

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 13, 2013 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
 - a. Digitization Project with SD Archives Microfilm Unit – City of Deadwood Archives
 - b. Deadwood Oral History Project – City of Deadwood Archives
 - c. Lawrence County Ledger Transcription Project – City of Deadwood Archives
 - d. History Field School – Deadwood History, Inc. – Mary Kopco & Chelsie Bauer
 - e. Deadwood History Inc. Update – Mary Kopco
 - f. Society of Black Hills Pioneers – Publication – Clinton Jolley
 - g. Conference Room furniture – Historic Preservation Office
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 13006 – 732 Main Street – Porch, & Veranda – Kristi Villafuerte
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 13002 – 30 Jefferson – Windows – Robert Weber
 - b. Revolving Loan – Special Needs/Wood Windows & Doors – 30 Jefferson – Robert Weber
 - c. Case# 13005 – 68 Main Street – New Construction – WWW, LLC (Willie Whelchel)
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. 51, 53, 55 Sherman – Mary Larson
 - ii. 38 Van Buren – Eugene & Roxy Hunter
 - c. Retaining Wall Program/Disbursements
 - i. 65 Centennial – Dean & Kim George
 - ii. 37 Lee – David Swaney
 - iii. 308 Williams – John Hopkins
 - iv. 11 Lincoln – Ellie Sandidge & Francis Lauer
 - v. Retaining Wall Program - 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

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

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, February 13, 2013

Present Historic Preservation Commission: Chair, Matt Pike, Vice-Chair, Willie Steinlicht, Lynn Namminga, George Milos, Laura Floyd, and Steve Olson.

Absent: Anita Hansen and Kevin Kuchenbecker, Historic Preservation Officer.

Present City Commission: Mayor Francis Toscana, and Commissioners Georgeann Silvernail and Jim Van Den Eykel.

All motions passed unanimously unless otherwise stated.

A quorum present, the Historic Preservation Commission Chair, Matt Pike, called the Deadwood Historic Preservation Commission meeting to order on Wednesday, February 13, 2013 at 5:00 p.m.

Approval of Minutes:

It was moved by Mr. Olson and seconded by Mr. Milos to approve the Minutes of Wednesday, January 23, 2013 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Ms. Floyd and seconded by Mr. Milos to approve the HP Operating Account in the amount of \$187,520.74. Mr. Olson said page four of the disbursement should be Olson instead of Olsen. Aye – All. Motion carried.

Old or General Business:

Digitization Project with SD Archives Microfilm Unit – City of Deadwood Archives

Mr. Pike explained the City Archives wanted permission to hire the South Dakota State Archives Microfilm Unit to microfilm, digitize, and destroy eighty-three ledgers stored in the receiving room of the City Archives. (*The Memorandum dated February 4, 2013 is attached hereto on Exhibit A and incorporated herein by this reference.*) *It was moved by Mr. Steinlicht and seconded by Mr. Milos to allow the City Archives to enter into a contract with the South Dakota State Archives Microfilm Unit to microfilm and destroy eighty-three ledgers owned by the City of Deadwood in an amount not to exceed \$8,000 to be paid out of the City of Deadwood Archives 2013 budget.* Mr. Namminga asked what is included in the ledgers. Mr. Runge said the ledgers contain Quit Claim Deeds and mining materials dating from 1878 to 1895. Mr. Runge explained removing the mold contaminated ledgers from the Archives eliminates the potential for these ledgers to contaminate other materials in the Archives and helps salvage as much of the information contained in the ledgers as possible. Mr. Olson asked if the work would require a contract with the

State. Mr. Runge said it would and that the contract would go through the City Commission for approval. ***Aye – All. Motion carried.***

Deadwood Oral History Project – City of Deadwood Archives

Mr. Runge explained the City Archives is requesting permission to hire Suzanne Julin to collect and transcribe ten oral histories as part of the 2013 oral history project. He noted the City has worked with Ms. Julin for nine years. Mr. Runge said in the past she had interviewed Historic Preservation Commissioners, Mayors, and City Commissioners. *(The Memorandum dated February 4, 2013 is attached hereto on Exhibit B and incorporated herein by this reference.)* ***It was moved by Mr. Olson and seconded by Ms. Floyd to allow the City Archives to enter into a contract with Suzanne Julin to collect and transcribe ten oral histories as part of the 2013 oral history project in an amount not to exceed \$6,300 to be paid out of the City of Deadwood Archives 2013 budget. Aye – All. Motion carried.***

Lawrence County Ledger Transcription Project – City of Deadwood Archives

Mr. Runge said he is seeking permission to contract with Don Toms of Lead, South Dakota to transcribe four Lawrence County Circuit Court Journals (1893-1910) and eight Lawrence County Justice Dockets (1926-1963). *(The Memorandum dated February 4, 2013 is attached hereto on Exhibit C and incorporated herein by this reference.)* Mr. Pike clarified that this project was separate from the project the Historic Preservation Commission had funded regarding digitization of Lawrence County Register of Deeds documents which was funded by Outside of Deadwood Grants. Mr. Milos asked if this is a yearly project. Mr. Runge said it is. ***It was moved by Ms. Floyd and seconded by Mr. Namminga to allow the City of Deadwood Archives to enter into a contract with Don Toms for the transcription of four Lawrence County Circuit Court Journals and eight Lawrence County Justice Dockets from the City Archives not to exceed the amount of \$8,000 to be paid out of the City of Deadwood Archives 2013 budget. Aye – All. Motion carried.***

History Field School – Deadwood History, Inc. – Mary Kopco & Chelsie Bauer

Ms. Mary Kopco, Interim Director of DHI, and Chelsea Bauer, Educator for DHI were present to request funding for Pioneer Field School. Ms. Kopco said for the past five or six years DHI, formerly the Adams Museum and House Inc., had put on an Archaeology Field School for area youth. She explained continual use of the site had resulted in its depletion and diminished safety. Consequently, Ms. Bauer and her assistant had come up with the idea of Pioneer Field School to take the place of archaeology camp. She said this would be a three day, two night camp which would be held at Frawley Ranch. Ms. Kopco noted that Daryl Propp had donated the property for use during the camp. She said students will dress in historically accurate costumes, and will learn way finding. Ms. Kopco said they would be bringing in an astronomer to talk about stars and Jami Lynn to discuss pioneer music. She said students will go on wagon rides, cook authentic pioneer food, sleep in reproduction tents, learn about animals and animal tracks, and receive schooling in a one room schoolhouse at the Frawley Ranch. Ms. Kopco said DHI is requesting \$3,000 to assist with the costs of hosting this camp. She explained these funds will help DHI purchase three reproduction tents and cookware; pay for two honorariums; purchase reproduction craft and game supplies; hire a teamster and wagon; and help with the cost of hiring night security. She explained this money would be matched with scholarships, grants, and admission costs. Ms. Kopco said this camp would reach up to 25 students in grades 8-12. *(The Proposal for 2013 Deadwood History Pioneer Field School is attached hereto on Exhibit D and incorporated herein by this reference.)* ***It was moved by Mr. Milos and seconded by Ms. Floyd to approve funding of History Field School in an amount not to exceed \$3,000 from Public Education. Aye – All. Motion carried.***

Deadwood History Inc. Update – Mary Kopco

Ms. Kopco started by saying in January of 2013 the Deadwood History, Inc. Board of Directors asked her to serve as Interim Director of Deadwood History, Inc. Ms. Kopco went on to give a review of the organization. She said the

Adams Museum is currently open Tuesday-Saturday from 10 a.m. to 4 p.m. and averages 20-30 visitors. She explained the Adams House is closed until April 1 in order to deal with efflorescence and deep cleaning. She noted the Days of '76 is currently closed during the week in order to finish exhibits by May 25 for the official grand opening. She said the Days of '76 is however open Fridays and Saturdays which allows the Museum to serve the public without having to worry about exhibit security. Ms. Kopco said the HARCC is currently open Monday – Friday from 10 a.m. to 4 p.m. She said spring hours for all four entities will begin on April 1. At that time all entities will open Monday – Saturday 10 a.m. to 4 p.m. Ms. Kopco said summer hours will start on May 1. Starting on May 1, she said all four entities will be open seven days a week 9 a.m. to 5 p.m. She said DHI is in the process of moving Adams Museum collections out of storage. Ms. Kopco explained these collections currently occupy seven rooms at the post office which costs the organization \$9,300 dollars a year to store. Consequently, she said DHI is in the process of moving these collections out of storage down to the Days of '76. Ms. Kopco noted the DHI website Deadwoodhistory.com is up and running and a whole new ad campaign has been completed. She said the next Preservation Thursday will be on February 21 and will feature Rick Mills who will present on Railroading in the Black Hills. Ms. Kopco said DHI is in the process of renting out their facilities for weddings, birthdays, and meetings. She said DHI is also renting out working collections. Finally, she said DHI is working on receiving accreditation from the American Association of Museums. Mr. Pike thanked Ms. Kopco for her dedication, professionalism, grace and commitment to DHI and its staff.

Society of BH Pioneers – Publication – Clinton Jolley

Mr. Pike explained the Society of Black Hills Pioneers is requesting funding in an amount of \$2,000 to help pay for the publication of a book detailing historic families of the members of the society. *(The Society of Black Hills Pioneers' request letter is attached hereto on Exhibit E and incorporated herein by this reference.)* Mr. Olson said he felt it would be a good idea to ask organizations, such as the society, who receive yearly funding for projects to bring these requests before the Commission during the budget rounds in order for the Commission to properly account for these items. Ms. Floyd asked if the project generates any funds. Mr. Runge said he thought they sell the publications. ***It was moved by Ms. Floyd and seconded by Mr. Milos to assist with the 2013 publication on historic family members of the society of Black Hills Pioneers in an amount not to exceed \$2,000. Aye – All. Motion carried.***

Conference Room furniture – Historic Preservation Office

Mr. Pike said the Historic Preservation Office, through the budget process, had planned to upgrade the Century Room in Deadwood City Hall. He noted that part of this upgrade included the purchase of professional quality furniture which would match the quality and coloring of the newer furniture housed in other offices within the Department. This list of proposed furniture includes an 18' Conference Table, a Buffet on Casters, a Wardrobe Cabinet, and a Presentation Cabinet with Dry Erase. *(The Memorandum dated February 8, 2013 is attached hereto on Exhibit F and incorporated herein by this reference.)* Mr. Namminga asked what is wrong with the tables that are currently in the Century Room. He noted the existing furniture is not pretty but it is functional. Mayor Toscana said that he does not necessarily disagree with Mr. Namminga but explained that Mr. Kuchenbecker needs it to enhance features of the recently purchased Smart board. Mr. Milos said many conference tables now come with hookups for conference calls and computer jacks. Mayor Toscana and Mr. Pike said they were a little concerned that the new table will not accommodate as many people as what is currently in the room. ***It was moved by Mr. Milos and seconded by Mr. Steinlicht to allow the City of Deadwood to purchase the above mention budgeted office furniture for the Century Room from ABC Business Supply at a cost not to exceed \$4,935 which will come out of the HP Office equipment line item.*** Mr. Olson asked if any trade-in opportunities are available. Mayor Toscana said the furniture that is currently in the Century Room is folding tables. Thus, the City will keep them and find alternate uses for them. ***Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission:

Case# 13006 – 732 Main Street – Porch & Veranda – Kristi Villafuerte

Kristi Villafuerte and Crystal Robinson were present to answer any questions. Mr. Pike reviewed the Staff Report for permission to open the existing porch, install railings, resurface porch walls, and add trim as submitted. (*The Staff Report is attached hereto on Exhibit G and incorporated herein by this reference.*) Mr. Olson asked if they had been able to find any pictures of the resource that show how it looked prior to the alterations. Ms. Villafuerte said they were not able to find any but noted that Mr. Kuchenbecker had pulled pictures of resources with similar architecture. Ms. Robinson stated according to the drawing included in the packet it looks like the railing will be flush with the deck; however, she said it would be raised a little in order to better allow for snow removal. Mr. Olson said this was a wise decision. ***It was moved by Mr. Milos and seconded by Mr. Namminga based upon the guidance found in DCO17.68.050, the finding was that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and moved to grant a Certification of Appropriateness to Case# 13006, 732 Main Street, Kristi Villafuerte as presented.*** Ms. Robinson asked how the Commission feels about composite decking. Mr. Pike said his default position is always to use original materials; however, to talk with Mr. Kuchenbecker to explore the use of acceptable alternates.

New Matters before the Deadwood Historic Preservation Commission:

Case# 13002 – 30 Jefferson – Windows – Robert Weber

Mr. Pike reviewed the Staff Report for permission to repair ten windows and replace ten storm windows on 30 Jefferson as submitted. (*The Staff Report is attached hereto on Exhibit H and incorporated herein by this reference.*) ***It was moved by Ms. Floyd and seconded Mr. Olson, based upon all the evidence presented, the finding was 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 a Project Approval to Case# 13002, 30 Jefferson, Robert Weber as presented. Aye – All. Motion carried.***

Revolving Loan – Special Needs/Wood Windows & Doors – 30 Jefferson – Robert Weber

It was moved by Ms. Floyd and seconded by Mr. Milos to enter Mr. Robert Weber, 30 Jefferson, into the Special Needs/Wood Windows & Doors Program as presented. Aye – All. Motion carried.

Case# 13005 – 68 Main Street – New Construction – WWW, LLC (Willie Whelchel)

Mr. Pike reviewed the Staff Report for permission to construct a coffee shop, bar, gaming hall, and motel office at 68 Main Street as submitted. He said the State Historic Preservation Office had reviewed the request as Mr. Kuchenbecker's brother is a partner in the business. Mr. Pike said the State's opinion of the project is that it is not adverse. (*The Staff Report is attached hereto on Exhibit I and incorporated herein by this reference.*) Mr. Olson asked if the retirement and removal of the existing structure had been previously approved. Mr. Pike said it had been. ***It was moved by Ms. Floyd and seconded by Mr. Olson, Based upon all the evidence presented, the finding was 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 a Project Approval to Case# 13005, 68 Main Street, WWW, LLC (Willie Whelchel) as presented. Aye – All. Motion carried.***

Revolving Loan Fund/Retaining Wall Program Update:

Revolving Loan Fund Disbursement

It was moved by Ms. Floyd and seconded by Mr. Milos to approve the HP Revolving Loan Disbursement in the amount of \$60. Aye – All. Motion carried.

Retaining Wall Disbursement

It was moved by Ms. Floyd and seconded by Mr. Namminga to approve the HP Retaining Wall Disbursement in the amount of \$19,085. Mr. Olson asked if the wall was inspected. Ms. McCracken said the wall is complete and has been signed off on by Keith Umenthum, Building Inspector, and the homeowner. Aye – All. Motion carried.

Financial and Delinquency Report

Joy McCracken, Executive Director of NeighborWorks, reviewed the Financial and Delinquency Report.

51, 53, 55 Sherman – Mary Larson

It was moved by Ms. Floyd and seconded by Mr. Milos to approve the loan to Mary Larson, 51, 53, 55 Sherman, as presented in the NeighborWorks report dated February 7, 2013. Aye – All. Motion carried. (The NeighborWorks Report dated February 7, 2013 is attached hereto on Exhibit J and incorporated herein by this reference.)

Revolving Loan Disbursement

Ms. McCracken explained Ms. Larson needed an immediate disbursement on her approved loan for costs associated with a special controller. She noted Mr. Umenthum said it is common for companies to require prepayment on specialized parts. ***It was moved by Ms. Floyd and seconded by Mr. Namminga to approve the HP Revolving Loan Disbursement in the amount of \$14,700. Aye – All. Motion carried.***

38 Van Buren – Eugene & Roxy Hunter

It was moved by Mr. Olson and seconded by Ms. Floyd to forgive the loan to Eugene and Roxy Hunter, 38 Van Buren, as presented. Aye – All. Motion carried. (The NeighborWorks Report dated February 7, 2013 is attached hereto on Exhibit J and incorporated herein by this reference.)

65 Centennial – Dean & Kim George

It was moved by Ms. Floyd and seconded by Mr. Milos to approve the subordination request for Kim and Dean George, 65 Centennial, as presented. Aye – All. Motion carried. (The NeighborWorks Report dated February 7, 2013 is attached hereto on Exhibit J and incorporated herein by this reference.)

37 Lee – David Swaney

It was moved by Mr. Milos and seconded by Mr. Steinlicht to grant a 90 day extension to David Swaney, 37 Lee Street, as presented. Aye – All. Motion carried. (The NeighborWorks Report dated February 7, 2013 is attached hereto on Exhibit J and incorporated herein by this reference.)

308 Williams – John Hopkins

It was moved by Mr. Milos and seconded by Mr. Namminga to extend, until July 1, 2013, the loan to John Hopkins, 308 Williams, as presented. Aye – All. Motion carried. (The NeighborWorks Report dated February 7, 2013 is attached hereto on Exhibit J and incorporated herein by this reference.)

11 Lincoln – Ellie Sandidge & Francis Lauer

It was moved by Ms. Floyd and seconded by Mr. Milos to extend the loan to Ellie Sandidge and Francis Lauer, 11 Lincoln, until April 17, 2013 as presented. Aye – All. Motion carried. (The NeighborWorks Report dated February 7, 2013 is attached hereto on Exhibit J and incorporated herein by this reference.)

Retaining Wall Program – NeighborWorks

Ms. McCracken said NeighborWorks is currently working with the Historic Preservation Office to review and possibly change the current Retaining Wall Program's formula in order to make it more equitable to everyone. Mr. Milos said

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maybe the walls should be taken on a case by case basis. Mr. Olson asked Ms. McCracken to explore what the formula would look like if it were based on the average project costs and average home costs. Mr. Steinlicht said we should evaluate how many historic retaining walls are left to be repaired and or replaced. Mr. Pike said NeighborWorks and the HP Office already keep pretty good track of this.

Adjournment:

There being no other business, the Deadwood Historic Preservation Commission Meeting of February 13, 2013 adjourned at 6:15 p.m.

ATTEST:

Matthew Pike
Chairman, Historic Preservation Commission
VPeterson, Recording Secretary