

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, December 8, 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
5. New Matters before the Deadwood Historic District Commission
  - a. Black Hills Mining Museum Update
  - b. Preservation Advocacy Day at the Statehouse – January 20, 2011
6. New Matters before the Deadwood Historic Preservation Commission
  - a. Case# 10068 – 10 Centennial Avenue – Additional Concrete Wall – David Bosch
  - b. Case# 10069 – 38 Washington Street – Door Removal – Mary Helland
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 8, 2010**

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

**Absent Historic Preservation Commission:** Steve Olson and Matt Pike.

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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 Wednesday, December 8, 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 Ms. Oberlander to approve the minutes of November 23, 2010 as presented. Aye – Derosier, Feterl, Oberlander, and Steinlicht. Abstain – M. Olsen. 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 \$46,453.93. Aye - All. Motion carried.*

Bonded Account:

*It was moved by Mr. M. Olsen and seconded by Ms. Feterl to approve the HP Bonded Account in the amount of \$3,552.00. Aye – All. Motion carried.*

**OLD OR GENERAL BUSINESS**

None.

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

**Black Hills Mining Museum Update**

Mr. Todd Duex, President of the Black Hills Mining Museum, appeared before the Commission along with board members, Bob Phillips and Jerry Pontius, and Executive Director, Mallory Everett. Mr. Duex reiterated the board's gratitude for the grant given by Deadwood Historic Preservation, which has allowed them to continue with the preservation of documents at the Black Hills Mining Museum. He added that the museum has had a year of change, noting that Ms. Everett was named director and has been doing a very good job. She had spent the first part of the year working on the archives, but once the tourism

season started she had to put it on hold. She has now been able to return to her work on the archives now that the tourism season is over.

Mr. Duex said he understood the concern of the Commission, as far as keeping track of the grant money, but he assured them they have done a very good job. He said they even went so far as setting up a separate checking account for the grant funds.

Ms. Everett explained that they have requested money from the grant on four different occasions and presented the Commission with a breakdown of what the funds have been used for so far. Ms. Feterl asked if they were archiving according to year, to which Ms. Everett said she is literally starting at the door and working her way in. Mr. Bob Phillips added that they are using the R.S.V.P. Organization from Black Hills State University which provides a great number of volunteer hours. He also said that there was a Regional Museum Conference in Rapid City, SD, where every year they have a group within that conference that chooses one museum in the area to work at and do archival work. He said that 14 people chose to work at the Black Hills Mining Museum and they provided a great deal of volunteer hours as well. The Commission thanked the Black Hills Mining Museum representatives for all they have done.

### **Preservation Advocacy Day at the Statehouse – January 20, 2011**

Mr. Kuchenbecker informed the Commission that on January 19 and 20, 2011 the Tourism Conference will be held in Pierre, SD. He also said the National Trust for Historic Preservation, Preserve South Dakota, the Black Hills Historic Preservation Trust and the S.D. State Historical Society will be having their second annual Advocacy Day at the Statehouse. He said that in recognition of Deadwood celebrating 50 years as a National Historic Landmark, he has reserved the President and Speaker's lobbies at the Statehouse from 7:30 am to 10:00 am where he will be manning the lobbies with information for the legislators and told the Commissioners that they were all welcome to attend. He also mentioned that he has a meeting with Representatives, Chuck Turbiville and Fred Romkema, as well as Senator Tom Nelson to discuss a proclamation for that day to recognize Deadwood for their 1961 designation as a National Historic Landmark. Mr. Kuchenbecker added that the Deadwood Chamber of Commerce has hired "Deadwood Alive" to be part of the show on Wednesday night at the conference.

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

#### **Case #10068 – 10 Centennial Avenue – Additional Concrete Wall – David Bosch**

Mr. Kuchenbecker explained that this project has come before the Commission before and the applicant has submitted a new application for Project Approval for work at 10 Centennial Avenue, a non-contributing structure located in the Forest Hill Planning Unit in the City of Deadwood, which was constructed circa 1983. The applicant is seeking approval for an additional segment of poured concrete wall. The additional work will be at the stairway that leads to and from the street. It will extend from the segment of existing concrete wall, around the stairway and to the existing stone wall and will be covered with cultured stone. *It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht 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 #10068.* Ms. Feterl asked if the concrete wall will be covered with the same rocks that are currently on the wall, to which Mr. Kuchenbecker said the wall would be covered with cultured stone, adding that he would make sure the

approval letter notes that it is to be covered with stone. *Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

**Case #10069 – 38 Washington Street – Door Removal – Mary Helland**

Mr. Kuchenbecker explained that the applicant as submitted an application for Project Approval for work at 30 Washington Street, a non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood, which was constructed circa 1955. The applicant seeks permission to remove and fill in an existing door on the side of the house which will be replaced with siding to match the existing home. *It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen, 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 38 Washington Street as presented in Case #10069 for Mary Helland. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

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

**Retaining Wall Applications**

None.

**Revolving Loan Program/Disbursements**

Joy McCracken explained the cash disbursement journal. *It was moved by Mr. M. Olsen and seconded by Ms. Oberlander to approve the Revolving Loan Fund cash disbursements in the amount of \$9,325.00. Aye – All. Motion carried.*

**Financial and Delinquency Report**

Ms. McCracken 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.

**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:

The Slime Plant is moving along. They are still shooting for July 1, 2011 for the entertainment, casino and restaurant portion. The hotel portion is moving along, but it does not look like it will meet the July 1, 2011 deadline. They have poured concrete pillars for the parking garage and are hoping for a June 15, 2011 opening.

He met with Mike Gustafson and Brad Hemmah regarding the Sinclair Station. They are looking at alternatives and options.

He is still pushing progress on the Pineview. He has architectural and structural plans and the last he heard they are trying to finalize their financing. However, in the meantime the building continues to deteriorate.

Notice was served through the County Sheriff's Office in Wyoming to the owners of 3 Shine Street under Demolition by Neglect, giving them until the end of the year to move forward with some work on the building. If no action is taken, he will go out for bids to do some masonry repair work on the building. Ms. Feterl asked what will happen to the houses on Charles Street that have had the foundations exposed for years. Mr. Kuchenbecker said they are trying to follow up with a number of those properties in Deadwood.

The Chamber of Commerce has approved their budget. They will also be attending the Tourism Conference.

Construction of the HARCC building is moving along. They are hoping for a grand opening on June 16, 2011. They also just had a successful fundraiser.

The Days of '76 once again received honors for "Mid-Sized Rodeo of the Year." Their Cowboy Christmas fundraiser will be December 10, 2010. The new museum construction is moving along.

They are working on the remodel at the Mt. Moriah House.

Peter Brown was here looking at the slabs of wood and the project is moving along under the direction of Archivist, Mike Runge.

They have been working on updating the GIS and will be taking additional training.

They will be looking at what to do with the artifacts from the Rec Center.

### **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.  
Ms. Feterl reviewed the budget 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 that the Adams House is doing their “Christmas at the Adams House.”

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**

Mr. Derosier read a thank you from the Pyle House in Huron, SD regarding the Out-of-Deadwood Grant.

**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 5:35 pm.

ATTEST:

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