

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, October 13, 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. Case# 10056 – 629 Main Street – Awning – Robert Nelson & Don Nelson
6. New Matters before the Deadwood Historic Preservation Commission
  - a. Case# 10055 – 106 Charles Street – Siding – Bruce & Mary Ann Oberlander
7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
  - b. Revolving loan Program/Disbursements
    - i. Siding Program guideline recommendations
  - 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. Committee Actions and Reports *(Items will be considered but no action will be taken at this time.)*
10. Staff Report *(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, October 13, 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.

**Present Deadwood City Commission:** Commissioner Georgeann Silvernail.

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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, October 13, 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. Pike to approve the minutes of September 22, 2010 with a spelling correction for Harry Berger noted by Ms. Oberlander. Aye – Derosier, Feterl, Oberlander, S. Olson, Pike and Steinlicht. Abstain – M. Olsen. 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 \$60,713.73. Aye - All. Motion carried.*

Bonded Account:

None.

**OLD OR GENERAL BUSINESS**

None.

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

**Case #10056 – 629 Main Street – Awning – Robert Nelson & Don Nelson**

Mr. Kuchenbecker explained that the applicants are requesting a Certificate of Appropriateness for work at 629 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood, which was constructed in 1880 with an 1893 addition. They are asking to install an awning at the rear entrance of the Celebrity Hotel to help shelter hotel guests. The wall window will have the same arched shape as the existing windows on the rear of the building for architectural continuity. *It was*

*moved by Mr. M. Olsen 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 a Certificate of Appropriateness. Aye – All. 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**

Ms. Oberlander recused herself from the following item on the agenda.

### **Case #10055 – 106 Charles Street – Siding – Bruce & Mary Ann Oberlander**

Mr. Kuchenbecker explained that the applicants are requesting Project Approval for work at 106 Charles Street, a contributing structure located in the Cleveland Planning Unit in the City of Deadwood, which was constructed circa 1896. They are requesting permission to replace approximately 80 sq. feet of surface area on the back gable with concrete siding as submitted. *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.* (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

Ms. Oberlander returned to the meeting at this time.

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

### **Retaining Wall Applications**

None.

### **Revolving Loan – 20 Denver – Mike and Sharon Ragatz**

Mr. Kuchenbecker explained that the purpose of the loan is for a roof. The Loan Committee has 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 in the amount of \$6,433.00 for 60 months at 5% to Mike and Sharon Ragatz of 20 Denver Street. Aye – All. Motion carried.*

### **Revolving Loan – 37 Lee Street – David Swaney**

Mr. Kuchenbecker explained that the purpose of the loan is for a Life Safety/Retaining Wall. Mr. Swaney is purchasing the home on a Contract for Deed from his parents. The Loan Committee has reviewed this request and favorable comments were received. *It was moved by Mr. Pike and seconded by Mr. S. Olson to approve the loan to David Swaney at 37 Lee Street for \$14,755.12 for 180 months at 0%. Mr. S. Olson asked what happens if the property goes back to the parents since it is on a Contract for Deed, to which Mr. Kuchenbecker said the mortgage is on the property. Aye – All. Motion carried.*

### **Revolving Loan – 65 Centennial – Dean and Kim George**

Mr. Kuchenbecker explained that the purpose of the loan is for the Retaining Wall Program. The Loan Committee has reviewed this request and favorable comments were received. *It was moved by Mr. S.*

***Olson and seconded by Mr. M. Olsen to approve the loan for Dean and Kim George in the amount of \$8,425.00 for 60 months, 5%. Aye – All. Motion carried.***

#### **Revolving Loan – 25 Denver – Felece Marks**

Mr. Kuchenbecker explained that one year ago the applicant was approved to have all her notes extended to a 30-year term which lowered her monthly payments. She was placed on an annual review at the time. She has made all payments as agreed and is asking for another year of the current extension of terms. The Loan Committee reviewed this request and favorable comments were received. ***It was moved by Mr. M. Olsen and seconded by Mr. Pike to approve the extension for Felece Marks at 25 Denver for one more year, with another review in one year. Aye – All. Motion carried.***

#### **Siding Removal – Policy Guidelines Change**

Mr. Kuchenbecker requested the following amendments to the Policy Guidelines:

4. *Program Requirements, 1) to say and/or. He said this change is being requested as there is some wood siding that is beyond repair.*
4. *Program Requirements, 2) add specifications for materials and installation for the Siding Program.*

Both changes are on file in the Historic Preservation Office. ***It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to accept the changes to the Policy Guidelines. Aye – All. Motion carried.***

#### **Closing Costs Change**

Mr. Kuchenbecker explained that currently when a client uses the various programs they must pay closing costs on each loan, which can amount to several hundred dollars. Oftentimes, it is a burden for them to come up with the extra funds, so the request is to allow the closing costs to be added into the loan if so desired. ***It was moved by Mr. M. Olsen and seconded by Mr. Pike to allow closing costs to be included in the value of the loan. Aye – All. Motion carried.***

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

***It was moved by Mr. M. Olsen and seconded by Ms. Feterl to approve the Revolving Loan Fund cash disbursements in the amount of \$40,749.99. Aye – All. Motion carried.***

#### **Financial and Delinquency Report**

Ms. McCracken reviewed the financial and delinquency report.

She reported that Blake Haverberg has made payment as agreed as of the end of September. Mr. Steinlicht asked why when Mr. Haverberg makes a payment that it cannot all be applied to the smaller loan to get it paid off sooner instead of disbursing the payment throughout numerous loans. Ms. McCracken said the reason is because the loans are delinquent; therefore, the entire payment goes to interest. Ms. McCracken said she understood what Mr. Steinlicht was trying to do, but it would only work if Mr. Haverberg was on a payment program to get out of debt. Mr. Steinlicht wondered if all was being done to be good stewards. Ms. McCracken said he would be up for review within the next few months and new options could be looked at then.

She reported that Hickok's syndication of their easement is moving forward. They have entered into an agreement with Preserve South Dakota who now owns the façade on the building. Mr. M. Olsen asked what position Historic Preservation was in, to which Ms. McCracken said they were behind First

Interstate Bank. She further explained that the bank had to subordinate to Preserve South Dakota. She also said that the idea behind this plan was to provide Hickok's cash flow to get on their feet so payments could be made on a regular basis. She added that they are in a prime location, have made many changes and business is picking up.

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

None.

**Committee Actions and Reports**

Grants, Recognition & Advocacy: Commission representatives: Ronda Feterl, Willie Steinlicht and Mary Ann Oberlander.

Ms. Oberlander reported that they reviewed the Berger and Gorder awards.

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 noted the budget report and noted that Capital Assets is in the red, but it is because of the Mickelson Trail Lighting Project and they are awaiting reimbursement from the State for a grant.

Cemetery/GIS: Commission representatives: Steve Olson, Mary Ann Oberlander and Mike Olsen.

Steve Olson reported that they will no longer meet on a monthly basis, but will meet on an as-needed basis. They discussed the two headboards that were located at the House of Roses. They also had recommendations for the Visitor Center at Mt. Moriah. He also said the street signs at Mt. Moriah will be replaced in the near future.

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. Steinlicht reported that they discussed Kool Deadwood Nites and the Harley Kirwin lawsuit. They also approved the 2012 Calendar of Events. Deadweird will be held on October 30, 2010.

Days of '76: Commissioner Mike Olsen.

Mr. M. Olsen reported that the Days of '76 Museum has been taken down. They have started digging and pouring for the new museum. He also said they will be having a fundraiser on December 10<sup>th</sup>, 2010, which will be called Deadwood's Cowboy Christmas Ball at the Pavilion.

Neighborhood Housing Services: Commissioner Willie Steinlicht.

No report.

Planning and Zoning: Commissioner Mike Olsen.

No report.

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

Mr. Kuchenbecker reported on the following:

Noted two letters from Mountain-Plains Museums Association.

The Wall of Fame ceremony will be held prior to the next meeting.

HARC is back under construction and they have scheduled the grand opening for June 16, 2011.

Spent two to three hours on a telephone conference call for a statewide coordination meeting. They will have a statewide Advocacy Day in front of the legislature during the Tourism Conference.

The Fassbender Collection Board has had a couple of meetings.

Water Street has been closed off due to construction.

**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 5:40 pm.

ATTEST:

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