

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 22, 2010 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to order– Chair Darin Derosier
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 10070 – 660 Main Street – Door Installation – Midwest Motels Deadwood
 - b. Case# 10071 – 30 Pine Street – New Door – Tentekota, LLC
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Storage Room Assessment Project – Mike Runge
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. Staff Report (*Items will be considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other business
12. Adjournment

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, December 22, 2010

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.

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 22, 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. Steinlicht and seconded by Mr. M. Olsen to approve the minutes of December 8, 2010 as presented. Aye – Derosier, Feterl, Oberlander, M. Olsen and Steinlicht. Abstain – S. Olson and Pike. 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 \$24,435.39. Aye - All. Motion carried.

Bonded Account:

It was moved by Mr. M. Olsen and seconded by Mr. Pike to approve the HP Bonded Account in the amount of \$110,891.60. Aye – Derosier, Feterl, Oberlander, M. Olsen, Pike and Steinlicht. Abstain – S. Olson. Motion carried.

OLD OR GENERAL BUSINESS

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

Case #10070 – 660 Main Street – Door Installation – Midwest Motels Deadwood

Mr. Kuchenbecker explained that the applicant is requesting a Certificate of Appropriateness for work at 660 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood, which was constructed in 1879. The applicant requests permission to install a 3.0 Anodized aluminum door in the back of the Bodega II with egress to the back alley. The newly proposed exterior

doorway is located at the rear of this historic resource on a newer addition and is located as inconspicuously as possible. The applicant, Steven R. Olson, was available for questions. Mr. M. Olsen asked if the door would be taking place of the current window, to which Mr. Kuchenbecker said it was. He also asked if the window should be recorded. Mr. Kuchenbecker said the window was part of the newer addition so it would be on the blueprints of the remodel. ***It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen that based upon the guidance found in DCO 17.68.050, the finding is that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and grants a Certificate of Appropriateness. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

Case #10071 – 30 Pine Street – New Door – Tentexkota, LLC

Mr. Kuchenbecker explained that the applicant is requesting a Certificate of Appropriateness for work at 30 Pine Street, a contributing structure located in the South Deadwood Planning Unit in the City of Deadwood, which was constructed in 1906/1909. The applicant requests permission to install an egress door from the restaurant to the existing dining area. For the adaptive reuse of this historic resource, an additional exterior doorway is required for egress to the outdoor dining area from the restaurant on the lower level. The architect and the owners have worked with the Historic Preservation Office to locate the new door as inconspicuously as possible. ***It was moved by Mr. M. Olsen and seconded by Mr. S. Olson that based upon the guidance found in DCO 17.68.050, the finding is that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and grants a Certificate of Appropriateness. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

Storage Room Assessment Project – Mike Runge

Mr. Kuchenbecker stated that in October of 2010, the City Archives submitted a request for proposal for the assessment of the City’s new archaeological laboratory and storage facility. He said that one of the things they are looking at is to prepare the ground work for further development of the City’s archaeological collections and allow the City to apply for federal grants. The AAA Committee has reviewed this proposal and recommends approval to enter into a contract with Renee Boen at a cost of \$3,840.00, which was the lowest proposal. ***It was moved by Mr. Pike and seconded by Mr. S. Olson to recommend to the City Commission the hiring of Rene Boen, an independent contractor, to perform an assessment of the City’s new archaeological laboratory/storage facility in an amount not to exceed \$4,000.00 and to be paid from the 2010 City Archives budget. Aye – All. Motion carried.***

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE

Retaining Wall Applications

None.

Revolving Loan – John Hopkins – 308 Williams Street

Mr. Kuchenbecker explained that this loan request is for foundation repair of the resource. The Loan Committee reviewed this request and favorable comments were received. ***It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the loan to John Hopkins at 308 Williams Street in the amount of \$13,250.00 at 0% Life Safety, 240 months (5 year balloon). Aye – All. Motion carried.***

Revolving Loan – Travis and Stephanie Floyd – 81 Stewart Street

Mr. Kuchenbecker explained that this is for the construction loans that were approved in July 2010. Due to a late start by the contractor the work has not been completed. They are asking for a 6-month extension on the construction loans in the amounts of \$7,344.00, \$10,000.00 and \$3,570.00. *It was moved by Mr. Pike and seconded by Mr. M. Olsen to grant a six-month extension of the construction loans to Travis and Stephanie Floyd at 81 Stewart Street. Aye – All. Motion carried.*

Revolving Loan Program/Disbursements

It was moved by Mr. M. Olsen and seconded by Mr. Pike to approve the Revolving Loan Fund cash disbursements in the amount of \$68.00. Aye – All. Motion carried.

Financial and Delinquency Report

Ms. McCracken reviewed the financial and delinquency reports and gave updates on the Hickok's and Haverberg's accounts. Mr. Steinlicht expressed concern, and asked for research to be done, on what position the City of Deadwood is on the Haverberg accounts.

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

None.

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

Mr. Kuchenbecker reported on the following:

Gave an update on the HARCC Building.

The Days of '76 had their Cowboy Christmas fundraiser.

Reminded everyone of the Tourism Conference on January 19 and 20, 2011.

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.
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.

Days of '76: Commissioner Mike Olsen.
No report.

Neighborhood Housing Services: Commissioner Willie Steinlicht.
No report.

Planning and Zoning: Commissioner Mike Olsen.
No report.

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 5:30 pm.

ATTEST:

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