

Amended Agenda 12-08-09

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 9, 2009 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to order– Chair Darin Derosier
2. Approve Minutes
3. Voucher approval
4. Old or General Business
 - a. Renewal of NeighborWorks Contract with HPC – Joy McCracken
 - b. Advocacy Funds request – Deadwood Chamber of Commerce – George Milos
 - c. Mt. Moriah Cemetery Headboard returned
5. New Matters before the Deadwood Historic District Commission
6. New matters before the Deadwood Historic Preservation Commission
 - a. Case# 09079 – 350 Williams Street – roofing, Siding, Addition – James Fletcher
 - b. Case# 09080 – 52 Lincoln Avenue – Windows, Siding, Roofing – Tim Conrad
7. Revolving Loan Fund/Retaining Wall Program Update.
 - a. Retaining Wall Applications
 - b. Revolving loan disbursements
 - c. Retaining Wall disbursements
8. Items from Citizens not on agenda.
9. Committee Actions and Reports
10. Staff Report
11. Other business
12. Adjournment

Executive Session—Contractual Matters

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, December 9, 2009

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

Absent Historic Preservation Commission: None.

Present Deadwood City Commission: Mayor Toscana, Commissioners Georgeann Silvernail and Leonard Schroeder.

All motions passed unanimously unless otherwise stated.

A quorum being present, Chairman Darin Derosier called the Deadwood Historic Preservation Commission meeting to order on Wednesday, December 9, 2009 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes

It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen to approve the minutes from Tuesday, November 24, 2009. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the HP Operating Account in the amount of \$17,971.46. Aye - All. Motion carried.

Bonded Account:

None.

OLD OR GENERAL BUSINESS

Renewal of NeighborWorks Contract with HPC – Joy McCracken

Mr. Derosier asked everyone if they had been able to review the contract. Ms. Feterl asked if anything had changed, to which Mr. Kuchenbecker said it has remained the same. *It was moved by Mr. M. Olsen and seconded by Ms. Feterl to approve the contract. Aye – All. Motion carried.*

Advocacy Funds Request – Deadwood Chamber of Commerce – George Milos

Mr. Kuchenbecker said the Chamber of Commerce is requesting Advocacy money to pay memberships, dues and sponsorships to advocate Deadwood and Historic Preservation across the State of South Dakota. He said that George Milos met with the Advocacy, Grants, Public Education & Recognition Committee

who reviewed the pending advocacy bills and are recommending payment. Mr. Milos said that he contacted S.D. Tourism and said the Deadwood Chamber and Deadwood Historic Preservation will be among the main sponsors this year for the tourism conference. Mr. Milos said they try very hard to balance and make known the difference between gaming money and historic preservation money when it comes to marketing; stressing that whenever they receive money from historic preservation the money goes directly for historic marketing. Ms. Feterl told the Commission what was discussed at the Committee meeting and again said they recommend payment.

Mr. S. Olson asked Mr. Milos asked if the community package at the Black Hills Information Center was funded through Black Hills Badlands and Lakes and S.D. Tourism, to which Mr. Milos said the requested funds are for the visitor center in Rapid City near Cabela's where they do different things that focus on history, as well as information on different things around Deadwood, stressing that it is Deadwood specific.

It was moved by Ms. Feterl and seconded by Mr. Pike to allocate \$5,513.00 to the Deadwood Chamber from the Advocacy line item. Roll Call: Aye – Feterl, Oberlander, M. Olsen, S. Olson and Pike. Abstain – Derosier and Steinlicht. Motion carried.

Mt. Moriah Cemetery Headboard Returned

Mr. Kuchenbecker showed the Commission the wooden headboard that was returned. He explained that on December 3, 2009, Mayor Toscana and Archivist Mike Runge accepted the headboard from an anonymous individual who received it from an anonymous individual, who took the headboard from the cemetery in the early 1960s. The headboard belonged at the gravesite of Mrs. Wilma Crampton Groshong, who died and was buried in 1917. He also said that he has not been able to go to the cemetery to determine if there are any other markers there because of the inclement weather, adding that if there was no marker he would work with the cemetery committee to get a marker on the grave, as the headboard will be put on display in the Interpretive Center at Mt. Moriah. Mayor Toscana said the story he was told is that the individual who took the marker was a college student in the 1960s who found it on the ground, adding that it was wrong to take the headboard, but they did the right thing by returning it. ***It was moved by Mr. M. Olsen and seconded by Ms. Oberlander to accept the anonymous donation of the wooden headstone. Aye – All. Motion carried.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

Case #09079 – 350 Williams Street – Roofing, Siding and Addition – James Fletcher

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for 350 Williams Street, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood which was constructed in 1880, also known as the Bennett House. The applicant is requesting exterior alterations consisting of a 26' x 30' garage into the hillside with poured concrete walls and a flat roof, as well as removing the old siding. Additionally, they would like to tear down the back part of the house, which is an addition that is in poor condition and replace it with a new two-story addition that would be 19' x 34' to replicate and/or compliment the original addition. They would then like to replace the old windows

and French doors with new windows and doors. Jim and Donna Fletcher and their contractor, Dennis Purchase, were available for questions.

Mr. Kuchenbecker said that as he reviewed the application there were several questions that were raised, with one of them being the texture of the proposed siding, as well as the reveal. The applicant has now agreed to use cedar siding, which makes them eligible for the \$10,000 siding program. The applicants have also agreed to replace the current windows with wood windows, which will qualify them for the window program as well and will inset the new addition so that it shows it is an addition to the original building.

To be more specific, Mr. Kuchenbecker explained that if approved the rehabilitation project will include the following:

Siding ó The removal of the three layers of siding and the installation of new cedar or redwood siding with a 4 ¼" reveal primed and painted appropriate colors. Documentation and careful removal of trim boards and other exterior details are required to replicate the original look of the architectural style of the house.

Windows ó The replacement of existing deteriorated windows and French doors with new wood windows (interior & exterior) matching in size, material and design detail such as glass to frame ratio, historic reveal and pane configuration.

Roofing - The removal of existing shingles and re-roofing the existing house with asphalt shingles rather than an alternative roofing material at this time.

Addition ó Removal of an existing addition and shop at the rear of the house and the construction of a new two story addition with similar design details to the original house; however, the addition must read as a newer addition. This can be accomplished with an appropriate setback or change in the floor plan to designate new from old.

The construction of a 26' x 30' garage into the hillside with poured concrete walls, and a flat roof made of wood trusses was not considered nor approved as part of this application. A separate application is required when further details and plans are available.

Mr. Kuchenbecker said he also discussed the possibility of a vault roof on the garage, rather than a rubber roof top, as it would fit into the neighborhood much better. However, it has not been determined if they will build the garage or not, so it was suggested the garage be separated from the request and addressed at a later date. With that change, the project DOES NOT damage, destroy or encroach upon a historic property, nor have an adverse effect on the districts. ***It was moved by Mr. Steinlicht and seconded by Mr. Pike to approve Project Approval for Case #09079 as presented by Mr. Kuchenbecker and agreed to by the owners and the contractor with the exception of the garage. Aye – All. Motion carried.***

It was moved by Mr. M. Olsen and seconded by Ms. Oberlander to accept James Fletcher into the Siding Program. Aye – All. Motion carried.

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to accept James Fletcher into the Window Program. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

Case #09080 – 52 Lincoln Avenue – Windows, Siding, Roofing – Tim Conrad

Mr. Kuchenbecker explained that he had a conversation with Tim Conrad and after looking at the project with the contractor, Mr. Conrad has asked for a continuation as there may be an alternative design. ***It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to continue this item until the applicant comes forward with a design alternative. Aye – All. Motion carried.***

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE:

Retaining Wall Applications

None.

Revolving Loan Disbursements

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the HP Revolving Loan Fund Disbursements in the amount of \$27,150.00. Aye – All. Motion carried.

ITEMS FROM CITIZENS NOT ON AGENDA:

None.

Committee Actions and Reports:

Grants, Recognition & Advocacy: Commission representatives: Ronda Feterl, Matt Pike and Mary Ann Oberlander.

Ms. Feterl reported that the Episcopal Church requested a six-month extension for their project. ***It was moved by Ms. Feterl and seconded by Mr. Pike to grant an extension to the Immanuel Episcopal Church for their restoration work through June 30, 2010. Aye – Feterl, Oberlander, M. Olsen, S. Olson, Pike and Steinlicht. Abstain - Derosier. Motion carried.***

Mr. Kuchenbecker reported that there is a committee, which includes the Adams House, Adams Museum, HARC, the Days of 1776, the Library, the City Archives and the HP Office that have been meeting and looking at updating the History Link website that would interlink back and forth between all the organizations. He said they also talked about a search engine that could lead to all organizations on any given topic.

Ms. Feterl explained the line items that were discussed at the budget meeting.

Archaeology, Archives & Acquisitions: Commission representatives: Mike Olsen, Willie Steinlicht and Steve Olson.

No report.

Budget: Commission representatives: Ronda Feterl, Darin Derosier Matt Pike.

No report.

Cemetery/GIS: Commission representatives: Steve Olson, Mary Ann Oberlander and Mike Olsen.

No report.

Demolition by Neglect: Commission representatives: Mike Olsen, Steve Olson and Matt Pike.

No report.

Loans: Commission representatives: Ronda Feterl, Willie Steinlicht and Darin Derosier.
No report.

Policies & Procedures: Commission representatives: Entire HPC.
No report.

Adams Museum: Commissioner Mary Ann Oberlander.
No report.

Chamber of Commerce: Commissioners Darin Derosier and Willie Steinlicht.
No report.

Days of ø76: Commissioner Mike Olsen.
Mr. M. Olsen reported that the Days of ø76 once again won the øMedium Rodeo of the Year.ö

Neighborhood Housing Services: Commissioner Willie Steinlicht.
No report.

Planning and Zoning: Commissioner Mike Olsen.
Mr. M. Olsen reported that Planning and Zoning approved a free-standing sign for Wayne Morris at 390 Main Street with no variances. They approved a final plat in the Highland Park Addition and approved the findings of fact for James Fletcher for a garage.

Historic Preservation Staff: Kevin Kuchenbecker, HP Officer; Michael Runge, Archivist; Deanna Berglund, Administrative Assistant; Virginia Peterson, Administrative Assistant.

Kevin Kuchenbecker reported on the following:

Asked for a head count for attendance for the Tourism Conference, which will be January 20 and 21, 2010.

Attended the Destination 2010 meeting with Mayor Toscana.

The next meeting will be Tuesday, December 22, 2009.

ADJOURNMENT:

Hearing no further business to come before the Commission at this time and no objections from the Commission or the audience, Chairman Derosier adjourned the meeting at 5:40 pm to executive session to discuss contractual matters with no action to be taken.

ATTEST:

Darin Derosier
Chairman, Historic Preservation Commission
Ronda Morrison, Recording Secretary