

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, January 12, 2011 ~ 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. Case# 11001 – 531 Main Street – Window Installation – Four Aces Gaming, LLC
6. New Matters before the Deadwood Historic Preservation Commission
  - a. Permission for Chair to sign Warranty Deed on Gilmore Apartments
  - b. Tree Ring Report and Presentation – DHPO Staff
  - c. Mt. Moriah Interpretive Center update and panels – GRAPE Committee
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

***Immediately following the adjournment of the meeting the Historic Preservation Commission is invited for a tour of the recently completed Homestake Adams Research & Cultural Center.***

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

**Wednesday, January 12, 2011**

**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.

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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, January 12, 2011 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Chairman Derosier asked for a moment of silence and reflection in honor of former Historic Preservation Commissioner, Minnie Stanley, who recently passed away.

**Approval of Minutes**

*It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the minutes of Wednesday, December 22, 2010 as presented. Aye – All. Motion carried.*

**Voucher Approval**

Operating Account:

*It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the HP Operating Account in the amount of \$154,229.67. Aye - All. Motion carried.*

Bonded Account:

*It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the HP Bonded Account in the amount of \$267,572.25. Aye – All. Motion carried.*

**OLD OR GENERAL BUSINESS**

None.

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

**Case #11001 – 531 Main Street – Window Installation – Four Aces Gaming, LLC**

Mr. Kuchenbecker explained that the applicant has submitted an application for a Certificate of Appropriateness for exterior alterations at 531 Main Street, a non-contributing structure located in the Chinatown Planning Unit in the City of Deadwood, which was constructed in 1993. The applicant

requests approval for installing clear, aluminum, tempered glass to act as a wind break between two pillars in front of the Four Aces. The work has already been completed, and if approved, will be subject to the building permit and investigation fees. While the building was not originally designed to accommodate a semi-enclosed outdoor smoking room, the applicant found an exterior area to accommodate customers due to the newly imposed smoking ban. Additionally, the work and changes have altered the exterior of the building; however, it appears to be an easily reversible alteration.

***It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht, that based upon the guidance found in DCO 17.68.060, 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.***

Mr. S. Olson wondered when the people will start to realize that exterior alterations need to come before the Historic Preservation Commission, adding that this is not the first time this has happened. Mr. Kuchenbecker said there have been many management changes within the businesses and they simply do not realize the rules that need to be followed. Having said that, Mr. Kuchenbecker said he would try to get the word out through the Chamber of Commerce; that exterior alterations must have a building permit and approval from the Deadwood Historic Preservation Commission. ***Aye – Derosier, Feterl, Oberlander, M. Olsen, Pike and Steinlicht. Nay – S. Olson. Motion Carried.*** (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

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

### **Permission for Chair to sign Warranty Deed on Gillmore Apartments**

Mr. Kuchenbecker explained that this was part of the sale of the Gillmore Apartments. ***It was moved by Mr. M. Olsen and seconded by Ms. Oberlander to grant permission to Chairman Darin Derosier, to sign the Warranty Deed on the Gillmore Apartments. Aye – All. Motion carried.***

### **Tree Ring Report and Presentation – DHPO Staff**

Mr. Kuchenbecker presented a report and two cross section samples, also known as “cookies” that were cut from selected timbers found in the windlass that was uncovered during the construction of the Broadway Parking Ramp. He noted the two dates for the timbers were 1792 and 1793. He said they are working on exhibits for the timbers at the Days of '76 Museum, the Black Hills Mining Museum and the HARCC building, and expressed his thanks for support of the project. He said they were very happy with the report, adding that it provides a lot of interesting information.

### **Mt. Moriah Interpretive Center Update and Panels – G.R.A.P.E. Committee**

Mr. Kuchenbecker explained that he is working with Public Works and Public Buildings on remodeling the bathroom area, as well as other physical improvements at the Mt. Moriah Interpretive Center. Additionally, he is working on updating the interpretive panels for the history of the cemetery. He said they have a proposal from Flat Earth Art and Sign Company for 10 sandblasted panels in the shape of the tombstones at a cost not to exceed \$9,260.00. These panels will allow flexibility in changing the interpretive information in the future without high costs or replacing the displays. ***It was moved by Ms. Feterl and seconded by Mr. Pike to recommend to the City Commission the expenditure of \$9,260.00 to Flat Earth Art and Sign Company for the Mt. Moriah Interpretive Center display panels to be paid from the Advocacy and Public Education line item. Aye – All. Motion carried.***

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

### **Retaining Wall Applications**

None.

### **Revolving Loan Program/Disbursements**

*It was moved by Mr. Steinlicht and seconded by Mr. Pike to approve the Revolving Loan Fund cash disbursements in the amount of \$18,328.82. Aye – All. Motion carried.*

### **Retaining Wall Grant Disbursement**

*It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the Retaining Wall Grant Disbursement in the amount of \$2,500.00 to Sabo Construction. Aye – All. Motion carried.*

### **Financial and Delinquency Report**

Mr. Josh Christensen, representative from NeighborWorks, 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:

They have picked out carpet and paint for the Mt. Moriah Interpretive Center.

They went over the “punch” list of the HARCC Building last Friday. The Adams Museum and House have moved their corporate headquarters to the HARCC Building.

The Days of '76 Museum work is continuing and on track.

They have been having construction meetings on the Slime Plant every Tuesday. They are still looking at a July 1, 2011 opening of the casino and entertainment center, as well as the parking garage.

They had a G.R.A.P.E. Committee meeting last night. They received 18 grant applications requesting \$395,000. There was \$125,000.00 budgeted, so the committee will be forthcoming with recommendations.

He has sent the proclamation regarding the 50<sup>th</sup> anniversary to Senator Tom Nelson and Representative Chuck Turbiville to be read at the 2011 session in Pierre.

### **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 Steve Olson.

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 5:28 pm.

ATTEST:

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