

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Tuesday, November 22, 2011 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order– Vice Chair Matt Pike
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. Case# 11059 – 28 Lincoln Avenue – Garage Entry Door – Robert E. Nelson
  - b. Case# 11060 – 5 Jackson – Retaining Wall – Shama Property LLP
  - c. Purchase of Oversized Flat Files – City of Deadwood Archives
  - d. Suzanne Julin Book Proposal – City of Deadwood Archives
  - e. Charles C. Haas Scrapbook Acquisition – City of Deadwood Archives
7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
    - i. 402 Williams Street – Thomas C. Lee
  - b. Revolving loan Program/Disbursements
    - i. 23 Emery Street – Melody Lawson
  - c. Retaining Wall Program/Disbursements
    - i. Adopt Proposed Changes to the Residential Retaining Wall Program Application - NeighborWorks
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**

**Tuesday, November 22, 2011**

**Present Historic Preservation Commission:** George Milos, Laura Floyd, Matt Pike, Mike Olsen, Steve Olson, and Willie Steinlicht. Historic Preservation Officer Kevin Kuchenbecker and City Attorney Jason Campbell were also present.

**Absent Historic Preservation Commission:** Ronda Feterl

**Present Deadwood City Commission:** Commissioner Georgeann Silvernail and Mayor Francis Toscana.

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

A quorum being present, Historic Preservation Commission Vice Chair, Matt Pike called the Deadwood Historic Preservation Commission meeting to order on Tuesday, November 22, 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. S. Olson to approve the minutes of November 9, 2011. Aye – All. Motion carried.*

**Voucher Approval:**

Operating Account

*It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the HP Operating Account in the amount of \$22,839.21. Aye – All. Motion carried.*

Bonded Account

*It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the HP Bonded Account in the amount of \$1,503.28. Aye – All. Motion carried.*

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

**Case# 11059 – 28 Lincoln Avenue – Garage Entry Door – Robert E. Nelson**

Mr. Kuchenbecker reviewed his Staff Report for Project Approval for the replacement of the entry door and exterior trim to the garage located at 28 Lincoln Avenue as submitted. (The Staff Report is attached hereto on Exhibit A and incorporated herein by this reference.) *It was moved by Mr. Steinlicht and seconded by Ms. Floyd, based upon all the evidence presented, that the 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 moved to grant project approval. Aye – All. Motion carried.*

**Case# 11060 – 5 Jackson – Retaining Wall – Shama Property LLP**

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Mr. Kuchenbecker reviewed his Staff Report for Project Approval for permission to remove the rock veneer on the retaining wall located at 5 Jackson. He noted Mr. Larry Shama was present, on behalf of Shama Property LLP, to answer any questions. (The Staff Report is attached hereto on Exhibit B and incorporated herein by this reference.) ***It was moved by Mr. Steinlicht and seconded by Mr. S. Olson, based upon all the evidence presented, that the 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 moved to grant project approval contingent upon the applicant's cooperation with the Deadwood Historic Preservation Officer for final inspection and approval of the wall's aesthetic appearance.*** Mr. Kuchenbecker asked Mr. Shama if he understood the motion. Mr. Shama stated that he did understand it would be up to the Historic Preservation Office to give the final okay on the wall's aesthetic appearance. ***Aye – All. Motion carried.*** Mr. Pike thanked Mr. Shama for coming to the meeting.

#### **Purchase of Oversized Flat Files – City of Deadwood Archives**

Mr. S. Olson, on behalf of the AAA Committee, explained the City of Deadwood Archives would like to purchase four five drawer oversized map cases and one base using unencumbered funds in the Archives budget. He noted these cases would replace the existing case used to hold the City's Map and oversized advertisement collections. He noted the request had been favorably reviewed by the AAA Committee. ***It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to recommend to the Deadwood City Commission approval of the purchase of four oversized flat files and one base from National Business Furniture in an amount not to exceed \$4,000 using unencumbered City of Deadwood Archives funds. Aye – All. Motion carried.***

#### **Suzanne Julin Book Proposal - City of Deadwood Archives**

Mr. Kuchenbecker stated the Historic Preservation Office has been discussing the possibility of working with Suzanne Julin for the creation of a book titled *Voices from Deadwood: A Western Town Speaks for Itself*. He explained this proposed book would consist of excerpts from the oral history interviews in the Deadwood Archives. The excerpts would be arranged by topically, each introduced and concluded in order to put the interview excerpts into historical context. The City of Deadwood and the Deadwood Historic Preservation Commission would hold the copyright to the book and would receive any royalties. Mr. Kuchenbecker said, at this time, it would be his recommendation for the Historic Preservation Commission to contract with Ms. Julin in an amount not to exceed \$2,500 for the creation of a sample chapter which can be marketed to the SD Historical Society Press. He said the SD Historical Society Press has indicated an interest in publishing the book; therefore, he would like to be able to present them with a sample chapter to determine their willingness to publish the completed product. Mr. S. Olson stated the request had been favorably reviewed by the AAA Committee. ***It was moved by Ms. Floyd and seconded by Mr. M. Olsen to recommend to the Deadwood City Commission approval of a proposal for the South Dakota State Historical Society Press including a sample chapter of a book by Suzanne Julin based on Deadwood oral histories not to exceed \$2,500. Aye – All. Motion carried.***

#### **Charles C. Haas Scrapbook Acquisition – City of Deadwood Archives**

Mr. S. Olson, on behalf of the AAA Committee, explained the Deadwood Historic Preservation Office would like to purchase the Charles C. Haas scrapbook/photograph album from James O. Aplan Antiques & Arts in Piedmont, SD. He stated the acquisition would fall within the City Archive's Mission Statement and noted the expenditure was recommended for approval by the Archaeology, Archives, and Acquisitions Committee. He said the compilation consists of 60 pages of photographs, maps, and ephemera focusing on Deadwood's early history. ***It was moved by Ms. Floyd and seconded by Mr. M. Olsen to recommend to the Deadwood City***

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*Commission approval of the expenditure of \$2,500 for the purchase of the Charles C. Haas scrapbook from James Aplan as recommended by the AAA Committee. Aye – All. Motion carried.*

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

#### **402 Williams Street – Thomas C. Lee**

Mr. Kuchenbecker recommended to the Historic Preservation Commission acceptance of 402 Williams Street, Thomas C. Lee, into the retaining wall program as the rear wall of the resource is deteriorating and failing and is beginning to threaten the historic resource. He explained the wall also meets the general eligibility for location. (The memorandum is attached hereto on Exhibit C and incorporated herein by this reference). *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to accept Thomas C. Lee, 402 Williams Street, into the Special Needs Retaining Wall Program. Aye – All. Motion carried.*

#### **Melody Lawson – 23 Emery Street**

*It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to accept the loan for Melody Lawson, 23 Emery Street, as proposed in the November 17, 2011 memo. Aye – All. Motion carried.* (The loan request is attached hereto on Exhibit D and incorporated herein by this reference).

#### **HP Revolving Loan Fund Disbursements**

Mr. M. Olsen recused himself from the two items on the agenda which related to 52 Taylor Avenue. *It was moved by Mr. S. Olson and seconded by Ms. Floyd to approve the HP Revolving Loan Disbursement in the amount of \$22,290.02. Aye – All. Motion carried.* (The HP Revolving Loan Fund Disbursements are attached on Exhibit E and incorporated herein by this reference).

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

Mr. Josh Christiansen reviewed the financial and delinquency report.

#### **Adopt Proposed Changes to the Residential Retaining Wall Program Application - NeighborWorks**

Mr. Kuchenbecker highlighted the proposed changes. He explained the application now reflects that NeighborWorks will check with the Department of Equalization to determine if a property is owner occupied or non-owner occupied. He mentioned language in the application was updated to reflect the use of the 2003 International Building Code, procedures were updated, and loan criteria was clarified. Ms. Silvernail asked if the homeowner is required to maintain their property. Mr. Kuchenbecker and Mr. Christiansen agreed language should be added regarding the applicant's responsibility to maintain their property and assured Ms. Silvernail and the Commission this change would be made to the application. Mr. Milos asked why the application asked for the organization name and type since the application is for Residential properties. Mr. Kuchenbecker and Mr. Christiansen agreed that this portion should be omitted *It was moved by Mr. M. Olsen and seconded by Mr. Milos to accept the proposed changes as presented with the addition of language proposed by Ms. Silvernail and the excision of language proposed by Mr. Milos to the Residential Retaining Wall Program Application. Aye – All. Motion carried.* (The updated application is attached hereto on Exhibit F and incorporated herein by this reference).

#### **STAFF REPORT:**

Mr. Kuchenbecker reported on the following items:

- Progress continues on the Days of '76 Museum project.
- The City is nearing completion of the lease agreement for the new Days museum.
- The Days of '76 and Adams Museums had a meeting, in which task forces were created, to discuss the possible partnerships amongst the organizations.

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- The Adams Museum would be hosting Four Festive Fridays.
- The Wild West Winterland activities had started along with filming for the Great American Country feature.
- This office is monitoring the Sinclair Station.

**ADJOURNMENT:**

It was moved by Mr. Milos and seconded by Mr. Steinlicht to adjourn the November 22, 2011 Historic Preservation Commission meeting at 5:40 p.m.

ATTEST:

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Ronda Feterl  
Chairman, Historic Preservation Commission  
Virginia Peterson, Recording Secretary