

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Tuesday, November 23, 2010 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to order– Chair Darin Derosier
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
  - a. HARCC Request – Adams Museum & House
  - b. Acknowledgement of donation from Howard Mason – Archives
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. Case# 10065 – 5 Rodeo Street – Re-Roofing – Michael Groce
  - b. Case# 10066 – 19 Centennial Avenue – Door/Maintenance – Gregory Vecchi
  - c. Case# 10067 – 19 Centennial Avenue – Windows – Gregory Vecchi
  - d. Special Needs/Wood Window & Door Program – 19 Centennial Avenue – Gregory Vecchi
7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
  - b. Revolving loan Program/Disbursements
  - c. Retaining Wall Program/Disbursements
8. Items from Citizens not on agenda *(Items will be considered but no action will be taken at this time.)*
9. Committee Reports *(Items will be considered but no action will be taken at this time.)*
10. Staff Report *(Items will be considered but no action will be taken at this time.)*
11. Other business
12. Adjournment

**CITY OF DEADWOOD**  
**HISTORIC PRESERVATION COMMISSION**

**Tuesday, November 23, 2010**

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

**Absent Historic Preservation Commission:** Mike Olsen.

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**All motions passed unanimously unless otherwise stated.**

A quorum being present, Chairman Darin Derosier called the Deadwood Historic Preservation Commission meeting to order on Tuesday, November 23, 2010 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

**Approval of Minutes**

*It was moved by Mr. S. Olson and seconded by Mr. Steinlicht to approve the minutes of November 10, 2010 as presented. Aye – Derosier, Feterl, Oberlander, S. Olson and Steinlicht. Abstain – Pike. Motion carried.*

**Voucher Approval**

**Operating Account:**

*It was moved by Mr. Pike and seconded by Ms. Feterl to approve the HP Operating Account in the amount of \$29,135.55. Aye - All. Motion carried.*

**Bonded Account:**

*It was moved by Mr. Pike and seconded by Mr. S. Olson to approve the HP Bonded Account in the amount of \$834.00. Aye – All. Motion carried.*

**OLD OR GENERAL BUSINESS**

**HARCC Request – Adams Museum & House**

Mr. Kuchenbecker spoke on behalf of Mary Kopco who was unable to attend the meeting. He reminded the Commission that they had committed \$21,000 in bonded funds to install the Methodist Church windows as walls on the upper level of the HARCC building. However, they recently learned that to restore and install the windows would be cost prohibitive and the windows have once again been moved to cold storage. The Adams Museum and House is now requesting that the \$21,000 that was allocated for the windows, be reallocated to install moveable walls that would turn the lecture hall into three classroom spaces on the upper level of the HARCC building. Mr. Kuchenbecker said that after he spoke with

Finance Officer, Mary Jo Nelson, he was concerned about the amount of money currently sitting in the bonded funds for construction.

Ms. Oberlander said she needed clarification as to whether or not the \$21,000 was already part of the bonded funds that they had in their original HARCC budget, to which Mr. Kuchenbecker said it was not. He said this would have been above the \$1.5 million dollars. After much discussion, *it was moved by Mr. Steinlicht and seconded by Ms. Feterl to decline the request. Aye – Feterl, Derosier, S. Olson and Steinlicht. No – Pike. Abstain – Oberlander. Motion carried.*

**Acknowledgement of Donation from Howard Mason – Archives**

Mr. Kuchenbecker explained that the Archaeology, Archives and Acquisitions subcommittee graciously accepted the following donation from Janet Mason on behalf of her late husband, Howard Mason.

1. 1985 Pictorial calendar of Lead/Deadwood/Central City, SD
2. 1880 Survey Book of Deadwood, Dakota Territory
3. 15 HMC Sharpe Bits periodicals covering the years 1954 to 1966

*It was moved by Mr. S. Olson and seconded by Mr. Steinlicht to accept the donation of the items from Mrs. Janet Mason of Deadwood, South Dakota. Aye – All. Motion carried.*

**NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION**

**NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Case #10065 – 5 Rodeo Street – Re-roofing – Michael Groce**

Mr. Kuchenbecker explained that the applicant has submitted an application for Project Approval for work at 5 Rodeo Street, a non-contributing structure located in the Large’s Gulch Planning Unit in the City of Deadwood, which was constructed in 1977. The applicant is requesting permission to remove the old, defective shake-over shingle roof on the house and garage and replace it with new synthetic paper, ice and water shield and 29 gauge metal roofing in charcoal grey. Additionally, he would like to install new gutter aprons and gutters and replace 10 to 15 broken bricks in the chimney. The applicant and his contractor were available for questions. *It was moved by Mr. Steinlicht and seconded by Mr. S. Olson that based upon the guidance in the U.S. Department of Interior Standards for historic preservation projects in 36 C.F.R. 67, the finding is that the project is NOT ADVERSE to Deadwood and grants approval to the project as presented. Aye – All. Motion carried.*

*It was moved by Mr. Steinlicht and seconded by Mr. S. Olson to rescind the previous motion. Aye – All. Motion carried.*

*It was moved by Mr. Steinlicht and seconded by Mr. Pike, that based upon all the evidence presented, the finding is that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places; and therefore, grants Project Approval as presented in Case #10065 at 5 Rodeo Street. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)*

**Case #10066 – 19 Centennial Avenue – Door/Maintenance – Gregory Vecchi**

Mr. Kuchenbecker explained that the applicant has submitted an application for Project Approval for work at 19 Centennial Avenue, a contributing structure located in the Forest Hill Planning Unit in the City

of Deadwood, which was constructed in 1896. The applicant requests permission to replace doors (porch door will be wooden), repair a wall, cap and seal windows, and continue stairs and re-grade the side of the house as submitted. Mr. Kuchenbecker said the new owner of this resource has worked closely with his office to ensure proper preservation measures are taken and will continue to communicate and coordinate during the project. The applicant was available for questions. *It was moved by Mr. Steinlicht and seconded by Mr. Pike that based upon all the evidence presented, the finding is that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places; and therefore, grants Project Approval as presented in Case #10066 at 19 Centennial Avenue. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

**Case #10067 – 19 Centennial Avenue – Windows – Gregory Vecchi**

Mr. Kuchenbecker explained that the applicant has submitted another application for Project Approval for work at 19 Centennial Avenue, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood, which was constructed in 1896. The applicant is requesting permission to fix and replace windows and storm windows as submitted. *It was moved by Ms. Feterl and seconded by Mr. Pike that based upon all the evidence presented, the finding is that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places; and therefore, grants Project Approval to Case #10067, 19 Centennial Avenue. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

**Special Needs/Wood Window & Door Program – 19 Centennial Avenue – Gregory Vecchi**

*It was moved by Mr. Pike and seconded by Mr. Steinlicht to enter Gregory Vecchi at 19 Centennial Avenue into the Special Needs/Wood Window and Door Program. Aye – All. Motion carried.*

**REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE**

**Revolving Loan Program/Disbursements**

Krystal Stulken from NeighborWorks appeared before the Commission on behalf of Joy McCracken. *It was moved by Mr. S. Olson and seconded by Ms. Oberlander to approve the Revolving Loan Fund cash disbursements in the amount of \$13,699.03. Aye – All. Motion carried.*

**Financial and Delinquency Report**

Ms. Stulken reviewed the financial and delinquency reports.

**ITEMS FROM CITIZENS NOT ON AGENDA** *(Items will be considered, but no action will be taken at this time.)*

None.

**Committee Actions and Reports**

Grants, Recognition & Advocacy: Commission representatives: Ronda Feterl, Willie Steinlicht and Mary Ann Oberlander.

No report.

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

Steve Olson reported on the following:

A request will be forthcoming for a publication that was budgeted for in 2010.

Discussed the Methodist Church windows and the soda fountain. The committee feels that the windows should be looked at by Mike Olsen and Keith Umenthum to see if they could be utilized at the Days of '76 Museum. The recommendation on the soda fountain will be to surplus it.

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.  
Ms. Oberlander reported on the following:

The Adams Museum Board had their HARCC fundraiser last Friday evening and it was a success.

There will be Christmas activities at the Adams House in December.

Chamber of Commerce: Commissioners Darin Derosier and Willie Steinlicht.  
Mr. Steinlicht reported that they passed the budget for 2011. They are also discussing two new Jumbotrons.

Days of '76: Commissioner Mike Olsen.  
Mr. S. Olson reported that the high walls are poured and they are starting to form for the low walls. Progress is continuing.

Mr. S. Olson also reported that the Days of '76 Committee had their banquet last week and they asked him to express to the Commission their thanks for all of the help given to the museum.

Neighborhood Housing Services: Commissioner Willie Steinlicht.  
No report.

Planning and Zoning: Commissioner Mike Olsen.

No report.

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

Mr. Kuchenbecker reported on the following:

On July 14, 2011, the Chamber is going to let five billboards near Mitchell, SD expire.

Staff is working on the remodel at the gift shop at Mt. Moriah. They will also be installing new signs at Mt. Moriah.

The Engine House closing has been extended to December 6, 2010 and they have received another \$17,000.

HARCC is moving along with their construction and hope to be completed by the first of the year.

The Fassbender Committee has continued to meet and they are ready to incorporate at their next meeting as a 501 C3; non-profit.

**OTHER BUSINESS**

None.

**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.

ATTEST:

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