

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, January 29, 2014 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of Minutes
  - a. Approval of Minutes from January 8, 2014
3. Voucher Approval
4. Old or General Business
  - a. Cemetery Headstones
    - i. #14001 – Hoffmann, Albert E – DOD 7/25/1928
    - ii. #14002 – Brown, James E – DOD 9/22/1943
  - b. Outside of Deadwood Grant Program recommendations
    - i. Black Hills Historic Preservation Trust ..... Meeker Ranch .....Custer
    - ii. Black Hills Mining Museum ..... Archival Development ..... Lead
    - iii. City of Buffalo Gap ..... Community Center ..... Buffalo Gap
    - iv. Fall River County Historical Society..... Pioneer Museum ..... Hot Springs
    - v. United Church of Christ ..... Exterior Rehabilitation ..... Belle Fourche
    - vi. Meeting the Need ..... Window repairs ..... Keystone
    - vii. NeighborWorks ..... Street Flags ..... Lead
    - viii. Newell Museum ..... Church Museum ..... Newell
    - ix. Northern Hills Ranger District ..... Hardy Guard Station ..... O'Neill Pass
    - x. SDSHS Foundation ..... Archival Development ..... Pierre
    - xi. Tomahawk Lake Country Club ..... Fairway Preservation ..... Deadwood
    - xii. Verendrye Museum ..... Railroad Depot Project ..... Ft. Pierre
    - xiii. Yankton County Historical Society ..... Mead Building ..... Yankton
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. Case #14001 - 366 Main St - Optima LLC
  - b. Case #14002 – 370 Main St – Optima LLC
  - c. Case #14003 – 874 Main St - Dale Berg

*Continued on Next Page*

7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
    - i. 4 Sampson St – Verna Sandidge
  - b. Revolving loan Program/Disbursements
    - i. 17 Fillmore – Kevin Bloom
    - ii. 91 Forest – Naomi Gathman
    - iii. 23 Emery – Melody Lawson
    - iv. 23 Emery – Melody Lawson
    - v. 42 Lincoln Ave – George Wood
  - c. Retaining Wall Program/Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items 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, January 29, 2014**

**Present Historic Preservation Commission:** Chairman Willie Steinlicht, Vice-Chair George Milos, Michael Johnson, Lynn Namminga, Chuck Williams and Darin Derosier were present. Ms. Joy McCracken, Executive Director, and Mike Walker, Lending Director, both of NeighborWorks-Dakota Home Services as well as Zoning Administrator, Robert Nelson Jr, and Historic Preservation Officer, Kevin Kuchenbecker were all present. City Attorney, Terri Williams, was also in attendance.

**Absent:** Laura Floyd was not present.

**Present City Commission:** Mayor Chuck Turbiville and Georgeann Silvernail were present.

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

A quorum present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order on Wednesday, January 29, 2014 at 5:00 p.m. in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD. Chairman Steinlicht acknowledged and thanked the 30+ citizens in attendance for their interest and possible input.

**Approval of January 8, 2014 HPC Minutes:**

*It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the Minutes of Wednesday, January 8, 2014. Aye – All. Motion carried.*

**Voucher Approval:**

Operating Account

*It was moved by Mr. Milos and seconded by Mr. Johnson to approve the HP Operating Account in the amount of \$224,340.52. Aye – All. Motion carried.*

**Old or General Business:**

Cemetery Headstones

Mr. Kuchenbecker informed the Commission that on January 7, 2014 the Cemetery Committee met and reviewed headstone grant applications. After reviewing the four applications received, the Cemetery Committee moved to approve two of the applications for the 2014 Headstone Grant Program as they met the required criteria. (The recommended applications are attached hereto on Exhibit A and incorporated herein by this reference.) *It was moved by Mr. Milos and seconded by Mr. Johnson to accept applications #14001 for Albert E. Hoffmann and #14002 for James E. Brown into the 2014 Historic Preservation Commission Headstone Grant Program as presented. Aye – All. Motion carried.*

Outside of Deadwood Grant Program recommendations

On January 14, 2014, the Deadwood Historic Preservation Commission's Grants Recognition Advocacy & Public Education (G.R.A.P.E.) Committee met and reviewed the first round of the 2014 Outside of Deadwood Grants applications. The first round included nineteen (19) applications requesting a total of \$280,546.49. Mr. Kuchenbecker presented a table noting the applicant, project, location, amount and brief explanation of the thirteen (13) grants totaling \$125,000.00 the G.R.A.P.E. Committee recommended for approval from the first round

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2014 Outside of Deadwood Grants applications. (The list of recommendations is attached hereto on Exhibit B and incorporated herein by this reference.) *It was moved by Mr. Milos and seconded by Mr. Johnson to accept the recommended applications into the 2014 Outside of Deadwood Grant Program as presented. Aye – All. Motion carried.*

**New Matters before the Deadwood Historic District Commission:**

No applications were addressed at this meeting.

**New Matters before the Deadwood Historic Preservation Commission:**

Chairman Steinlicht addressed the staff, applicants and citizens in attendance to respect the views and statements made by those who approached the podium as well as limiting time to three minutes or under.

**Case # 14001 – 366 Main Street – Optima LLC**

Mr. Kuchenbecker informed the Commission the applicant requests permission to demolish the resource (aka the Shea house) as submitted. Prior to any demolition, the house will be offered as a donation to Neighborhood Housing Service of the Black Hills in hopes that it will relocate this house to a suitable location in Deadwood. (The application is attached hereto on Exhibit C and incorporated herein by this reference.)

**Case # 14002 – 370 Main Street – Optima LLC**

Mr. Kuchenbecker informed the Commission the applicant requests permission to move/relocate the historic structure (aka the Fountain House) located at 370 Main Street to an empty lot located at 33 Lincoln Avenue in the Ingleside Planning Unit as submitted. (The application is attached hereto on Exhibit D and incorporated herein by this reference.)

Mr. Kuchenbecker summarized both staff reports for projects #14001 and #14002 as they were related resources in the project applications being presented by a single applicant. Due to the number of citizens in attendance, Mr. Kuchenbecker proceeded to clarify the process of due diligence in his duties required as the City's Historic Preservation Officer. He explained that under DCO 17.68.020(C)(11), which was enacted for the purpose of the protection of the historical resources of the City, the Historic Preservation Commission is to review and to issue or deny a permit for any undertaking or project which will encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places, which decision to approve or deny shall be based upon the United States Department of the Interior Standards for Historic Preservation Projects codified in 36 CFR 67 as of January 1, 1994. This section shall not apply to any project or undertaking which the Historic Preservation Commission or its staff determines will not encroach upon, damage or destroy any historic property. Such determination shall be based upon the guidelines adopted by the Deadwood Historic Preservation and District Commission(s). The City of Deadwood, South Dakota Code of Ordinances (DCO) 17.68.020 authorizes the City to establish a historic preservation commission to preserve, promote and develop the historical resources of the city.

Mr. Kuchenbecker outlined the reasons the proposed demolition and/or moving of the resources encroaches upon, damages and/or destroys the character of the historic properties including the State and National Historic Register Districts and the Deadwood National Historic Landmark District. This review is based on the GUIDELINES FOR UNDERTAKINGS IN THE CITY OF DEADWOOD NATIONAL HISTORIC LANDMARK DISTRICT as adopted by the City of Deadwood's Historic Preservation and Historic District Commissions as well as ratified by the Commissions, Downtown Design Guidelines for Deadwood of 1991, Deadwood Residential Neighborhood Design Guidelines of 2005, The Secretary Of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings of 1997, U.S. Department of the Interior Standards for Historic Preservation projects codified in 36 C.F.R. 67 as of January 1, 1994 and South Dakota Administrative Rules, Chapter 24:52:07:04 and 24:52:07:05.

The resource located at 366 Main Street (circa 1948) is listed as a non-contributing resource since it was constructed outside the period of significance of the National Historic Landmark District. At the time of the architectural survey (1993) it did not contribute to the National Historic Register District because it was not 50 years of age at the time; however, it was listed as eligible to the National Register of Historic Places in the future under the 1993 architectural survey.

The resource located at 370 Main Street (circa 1890) is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood.

These resources add to the architectural character of the district through the spatial relationship of their size and massing. The loss of these resources will add to a cumulative adverse effect by damaging the architectural character of the district. This cumulative adverse effect begins to erode the district to a point where this portion of the National Historic Landmark District and the State and National Register Historic Districts may no longer be considered significant and may require a reduction in the size of the districts. Both resources are located in an area zoned as Commercial Highway in late 1980s-early 1990s. Since this zoning change, the area has begun to change from primarily small residential properties with a mix of small commercial structures to primarily large commercial structures with a mix of small resources. The property values of these properties along with adjacent resources appear to have greater values as commercial infill or parking facilities. It is the opinion of the Staff that once these residential style buildings are lost, it will be difficult to reverse or reproduce such a resource due to the extreme value put on parking or large commercial structures. The applicant has not submitted plans for the property as part of the documentation associated with the Project Approval for 366 Main Street. Staff does surmise the plans for surface parking lot and potential new parking structure associated with the application for Project Approval at 370 Main Street would relate to this application should action take place to approve the request. The features, spaces and spatial relationships of the district and adjacent properties will be dramatically changed with the removal of these resources. While the resource located at 366 Main Street is considered a non-contributing structure within the historic districts, the current size and massing of the resource does define the space and spatial relationships of the historic districts through its association with neighboring residential style resources. The new use of the property to a surface parking lot from that of former residential style structure requires a change which results in either the relocation or demolition of the resource.

The proposed project (removal of the resource at 366 Main Street and creation of a surface parking lot) does further encroach upon the historic resource located at 370 Main Street. Furthermore, the proposed project causes damage and continues to destroy the character and spatial relationships of the historic districts through the continuation of the erosion or loss of the fabric which makes up the character of the district. The fabric of both the contributing resource at 370 Main St and non-contributing resource at 366 Main St defines the spaces and spatial relationships of the district.

The structures located at 366 Main Street and 370 Main Street are a physical record of their time, place and use. Removal of the structures alters the district and therefore damages and destroys the district creating an adverse effect.

At this point, Mr. Kuchenbecker stated the applicant had not provided a detailed site map with a survey of the property for the proposed location to make a determination if the structure located at 370 Main Street will fit the proposed site location. It is not known whether there would be a need for variances within the zoning code for setbacks. Should the commission approve the removal of this structure, it shall be contingent upon Planning and Zoning Commission review and approval of the proposed site.

Furthermore, the applicant has indicated in the Project Approval documentation that prior to any demolition, the house will be offered as a donation to Neighborhood Housing Services of the Black Hills in hopes that it will relocate the house at 366 Main Street to a suitable location in Deadwood. Mr. Kuchenbecker pointed out that moving the property within any of the historic districts will require review by either the Deadwood Historic Preservation Commission or the Deadwood Historic District Commission through the submittal of a Project Approval or Certificate of Appropriateness.

Mr. Kuchenbecker asked the Commission to keep in mind the following questions when deciding the approval of both Cases # 14001 and # 14002. Is leaving the resources at their current locations reasonable and prudent? Is changing the current use of the structures from residential to small commercial use reasonable and prudent? Is moving resources to adjacent properties within the site and setting of the current location a reasonable and prudent alternative? Is demolition or relocation of the resources to another area of the historic district a reasonable and prudent alternative? Have ALL REASONABLE AND PRUDENT ALTERNATIVES been explored?

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Mr. Kuchenbecker stated it is staff's opinion these projects DOES cause damage and destroys a historic property (historic districts) included in the national register of historic places or the state register of historic places and fails to address ALL REASONABLE AND PRUDENT ALTERNATIVES and therefore is adverse to Deadwood.

Mr. Derosier asked Mr. Kuchenbecker in regards to his summarization of 366 Main Street, would he interpret Real Estate Center House as being defined the same as 366 Main Street. Mr. Kuchenbecker stated that under the Guidelines the Historic Preservation Office and Commission must abide by, the Real Estate Center does define the character of the district as it sits today.

Mr. Derosier expressed concern that, if there was a contributing resource among non-contributing resources that was to be removed or demolished, it would have an effect to the other areas of Deadwood as well as effect what a property owner's options would be in the future. Mr. Kuchenbecker stated that based on the rules and regulations set forth, the space and spatial relationships of the entire district, with the historic property being the historic district, removing a contributing or non-contributing may have an adverse effect on either the neighboring historic resource or the district as a whole; that being said, each situation would need to be a reviewed on a case by case basis.

Mr. Namminga questioned as to whether or not moving or demolishing either of these houses would threaten Deadwood's current Historic Status. Mr. Kuchenbecker expressed that he was unsure; however in staff's opinion there has been a loss to the historic fabric in this district. Mr. Namminga asked who would make that judgment. Mr. Kuchenbecker stated the decision can be locally initiated through an evaluation of the historic integrity of this district to determine if that portion of the district is still contributing to the National Register District or it can be done by the Department of Interior National Park Service or the State Historic Preservation Office. It can be initiated at local, state or federal level.

Mr. Namminga asked what the consequences would be if our District was threatened or withdrawn from the National Historic Register. Mr. Kuchenbecker stated that he did not think our District would be withdrawn from our status with the National Historic Register; however there could be an amendment to the district to reconfigure the boundaries and size of the district to determine and carve out the area that no longer holds the required historic integrity. Mr. Kuchenbecker again reiterated that this can be instigated at any of the three levels: local, state or federal.

Mr. Milos requested clarification that the map of the district could theoretically change, but that Deadwood would not lose its historic status. Mr. Kuchenbecker did not know whether or not status could be lost.

Chairman Steinlicht again addressed the audience to respect the views and statements made by those who approach the microphone and podium to state their name as well as limiting time to three minutes or less, be kind to your neighbor and let cooler heads prevail.

Mr. Roger Tellinghuisen, on behalf of the applicant Optima, LLC, thanked the Commission for the opportunity as well as the privilege and right as the applicant to address the comments made by Mr. Kuchenbecker after his review of the staff report. Mr. Tellinghuisen stated that as we all know, since gaming came to Deadwood, Lower Main has changed, but he pointed out that the change began even before gaming came to town. Stating that it started back when the highways and railroads came to town and the commercialization occurred along that stretch of road. Mr. Tellinghuisen quoted Judge Johnson's findings made in 1990 reiterating a comment "the area encompassed by Planning Unit #10 (the area in question at this time also known as the Fountain District) is considered the gateway to Deadwood. There is no other commercial area that could be developed in Deadwood." He continued to quote Judge Johnson who said "this area is deteriorating as a place for people to live and raise their families because of high traffic volume, the noise, the increased crime, the increased danger for children from the street, the increased tourist parking in the area and the drop of residential value of the real estate." Mr. Tellinghuisen stated that Judge Johnson concluded the area was more suited to commercialization. That being said, Mr. Tellinghuisen echoed what the applicant proposed for the two structures. Regarding the Shea's House located at 366 Main, their preference is for it to be donated and moved. Optima LLC would help and work with NeighborWorks to find a suitable place to move it and to keep it in the community as a single-family residential dwelling. Currently the Shea House is vacant and in its present location, they feel it has no value as a residential structure and would be too expensive of a real estate to be run as a small business. In regards to the Fountain House located at 370 Main Street, this structure has been used as temporary housing for employees, but is in dire need of wall repair and new carpeting. To avoid Demolish by Neglect the exterior would be minimally kept, however none of the interior work would be done. Optima, LLC feels it would be in the best interest of both structures to move them from their current location to suitable destinations deemed by the

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Commission; they believe that doing so would utilize and preserve the structures as well as benefit others who can use them for their original intent.

Mr. Derosier questioned Mr. Tellinghuisen as to whether or not an alternative to moving these houses structures to a location within the current neighborhood was ever considered; he referenced a previous plan to move the Fountain House up to the City Parking lot. Mr. Tellinghuisen stated he could not answer that as he was not involved in the project back when it was discussed and was just made aware of that option earlier in the day. However it was Mr. Tellinghuisen's understanding that particular possibility was eliminated as an option. Another discussion involved moving it to another vacant Bradsky property, being next to Wayne Morris' property, but his argument was the resource would be moved from one area to another already being used as parking.

Ms. Ilene Brunner, Lillian Shea's niece, spoke of her Aunt's opinion and strong support of Deadwood. When properties were negotiated, Ms. Brunner stated that Ms. Shea knew her home would be demolished to make room for parking and she was okay with that. If the option of saving the house and moving it was a possibility, she would have really like that. Ms. Brunner noted that Cadillac Jacks took very good care of her Aunt; on one occasion cameras were installed to find out what was causing noises at night, only to discover turkey's rousting outside her house. After Ms. Shea passed away and with complications with moving her estate, extra time was given to help in assisting the process. Ms. Brunner recapped her Aunt's opinion by encouraged the Commission to approve the relocating of both resources currently at 366 and 370 Main Street.

Mr. Steve Olson, previous Historic Preservation Commissioner, agreed that in their current state the houses located at 366 and 370 Main are not conducive to family living; however he did remark that up until 5 years ago prior to the time Cadillac Jacks took over, he felt the houses were conducive to family living. When the property changed hands and during the expansion of Cadillac Jacks, Mr. Olson sat on the Commission and one of the questions he asked specifically was "What happens to those houses? Are they going to be left on an island and isolated out in a parking lot?" Mr. Olson stated Cadillac Jack's response was, "No, we will protect those houses and provide space around them." Mr. Olson pointed out there is no landscaping, parking within 2 feet of the house and driveway and because of that, it is true, you can't live in those houses. But they can certainly be utilized as other commercial properties such as a bookstore, a gift shop or a lawyer's office. Because he doesn't feel that all reasonable and prudent alternatives have been researched, Mr. Olson urged the Commission to deny the approval to remove or demolish the properties of 366 and 370 Main Street.

Louie Lalonde, who sat on the commission at that time, concurred that Mr. Olson's states was true and accurate.

Sharon Martinisko, current resident of Presidential Neighborhood proposed for relocating one of the properties, concurred with the previous statement made by Mr. Olson. Ms. Martinisko also expressed her concern with moving two empty houses to another location only to have them continue to be empty and un-kept. Ms. Martinisko questioned as to who would be responsible for the interior and exterior of each of these homes when it comes to refurbishing, bringing up to code and completing the work needed to make each habitable as well as who will sell these homes.

Mr. Tellinghuisen responded that both houses at 366 and 370 Main Street would be donated to Neighborhood Lending who would be responsible for making each house habitable and placing them on the market for families.

Ms. Mary Kopco, resident of Deadwood, stated that since 1961, Deadwood has prided itself on its National Historic Landmark designation. That status was threatened when the National Park Service put Deadwood on the threat list because of the amount of development and loss of historic integrity taking place in the early 2000s. Ms. Kopco continued to say that because of Mr. Kuchenbecker and the Historic Preservation Commission's hard work and efforts to protect and improve city ordinances to strengthen historic preservation in Deadwood, the Park Service upgraded Deadwood's Status to 'Satisfactory' in 2008. For the past 16 years Ms. Kopco has seen similar developments 'chip away' at the entryway of Deadwood and asked how many more losses of historic properties will there be before Park Service pulls Deadwood's status. Ms. Kopco asked the Commission to consider what they think the Historic Landmark District status truly means to this community and to the State. As appointed officials whose sole purpose is to protect Deadwood's status as a Historic Landmark District, Ms. Kopco asked the Commission to deem the project as adverse to Deadwood and to move to deny the project as presented as the reasons carefully articulated in the City's Historic Preservation Officer's Staff Report.

***It was moved by Mr. Derosier and seconded by Mr. Johnson, to continue at the Historic Preservation Commission's next meeting scheduled for February 12, 2014, for further review of the application as***

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*well as requesting the Applicant to submit more in depth details of actual site plans and setbacks for Case # 14001, 366 Main Street. Aye – All Motion carried.*

*It was moved by Mr. Derosier and seconded by Mr. Johnson, to continue at the Historic Preservation Commission's next meeting scheduled for February 12, 2014, for further review of the application as well as requesting the Applicant to submit more in depth details of actual site plans and setbacks for Case # 14002, 370 Main Street. Aye – All Motion carried.*

Case # 14003 – 874 Main Street – Dale Berg

Mr. Kuchenbecker informed the Commission the applicant requests permission to put in a walkout double door to 12' x 16' deck on 2<sup>nd</sup> floor above current porch and a 24' walkway to the back drive. Commission was informed that the work was done prior to the Project Approval review. Under the Deadwood Codified Ordinances the applicant may be subject to an investigation fee from Building inspector at four times the rate of the building permit. (The application is attached hereto on Exhibit E and incorporated herein by this reference.) *It was moved by Mr. Derosier and seconded by Mr. Steinlicht to grant project approval with the fine as deemed by the Building Inspector, based on information as submitted for 874 Main Street. Aye - All. Motion carried.*

### **Revolving Loan Fund/Retaining Wall Program Update:**

#### Retaining Wall Applications

##### 4 Sampson St – Verna Sandidge

Mr. Kuchenbecker informed the Commission the applicant, Ms. Sandidge, requests permission to be considered to be entered into the retaining wall program; however, the retaining wall does not meet the criteria for the program. Mr. Kuchenbecker will discuss other options with the applicant such as the Special Needs – Elderly program. (The application is attached hereto on Exhibit F and incorporated herein by this reference.) *It was moved by Mr. Derosier and seconded by Mr. Johnson to deny application for the Retaining wall program, based on information as submitted for 4 Sampson. Aye - All. Motion carried.*

#### Revolving Loan Program/Disbursements

*It was moved by Mr. Namminga and seconded by Mr. Milos to approve the HP Revolving Loan Fund disbursement in the amount of \$10,163.40, based on information as presented by Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.* Delinquency Report was reviewed and updates on projects were given. Overview of the Revolving Loan Fund was presented.

##### 17 Fillmore – Kevin Bloom

*It was moved by Mr. Milos and seconded by Mr. Derosier to approve a 6 month extension for Kevin Bloom, 17 Fillmore, as presented. Aye- All. Motion carried* (The NeighborWorks packet is attached hereto on exhibit G and incorporated herein by this reference.)

##### 91 Forest – Naomi Gathman

*It was moved by Mr. Milos and seconded by Mr. Johnson to approve a 6 month extension for Naomi Gathman, 91 Forest, as presented. Aye- All. Motion carried.* (The NeighborWorks packet is attached hereto on exhibit G and incorporated herein by this reference.)

##### 23 Emery – Melody Lawson

*It was moved by Mr. Derosier and seconded by Mr. Milos to approve a 3 month deferment in amount of \$15,772.84 for Melody Lawson, 23 Emery, as presented. Aye- All. Motion carried.* (The NeighborWorks packet is attached hereto on exhibit G and incorporated herein by this reference.)

##### 23 Emery – Melody Lawson

*It was moved by Mr. Derosier and seconded by Mr. Johnson to approve a 3 month deferment in amount of \$25,833.87 for Melody Lawson, 23 Emery, as presented. Aye- All. Motion carried* (The NeighborWorks packet is attached hereto on exhibit G and incorporated herein by this reference.)

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42 Lincoln – George Wood

*It was moved by Mr. Milos and seconded by Mr. Johnson to grant the Special Needs Elderly Program loan to George Wood, 42 Lincoln, in the amount of \$10,000.00 as presented. Aye- All. Motion carried*  
(The NeighborWorks packet is attached hereto on exhibit G and incorporated herein by this reference.)

Additional Revolving Loan Disbursement

*It was moved by Mr. Milos and seconded by Mr. Derosier to approve the HP Revolving Loan Fund disbursement in the amount of \$4,667.18, based on information as presented by Mr. Mike Walker, Lending Officer of Neighborhood Lending Services, LLC. Aye - All. Motion carried.*

**Retaining Wall Program/Disbursements:**

No disbursements were addressed at this meeting.

**Items from Citizens not on Agenda**

**Staff Report:** (items will be considered but no action will be taken at this time.)

Mr. Kuchenbecker reported on the following items:

- The Governor's Conference on Tourism took place January 22-23, 2014 in Pierre; Mr. Kuchenbecker, Mr. Bob Nelson, Jr., Mr. Johnson and Chairman Steinlicht attended the conference on behalf of the Historic Preservation Commission; Mr. Milos attended on behalf of Deadwood Chamber;
- Roger Brooks Community Assessment will be February 13, 2014, at 5:30 PM at the Deadwood Gulch Convention Center followed by an Art of Branding workshop on February 14, 2014 at 9:00 AM;
- Mr. Kuchenbecker updated the Commission on the status of the Historic Preservation Facebook page;
- The State History Conference will be April 4-5, 2014 in Pierre;
- The Archives Report from Mike Runge was included in the packet;
- The Soda Fountain arrived in Chicago and is undergoing restoration;
- The Minimum Maintenance letters for four property owners have been sent out by our legal counsel;
- The Historic Preservation Commission's next meeting will be on February 12, 2014 at 5:00 PM.
- Mr. Kuchenbecker thanked each Commissioner for serving on the Commission;

**Other Business:**

- Mr. Namminga asked for confirmation on whether or not the rumor of the Keller Estate was purchased for purpose of housing a casino; Mr. Kuchenbecker and Mr. Milos stated the bank has taken back the property which is currently up for sale;
- Mr. Johnson stated the Tourism Conference was a good public relations opportunity for Deadwood and as well as a great learning experience for himself;
- Mr. Johnson invited us to a St. Johns dinner on February 19, 2014 at 6:00 PM.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting of January 8, 2014 adjourned at 6:29 PM.

ATTEST:

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Willie Steinlicht

Chairman, Historic Preservation Commission

Kate Storhaug, Historic Preservation Office/ Recording Secretary