

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 16, 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. Case # 13049 – 33 Taylor Avenue- Roof- Ben Ortiz (Continued from 9-11-2013)
 - b. Update from Deadwood Historic Preservation Office on following public buildings:
 - i. City Hall- exterior work- caulking and masonry repairs
 - ii. F.E. & M.V. RR Depot- slate roof and masonry repairs
 - iii. Adams Museum- roof- masonry and painting
 - iv. Adams House Museum- porch and roof
 - v. Deadwood Recreation Center- window project
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. 17 Fillmore- Special Needs/Siding Program- Kevin and Janet Bloom
 - b. Case #13061- 69 Lincoln Avenue- Siding and Windows- Lita Westbrook
 - c. Case #13062- 270 main Street- Excavation for parking- Mike Gustafson
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. 36 Jackson Street- Margaret Fierro
 - ii. 26 Water Street- Mary Baudhin
 - iii. 20 Denver Street- Mike and Sharon Ragatz
 - iv. 866 Main Street- Ralph Hoggatt
 - v. 99 Williams Street- Richard Millikan
 - 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.*)

Archivist Mike Runge submitted July/August report for Archives department
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other business
12. Adjournment

Executive Session for Legal Matters with possible action per SDCL 1-25-2 (3)

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, October 16, 2013

Present Historic Preservation Commission: Chairman Willie Steinlicht, Michael Johnson, Laura Floyd, Darin Derosier, and Lynn Namminga. Historic Preservation Officer, Kevin Kuchenbecker, was also present.

Absent: Vice-Chair George Milos and Chuck Williams

Present City Commission: Gary Todd, Jim Van Den Eykel and Georgeann Silvernail.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order on Wednesday, October 16, 2013 at 5:10 p.m. in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of September 25, 2013 HPC Minutes:

It was moved by Mr. Derosier and seconded by Mr. Johnson to approve the Minutes of Wednesday, September 25, 2013. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Ms. Floyd and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$95,458.02. Aye – All. Motion carried.

Old or General Business:

Case # 13049 – 33 Taylor Avenue- Roof- Ben Ortiz

Mr. Kuchenbecker reported the office has received the recommendations and specifications from Dave Stafford Architecture for the removal and reinstallation of the cyanide roofing material. This information has been sent to the contractor and owner for review. The contractor will provide this office with a revised proposal for the contract amount to perform the proposed work. Mr. Kuchenbecker also stated legal counsel will prepare the contract agreement between the City, Owner and Contractor which spells out the responsibilities. No action is needed at this time.

New Matters before the Deadwood Historic Preservation Commission:

17 Fillmore – Special Needs/Siding Program

Mr. Kuchenbecker said the applicant has applied for consideration and acceptance into Special Needs Siding Program. Project approval has been issued for this activity and staff recommends acceptance. (The memorandum is attached hereto on Exhibit A and incorporated herein by this reference.) *It was moved by Ms.*

HPC Meeting

Wednesday, September 25, 2013

Floyd and seconded by Mr. Johnson, to accept 17 Fillmore, Kevin and Janet Bloom into the Special Needs Siding Program. Aye – All. Motion carried.

Case # 13061- 69 Lincoln Avenue- Siding and Windows – Lita Westbrook

Mr. Kuchenbecker said the applicant requests permission to remove the wide siding and install more appropriate (narrow reveal) siding along with removing the inappropriate replacement windows and installing new wooden double hung windows as submitted. Mr. Kuchenbecker reviewed the staff report and also stated this project was previously approved in July 2011; however, the work was not completed. (The Staff Report is attached hereto on Exhibit B and incorporated herein by this reference.) ***It was moved by Mr. Derosier and seconded by Mr. Namminga, based upon all the evidence presented, 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 moved to grant a Project Approval for case # 13061, 69 Lincoln Avenue. Aye – All. Motion carried***

Case #13062- 270 Main Street- Excavation for parking- Mike Gustafson

Mr. Kuchenbecker said Mr. Mike Gustafson was present to answer any questions the commission may have following the review of the staff report. The applicant requests permission to excavate a portion (specifically 19 feet) of hillside located to north of existing First Gold Hotel in order to straighten out the parking lot per attached photograph, rendering and site plans as submitted by the applicant including concrete retaining wall and wooden fence. The project does not create additional parking but removes a bottleneck to the traffic and parking flow of the site. (The Staff Report is attached hereto on Exhibit C and incorporated herein by this reference.) ***It was moved by Mr. Derosier and seconded by Mr. Namminga that based upon all the evidence presented, 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 moved to grant a Project Approval for a Project Approval for case # 13062, 270 Main Street as submitted. Aye – Mr. Deroiser, Mr. Johnson, Mr. Johnson, Mr. Steinlicht. Nay – Ms. Floyd. Motion carried***

Revolving Loan Fund/Retaining Wall Program Update

36 Jackson Street- Margaret Fierro

It was moved by Ms. Floyd and seconded by Mr. Derosier to forgive the window program loan to Margaret Fierro, 36 Jackson Street, as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit D and incorporated herein by this reference.)

26 Water Street- Mary Baudhin

It was moved by Mr. Derosier and seconded by Mr. Johnson to refinance the loan to Mary Baudhin, 26 Water Street, as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit D and incorporated herein by this reference.)

20 Denver Street- Mike and Sharon Ragatz

It was moved by Mr. Derosier and seconded by Mr. Namminga to forgive the retaining wall portion of the loan to Mike and Sharon Ragatz, 20 Denver Street as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit D and incorporated herein by this reference.)

866 Main Street- Ralph Hoggatt

It was moved by Ms. Floyd and seconded by Mr. Derosier to forgive the special needs elderly loan to Ralph Hoggatt, 866 Main Street as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit D and incorporated herein by this reference.)

99 Williams Street- Richard Millikan

It was moved by Mr. Derosier and seconded by Mr. Johnson to deny the early forgiveness of the forgivable portion of retaining wall loan to Richard Millikan - 99 Williams Street as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit D and incorporated herein by this reference.)

Revolving Loan Fund

Ms. Joy McCracken presented the invoice report for the revolving loan disbursement. *It was moved by Ms. Floyd and seconded by Mr. Johnson to approve the HP Revolving Loan Disbursement in the amount of \$10,248.98. Aye – All. Motion carried.*

Retaining Wall Grant Disbursement

Ms. Joy McCracken presented the invoice report for the retaining wall disbursements. *It was moved by Mr. Derosier and seconded by Mr. Johnson to move the amount of \$840.40 from the grant line item to the HP Revolving loan retaining wall line item for 25 & 29 Terrace – George Mitchell. Aye – All. Motion carried.*

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

Mr. Kuchenbecker reported on the following items:

- Provided a brief overview of Mr. Runge’s monthly report
- Chinese archaeological artifact update concerning the firearms
- Conducting second interviews for the hiring an administrative assistant
- Tootsie sign nearing completion on the restoration
- Benches and trash receptacles being delivered
- Board of Appeals & Examiners review the Sinclair station project on October 29, 2013
- Several buildings collapsed around town due to the heavy snows in early October
- October 29, 2013 will be the next public
- Met with landscape architect on the DMG plaza per direction of the Historic Preservation Commission

Other Business:

Ms. Floyd reported her nay vote was to protect our geological features which are significant to the historic districts; however, she did appreciate Mr. Gustafson willingness to work with the Historic Preservation Officer to lessen the potential adverse effect the project may have on the historic site and setting of the districts.

Mr. Steinlicht commended the City for the efficient snow removal during the recent snow storms.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of October 16, 2013 adjourned at 5:40 p.m. and went into executive session for legal matters per SDCL 1-25-2(3)

ATTEST:

Willie Steinlicht
Chairman, Historic Preservation Commission
Kevin Kuchenbecker, Historic Preservation Officer/ Recording Secretary