

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 30, 2013 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
 - a. Century Award Program
 - i. Armour & Company Branch House – 37 Lee Street
 - ii. Deadwood Auditorium – 105 Sherman Street
 - iii. Hogarth Brothers Foundry Building – 607 Main Street
 2. Approval of Minutes
 3. Voucher Approval
 4. Old or General Business
 - a. Update on Case# 13049 – 33 Taylor Avenue – Roof – Ben Ortiz
 - b. Update on Board of Appeals & Examiners meeting from 09-29-2013
 - c. Update on Deadwood Revitalization Committee
 5. New Matters before the Deadwood Historic District Commission
 6. New Matters before the Deadwood Historic Preservation Commission
 7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. 19-25 ½ Lee Street – Pineview Group LLC
 - ii. 834 Main Street – Ferd Balkenhol
 - iii. 67 Taylor – Rich Turbiville
 - iv. 458 Williams – Chuck Turbiville
 - 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.*)
 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 30, 2013

Present Historic Preservation Commission: Chairman Willie Steinlicht, Vice-Chair George Milos, Chuck Williams, Michael Johnson, Laura Floyd, Darin Derosier, and Lynn Namminga. Historic Preservation Officer, Kevin Kuchenbecker, was also present.

Absent: None

Present City Commission: Mayor Chuck Turbiville, 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 30, 2013 at 5:00 p.m. in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Voucher Approval:

Chairman Willie Steinlicht turned the meeting over to Mr. Kuchenbecker to allow the Deadwood Historic Preservation Commission to honor the 2013 Deadwood Century Award inductees. Mr. Kuchenbecker presented this year's inductees as follows:

- Armour & Company Branch House – 37 Lee Street
- Deadwood Auditorium – 105 Sherman Street
- Hogarth Brothers Foundry Building – 607 Main Street

Mr. Kuchenbecker stated the Deadwood Century Award program began in the early 1990s as a way to recognize and honor commercial structures which are a century old. Two awards are created per nominated structure. One of the awards was presented to the owner(s)/representative(s) of the nominated structure and the other is installed in the Century Room, located in Deadwood's City Hall. To date, the Deadwood Historic Preservation Commission has presented 66 Century Awards. Mr. Kuchenbecker also acknowledged the work of Mr. Runge, Archivist for the Historic Preservation Office and intern, Chase Job. The presentation was followed by a short public reception. (The documentation is attached hereto on Exhibit A, B, & C and incorporated herein by this reference.)

Approval of September 25, 2013 HPC Minutes:

It was moved by Ms. Floyd and seconded by Mr. Johnson to approve the Minutes of Wednesday, October 16, 2013. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Derosier and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$91,099.50. Aye – All. Motion carried.

Old or General Business:

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

Mr. Kuchenbecker reported the office has provided the recommendations and specifications from Dave Stafford Architecture for the removal and reinstallation of the cyanide roofing material to the owner's contractor Jason Rakow Construction, LLC. The contractor provided an updated proposal with the costs to follow the architectural recommendations was \$22,664.15 or a \$6,210.83 increase over the asphalt replacement. Mr. Kuchenbecker also stated legal counsel had prepared the contract agreement between the City, Owner and Contractor which spells out the responsibilities. (The documentation is attached hereto on Exhibit D and incorporated herein by this reference.). *It was moved by Ms. Floyd and seconded by Mr. Derosier to approve \$6,210.83 expenditure to assist the owner retain the cyanide roofing material. Aye – All. Motion carried.*

Update on Board of Appeals & Examiners meeting from 09-29-2013

Mr. Kuchenbecker provided a brief update on the decision of the City of Deadwood's Board of Appeals & Examiners meeting from October 29, 2013 in which they heard the appeal from Mr. Gustafson regarding the condition of the Sinclair Station located at 300 Main Street. The Board of Appeals & Examiners upheld the Building Official, Mr. Keith Umenthum, statement of violations. The owner now has 60 days to correct the violations or the City of Deadwood would take the necessary steps to correct the violations and put a lien on the property.

Update on Deadwood Revitalization Committee

Mr. Kuchenbecker provided a brief update on the efforts of the Deadwood Revitalization Committee through the City of Deadwood and the Deadwood Chamber of Commerce and Visitors Bureau. There was a second community meeting on Tuesday, October 29, 2013 which had approximately 75 community members in attendance. There was break-out session in which they identified solutions, projects and ideas to address the strengths, weaknesses, opportunities and threats. These sessions were based on the Four Point Approach to revitalization – Organization, Design, Promotion and Economic Restructuring. BID #7 has also committed \$20,000 to hire Roger Brooks International to assist the revitalization efforts strengthen Deadwood.

New Matters before the Deadwood Historic District Commission:

No matters were addressed at this meeting.

New Matters before the Deadwood Historic Preservation Commission:

No matters were addressed at this meeting.

Revolving Loan Fund/Retaining Wall Program Update

19-25 ½ Lee Street – Pineview Group LLC

It was moved by Mr. Milos and seconded by Ms. Floyd to approve a six (6) month extension to the loan to the Pineview Group LLC at 19-25 ½ Lee Street, as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit E and incorporated herein by this reference.)

834 Main Street – Ferd Balkenhol

It was moved by Ms. Floyd and seconded by Mr. Derosier to approve a six (6) month extension to the loan to Ferd Balkenhol, 834 Main Street, as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit E and incorporated herein by this reference.)

67 Taylor – Rich Turbiville

It was moved by Mr. Derosier and seconded by Mr. Williams to forgive the Special Needs – Window Program loan to Rich Turbiville, 67 Taylor, as it met all criteria for forgiveness as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit D and incorporated herein by this reference.)

458 Williams Street – Chuck Turbiville

It was moved by Mr. Namminga and seconded by Mr. Williams to approve a six (6) month extension to the loan to Chuck Williams, 458 Williams Street, as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit E 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 Mr. Deroiser and seconded by Mr. Johnson to approve the HP Revolving Loan Disbursement in the amount of \$9,999.91. Aye – All. Motion carried.*

Retaining Wall Grant Disbursement

Ms. Joy McCracken presented the invoice report for the retaining wall disbursements. *It was moved by Ms. Floyd and seconded by Mr. Williams to approve the HP Retaining Wall Grant fund disbursements in the amount of \$51,294.00. 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
- Announced the hiring of Kate Storhaug as the new administrative assistant

Other Business:

No further business was reported.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of October 30, 2013 adjourned at 5:45 p.m. and went into executive session for legal matters per SDCL 1-25-2(3) with no action to be taken.

ATTEST:

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