

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 9, 2011 ~ 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
 - a. Adams Museum & House – Tickets/Update - Mary Kopco
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 11003 – 555 Main Street – Installation of Glass Wall – Donnie Patton
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 11004 – 284 Williams Street – Deck, Awnings, & Windows – Karen deYarmin
 - b. Case# 11005 – 19 Centennial Avenue – Window Maintenance – Gregory Vecchi
 - c. 19 Centennial Avenue – Special Needs Wood Windows/Doors – Gregory Vecchi
 - d. Case# 11006 – 19 Centennial Avenue – Chimney, Roof, Siding – Gregory Vecchi
 - e. 19 Centennial Avenue –Special Needs Siding Removal – 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. 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, February 9, 2011

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

Absent Historic Preservation Commission: Matt Pike.

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, February 9, 2011 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 Wednesday, January 26, 2011 as presented. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. M. Olsen and seconded by Ms. Oberlander to approve the HP Operating Account in the amount of \$24,783.17. 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 \$95,745.60. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS

Adams Museum & House – Tickets/Update – Mary Kopco

Mary Kopco, Director of the Adams Museum and House appeared before the Commission to give them updates on the Adams House. She said that last winter they closed the Adams House to daily tours, but held specialty tours such as The Valentine Tours in February, The Tea and Tours in April, The Spirited Tours in October and The Christmas Tours in December. She said that they actually made \$2,000.00 more than the year before when they were open year round and actually served more of the community. She said that this weekend they will be having their “Isn’t It Romantic” Tour at the Adams House, where they will be performing some of the sheet music that once belonged to Mary Adams, and attendees will learn about the love stories that took place in the house. Ms. Kopco presented the Commission with tickets for the Valentine Tour.

Ms. Kopco said they noticed an interest from people wanting to tour the Adams house on the weekends in April of 2010, so in April of 2011 they will open the house from Monday through Saturday. She said they have enough staff to do this and won't need to bring on additional staff until May.

Ms. Kopco reported that the HARCC plans to open on June 16th, 2011.

Ms. Kopco added that they held a fundraiser last Friday night called "Calamity Jane's Shindig" and said they were able to raise close to \$9,000.00 with over 100 people in attendance.

On Thursday, February 10, 2011, they will hold Preservation Thursday in the City Commission Room. Susan Saunders will talk about the history of weather. She said Preservation Thursdays have been moved to the noon hour which has been very successful.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

Case #11003 – 555 Main Street – Installation of Glass Wall – Donnie Patton

Mr. Kuchenbecker explained that the applicant has submitted an application for a Certificate of Appropriateness for exterior alterations at 555 Main Street, a contributing structure located in the Chinatown Planning Unit in the City of Deadwood, which was constructed in 1940. The applicant is requesting approval, after the fact, to install glass on the west side for a smoking room. The applicant has completed the work and will be subject to the building permit and investigation fees should the project be approved by the Historic District Commission. 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 17.68.050, 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 – Derosier, Feterl, Oberlander, M. Olsen 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

Case #11004 – 284 Williams Street – Deck, Awnings & Windows – Karin de Yarmin

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for exterior alterations at 284 Williams Street, a non-contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the deck, replace awnings as needed, repair wood combination windows and install wood combination storm windows. *It was moved by Mr. S. Olson and seconded by Ms. Feterl 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. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

Case #11005 – 19 Centennial Avenue – Window Maintenance – Gregory Vecchi

Mr. Kuchenbecker explained that the applicant is requesting 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 or replace cracked glass, sash cords and locks on existing windows. Additionally, the applicant would like to fix and replace where necessary, existing storm windows in an effort to weatherize the house. This will be the second phase to finish the windows on this structure. The owner of this resource has worked closely with the Historic Preservation Office to ensure proper preservation measures are taken and will continue to communicate and coordinate throughout the project. *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. Aye – All. Motion carried.*

It was further moved by Mr. M. Olsen and seconded by Ms. Feterl to place Gregory Vecchi at 19 Centennial Avenue into the Special Needs Wood Windows/Doors Program. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

Case #11006 – 19 Centennial Avenue – Chimney, Roof, Siding – Gregory Vecchi

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for additional work at 19 Centennial Avenue. The applicant requests permission to repair and or replace the chimney of the structure, and remove and replace the entire roof to include support beams and plywood. They will be using 30-year shingles that will be charcoal in color. Additionally, the applicant would like to repair, remove, and/or replace the existing wood siding as needed. Replacement siding, where and if necessary, will be wood to match the existing. *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. Aye – All. Motion carried.*

It was further moved by Mr. Steinlicht and seconded by Ms. Feterl to place Gregory Vecchi at 19 Centennial Avenue into the Special Needs Siding Removal Program. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit D and incorporated herein by this reference.)

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE

Retaining Wall Applications

None.

Revolving Loan Program/Disbursements

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the Revolving Loan Fund disbursements in the amount of \$15,920.00. Aye – All. Motion carried.

Retaining Wall Grant Disbursement

It was moved by Mr. M. Olsen and seconded by Ms. Oberlander to approve the Retaining Wall Grant Disbursement in the amount of \$34,648.00 to RCS Construction for 74 Van Buren. Aye – All. Motion carried.

Financial and Delinquency Report

Josh Christensen reviewed the delinquency list. He said he had no new information on the delinquent 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:

Susan Saunders will be speaking at Preservation Thursday.

The G.R.A.P.E. Committee will be bringing forth some extensions on grants.

Deadwood Mountain Grand has moved their corporate offices to the HARCC building.

The Fassbender Committee will have training at the HARCC building on proper collection care.

Lawrence County Historical Society has started to meet at the HARCC building.

They Days of '76 Museum continues to move along.

House Bill No. 1099 passed in the House.

Chamber of Commerce held a special meeting on events; to enhance existing events and create new ones.

Staff has come up with numerous ideas for Preservation Moments.

He will be doing a presentation next week to the Black Hills National Forest Advisory Board on partnerships.

They have received 18 applications for part-time Assistant Archivist and have started the interview process.

Mr. Mike Olsen was thanked for all his hard work and many hours at the Days of '76 Museum.

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.

Chamber of Commerce: Commission representatives: Darin Derosier and Willie Steinlicht.
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

Mr. M. Olsen said he has given a lot of thought to the Fire Department presentation at the last meeting, and it occurred to him that Historic Preservation starts at the grass roots level, and for Lois Pidde to recognize that there was a problem and to take the initiative to fix it is highly commendable. He directed staff to send Ms. Pidde a letter of thank you from the HP Commission for recognizing a historic preservation project and having the wherewithal to undertake it.

Mr. Derosier read a letter from NeighborWorks thanking the Commission for the \$6,478.70 as a commitment to the Deadwood Neighborhood Council and Block Clubs, and in support of the Neighborhood Housing Services of the Black Hills.

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