

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, December 14, 2011 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order– Chair Ronda Feterl
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# 11061 – 300 Main Street – Update to Relocation of Sinclair Station – M.R. Gustafson
7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
  - b. Revolving loan Program/Disbursements
    - i. 51, 53, & 55 Sherman Street – Mary C. Larson
  - 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

\*All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.

**CITY OF DEADWOOD**  
**HISTORIC PRESERVATION COMMISSION**

**Wednesday, December 14, 2011**

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

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

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

A quorum being present, Historic Preservation Commission Chair, Ronda Feterl called the Deadwood Historic Preservation Commission meeting to order on Wednesday, December 14, 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. S. Olson and seconded by Mr. M. Olsen to approve the minutes of Tuesday, November 22, 2011. Aye – All. Motion carried.*

**Voucher Approval:**

Operating Account

*It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the HP Operating Account in the amount of \$18,740.19. 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 \$161,947.53. Aye – All. Motion carried.*

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

**Case# 11061 – 300 Main Street – Update to Relocation of Sinclair Station – M.R. Gustafson**

Mr. Kuchenbecker reviewed his Staff Report for Project Approval for the updated site plan to the relocation of the Sinclair Station. (The Staff Report is attached hereto on Exhibit A and incorporated herein by this reference.) Ms. Floyd asked Mr. Kuchenbecker if he knew why the applicant had decided to amend the site plan for the project. Mr. Kuchenbecker said it was his belief that it was an attempt to improve traffic flow. Mr. Pike asked if the amended site plan eliminated parking under the awning of the Sinclair Station. Mr. Kuchenbecker said it looks like they will possibly have valet parking under the awning. Mr. Pike asked if the awning would remain. Mr. Kuchenbecker stated that it would. Mr. S. Olson asked if the retaining wall adjacent to the Auer Garage was included in the original site plan. Mr. Kuchenbecker said a retaining wall was included but rather than being square it is at an angle. Mr. M. Olsen pointed out that it is taller so it will shield cars from

the Auer's view. Mr. Kuchenbecker explained that landscaping would have to be approved by Planning and Zoning and curb cuts would be under the discretion of the DOT. He noted that the only issue in front of the Historic Preservation Commission was the location of the Sinclair Station. *It was moved by Ms. Floyd and seconded by Mr. M. Olsen, 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.*

### **REVOLVING LOAN PROGRAM/DISBURSEMENTS:**

#### **HP Revolving Loan Fund Disbursement**

*It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen to approve the Revolving Loan Fund Disbursement in the amount of \$21,725.00. Aye – All. Motion carried.*

#### **Retaining Wall Disbursement**

*It was moved by Mr. Pike and seconded by Mr. M. Olsen to approve the Retaining Wall Disbursement in the amount of \$46,311 contingent upon approval from Keith Umenthum, Building Inspector. Aye – All. Motion carried.*

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

Ms. Joy McCracken, Executive Director of NeighborWorks, reviewed the financial and delinquency report.

#### **51, 53, & 55 Sherman Street – Mary Larson**

*It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to continue the loan arrangement for 51, 53, and 55 Sherman Street, as presented in the December 14, 2011 memo with a review in one year. Aye – All. Motion carried. (The loan request is attached hereto on Exhibit B and incorporated herein by this reference).*

### **STAFF REPORT:**

Mr. Kuchenbecker reported on the following items:

- Provided an update on the Days of '76 Museum project.
- Mentioned the Days of '76 lease had been signed at Monday night's City Commission Meeting and noted the Deed would be signed at the next City Commission Meeting.
- Said the Cowboy Christmas event had been tremendous and had raised between \$14,000 – \$16,000.
- Commented on the GAC special, "Christmas in the Black Hills," which featured Deadwood.
- Noted discussions regarding a possible partnership continue between the Days of '76 Museum and the Adams Museum and House, Inc.
- Stated progress continues on the Pineview Building.
- Mentioned there would be a few items forthcoming from the G.R.A.P.E. Committee on the next agenda.
- Commented on Commissioner attendance and noted an attendance sheet would be handed out at the next meeting.
- Discussed the DOT's proposed US 85 State Highway Construction project.

### **COMMITTEE REPORTS:**

Ms. Feterl read a thank you letter from Founder's Park Plaza. (The letter is attached hereto on Exhibit C and incorporated herein by this reference).

HPC Meeting  
Wednesday, December 14, 2011

**ADJOURNMENT:**

The December 14, 2011 Historic Preservation Commission meeting adjourned at 5:26 p.m.

ATTEST:

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