

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, May 23, 2007

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, May 23, 2007 at 5:00 p.m. in the Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes – May 9, 2007:

The following clarification was offered by Mr. Derosier to his comments under Committee Reports: Representative to the Chamber: The minutes should reflect that the Adam's Museum is donating the clothing collection to the Days of '76 now that they will have the facilities to properly maintain the collection. It was moved by Mr. Olsen, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the minutes of the regular Historic Preservation Commission meeting conducted on Wednesday, May 9, 2007, with the aforementioned correction.

Voucher Approval:

Operating Account:

It was moved by Mr. Steinlicht, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the HP Operating Account in the amount of \$188,093.52.

Bonded Account:

None.

Additions, Deletions, 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 New Matters before the Deadwood Historic District Commission:

- c. Open Request for Proposals (RFP): 2 Dudley, Historic Outbuilding (Barn)

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

Larson Collection Update on Glass Plates – Mike Runge

City Archivist Mike Runge came before the commission at this time with a project update for the conservation of the thirteen (13) panoramic glass plate negatives funded by the commission in 2006.

Mr. Runge referred the commission to e-mail correspondence from Doug Munson of Chicago Albumen Works dated May 17, 2007, regarding the progress on the project. At this time, surrogate images of the original glass plates are nearly finalized. Mr. Runge distributed information regarding "ifochrome" which is a "very stable" type of media selected for this photographic reproduction process. He then referred the commission to a photograph of the original frame which housed the glass plates under the ownership Dave Larson. The original frame is a very large piece of furniture, measuring one hundred eight inches by seventy eight inches (108" x 78"); staff proposes to replace the frame with a re-creation of the original. Mr. Runge intends to consult with Historic Preservation Officer Kevin Kuchenbecker and the Archives Committee to determine a suitable location for the completed display. Mr. Runge then referred to a financial summary, reporting expenditures to date which total \$55,131.05. Of the \$78,000 allocated in the 2006 budget, unspent funds remain totaling \$22,869. He concluded by thanking the commission for their support of the project. When complete, the display will be aesthetically pleasing in addition to serving as a very useful tool for historic preservation purposes.

Responding to a question by Mr. Derosier, Mr. Runge anticipates total project costs will not exceed the budgeted amount. Mr. Olsen questioned whether the original plates would be framed. Mr. Runge stated the originals will be stored in Deadwood City Hall. Ms. Feterl requested further clarification on the quantity of glass plates to be displayed. Mr. Runge stated although the original frame consists of sections to accommodate fourteen (14) plates, the collection acquired consists of only thirteen (13) plates. The display frame can be reconfigured, balancing it out for the thirteen (13) glass plates or the vacant opening could be used to accommodate some interpretative information.

Homestake Adams Research Center (HARC) Update:

Mary Kopco, director of the Adams Museum and House and director of the Homestake Adams Research Center (HARC) came before the commission at this time with an update on the project.

Over the past year, staff and the Adams Museum & House Boards of Directors have been working with a consultant, Kevin Britts. They have determined that, by referring to the facility as the Homestake Adams Research Center, the public perception of the facility is "not a lively place for lots of public programming" as the Board envisions. [Commissioner Steve Olson entered the meeting at this time, 5:12 p.m.] At this time, a working name referred to as the "Black Hills Natural History and Culture Center, featuring the Homestake Adams Research Center", is being used.

Ms. Kopco provided an overview of the work completed with the assistance of Mr. Britts, and referred to photocopies of a PowerPoint® presentation distributed in the commission packet. Commissioners Derosier, Olsen and Oberlander spoke in support of this proposal.

Ms. Kopco initiated discussion regarding the position of Project Director for the facility and phase I of the construction project. Photocopies of the position description were distributed in the commission packet. Interviews will be conducted in the next few days. In response to a question by Ms. Feterl, Ms. Kopco explained that the project director is an additional full time employee (FTE), in addition to the archivist (Ms. Karen Weber) who was hired to process the Homestake collection.

In conclusion, Ms. Kopco requested permission to prepare a Request For Proposals (RFP) for finalized architectural plans for phased retrofitting of the F.L. Thorpe building with the goal of beginning phase I construction in late summer with completion of the climate-controlled storage areas by early 2008. Ms. Feterl asked for a construction cost estimate to accomplish the building renovation. Ms. Kopco stated the initial cost estimate was \$1.5 million. It was moved by Ms. Feterl and seconded by Mr. Olsen to adopt a resolution authorizing staff to prepare a Request For Proposals (RFP) for completion of finalized architectural plans for phased retrofitting of the F.L. Thorpe building. In response to a question by Mr. Olson, Chairman Speirs stated bonded funds were allocated for this project. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

Request For Proposals (RFP), 2 Dudley, Historic Outbuilding (Barn):

Historic Preservation Officer Kevin Kuchenbecker recalled that the commission recently authorized staff to solicit Requests for Proposals (RFP's) for engineering services to determine the cost associated with stabilization of the historic outbuilding on the property at 2 Dudley. One proposal was received and opened by Mr. Kuchenbecker at this time. He stated Lance Engineering, located in Spearfish, SD, has offered a lump-sum contract in the amount of \$8,050 to develop a stabilization and rehabilitation plan for the structure. Mr. Kuchenbecker recommended the commission continue the matter to allow staff some time to review the proposal. It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to continue the discussion regarding the RFP for 2 Dudley at this time.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

378 Williams Street – Door – Ferd Balkenhol:

The commission referred to the following staff report:

Case No. 07036
Address: 378 Williams Street

May 18, 2007

STAFF REPORT

The applicant requests Project Approval to install a replacement door at 378 Williams Street, a contributing structure located in the Forest Hill Historic Overlay Zone of the City of Deadwood.

Applicant: Ferd Balkenhol
Owner: Same
Constructed: circa 1880

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 building is a contributing resource in the Deadwood National Historic Landmark District. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood, as elsewhere in the United States, residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" styles.

2. Architectural design of the resource and proposed alterations: The applicant proposes to enlarge side exterior door from 30" to 36" opening installing the new door with exact style as existing door with same trim..

Attachments: Yes

Plans: N/A

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. It was moved by Mr. Olsen, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the Application for Project Approval to enlarge the opening for the side exterior door from thirty inches (30") to thirty six inches (36") and to install a replacement door at 378 Williams Street, a contributing structure located in the Forest Hill Historic Overlay Zone in the City of Deadwood, as proposed by Ferd Balkenhol, the applicant and property owner, as presented.

OLD BUSINESS:

Pineview Update – Brad Estes

Brad Estes came before the commission at this time.

Since he last appeared before the commission, Mr. Estes has been unable to meet with the architect that might be working on the Slime Plant. Today, he made other arrangements to attempt to retain a different architect to design the second and third floors of the building. He respectfully requested an additional two weeks to create the timeline for restoration of the Pineview Building as previously requested by the commission. It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to continue discussion regarding the Pineview building and proposed project timeline to the regular commission meeting scheduled on Wednesday, June 27, 2007.

126 Charles Street – Front Doors – Sally Reiman:

Historic Preservation Officer Kevin Kuchenbecker requested a continuation as he will be meeting with the property owner on Friday. It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to continue discussion regarding the front doors at 126 Charles Street.

12 Washington Street – Railing – Janice Heffron:

Historic Preservation Officer Kevin Kuchenbecker reported that he expected the property owner to be present this evening. He had discussions with Ms. Heffron regarding the commission's concerns regarding the proposed installation of lattice on the railing. It was moved by Ms. Oberlander and seconded by Ms. Feterl to continue the discussion regarding the proposed lattice work on the 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. Mr. Derosier stated the commission denied the request at the last meeting. Following some discussion, it was agreed the applicant will have to reapply. Ms. Oberlander withdrew the aforementioned motion.

558 Main Street – Retaining Wall – DWD, Inc./Gene Johner

Historic Preservation Officer Kevin Kuchenbecker explained that this matter was previously continued by the commission pending receipt of more specifics with regard to the engineering. He has received a photocopy of a letter dated May 11, 2007 directed to the applicant, DWD, Inc. from Brosz Engineering, Inc. which states that "if the wall is constructed according to their design, this should result in a long lasting, stable wall that is cosmetically pleasing, doesn't pose a public safety hazard and helps stabilize the slide in the area and the entire hillside". The letter was subsequently reviewed by Building Official Keith Umenthum who deemed the information contained in the letter is insufficient for obtaining a building permit. Mr. Kuchenbecker will be in contact with the applicant and inform him that the information received to date does not suffice. It was moved by Mr. Derosier, seconded by Mr. Olsen, and carried unanimously to continue the matter of the retaining wall at the rear of the parking lot at the Deadwood Gulch Saloon located at 560 Main Street, pending further consultations with the applicant and receipt of additional information.

90 Charles Street – Taco Johns – Lori Collins

Historic Preservation Officer Kevin Kuchenbecker reported having had conversations with Lori Collins, the applicant and property owner, in addition to a telephone conversation with representatives at Taco John's corporate headquarters. Digital photographs of the property and surrounding neighborhood will be sent to the "construction expert" at corporate headquarters. Some of the renderings of the proposed building renovations will be pasted into digital photographs of the existing neighborhood using "Photoshop® technology. Mr. Kuchenbecker reported that Ms. Collins will be on vacation when the commission meets on June 13th; he recommended the matter be continued to the meeting on June 27th. It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to continue the discussion for Taco Johns, 90 Charles Street, until the meeting on June 27, 2007.

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:

23 Burnham – Terry Hansen:

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the retaining wall program application submitted by Terry & Barb Hansen, owners of the property located at 23 Burnham Avenue. Staff has reviewed the application, completed the inspection and recommends the application be accepted in the retaining wall program. It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to adopt a resolution to place 23 Burnham in the retaining wall program.

65 Forest Avenue – Adrian Haines Hoines:

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the retaining wall program application submitted by the property owner of 65 Forest Avenue. Mr. Kuchenbecker stated this is a "very, very large retaining wall" located at the rear of the property. A vault is located within the retaining wall which is in jeopardy of failing potentially causing extreme damage to the house and the street above it. An engineer has also conducted a site visit and Mr. Kuchenbecker reported the retaining wall can be stabilized in lieu of repair and reconstruction that could cost hundreds of thousands of dollars. Staff has reviewed the application, completed the inspection and recommends the application be accepted in the retaining wall program. It was moved by Mr. Derosier and seconded by Mr. Olsen to adopt a resolution to place 65 Forest Avenue in the retaining wall program. Ms. Feterl questioned if the retaining wall is part of the foundation. Mr. Kuchenbecker stated it is not. Ms. Feterl questioned whether the retaining wall is holding up the street behind Forest Avenue. It was determined during the discussion phase for this matter that the name of the property owner is Adrian Hoines, not Haines. Staff had a difficult time reading the handwriting on the application; however, Mayor Toscana was familiar with the property. Ms. Feterl suggested this would be an issue for the city commission. Building Official Keith Umenthum explained that there are actually two (2) retaining walls behind the Hoiness property. The upper retaining wall was reconstructed a couple years ago. He said this particular stone retaining wall is "a huge retaining wall and at this point, it is a fairly easy fix". Ms. Feterl and Chairman Speirs recalled that a couple years ago, the upper retaining wall on the property went before the city commission. Mayor Toscana recommended the matter be continued until he talks to Jim Raysor. Hearing no further discussion, upon vote taken thereon, the motion failed unanimously. It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to continue this matter until Mayor Toscana discusses the matter with City Planner Jim Raysor.

Revolving Loan Disbursements:

It was moved by Mr. Steinlicht, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Historic Preservation Revolving Loan Fund Cash Disbursements Journal totaling \$23,708.57 to the following: Lawrence County Register of Deeds, \$22; 2 Eager Beaver Construction, \$1,590.00; Montana Dakota Utilities, \$201.00; Missy Morse, \$170.57; NHS of the Black Hills, \$21,725.00, as presented.

Revised Retaining Wall Grant Amounts:

Historic Preservation Officer Kevin Kuchenbecker stated that five (5) retaining walls were entered into the retaining wall program at the commission meeting on January 10, 2007: 17 Fillmore, Jim Callahan, \$43,955.51; 38 Denver, Edina Robinson, \$23,349.20; 308 Williams, John Hopkins; \$84,527.70; 45-47 Forest, Lee Thompson, \$96,557.90; and 29 Adams Street, John

and Sharon Martinisko, \$47,558.70. Midway through the process, staff was informed by the city attorney and city finance office that construction project in excess of \$25,000 are subject to the customary bid process. This requirement was waived for the retaining wall projects at 38 Denver and 17 Fillmore because the contracts had already been executed. The City sought bids for the remaining three retaining wall projects; however, the numbers have changed slightly because the actual bid varied from the quote, as follows:

308 Williams, John Hopkins:

Total Project Cost (including engineering): \$85,176.70
Applicant's Share: \$ 4,337.00
Total Cost of the Retaining Wall: \$80,839.70

It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve retaining wall grant funding in the amount of \$80,839.70 for the project at 308 Williams.

45-47 Forest Avenue, Lee Thompson:

Total Project Cost (including engineering): \$101,241.90
Applicant's Share: \$ 2,784.00
Total Cost of the Retaining Wall: \$ 98,457.90

It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve retaining wall grant funding in the amount of \$98,457.90 for the project at 45-47 Forest.

29 Adams Street, John and Sharon Martinisko:

Total Project Cost (including engineering): \$56,034.70
Applicant's Share: \$ 3,606.00
Total Cost of the Retaining Wall: \$52,428.70

It was moved by Mr. Olsen, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve retaining wall grant funding in the amount of \$52,428.70 for the project at 29 Adams.

ITEMS FROM CITIZENS NOT ON AGENDA:

David Soma, Executive Director of Deadwood Alive, reported that beginning Friday, May 25, 2007, living history will be returning to the streets of Deadwood with performances at 2 p.m. at the Four Aces; 4 p.m. at the Celebrity; 6 p.m. at the Silverado/Franklin; 7:30 p.m. (capture of Jack McCall); and, at 8 p.m., the first performance of the Trial of Jack McCall will be presented at the Masonic Temple. Several enhancements have been completed to the facility including a new air conditioning system; new professional sound system and a new lighting system. He invited the commission to attend a performance of the Trial of Jack McCall on Thursday, May 24, 2007. This performance is billed as "Deadwood Appreciation Night" as is free of charge to all residents and employees of Deadwood.

COMMITTEE ACTIONS AND REPORTS:

As the appointed term for Commission Chairman Rose Speirs ends at the close of this meeting, Vice Chairman Steinlicht delivered an exquisite bouquet of flowers to Ms. Speirs. On behalf of the entire commission, he commended Ms. Speirs for her hard work and dedication over the past six (6) years. Chairman Speirs thanked the commission and commended each of them, Historic Preservation Officer Kevin Kuchenbecker and his staff, Joy McCracken and me.

Mayor Toscana presented Ms. Speirs with a plaque on behalf of the city and expressed sincere appreciation for her willingness to accept the appointment six (6) years ago.

Advocacy: Commission representatives: Ronda Feterl (chair), Mike Olsen and Willie Steinlicht
Notes to be sent – no action needed.

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

Notes to be sent - no action needed.

Archives: Commission representatives: Mike Olsen (chair) and Steve Olson
Notes to be sent - no action needed.

Budget: Commission representatives: Ronda Feterl (chair) and Mike Olsen
No report – no action needed.

Cemetery: Commission representatives: Steve Olson (chair), Mary Ann Oberlander and Rose Speirs
No report – no action needed.

Demolition by Neglect: Commission representatives: Mike Olsen (chair), Rose Speirs and Steve Olson
Mr. Olsen referred the commission to the final draft of the revised ordinance amending chapter 17.68 of the Deadwood City Code of Ordinances, Section 17.68.100 Demolition by Neglect. It was moved by Mr. Olsen, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution recommending the proposed ordinance be presented to the City Commission for consideration.

GIS: Commission representatives: Steve Olson (chair) and Mary Ann Oberlander
No report – no action needed.

Grants: Commission representatives: Mary Ann Oberlander (chair), Ronda Feterl and Willie Steinlicht
Ms. Oberlander reminded the commission that she had previously reported the grandstands located on the fairgrounds in Nisland had been condemned. It appears the matter has been resolved and they intend to use the Outside of Deadwood Grant Funds previously allocated after all.

Homestake Archives: Commission representatives: Ronda Feterl (chair) and Mike Olsen
No report – no action needed.

Loans: Commission representatives: Willie Steinlicht (chair), Darin Derosier and Ronda Feterl
No report – no action needed.

Policies and Procedures: Commission representatives: Rose Speirs (chair) plus entire HPC
No report – no action needed.

Signage: Commission representatives: Willie Steinlicht (chair), Darin Derosier and Rose Speirs
Mr. Steinlicht referred the commission to the final draft of the revisions to section 15.32.100 of the Deadwood City Code of Ordinances, Signs. It was moved by Mr. Steinlicht, seconded by Ms. Feterl and carried unanimously to adopt a resolution recommending the proposed revisions to the Sign Ordinance, Section 15.32.100 pertaining to Banners, be presented to the City Commission for consideration. Historic Preservation Officer Kevin Kuchenbecker stated the city attorney will put the document in the proper format and present the matter to the City Commission. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

Recognition: Commission representatives: Mary Ann Oberlander (chair) and Ronda Feterl
No report – no action needed.

Representative to the Adams Museum: Commission representative: Rose Speirs
Chairman Speirs reported having attended a board meeting last evening. Staff works continually to write grants and work hard to raise money. The Board is in the process of interviewing perspective candidates for the position of project director for the Homestake Adams Research Center. City Planner Jim Raysor is working with museum staff to address the drainage issues on the north side of the facility as water is coming into the museum.

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 reported that some local students recently traveled to Washington, DC to make present their "Save Our History" grant application compiled in cooperation with the museum staff. The Days of '76 Museum was selected as one of three recipients of grant funds totaling \$10,000. He commended the students for their efforts.

Representative to NHS: Commission representative: Willie Steinlicht
Mr. Steinlicht reported that the next meeting is scheduled for June, 12, 2007.

Representative to Planning & Zoning: Commission representative: Mike Olsen
Mr. Olsen reported on matters discussed at a recent meeting of the Planning and Zoning Commission. The commission and the Board of Adjustment approved a thirteen foot (13') variance on a front yard setback for 128 Williams Street. The owner is planning to construct a 2-car garage and was informed to contact Historic Preservation Officer Kevin Kuchenbecker regarding the Project Approval process. The following matters were also approved by the commission and board of adjustments: a Finding of Fact for a large daycare at 168 Charles; valet parking at 601 Main Street; and, a conditional use permit for a bed and breakfast at 28 Lincoln Avenue.

Historic Preservation Staff:
Historic Preservation Officer Kevin Kuchenbecker reported that Mary Burket, recording secretary for the commission, has given notice of her resignation. He recommended the commission take formal action on the matter. It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to accept the resignation of Recording Secretary Mary Burket, with regret.

OTHER BUSINESS:

None.

EXECUTIVE SESSION:

Chairman Speirs announced there would be an Executive Session following the meeting to discuss personnel 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 6:00 p.m.

ATTEST:

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