

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 11, 2013 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes
 - a. Approval of Minutes from November 26, 2013
 - b. Approval of Amendment to October 30, 2013 Minutes
3. Voucher Approval
4. Old or General Business
 - a. South Dakota Tourism Convention – January 22-23, 2014
 - b. Archaeology bill from Quality Services, Inc. regarding Recreation Center project
Discussion with probable action
5. New Matters before the Deadwood Historic District Commission
 - a. Case #13067 – 606 Main Street – Bullock Properties
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
 - 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

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, December 11, 2013

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

Absent: Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services was not present.

Present City Commission: None

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order on Wednesday, December 11, 2013 at 5:00 p.m. in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of November 26, 2013 HPC Minutes:

It was moved by Mr. Milos and seconded by Mr. Derosier to approve the Minutes of Tuesday, November 26, 2013. Aye – All. Motion carried.

Approval of October 30, 2013 HPC Minutes:

It was moved by Ms. Floyd and seconded by Mr. Johnson to approve the Amendment to the Minutes of Wednesday, October 30, 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 \$16,370.41. Aye – All. Motion carried.

Bonded Account

It was moved by Mr. Milos and seconded by Mr. Johnson to approve the HP Bonded Account in the amount of \$1,714.80. Aye – All. Motion carried.

Old or General Business:

South Dakota Tourism Convention – January 22-23, 2014

Mr. Kuchenbecker informed the Historic Preservation Commission of the upcoming Governor's Conference on Tourism scheduled for January 22-23, 2014 in Pierre, SD; Deadwood's Historical Preservation Commission has been represented in the past for many years. For those interested in attending the conference Mr. Kuchenbecker asked each to complete and return the form to the Planning and Preservation office for all travel arrangements to be made.

Archaeology bill from Quality Services, Inc. regarding Recreation Center project

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Prior to the start of the discussion Ms. Floyd recused herself as she had been paid by Quality Services, Inc. for work on this project.

In July 2009 the City of Deadwood contracted with Quality Services, Inc. to conduct the required archaeological investigation during the construction of the new addition at the Deadwood Recreation Center. With an open ended contract the bills soon became a concern; the archaeological investigations were ended without a finalized recordation and report as well as obtain the over 225,000 artifacts still in possession of Quality Services, Inc. (The Staff Report is attached hereto on Exhibit A and incorporated herein by this reference.) *It was moved by Mr. Steinlicht and seconded by Mr. Williams to make a motion for a payment of \$50,000.00 from the 2013 Budget to Quality Services, Inc. with the request to negotiate on the remaining balance of the outstanding invoice in the amount of \$108,042.33. Aye – All. Motion carried.*

New Matters before the Deadwood Historic District Commission:

Case # 13067 – 606 Main Street – Bullock Properties

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace the membrane roof. In addition Mr. Kuchenbecker reported due to a leaking roof a Building Permit had been issued for repairs prior to the meeting of the Historic Preservation Commission. (The Staff Report is attached hereto on Exhibit B and incorporated herein by this reference.) *It was moved by Mr. Milos and seconded by Ms. Floyd, based upon the guidance found in DCO 17.68.050, 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# 13067, 606 Main Street as presented. Aye – All Motion carried.*

New Matters before the Deadwood Historic Preservation Commission:

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements

It was moved by Ms. Floyd and seconded by Mr. Johnson to approve the HP Revolving Loan Fund disbursement in the amount of \$4,304.75, based on information as presented by Mr. Kuchenbecker on behalf of Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services, not present at meeting. Aye - All. Motion carried.

Delinquency Report was reviewed and updates on projects were given. Overview of the Revolving Loan Fund was presented.

Retaining Wall Program/Disbursements:

No disbursements were addressed at this meeting.

Items from Citizens not on Agenda

Ms. Kathleen Amos presented to the Commission her concern on the adverse effect all the signage surrounding the courthouse building may have on the historical impression of Deadwood. Ms. Amos respectfully requested that the signage in front of the courthouse be re-evaluated in the hopes of having it removed. (The Staff Report is attached hereto on Exhibit C and incorporated herein by this reference.)

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

Mr. Kuchenbecker reported on the following items:

- The Depot's slate replacement is on schedule for completion by December 25, 2013

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- The City Commission approved the painting of the Adams House roof to begin in the spring 2014
- The first reading of the Supplemental Budget was held with the supplementing of the HP Revolving Loan Fund in the amount of \$210,000 reimbursed under the Forgivables; Capital Assets for \$651,515 to be used mainly for the City Hall Heating system and the Depot roof; \$130,000 for St Ambrose which will go into the Bonded Fund; leaving approximately \$770,000 of Unspent Cash
- A discussion has taken place with the City Attorney of possibly integrating new ordinances for unoccupied buildings as well as implementing Lock Boxes to help assist emergency personnel access to a building; these concerns came to light due to the cold snap and several water and sprinkler lines broke this past week
- There will be a Chamber Christmas party on December 13 and Cowboy Christmas on December 14
- The Wayfinding process has started; next meeting is scheduled for January 9, 2014
- Committee Meeting schedules were set for December through February
- Deadwood's Historic Preservation efforts has been receiving good press on active projects
- The Commission's next meeting will follow the City Commission Meeting on December 23, 2014

Other Business:

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of December 11, 2013 adjourned at 5:29 p.m.

ATTEST:

Willie Steinlicht

Chairman, Historic Preservation Commission

Kate Storhaug, Historic Preservation Office/ Recording Secretary