

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, April 8, 2009 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to order – Chair Willie Steinlicht
2. Approve Minutes
3. Voucher approval
4. Old Business
5. New Matters before the Deadwood Historic District Commission
6. New matters before the Deadwood Historic Preservation Commission
  - a. South Dakota State Historical Society Awards Program – April 18, 2009
  - b. Historic Preservation Symposium – May 1-3, 2009
  - c. Preservation Leadership Training – June 20-27, 2009
7. Revolving Loan Fund/Retaining Wall Program Update.
  - a. Retaining Wall Applications
  - b. Revolving loan disbursements
  - c. Retaining Wall 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, April 8, 2009**

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

**Absent Historic Preservation Commission:** Steve Olson.

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**All motions passed unanimously unless otherwise stated.**

A quorum being present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order on Wednesday, April 8, 2009 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

**Thank You**

Prior to the opening of the meeting, Chairman Willie Steinlicht, publicly thanked the city crew for the snow removal in the Presidential District, as well as all around town. The entire Commission reiterated on Mr. Steinlicht's comments and said even though the crews are getting tired with all the recent snowfall, they are doing a great job.

**Review Minutes**

*It was moved by Mr. M. Olsen and seconded by Ms. Feterl to approve the minutes from Wednesday, March 25, 2009. 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 \$18,762.59. Aye - All. Motion carried.*

Bonded Account:

None.

**OLD BUSINESS**

**Thank You from Black Hills Playhouse**

Mr. Steinlicht read a thank you card from Black Hills Playhouse to the Historic Preservation Commission for the opportunity of making a difference in the quality of life in the Black Hills.

### **Check Presentations**

Historic Preservation Officer, Kevin Kuchenbecker, said that they had check presentations scheduled the last two weeks, but due to inclement weather they had to be canceled. They will be rescheduled for a later date.

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

None.

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

#### **South Dakota State Historical Society Awards Program – April 18, 2009**

Mr. Kuchenbecker said that the Deadwood Historic Preservation Commission is being recognized and will be receiving the Governor's Organizational Award for History at the South Dakota State Historical Society's Annual Meeting in Pierre on Saturday, April 18, 2009 at noon. He said it would be nice to have as many commissioners attend as possible to accept the award. He added that he felt the Commission deserved the recognition and that it is celebrating 20 years of preservation through gaming. He said this is one of the two that TDG Communications was hired to apply for. Mr. Pike said any previous commissioners should be invited as well.

#### **Introduction – Administrative Assistant**

Mr. Kuchenbecker introduced Virginia Peterson as the new administrative assistant.

#### **Historic Preservation Symposium – May 1-3, 2009**

Mr. Kuchenbecker said the symposium is "shaping up quite well." He said it would take place May 1-3, 2009. On the first day there will be a roundtable discussion with other historic preservation commissioners and CLG (Certified Local Government) participants from around the state with a reception that evening. On the second day there will be four different forums with eight speakers and a keynote speaker in the evening. On the third day there will be a tour of the Sturgis Motorcycle Museum and the Days of '76 Museum. He encouraged all commissioners to attend all or part of the symposium, as they will automatically be registered.

#### **Preservation Leadership Training – June 20-27, 2009**

Mr. Kuchenbecker said that Deadwood will be hosting Preservation Leadership Training on June 20 through 27, 2009 and asked for a formal motion to recommend the expenditure of \$12,500.00 for sponsorship, which is a budgeted item. He added that they received over 60 applicants from 25 different states. He also said there will be 42 from around the nation and 15 from South Dakota. He said the three projects would be the Engine House, the Fairmont Hotel and the former brothels above the lucky nugget. He said that all commissioners are welcome to attend the sessions. *It was moved by Mr. Pike and seconded by Mr. M. Olsen to recommend to the City Commission the expenditure of \$12,500.00 for sponsoring Preservation Leadership Training. Aye – All. Motion carried.*

### **REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:**

#### **Retaining Wall Information**

Mr. Kuchenbecker explained that at the last City Commission meeting they gave permission to advertise and set a bid opening for 58 Pleasant and 316 Williams Street. He said there has also been some

sloughing at 47 Forest Avenue as a result of the recent moisture and it will be a project that will be discussed at the next City Commission meeting. He said some unanticipated stabilization will need to be done. Ms. Feterl said she thought the wall around 47 Forest Avenue had already been done, to which Mr. Kuchenbecker explained that the retaining wall around the house was completed, but because the toe of the slope was cut for the new walls and the storm drain dumped onto the property with moisture running off of Selby Street it has sloughed.

Mr. Kuchenbecker also explained that there needs to be some preventive work on Centennial Street, as it appears some of the stones on the bottom of a huge wall have been hit and have fallen out. He said rather than letting the wall come down it would be better to fix it right away. Ms. Feterl asked if this was a city-owned wall, to which Mr. Kuchenbecker said it is privately owned, but it is right against the street and needs to be fixed. He stated there could be a number of unforeseen projects with all the moisture that has been received.

### **Revolving Loan Disbursements**

None.

Ms. McCracken reviewed the delinquency report.

### **Loan Request**

Ms. McCracken said Mark Kenefick and Deb Gangloff are requesting a loan for 41 Washington. She explained that this is a refinance, which was originally for the retaining wall and they are refinancing for a 5% loan for the loan balance of \$4,070.00. She said they have an excellent payment history with good ratios, adding that the Loan Committee reviewed it and favorable comments were received. ***It was moved by Mr. M. Olsen and seconded by Mr. Derosier to approve the loan in the amount of \$4,070.00 to Mark Kenefick and Deb Gangloff at 41 Washington Street at an interest rate of 5%. Aye – All. Motion carried.***

### **Deadwood Development, Blake Haverberg**

Ms. McCracken explained that the loan request is for a loan modification due to cost overruns on the preservation of the Martin Mason Building. She said they are asking to modify the total loans in the amount of \$738,972 at 6% interest of \$3,694.00, which would be the March payment of interest only. She said they would also like to revise the payments from April through September with the total payments being \$4,298.00. Ms. McCracken explained the loan breakdown, noting the Loan Committee reviewed it and favorable comments were received. ***It was moved by Mr. Derosier and seconded by Mr. Pike to approve the loan schedule for Deadwood Development Aye – All. Motion carried.***

### **ITEMS FROM CITIZENS NOT ON AGENDA:**

None.

### **Committee Actions and Reports:**

Archeology: Commission representatives: Mike Olsen (chair), Darin Derosier and Willie Steinlicht  
Mr. M. Olsen reported that Mike Runge is checking into where they are at in the process regarding the human remains that were found.

Mr. M. Olsen reported that Archaeology Camp was discussed. He said they also discussed the Chinatown dig and how they want to publicize that whole experience. He said they would like to have a coffee table book for the layperson and at some point they would need to do a more scientific publication of the report.

Archives: Commission representatives: Mike Olsen (chair), Steve Olson, and Matthew Pike

Mr. M. Olsen reported that Mike Runge has a long list of things he is working on. He said they also decided that at this point in time the funds are not available to purchase the Termesphere and asked Mr. Kuchenbecker to send Mr. Termes a letter because it also does not fit our preservation mission, as well as it was not within the budget.

Mr. M. Olsen also reported that Mike Runge would be coming forward with a recommendation for the basement remodel, which he has been working very diligently on. He also said that there would be donations coming forward for formal acceptance. He said the donations include two reel-to-reel motion pictures, one being the 1928 Days of '76 Rodeo.

Budget: Commission representatives: Ronda Feterl (chair), Mike Olsen and Willie Steinlicht.

Mr. M. Olsen said that Finance Officer, Mary Jo Nelson, presented her recommendations for supplementing the 2009 budget from unspent 2008 funds. ***It was moved by Mr. M. Olsen and seconded by Ms. Feterl to recommend to the City Commission to approve the supplements as outlined by Ms. Nelson. Aye – All. Motion carried.***

Cemetery: Commission representatives: Steve Olson (chair), Mary Ann Oberlander and Matthew Pike  
No report.

GIS: Commission representatives: Steve Olson (chair), Mary Ann Oberlander, and Matthew Pike  
No report.

Grants, Recognition, Advocacy & Public Education: Commission representatives: Ronda Feterl (chair), Willie Steinlicht and Mary Ann Oberlander.

***It was moved by Ms. Oberlander and seconded by Mr. M. Olsen to approve Hayden Waisanen as the 2009 scholarship winner. Aye – All. Motion carried.***

Loans: Commission representatives: Ronda Feterl (chair), Willie Steinlicht and Darin Derosier.  
No report.

Adams Museum: Commissioner Mary Ann Oberlander.

Ms. Oberlander offered condolences on behalf of the Historic Preservation Commission to Mary Kopco whose mother passed away.

Chamber of Commerce: Commissioners Willie Steinlicht and Darin Derosier.

No report.

Days of '76: Commissioner Steve Olson.

No report.

Neighborhood Housing Services: Commissioner Willie Steinlicht.

No report.

Planning and Zoning: Commissioner Mike Olsen.

Mr. M. Olsen reported on the following:

They approved two new wall signs at Deadwood Gulch for the restaurant, as they restaurant is changing names, adding that the signs are quite attractive. He said there was a height variance issued for both signs for 18 inches.

They recommended approval for the Conditional Use Permit for the cell towers that are going up on the Hampton Inn.

They recommended denial to the City Commission for a request of change of zoning for 822 Main Street, which is next door to the Penny Motel. He said the request was to change the zoning from R1 Residential to C1 Commercial.

They recommended to the City Commission to deny an easement for Claim Jumpers, which was a 24' easement that would cross the Mickelson Trail going to the south.

Demolition By Neglect: Commissioner Matthew Pike (chair) and Steve Olson.

No report.

Policies and Procedures: Commission representatives: Matthew Pike (chair) plus entire HPC

No report.

Budget Committee: Commission representatives: Ronda Feterl (chair), Mike Olsen and Willie Steinlicht.

No report.

SARC

Ms. Feterl requested discussion regarding SARC. She said she understood that Rose Fosha has lent out nine boxes of Chinese Artifacts without any authority to do so. Mr. Kuchenbecker said he has all the contact information to get formal agreements for these nine loans and they would need to re-loan these items through a formal process. He said he would be working with Mike Runge in writing letters to all nine entities and individuals that have the artifacts. He said they need to request those items back so they can be catalogued, inventoried and accessioned into the system, with any future loans coming through the Deadwood Historic Preservation Commission. Mr. Pike asked how Ms. Fosha did this without any authority from the City Commission or the Historic Preservation Commission. Mr. Kuchenbecker said that Rene Bowen, who is Ms. Fosha's supervisor, appeared quite upset over this as well.

Mr. Pike said he thought a letter should be written to Ms. Fosha stating how inappropriate her actions were. City Commissioner, Georgeann Silvernail, stated that a letter should be written to Ms. Fosha's supervisor as well. Ms. Feterl reiterated how inappropriate this was, as the City does not yet have a plan in place as to how these items will be loaned out. She also expressed concern as to what was in the boxes and what will be returned. Mr. Kuchenbecker said it was his understanding that all items are listed in the catalog. The Commission all agreed that a formal loan process needed to be established.

**Historic Preservation Staff:**

Kevin Kuchenbecker reported on the following:

Adams Museum will be recognized in the True West Magazine as one of the top 10 western museums.

There will be a regularly scheduled Preservation Thursday at the Adams Museum at noon on April 9, 2009. Dr. David Wolfe will be talking about the early years of Seth Bullock in Deadwood.

The Historic Preservation Commission has once again been asked to participate in "Paint the Town" on June 8 through 13, 2009. Those interested can contact Deanna Berglund to sign up.

**OTHER BUSINESS:**

City Attorney, Jason Campbell, reported that the final report has been submitted to Judge Johnson regarding the Sinclair Station case. He also received a brief from Mr. Tellinghuisen regarding BY Development.

**ADJOURNMENT:**

Hearing no further business to come before the Commission at this time and no objections from the Commission or the audience, Chairman Steinlicht adjourned the meeting at 5:35 pm.

ATTEST:

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Willie Steinlicht  
Chairman, Historic Preservation Commission  
Ronda Morrison, Recording Secretary