

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, June 26, 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. HP Committee Assignments – Kevin Kuchenbecker
  - b. Interpretive Panels with Pannier Graphics – Kevin Kuchenbecker
  - c. Interpretive Kiosk from Pannier Graphics – Kevin Kuchenbecker
  - d. Acquisitions from Dakota Plains Auction – Kevin Kuchenbecker
5. New Matters before the Deadwood Historic District Commission
  - a. Case# 13035 – 767 Main Street – Painting, Windows, Reroofing – City of Deadwood
6. New Matters before the Deadwood Historic Preservation Commission
  - a. Case# 13033 – 39 Washington – Front Door/Storm Door – Donna Kellar
  - b. Case# 13034 – 298 Williams Street – Roof, Stairs, Fence, & Stone Work – Dawn Ihnken
7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
    - i. 416 Williams Street – Robert & Mary Sjomeling
  - b. Revolving loan Program/Disbursements
    - i. 7 Emery – Floyd and Linda Miller
    - ii. 26 Adams – Andy Estoclet
    - iii. 53 Lincoln – Steve Olson
    - iv. 804 Main Street – JoAnne Hansen
    - v. Update on Schoolhouse Condos (Lead, SD) – Ron Bates
    - vi. 19-25 ½ Lee Street – Pineview Group LLC
  - c. Retaining Wall Program/Disbursements
    - i. 37 Lee Street – David Swaney
    - ii. 8 Burnham – Steven and Janet Creger
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.*)

HPC Meeting  
Wednesday, June 26, 2013

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>d</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 26, 2013**

**Present Historic Preservation Commission:** Chair, Willie Steinlicht, Michael Johnson, Laura Floyd, Anita Hansen, Lynn Namminga, and Darin Derosier. Historic Preservation Officer, Kevin Kuchenbecker and City's Legal Counsel, Terri Williams, were also present.

**Absent Historic Preservation Commission:** George Milos

**Present City Commission:** Mayor Chuck Turbiville and Commissioner Jim Van Den Eykel.

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

A quorum present, the Historic Preservation Commission Chair, Willie Steinlicht, called the Deadwood Historic Preservation Commission meeting to order on Wednesday, June 26, 2013 at 5:00 p.m. in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

**Approval of Minutes:**

*It was moved by Mr. Derosier and seconded by Mr. Johnson to approve the Minutes of Wednesday, June 12, 2013. Aye – All. Motion carried.*

**Voucher Approval:**

Operating Account

*It was moved by Ms. Floyd and seconded by Mr. Derosier to approve the HP Operating Account in the amount of \$107,139.06. Aye – All. Motion carried.*

**Old or General Business:**

HP Committee Assignments – Kevin Kuchenbecker

Mr. Kuchenbecker and the Commission determined HP Committee Assignments for 2013-2014.

Mr. Kuchenbecker introduced Mr. Ted Spencer, Director of the State Historic Preservation Office, and Ms. Terri Williams, the City of Deadwood's Legal Counsel, to the new Commissioners.

Interpretive Panels with Pannier Graphics – Kevin Kuchenbecker

Mr. Kuchenbecker said the Commission approved the production of additional interpretive panels last fall. He said the Historic Preservation Office had worked with TDG Communications and final edits had been made. Mr. Kuchenbecker said he is seeking permission to contract with Pannier Graphics for the production of the completed interpretive panels. (The Memorandum is attached hereto on Exhibit A and incorporated herein by this reference.) *It was moved by Mr. Namminga and seconded by Mr. Derosier to recommend to the Deadwood City Commission permission to allow the Historic Preservation Office to engage Pannier Graphics for the production of nine interpretive panels in an*

*amount not to exceed \$6,199.00 to come from the Public Education line item as budgeted for 2013. Aye – All. Motion carried.*

Interpretive Kiosk from Pannier Graphics – Kevin Kuchenbecker

Mr. Kuchenbecker said he is seeking permission to work with Pannier Graphics to produce a six panel kiosk that will interpret the Mickelson Trail, Deadwood's early Railroad history, and Deadwood's cultural attractions. He said the kiosk will be part of the effort to develop the Mickelson Trailhead in the Sherman Street Parking Lot. (The Memorandum is attached hereto on Exhibit B and incorporated herein by this reference.) ***It was moved by Mr. Derosier and seconded by Mr. Johnson to recommend to the Deadwood City Commission approval for the Deadwood Historic Preservation Office to engage Pannier Graphics for the production of a six panel kiosk in an amount not to exceed \$5,250.00 to come from the Historic Preservation Commission's Public Education line item. Aye – All. Motion carried.***

Acquisitions from Dakota Plains Auction – Kevin Kuchenbecker

Mr. Kuchenbecker explained the Archives, Archaeology, and Acquisitions Committee met with City Commissioner Jim Van Den Eykel and Mayor Chuck Turbiville to review items holding significance to Deadwood at the Old West Firearms and Collectables Auction held June 14-16, 2013. Mr. Kuchenbecker said the City was able to acquire four of the six items it had desired: a rare maker marked McDonald Deadwood, DT saddle bag; original 1894-1898 Attorney's Office Docket from the Henry Frawley law office; an original 1898 Map of the Northern Ore District of the Black Hills Deadwood, SD; and a rare D.T. 1877 \$500 reward poster for the capture of the person who murdered Deadwood stage coach driver Johnny Slaughter. Mr. Kuchenbecker said the total cost of the four historic items, with the buyer's premium, is \$8,512.00. He said the expense is within the budget for acquisitions and would come from the Historic Preservation budget. (The Memorandum is attached hereto on Exhibit C and incorporated herein by this reference.) ***It was moved by Mr. Derosier and seconded by Ms. Floyd to recommend to the Deadwood City Commission the expenditure of \$8,512.00 to acquire a DT saddle bag, and original Attorney's Docket, and original 1897 map, and a reward poster as listed above from Dakota Plains Auction. Aye – All. Motion carried.***

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

Case# 13035 – 767 Main Street – Painting, Windows, Reroofing – City of Deadwood

Mr. Kuchenbecker reviewed the Staff Report for permission to repair windows by replacing broken panes and adding a dark film on the inside; performing roof repairs; and painting the clear story accent an earth color as submitted. (The Staff Report is attached hereto on Exhibit D and incorporated herein by this reference.) ***It was moved by Ms. Floyd 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# 13035, 767 Main Street, City of Deadwood as submitted. Aye – All. Motion carried.***

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

Case# 13033 – 39 Washington – Front Door/Storm Door – Donna Kellar

Mr. Kuchenbecker said the applicant, Donna Kellar, and her representative Ferd Balkenhol, were present to answer any questions and reviewed the Staff Report for permission to replace a fire damaged front door and existing screen door as submitted. (The Staff Report is attached hereto on Exhibit E and incorporated herein by this reference.) Mr. Derosier asked if the applicant would qualify for the Wood Windows/Doors Program. Mr. Kuchenbecker said the applicant was not interested in keeping the house long enough to qualify for the program. ***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# 13033, 39 Washington, Donna Kellar as submitted. Aye – All. Motion carried.*

Case# 13034 – 298 Williams Street – Roof, Stairs, Fence & Stone Work – Dawn Ihnken

Mr. Kuchenbecker said the applicant, Dawn Ihnken, and her agent, Gary Keehn, were present to answer any questions and reviewed the Staff Report for permission to replace portions of the vaulted garage roofs that collapsed, fix stairs, rebuild a fence, and perform stone and possible brick work 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. Johnson 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# 13034, 298 Williams Street, Dawn Ihnken as submitted. Aye – All. Motion carried.*

**Retaining Wall Applications:**

416 Williams Street – Robert & Mary Sjomeling

Mr. Kuchenbecker said the retaining wall located at 416 Williams Street is within the Deadwood city limits and is part of a residential property. He said the retaining wall is also a historic wall and therefore meets the qualifications to be entered in to the program. (The Statement of Eligibility is attached hereto on Exhibit G and incorporated herein by this reference.) *It was moved by Ms. Floyd and seconded by Mr. Derosier to enter Robert and Mary Sjomeling, 416 Williams Street, into the Special Needs Retaining Wall Program. Aye – All. Motion carried.*

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

7 Emery – Floyd & Linda Miller

*It was moved by Ms. Floyd and seconded by Mr. Derosier to forgive the loan to Floyd and Linda Miller as presented. Aye – All. Motion carried.* (The NeighborWorks Report is attached hereto on Exhibit H and incorporated herein by this reference.)

26 Adams – Andy Estoclet

*It was moved by Ms. Floyd and seconded by Mr. Johnson to forgive the loan to Andy Estoclet as presented. Aye – All. Motion carried.* (The NeighborWorks Report is attached hereto on Exhibit H and incorporated herein by this reference.)

53 Lincoln – Steve Olson

*It was moved by Mr. Derosier and seconded by Mr. Hansen to forgive the loan to Steve Olson as presented. Aye – All. Motion carried.* (The NeighborWorks Report is attached hereto on Exhibit H and incorporated herein by this reference.)

804 Main Street – JoAnne Hansen

*It was moved by Mr. Namminga and seconded by Ms. Hansen to forgive the loan to JoAnne Hansen as presented. Aye – All. Motion carried.* (The NeighborWorks Report is attached hereto on Exhibit H and incorporated herein by this reference.)

Update on Schoolhouse Condos (Lead, SD) – Ron Bates

Josh Christiansen, Deputy Executive Director for NeighborWorks, said this matter was being pursued by the City's Legal Counsel.

19-25 ½ Lee Street – Pineview Group, LLC

*It was moved by Mr. Derosier and seconded by Ms. Hansen to approve a six month extension on the construction loan for 19-25 ½ Lee Street, Pineview Group, LLC, with the stipulation that the building must be completely enclosed by October 1, 2013. Aye – All. Motion carried.* (The NeighborWorks Report is attached hereto on Exhibit H and incorporated herein by this reference.)

Revolving Loan Disbursement

*It was moved by Mr. Derosier and seconded by Mr. Johnson to approve the Revolving Loan Disbursement in the amount of \$30.00 for 551 Sherman Street as presented. Aye – All. Motion carried.*

*It was moved by Mr. Derosier and seconded by Ms. Hansen to approve the Revolving Loan Disbursement in the amount of \$90.00 for 35 Jackson as presented. Aye – All. Motion carried.*

*It was moved by Mr. Derosier and seconded by Ms. Floyd to approve the Revolving Loan Disbursement in the amount of \$8,846.00 for 51, 53, 55 Sherman Street as presented. Aye – All. Motion carried.*

Mr. Steinlicht recused himself, stepped down as chair, and left the meeting. Ms. Floyd presided over the meeting.

*It was moved by Ms. Hansen and seconded by Mr. Derosier to approve the Revolving Loan Disbursement in the amount of \$30.00 for 42 Washington as presented. Aye – All. Motion carried.*

Mr. Steinlicht returned to the meeting as Chair.

**Retaining Wall Program/Disbursements:**

8 Burnham – Steven & Janet Creger

*It was moved by Mr. Namminga and seconded by Ms. Hansen to forgive the loan to Steven & Janet Creger, 8 Burnham, as presented. Aye – All. Motion carried.* (The NeighborWorks Report is attached hereto on Exhibit H and incorporated herein by this reference.)

37 Lee Street – David Swaney

*It was moved by Mr. Derosier and seconded by Mr. Namminga to approve the extension request for David Swaney, 37 Lee Street, as presented. Aye – All. Motion carried.* (The NeighborWorks Report is attached hereto on Exhibit H and incorporated herein by this reference.)

**Staff Report:**

Mr. Kuchenbecker reported on the following items:

- Working on obtaining an easement for the “Tootsie” sign installed in 2002.
- The contract for the retaining wall at 91 Forest is on the next City Commission agenda.
- 84 light poles on Main Street would be painted.
- Stated City Hall and the Adams Museum would be receiving masonry repairs.

- Legal Counsel is working on three easements for the placement of interpretive panels.
- The text for the interpretive Kiosk, a part of the improvements initiated by the trail grant, was completed.
- The Public Works Department will work with HP staff to ready the Soda Fountain for shipment to Chicago for rehabilitation.
- 3 Pearl had been purchased and would be in front of the Commission for potential improvements.
- HPC Budget Hearings would take place on July 11, 2013 from 8-10 a.m. and if needed July 16, 2013 from 8-9 a.m.
- There would be an orientation for new HP Commissioners at 4:00 p.m. on July 10, 2013.
- Noted three final reports from Outside of Deadwood grants.
- A quote for fencing of Deadwood Dick's Cabin had been obtained and he is working with staff of Kevin Costner to implement the easement requirements from 1996.
- Trees had been sprayed at St. Ambrose.
- Working on plans for interpretation at Deadwood Mountain Grand plaza.
- Chinese burner project proceeding.
- Working with the contractor at 25/29 Terrace.
- Working with an architect on the slate roof at the Depot.
- A second quote is being obtained for Whitewood Creek bulkhead repairs.
- Windows are in need of repair and rehabilitated on the original portion of the rec center.
- Window repairs and caulk is needed on the windows at City Hall.
- JR was working on roof work at the Adams Museum.
- Keith Umentum is working on minimum maintenance.

**Other Business:**

Mr. Steinlicht said he is impressed with the City's Capital Improvement plan and their desire to fix things and do things right the first time.

Ms. Floyd inquired about the Sinclair Station.

**Adjournment:**

There being no other business, the Deadwood Historic Preservation Commission Meeting of June 26, 2013 adjourned at 6:00 p.m.

ATTEST:

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Willie Steinlicht  
Chairman, Historic Preservation Commission  
*VPeterson, Recording Secretary*