and reconstruction of the fairways and greens, retrofitting the golf course to original design plans, contingent upon receipt of proof of nonprofit status.

St. Onge Bank

It was moved by Ms. Oberlander and seconded by Mr. Olsen to adopt a resolution to approve 2007 Outside of Deadwood Grant funding to the St. Onge Bank, a for-profit entity, in the form of a low interest loan at three percent under the prime lending rate at the time the agreement is executed, in the amount of \$20,000. Ms. Oberlander explained that a low interest loan is recommended because the applicant is a for-profit entity. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

George B. German Music Archives

It was moved by Ms. Oberlander, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve 2007 Outside of Deadwood Grant funding in the amount of \$1,500 to the George B. German Music Archives for the Dance and Music Halls of South Dakota project. Responding to a question by Mr. Olson, Ms. Oberlander stated the George B. German Music Archives is part of the University of South Dakota. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

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

Loans: Commission representatives: Willie Steinlicht (chair), Darin Derosier and Ronda Feterl
No report was given.

Policies and Procedures: Commission representatives: Rose Speirs (chair) plus entire HPC
No report was given.

Signage: Commission representatives: Willie Steinlicht (chair), Darin Derosier and Rose Speirs
Mr. Kuchenbecker reported that second reading of the sign ordinance revisions pertaining to banners will occur at the city commission meeting on Monday evening.

Recognition: Commission representatives: Mary Ann Oberlander (chair) and Ronda Feterl
No report was given.

Representative to the Adams Museum: Commission representative: Rose Speirs
No report was given.

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

No report was given.

Representative to NHS: Commission representative: Willie Steinlicht
No report was given.

Representative to Planning & Zoning: Commission representative: Mike Olsen
No report was given.

Historic Preservation Staff:
Mr. Kuchenbecker stated budget meetings start next week.

OTHER BUSINESS:
None.

EXECUTIVE SESSION:

Chairman Steinlicht announced there would be an Executive Session following the meeting to discuss legal matters 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 6:50 p.m.

ATTEST:

Willie Steinlicht
Chairman, Historic Preservation Commission
Mary Burket, Recording Secretary