

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, June 12, 2013 ~ 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
3. Voucher Approval
4. Old or General Business
  - a. Deadwood History, Inc. Update – Mary Kopco
  - b. Computer Storage – Kevin Kuchenbecker
  - c. 1902 Bastin & Blessing Soda Fountain – Kevin Kuchenbecker
  - d. Trash Receptacles and Benches – Kevin Kuchenbecker
5. New Matters before the Deadwood Historic District Commission
  - a. Case# 13027 – 560 Main Street – Reroofing – Gene Johner
  - b. Case# 13030 – 102 Sherman Street – Tuckpointing, Foundation Repairs, Surface Cleaning & Repair – City of Deadwood
  - c. Case# 13032 – 680/682 Main Street – Roof – Black Diamond Capital LLC
6. New Matters before the Deadwood Historic Preservation Commission
  - a. Case# 13026 – 890 Main Street – Carport – Brad Moreno
  - b. Case# 13028 – 24 Adams Street – Windows & Doors – Donna Watson
  - c. Special Needs – Wood Windows & Doors – 24 Adams Street – Donna Watson
  - d. Case# 13029 – 17 Park Street – Roof – Lenny Schroeder
  - e. Case# 13031 – 270 Main Street – Roof over Stairs – Mike Gustafson
7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
  - b. Revolving loan Program/Disbursements
    - i. 42 Washington Street – Willie Steinlicht
    - ii. 322 Williams – Marc Daniels and Susan D’ Aniello
    - iii. 160 Charles – Tessa Zupet Allen and Jesse Allen
    - iv. 11 Jackson – William and Tamara Zwingelberg
    - v. 17 Fillmore – Kevin & Jan Bloom
    - vi. Commercial Interest Rates – Ron Russo
  - 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.*)

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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, June 12, 2013**

**Present Historic Preservation Commission:** Willie Steinlicht, Lynn Namminga, George Milos, Darin Derosier, and Michael Johnson. Historic Preservation Officer, Kevin Kuchenbecker was also present.

**Absent Historic Preservation Commission:** Anita Hansen, and Laura Floyd

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

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

A quorum present, the Historic Preservation Commission Vice-Chair, Willie Steinlicht, called the Deadwood Historic Preservation Commission meeting to order on Wednesday, June 12, 2013 at 5:00 p.m. and welcomed Darin Derosier and Michael Johnson to the Commission.

**Election of Officers:**

*It was moved by Mr. Milos and seconded by Mr. Namminga to nominate Willie Steinlicht as Chair of the Historic Preservation Commission for the period of June 12, 2013 to May 28, 2014.* Mr. Steinlicht asked if there were any other nominations for chair. There being none, he entertained a vote on the nomination of Mr. Steinlicht as Chair. ***Aye – All. Motion carried.***

*It was moved by Mr. Steinlicht and seconded by Mr. Derosier to nominate George Milos as Vice-Chair of the Historic Preservation Commission for the period of June 12, 2013 to May 28, 2014.* Mr. Steinlicht asked if there were any other nominations for Vice-Chair. There being none, he entertained a vote on the nomination of Mr. Milos as Vice-Chair. ***Aye – All. Motion carried.***

**Approval of Minutes:**

*It was moved by Mr. Namminga and seconded by Mr. Milos to approve the Minutes of Wednesday, May 22, 2013.* Mr. Steinlicht noted the minutes had been corrected to reflect Tom Hill, rather than Tom Nelson, as the donor of architectural plans and an aerial map of the Bullock Express to the City of Deadwood Archives. ***Aye – All. Motion carried.***

**Voucher Approval:**

**Operating Account**

*It was moved by Mr. Milos and seconded by Mr. Derosier to approve the HP Operating Account in the amount of \$138,742.18.* ***Aye – All. Motion carried.***

**Bonded Account**

*It was moved by Mr. Milos and seconded by Mr. Derosier to approve the HP Bonded Account in the amount of \$1,207.01.* ***Aye – All. Motion carried.***

**Old or General Business:**

**Computer Storage – Kevin Kuchenbecker**

Mr. Kuchenbecker said the Historic Preservation Office would like permission to update its existing storage server. He explained the existing storage server is approximately five years old and is nearing its storage capacity. Mr. Kuchenbecker said it is Golden West's recommendation to add six 1 TB hard drives which will cost \$6,214.00. (The Memorandum is attached hereto on Exhibit A and incorporated herein by this reference.) Mr. Steinlicht asked if Mr. Kuchenbecker felt the upgrade would provide sufficient storage. Mr. Kuchenbecker said he believed it would be satisfactory for the next 3-4 years. Mr. Milos questioned if the labor and installation costs were a high. Mr. Kuchenbecker said he agreed they were expensive; however, it is what Golden West charges and who the City uses for its technology needs. Mr. Derosier asked if the item had been budgeted. Mr. Kuchenbecker said it would come out of the Professional Services Line Item. ***It was moved by Mr. Namminga and seconded by Mr. Milos to recommend to the Deadwood City Commission the expenditure of up to \$6,214.00 from the Professional Services line item for the purchase of six 1 TB hard drives. Aye – All. Motion carried.***

**Deadwood History, Inc. Update – Mary Kopco**

Ms. Mary Kopco, Executive Director of Deadwood History, Inc., was present to give an update on the Museums. She said Ms. Rose Speirs had been working with the Chamber and Historic Preservation to put together a passport activity for visitors. She said if participants took the passport to the Adams Museum, Broken Boot Gold Mine, Days of '76 Museum, the History and Information Center, the Adams House, and Mt. Moriah Cemetery and received a stamp from each location, they would receive a chocolate bar made by Chubby Chipmunk and be entered to win a vacation package at the Deadwood Mountain Grand. She noted the Days of '76 Museum had just completed a three day Pioneer camp that was orchestrated by Chelsie Bauer and Kevin Kuchenbecker. She stated youth participants were able to learn about animal tracking and pioneer cooking as well as pioneer music, firearms and pioneer crafts and games. Ms. Kopco said Deadwood History, Inc. would kick off Wild Bill Days with Gordy Pratt on Friday and Saturday. She also noted Sunday would be free admission to dads at the Adams House and Days of '76. She said many activities were planned for summer and said she would probably be back in a couple of months to give another update.

**1902 Bastin & Blessing Soda Fountain – Kevin Kuchenbecker**

Mr. Kuchenbecker said he has been working with Mayor Charles Turbiville to find a home for the 1902 Bastin & Blessing Soda Fountain. He said Sweet Revenge Candy Company, located at 614 Main Street, has expressed interest in the fountain; therefore, he would like to seek permission to refurbish the fountain for use. Mr. Kuchenbecker said a lease is being worked out with the City's Legal counsel. Mr. Milos asked if the City would always maintain ownership of the fountain. Mr. Kuchenbecker said they would. (The Memorandum is attached hereto on Exhibit B and incorporated herein by this reference.) ***It was moved by Mr. Derosier and seconded by Mr. Namminga to recommend to the Deadwood City Commission the expenditure of an amount not to exceed \$20,000.00 from the Advocacy Line Item for the modernization of the refrigeration system of the 1902 Bastin & Blessing Soda Fountain. Aye – All. Motion carried.*** Mr. Namminga asked if there would be some sort of recognition to the City on the fountain once displayed. Mr. Kuchenbecker said there would be.

**Trash Receptacles & Benches – Kevin Kuchenbecker**

Mr. Kuchenbecker explained he is seeking permission to spend up to \$10,000 for new trash receptacles for Cannon Plaza, the Mickelson Trailhead, and Historic Main Street; and up to \$10,000 for historically appropriate benches as outlined in his Memorandum dated June 5, 2013. (The Memorandum is attached hereto on Exhibit C and incorporated herein by this reference.) Mr. Namminga asked if the City could also look into some sort of solution for the discarded cigarette butts that are accumulating around Deadwood. Mr. Kuchenbecker said he would see what could be done. ***It was moved by Mr. Milos and seconded by Mr. Derosier to recommend to the Deadwood City Commission the***

*expenditure of up to \$10,000 for new trash receptacles and up to \$10,000 for historically appropriate benches both expenditures to come from the Capital Assets line item. Aye – All Motion carried.*

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

Case# 13027 – 560 Main Street – Reroofing – Gene Johner

Mr. Kuchenbecker reviewed the Staff Report for permission to place a new membrane on the structure's flat roof as submitted. (The Staff Report is attached hereto on Exhibit D and incorporated herein by this reference.) *It was moved by Mr. Milos and seconded by Mr. Derosier based upon the guidance found in DCO 17.68.050, that the exterior alteration proposed is congruous with the historical, architectural, archeological or cultural aspects of the district and moved to grant a Certificate of Appropriateness to Case# 13027, 560 Main Street, Gene Johner as submitted. Aye – All. Motion carried.*

Case# 13030 – 102 Sherman Street – Tuckpointing, Foundation Repairs, Surface Cleaning & Repair – City of Deadwood

Mr. Kuchenbecker reviewed the Staff Report for permission to tuckpoint, perform foundation repairs, and perform surface cleaning and repairs as submitted. (The Staff Report is attached hereto on Exhibit E and incorporated herein by this reference.) *It was moved by Mr. Milos and seconded by Mr. Derosier based upon the guidance found in DCO 17.68.050, that the exterior alteration proposed is congruous with the historical, architectural, archeological or cultural aspects of the district and moved to grant a Certificate of Appropriateness to Case# 13030, 102 Sherman Street, City of Deadwood as submitted. Aye – All. Motion carried.*

Case# 13032 – 680/682 Main Street – Roof – Black Diamond Capital LLC

Mr. Kuchenbecker reviewed the Staff Report for permission to re-roof the French Quarter Building and possibly rooftop units damaged by hail as submitted. (The Staff Report is attached hereto on Exhibit F and incorporated herein by this reference.) *It was moved by Mr. Derosier and seconded by Mr. Milos based upon the guidance found in DCO 17.68.050, that the exterior alteration proposed is congruous with the historical, architectural, archeological or cultural aspects of the district and moved to grant a Certificate of Appropriateness to Case# 13032, 680/682 Main Street, Black Diamond Capital, LLC as submitted. Aye – All. Motion carried.*

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

Case# 13026 – 890 Main Street – Carport – Brad Moreno

Mr. Kuchenbecker noted the applicant was present to answer any questions and reviewed the Staff Report for permission to construct a carport for 890 Main Street as submitted. He said the State Historic Preservation Office concurred with his assessment of the proposed project. (The Staff Report is attached hereto on Exhibit G and incorporated herein by this reference.) After discussion, it was proposed that the applicant work with the City, Historic Preservation Office, and Zoning Office to try and find a historically appropriate and mutually agreeable solution to the applicant's request. The applicant also stated he would try to locate a historic photograph that documents a garage's historic existence in the proposed location. *It was moved by Mr. Derosier and seconded by Mr. Namminga based upon all the evidence presented, that the project DOES encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. Aye – All. Motion carried.*

*It was moved by Mr. Derosier and seconded by Mr. Milos, based upon the guidance in the U.S. Department of the Interior standards for historic preservation projects in 36 C.F.R. 67, the finding was that the project is ADVERSE to Deadwood and moved to DENY the project as presented. Aye – All. Motion carried.*

Case# 13028 – 24 Adams Street – Windows & Doors – Donna Watson

*Mr. Namminga recused himself and left the meeting.*

Mr. Kuchenbecker reviewed the Staff Report for permission to replace leaking aluminum storm windows; repair interior windows; replace a storm door; and repair or replace a basement door as submitted. (The Staff Report is attached hereto on Exhibit H and incorporated herein by this reference.) ***It was moved by Mr. Milos and seconded by Mr. Derosier 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 a Project Approval to Case# 13028, 24 Adams Street, Donna Watson as submitted. Aye – Johnson, Milos, Steinlicht and Derosier. Motion carried.***

Special Needs – Wood Windows & Doors – 24 Adams Street – Donna Watson

***It was moved by Mr. Milos and seconded by Mr. Derosier to enter Donna Watson, 24 Adams Street, into the Special Needs Wood Windows & Doors program. Aye – Johnson, Milos, Steinlicht, and Derosier. Motion carried.*** (The Staff Report is attached hereto on Exhibit H and incorporated herein by this reference.)

*Mr. Namminga returned to the meeting.*

Case# 13029 – 17 Park Street – Roof – Lenny Schroeder

Mr. Kuchenbecker reviewed the Staff Report for permission to place a roof over the rear deck as submitted. (The Staff Report is attached hereto on Exhibit I and incorporated herein by this reference.) ***It was moved by Mr. Milos and seconded by Mr. Derosier 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 a Project Approval to Case# 13029, 17 Park Street, Lenny Schroeder as submitted. Aye – All. Motion carried.***

Case# 13031 – 270 Main Street – Roof over Stairs – Mike Gustafson

Mr. Kuchenbecker noted the applicant's representative, Jerry Anderson, was present, and reviewed the Staff Report for permission to construct a roof over stairs on the highway side of the Terrace Hotel as submitted. (The Staff Report is attached hereto on Exhibit J and incorporated herein by this reference.) ***It was moved by Mr. Derosier and seconded by Mr. Namminga 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 a Project Approval to Case# 13031, 270 Main Street, Mike Gustafson as submitted. Aye – All. Motion carried.***

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

*Mr. Steinlicht stepped down as Chair, recused himself, and left the meeting. Mr. Milos took over as Chair.*

Revolving Loan Disbursement

***It was moved by Mr. Derosier and seconded by Mr. Milos to approve the Revolving Loan Disbursement in the amount of \$10,060.00. Aye – Johnson, Milos, Namminga, and Derosier. Motion carried.***

42 Washington Street – Willie Steinlicht

Mr. Kuchenbecker explained the resource is non-contributing; however, moisture is getting into the foundation and causing mold. Therefore, it qualifies for the program based on the applicant's age and the fact that the moisture has been deemed a life-safety matter. ***It was moved by Mr. Derosier and seconded by Mr. Namminga to approve the loan***

*request for the Special Needs Elderly Program to Willie Steinlicht, 42 Washington Street, as presented. Aye – Johnson, Milos, Namminga, and Derosier. Motion carried.* (The NeighborWorks Report is attached hereto on Exhibit K and incorporated herein by this reference.)

Revolving Loan Disbursement

*It was moved by Mr. Derosier and seconded by Mr. Namminga to approve the Revolving Loan Disbursement in the amount of \$5,561.23. Aye – Johnson, Milos, Namminga, and Derosier. Motion carried.*

*Mr. Steinlicht returned to the meeting.*

Retaining Wall Disbursement

*It was moved by Mr. Milos and seconded by Mr. Derosier to approve the HP Retaining Wall Disbursement in the amount of \$540.00. Aye – All. Motion carried.*

Financial/Delinquency Report

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

322 Williams – Marc Daniels and Susan D’Aniello

*It was moved by Mr. Derosier and seconded by Mr. Namminga to approve the refinance request for Marc Daniels and Susan Daniels D’Aniello, 322 Williams, as presented. Aye – All. Motion carried.* (The NeighborWorks Report is attached hereto on Exhibit K and incorporated herein by this reference.)

160 Charles – Tessa Zupet Allen & Jesse Allen

*It was moved by Mr. Milos and seconded by Mr. Namminga to approve the subordination request for Tessa Zupet Allen and Jesse Allen, 160 Charles Street, as submitted. Aye – All. Motion carried.* (The NeighborWorks Report is attached hereto on Exhibit K and incorporated herein by this reference.)

11 Jackson – William and Tamara Zwingelberg

*It was moved by Mr. Derosier and seconded by Mr. Milos to approve the subordination request for William and Tamara Zwingelberg, 11 Jackson, as presented. Aye – All. Motion carried.*

17 Fillmore – Kevin & Jan Bloom

*It was moved by Mr. Milos and seconded by Mr. Derosier to approve the loan request for Kevin and Jan Bloom, 17 Fillmore, as presented. Aye – All. Motion carried.*

Commercial Interest Rates – Ron Russo

After discussion, *It was moved by Mr. Derosier and seconded by Mr. Namminga to follow the recommendation of the Loan Committee and not reduce the current interest rates of HP Commercial loans. Aye – All. Motion carried.*

**Staff Report:**

Mr. Kuchenbecker reported on the following items:

- Work continues on the Chinese Burner and is scheduled to be completed by the Days of ’76 Celebration.
- St. Ambrose Cemetery sidewalks should be completed soon.
- Pioneer Camp was very successful and he had been the male chaperon.

HPC Meeting

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- QR Codes are being utilized on the City's interpretive panels.
- City Archives had received photos of the revolvers from the Chinatown Exhibit.
- The Poker Alice hat would be displayed at the Fort Meade Museum.
- Budget Meetings and a new Commissioner orientation would be forthcoming.
- Welcomed Mike Johnson and Darin Derosier to the Commission.

**Committee Reports:**

Mr. Milos said the Chamber will be doing an intercept study in July.

Mr. Namminga said there would be an AAA Committee on Thursday, June 13, 2013.

**Other Business:**

Mr. Steinlicht said the grand opening for the Spring Hill Suites would take place the 21, 22, and 23 of June.

**Adjournment:**

There being no other business, the Deadwood Historic Preservation Commission Meeting of May 22, 2013 adjourned at 6:20 p.m.

ATTEST:

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Willie Steinlicht

Chairman, Historic Preservation Commission

*VPeterson, Recording Secretary*