

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 11, 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. Headstone Grant Application – Cemetery Committee recommendation
 - b. Contract with Ketel Thorstenson, LLP to conduct Auditor's Report for 2013 on Revolving Loan Fund
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 13050 – 637 Main Street – Doors – Harley Kirwan
 - b. Case# 13051 – 614 Main Street – Awning – Dave Iverson
 - c. Case# 13052 – 555 Main Street – Reroofing – Tin Lizzie's
 - d. Case# 13053 – 637 Main Street – Painting – Harley Kirwan
 - e. Case# 13054 – 669 Main Street – Painting – Harley Kirwan
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 13049 – 33 Taylor Avenue – Roof – Ben Ortiz
 - b. Case# 13055 – 44 Dunlap – Windows – Connie Holt
 - c. Window Program Application – 44 Dunlap – Connie Holt
 - d. Case# 13056 – 370 Main Street – Move House – Mike Percevich
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, September 11, 2013

Present Historic Preservation Commission: Chairman Willie Steinlicht, Vice-Chair George Milos, Michael Johnson, Laura Floyd, Chuck Williams, 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, September 11, 2013 at 5:00 p.m. in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Mr. Steinlicht announced item 6(d) - Case# 13056 – 370 Main Street – Move House – Mike Percevich - has been pulled from the agenda.

Approval of August 28, 2013 HPC Minutes:

It was moved by Ms. Floyd and seconded by Mr. Williams to approve the Minutes of Wednesday, August 28, 2013. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Derosier and seconded by Mr. Milos to approve the HP Operating Account in the amount of \$14,840.44. Aye – All. Motion carried.

Bonded Account

No bonded expenses presented.

Old or General Business:

Headstone Grant Applications – Cemetery Committee recommendation

Mr. Kuchenbecker presented the headstone grant applications which were reviewed by the Cemetery Committee and received positive comments for approval for the following applications:

- #13001, Bremmer, Fredrick Gordon, DOD 12/20/1923
- #13002, Harper, Grace Louisa Coon, DOD 12/31/1943
- #13003, Hughs, Albert, DOD 03/05/1880

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- #13004, Marnette, Joseph, DOD 09/04/1942
- #13005, Farwell, Infant (Joey), DOD 05/13/1880

It was moved by Mr. Milos and seconded by Ms. Floyd to approve the headstone grant applications for #13001, #13002, #13003, #13004, and #13005 with fund coming from the HPC headstone line item. (The memo is attached hereto on Exhibit A and incorporated herein by this reference.)

Contract with Ketel Thorstenson, LLP to conduct Auditor's Report for 2013 on Revolving Loan Fund

Mr. Kuchenbecker presented an outline of agreed upon procedures engagement with Ketel Thorstenson, LLP to conduct an overall review of the Historic Preservation Commission's Revolving Loan Fund. To the knowledge of all present, this program has not had an official audit or review of the program. The review will be for the 2013 fiscal year with an anticipated cost of approximately \$3,400.00 plus associated expenses for mileage and meals. ***It was moved by Mr. Derosier and seconded by Mr. Namminga to recommend to the Deadwood City Commission to engage Ketel Thorstenson to conduct a review of the Revolving Loan Fund at a cost not to exceed \$3,400.00 plus associated expenditures with the funds coming from the HPC revolving loan fund proceeds. (The memo is attached hereto on Exhibit B and incorporated herein by this reference.)***

New Matters before the Deadwood Historic District Commission:

Case# 13050 – 637 Main Street – Doors – Harley Kirwan

Mr. Kuchenbecker said the applicant requests permission to replace the front double doors of the resource as submitted. (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, 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# 13050, 637 Main Street as presented. Aye – All with Mr. Milos abstaining. Motion carried. (Mr. Milos abstained from all discussions and voting regarding this matter.)***

Case# 13051 – 614 Main Street – Awning – Dave Iverson

Mr. Kuchenbecker said the applicant requests permission to replace the fabric awning on the storefront with a canvas striped awning 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. Milos, 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# 13051, 614 Main Street as presented. Aye – All. Motion carried***

Case# 13052 – 555 Main Street – Roofing – Tin Lizzy's

Mr. Kuchenbecker said the applicant requests permission to reroof the resource 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. Johnson, 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# 13052, 555 Main Street as presented. Aye – All. Motion carried***

Case# 13053 – 637 Main Street – Painting – Harley Kirwan

Mr. Kuchenbecker said the applicant requests permission to paint the resource with a purple and white color scheme as submitted. Mr. Kirwan was present to answer questions and concerns from the commissioners regarding the proposed color scheme. (The Staff Report is attached hereto on Exhibit F and incorporated herein by this reference.) ***It was moved by Ms. Floyd and seconded by Mr. Johnson, based upon the guidance found in DCO 17.68.050, that the exterior alteration proposed is incongruous with the historical, architectural, archaeological, or cultural aspects of the district and moved to deny a Certification of Appropriateness to Case# 13053, 637 Main Street as presented. Aye***

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– **All with Mr. Milos abstaining. Motion carried.** (Mr. Milos abstained from all discussions and voting regarding this matter.)

Case# 13054 – 669 Main Street – Painting – Harley Kirwan

Mr. Kuchenbecker said the applicant requests permission to paint the resource with a blue and white color scheme as submitted. Mr. Kirwan was present to answer questions and concerns from the commissioners regarding the proposed color scheme. (The Staff Report is attached hereto on Exhibit G 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 incongruous with the historical, architectural, archaeological, or cultural aspects of the district and moved to deny a Certification of Appropriateness to Case# 13053, 637 Main Street as presented. Aye – All with Mr. Milos abstaining. Motion carried.*** (Mr. Milos abstained from all discussions and voting regarding this matter.)

Chairman Steinlicht requested Commissioners Namminga and Williams along with Mr. Kuchenbecker work with the applicant Mr. Kirwan to determine if there could be a color scheme more suitable to the historic district.

New Matters before the Deadwood Historic Preservation Commission:

Case# 13049 – 33 Taylor Avenue – Reroofing – Ben Ortiz

Mr. Kuchenbecker reviewed the Staff Report for permission to remove the cyanide roofing material from the resource and replace with an asphalt shingled roof as submitted. Mr. Kuchenbecker explained in his opinion, the proposed work and changes does damage the historic resource because of the historical significance of the cyanide roofing material but would not have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Mr. Ortiz verbally told Mr. Kuchenbecker he would rather see the existing material stay; however, it is leaking and needs to be addressed. The Commission requested Mr. Kuchenbecker explore options to removing, repairing the roof and re-installing the original roofing material (cyanide lids). (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 to continue the application until September 25, 2013 and requested staff work with the contractor, design professional and the owner to explore options to re-using the cyanide roofing material. Aye – All. Motion carried.***

Case# 13055 – 44 Dunlap – Windows – Connie Holt

Mr. Kuchenbecker said the applicant requests permission to repair existing windows and potentially add new wooden storm windows to the resource as submitted. (The Staff Report is attached hereto on Exhibit I and incorporated herein by this reference.) ***It was moved by Ms. Floyd and seconded by Mr. Milos 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# 13055, 44 Dunlap, Connie Holt as submitted.***

Special Needs/Wood Windows – 44 Dunlap – Connie Holt

It was moved by Ms. Floyd and seconded by Mr. Milos to enter Connie Holt, 44 Dunlap, into the Special Needs Wood Windows Program as presented. Aye – All. Motion carried. (The Staff Report is attached hereto on Exhibit I and incorporated herein by this reference.)

Revolving Loan Fund/Retaining Wall Program Update

Revolving Loan Disbursement

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Ms. Joy McCracken presented the invoice report for the revolving loan disbursement. *It was moved by Mr. Milos and seconded by Mr. Derosier to approve the HP Revolving Loan Disbursement in the amount of \$46,020.81. Aye – All. Motion carried.*

Financial and Delinquency Report

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

Staff Report:

Staff reported on the following items:

- The Passport Project coordinated by this office, the Deadwood Chamber and Deadwood History, Inc. was a success for the 2013 season running from Memorial Day to Labor Day. It involved the following stops: Broken Boot; Mt. Moriah Cemetery; Days of 76 Museum; Historic Adams House; Adams Museum and the Information Center. The drawing was held for a free weekend in Deadwood at DMG and Donna Rougi, Baton Rouge, LA won the contest.
- The HPC Budget presentation to the SDSHS Board of Directors went well on September 6, 2013 with the Board unanimously approving the 2014 budget.
- Deadwood will be “Capital for a Day on Friday, September 13, 2013.
- The Travel Channel is filming two television shows in Deadwood in September - Mystery at the Museum and the Dead Files.
- Plans and specifications are nearing completion for the Recreation Center windows.
- Retaining walls are under construction at 15 Madison and 25/29 Terrace.
- Reminded the commission there is a Deadwood Revitalization Meeting on September 17, 2013 from 5:30 to 7:00 p.m. and encouraged everyone to attend.
- The Cemetery Committee met to review the headstone applications, St. Ambrose Cemetery - Phase IV plans and discuss the skeletal remains project from the discovery at 66 Taylor.
- The Board of Appeals and Examiners had its inaugural meeting on September 10, 2013 to adopt by-laws, elect officers and review the process of the seven property maintenance notices sent to date.
- The Planning and Preservation Office will be taking applications until September 20, 2013 for the Administrative Assistant position.

Other Business:

- Mr. Milos announced “The Big Eye in the Sky” would be in town shortly taking 360 degree photos of historic locations and business for the updated Chamber of Commerce and Visitor’s Center website.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of September 11, 2013 adjourned at 6:05 p.m.

ATTEST:

Willie Steinlicht

Chairman, Historic Preservation Commission

Kevin Kuchenbecker, Historic Preservation Officer/ Recording Secretary