

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, May 12, 2010 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to order– Chair Darin Derosier
2. Approve Minutes
3. Voucher approval
4. Old or General Business
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 10023 – 817 Main Street – Painting – Richard Granberg
 - b. Case# 10024 – 140 Sherman Street – Re-Roofing – Tim Conrad
6. New matters before the Deadwood Historic Preservation Commission
 - a. Case# 10021 – 109 Denver Ave. – Door Replacement– Clint Norman
 - b. Case# 10022 – 10 Sampson Street – Demo of RV Port – Correen Dammen
7. Revolving Loan Fund/Retaining Wall Program Update.
 - a. Retaining Wall Applications
 - i. 1 Forest – Tim Berg & Kate Koutavas
 - ii. 66 Lincoln Avenue – James P Wild
 - iii. 37 Lee Street – David Swaney
 - b. Revolving loan Program/Disbursements
 - c. Retaining Wall Program/Disbursements
8. Items from Citizens not on agenda
9. Committee Actions and Reports
10. Staff Report
11. Other business
12. Adjournment

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, May 12, 2010

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.

Present Deadwood City Commission: Commissioner Georgeann Silvernail.

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, May 12, 2010 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes

It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen to approve the minutes of April 28, 2010. 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 \$32,788.98. Aye - All. Motion carried.

Bonded Account:

None.

OLD OR GENERAL BUSINESS

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

Case #10023 – 817 Main Street – Painting – Richard Granberg

Mr. Kuchenbecker explained that the applicant has applied for a Certificate of Appropriateness for 817 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood, which was constructed circa 1930. On September 24, 2008 the applicant was granted a Certificate of Appropriateness for this project; however, they did not proceed with the project and now the approval has expired. The proposed work and changes DOES NOT encroach upon, damage or destroy a historic resource, nor have an adverse affect on the character of the building or the character of the

historic districts. *It was moved by Ms. Feterl 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 a Certificate of Appropriateness as presented in Case #10023 for 817 Main Street. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

Case #10024 – 140 Sherman Street – Re-roofing – Tim Conrad

Tim Conrad appeared before the Commission requesting permission to replace the corrugated metal roofing with brown tin. He said that several years back he was allowed to roof the building at 138 Sherman Street with brown tin, as well as the side and the back of the building. He said he would like to keep both buildings looking the same and is now requesting permission to roof 140 Sherman Street in brown tin as well. Mr. M. Olsen pointed out that since the galvanized material has been on the roof for over 50 years, makes it itself historic; and therefore, changing the roof will cause another adverse affect on the status of the landmark. After much discussion, it was *moved by Mr. S. Olson and seconded by Mr. M. Olsen to table this item while Mr. Kuchenbecker pulled the file for 138 Sherman Street. Aye – All. Motion carried.*

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to remove Case #10024 from the table. Aye – All. Motion carried. Mr. Kuchenbecker returned to the meeting with a letter dated September 22, 1999. The letter stated that the existing roof and rafters could be replaced at 138 Sherman Street, but it did not make reference to the color. Mr. M. Olsen said it would be his preference for Mr. Conrad to stay with the corrugated material. He said on one hand he agreed with Mr. Conrad’s reasons for wanting to go with brown tin, but on the other hand felt great care needed to be taken regarding adverse affects, as Deadwood is currently on a “watch” status. Mr. Derosier added that the corrugated material may also blend in with what is being done on the HARC building. Ms. Oberlander said she thought because it is two separate buildings it would not matter if one had brown tin and one had corrugated metal. Mr. Conrad said he thought it would look better to continue with the brown tin, but would go with the wishes of the Commission and continue with the galvanized material. *It was moved by Mr. M. Olsen and seconded by Ms. Oberlander to find that this project DOES encroach upon, damage or destroy historic property included in the National Register of Historic Places or the State Register of Historic Places.*

It was further moved by Mr. M. Olsen and seconded by Ms. Oberlander 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 this project is ADVERSE to Deadwood and denies the project as presented. 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

Case #10021 – 109 Denver Avenue – Door Replacement – Clint Norman

The applicant submitted an application for Project Approval for 109 Denver Avenue, a non-contributing structure located in the City Creek Planning Unit in the City of Deadwood, which was constructed in 1890. The applicant requests permission to replace the front exterior door of the structure and repaint the exterior of the house as submitted. *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson 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 #10021 at 109 Denver Avenue for Clint Norman. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

Case #10022 – 10 Sampson Street – Demo of RV Port – Coreen Dammen

The applicant submitted an application for Project Approval for 10 Sampson Street, a non-contributing structure located in the Large's Flat Planning Unit in the City of Deadwood, which was constructed in 1979. The applicant requests permission to demolish an RV Port. *It was moved by Mr. S. Olson 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 Places; and therefore, grants Project Approval to Case #10022, 10 Sampson Street, Coreen Dammen. 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 Application – 1 Forest Avenue – Tim Berg & Kate Koutavas

Mr. Kuchenbecker said the retaining wall at 1 Forest Avenue does meet the following criteria for acceptance: 1) historic wall. He explained the owners started to make repairs, but it became beyond their means. Staff recommends acceptance into the program. *It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to accept Tim Berg and Kate Koutavas at 1 Forest Avenue into the Retaining Wall Program. Aye – All. Motion carried.*

Retaining Wall Application – 66 Lincoln Avenue – James P. Wild

Mr. Kuchenbecker said the retaining wall at 66 Lincoln Avenue meets the following criteria for acceptance: 1) historic wall; and 2) threatening historic resource. He said this wall was accepted in 2006 under the former owner, but it did not go out for bid. Staff recommends acceptance into the Retaining Wall Program. Ms. Feterl asked if this would fall under the formula from 2006, to which Mr. Kuchenbecker said it would fall under new owners and the current program. *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to place 66 Lincoln Avenue, James P. Wild, into the Retaining Wall Program. Aye – All. Motion carried.*

Retaining Wall Application – 37 Lee Street – David Swaney

Mr. Kuchenbecker said he spoke with David Swaney last week, who said his retaining wall was starting to fail. He told Mr. Swaney to fill out an application. Mr. Swaney called back on Monday and said the wall had failed. Mr. Kuchenbecker said he is now treating this wall as an emergency and it meets following criteria for acceptance: 1) historic wall; 2) threatening a historic resource; and 3) life/safety. *It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen to accept the wall into the program. Aye – All. Motion carried.*

Revolving Loan Fund – Cash Disbursements

It was moved by Mr. M. Olsen and seconded by Ms. Oberlander to approve the Revolving Loan Fund disbursements in the amount of \$7,898.65. Aye – All. Mr. S. Olson voted on all disbursements with the exception of \$12.00 to Lawrence County Register of Deeds for 53 Lincoln Avenue, in which he noted he abstained from this disbursement. Motion carried.

Financial and Delinquency Report

Ms. McCracken reviewed the delinquency report and the financial report.

Revolving Loan Request – 3 Rodenhaus – Robin Gorder

Ms. McCracken explained the loan request from Robin Gorder. She said she has been working on this house and found that the electrical and heating system do not meet code. The Loan Committee has reviewed this request and favorable comments were received. *It was moved by Mr. S. Olson and seconded by Mr. Steinlicht to approve the loan request from Robin Gorder at 3 Rodenhaus in the amount of \$6,461.00 for 180 months at 0% interest, Life Safety. Aye – All. Motion carried.*

ITEMS FROM CITIZENS NOT ON AGENDA:

None.

Committee Actions and Reports:

Grants, Recognition & Advocacy: Commission representatives: Ronda Feterl, Matt Pike 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.

Mr. S. Olson reported that they discussed a couple of headstone grants, the St. Ambrose Cemetery and the reinterment of the remains from Taylor Avenue.

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: Commissioners Darin Derosier and Willie Steinlicht.

Mr. Derosier reported that they talked about Kool Deadwood Nites, the logo, and the luncheon banquet. He also noted that Mr. Steinlicht and himself had completed their one-year terms and wanted to know if anyone else would be interested in serving on that board. It was determined that Mr. Steinlicht and Mr. Derosier would continue another term on the board.

Days of '76: Commissioner Mike Olsen.

Mr. Mike Olsen reported on the following:

Discussed bids for the museum. Once bids come in and if the bids come in at or under budget, they will need to discuss with Lund & Associates how to proceed without a licensed architect on board.

Debra Gangloff is still working on grants.

The proposals were received on the conservation of the artifacts that Ms. Gangloff took to Denver and Sante Fe and all came in under budget.

Rick Olsen from Rapid City, SD has been elected to the museum board. His wife has also agreed to serve on the Exhibition Committee and the Marketing Committee.

The Building Committee met and discussed the building that the State plans on building, which will house their sand and gravel.

Noted the prize list and rules of the 1933 Days of '76 Rodeo.

Neighborhood Housing Services: Commissioner Willie Steinlicht.

No report.

Planning and Zoning: Commissioner Mike Olsen.

Mr. M. Olsen reported on the following:

Approved a 1' x 3' sign for the Deadwood Frontier Club.

Approved a temporary banner for the school.

Recommended to the Board of Adjustments approval of a Conditional Use Permit for a modular dwelling at 9 Sampson Street.

Tabled a request for a 5' variance from the side yard setback at 10 Centennial to build a driveway and requested the owner have a survey done and reconfigure the driveway so it meets the street at a 90 degree angle.

Recommended approval of a Conditional Use Permit for a single-family dwelling at 1 Railroad Avenue because the property is zoned commercial.

Approved the Findings of Fact for the revocation of the Conditional Use Permit for a Bed and Breakfast at 15 Washington.

Approved the Findings of Fact for the multi-family dwelling on Main Street which used to be the NeighborWorks office.

Approved two (2) temporary vendors for the Mickelson Trail Marathon. Both vendors will be indoors at The Lodge.

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

Mr. Kuchenbecker reported on the following:

The Symposium will take place this weekend. All Commissioners are registered and encouraged to attend.

Budget Letters for 2011 will be sent out.

Noted Mike Runge's report.

Darin Derosier read a thank you card from Jason Haug thanking the Commission for sponsoring the historic conference.

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 5:50 pm.

ATTEST:

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

