

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, September 25, 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. PCJ2 Project – Deadwood History, Inc. – Mary Kopco
  - b. Forensic identification and cranial casting of skeletal remains – Cemetery Committee
  - c. Tootsie sign restoration project – Kevin Kuchenbecker
  - d. Deadwood Mountain Grand Plaza – Tim Conrad/Kevin Kuchenbecker
5. New Matters before the Deadwood Historic District Commission
  - a. Case #13057 – 651½ Main Street – Reroofing – Dick & Carol Cope
  - b. Case #13058 – 657 & 659 Main Street – Reroofing – Gary Keehn
  - c. Case #13060 – 124 Sherman Street – Exterior alterations – Excell Deadwood, LLC
6. New Matters before the Deadwood Historic Preservation Commission
  - a. Case #13059 – 67 Taylor Avenue – Windows – Rich Turbiville
  - b. Special Needs / Wood Window program – 67 Taylor Avenue – Rich Turbiville
  - c. Case# 13049 – 33 Taylor Avenue – Roof – Ben Ortiz (Continued from 9-11-2013)
7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
    - i. 50 Van Buren – Amy & Jean Gorzalka
  - 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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**CITY OF DEADWOOD**  
**HISTORIC PRESERVATION COMMISSION**

**Wednesday, September 25, 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.

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**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 25, 2013 at 5:00 p.m. in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

**Approval of September 11th, 2013 HPC Minutes:**

*It was moved by Ms. Floyd and seconded by Mr. Johnson to approve the Minutes of Wednesday, September 11, 2013. Aye – All. Motion carried.*

**Voucher Approval:**

Operating Account

*It was moved by Mr. Milos and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$36,849.85. Aye – All. Motion carried.*

Bonded Account

*It was moved by Mr. Milos and seconded by Mr. Namminga to approve the HP Bonded Account in the amount of \$663.85. Aye-All. Motioned carried.*

**Old or General Business:**

Restoration of the Tootsie sign

Mr. Kuchenbecker presented the costs associated with the restoration of the Historic Preservation Commission owned Tootsie sign at a cost of \$5,190.00 plus associated costs with the flasher and transformers if necessary. The contractor would be Conrad's Big "C" Signs which removed the Tootsie sign for evaluation. (Staff Memo is attached hereto on Exhibit A and incorporated herein by this reference.)

*It was moved by Ms. Floyd and seconded by Mr. Derosier to recommend to the City Commission to allow the restoration of the Tootsie sign in the amount \$5,190.00 plus associated costs by Conrad's Big "C" Signs. Aye- All. Motioned carried*

Forensic identification and cranial casting of skeletal remains at 66 Taylor Avenue

Discussion was held regarding the forensic identification and cranial casting of the second set of skeletal remains uncovered in 2012 at 66 Taylor Avenue. This project would provide additional information on the early unknown pioneer who died in Deadwood between 1876 and 1878. The cost of the project would be \$3,825.00 for forensic anthropologist Diane France to complete this portion of the project. The funding for the project would come from HP Archeology budget. The Cemetery Committee discussed the project at their meeting and also recommended approval. (Staff Memo is attached hereto on Exhibit B and incorporated herein by this reference.)

***It was moved by Mr. Milos and seconded by Mr. Johnson to recommend to the City Commission to approve the cranial casting of skeletal remains by Diane France in the amount \$3,825.00 from the HP Archaeology line item. Aye- All. Motion carried***

Deadwood Mountain Grand Plaza

Ms. Floyd disclosed that TDG Communications has been involved with the project. The commission did not see a conflict at this time for the discussion of this matter. Mr. Kuchenbecker presented the request from Tim Conrad to fund the proposed mining interpretation plaza at Deadwood Mountain Grand. The estimated cost to implement the plaza is around \$27,000. Mr. Kuchenbecker stated the DMG was issued \$10,5433.20 back from the City for the installation of the original compressor which was deemed too expensive to reinstall as part of a interpretation plan. The Commission raised concerns with the proposed design relating to curb and gutter, sidewalk, handicap accessibility ramps to the sidewalk and the original plan which had more of a plaza, seating, steps and access to the grizzly. The Commission directed staff to work with the landscape architect to address more of the original concept and then work with DMG to determine cost shares based on the funding already to be used by DMG for interpretation for the mitigation of the original project. (Staff Memo is attached hereto on Exhibit C and incorporated herein by this reference.)

***It was moved by Mr. Milos and seconded by Mr. Derosier to work with the landscape firm to address the issues raised regarding the design and to further explore a financial partnership with Tim Conrad and the Deadwood Mountain Grand. Aye - All. Motion carried***

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

Case# 13057 – 651 ½ Main Street – Re-Roof– Dick and Carol Cope

Mr. Kuchenbecker said the applicant requests permission to re-roof the resource as submitted and reviewed the staff report. (The Staff Report is attached hereto on Exhibit D and incorporated herein by this reference.) ***It was moved by Mr. Derosier 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# 13057, 651 ½ Main Street as presented. Aye – All Motion carried.***

Case# 13058 – 657 and 659 Main Street – Re-Roofing – Gary Keehn

Mr. Kuchenbecker said the applicant requests permission to re-roof the two resources as submitted and reviewed the staff report. (The Staff Report is attached hereto on Exhibit E and incorporated herein by this reference.) ***It was moved by Ms. Floyd 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# 13058, 657 and 659 Main Street Aye – All. Motion carried***

Case# 13060 – 124 Sherman Street—Exterior alteration-- Excell Deadwood. LLC

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Mr. Kuchenbecker said the applicant requests permission to make exterior alterations as submitted and reviewed the staff report. (The Staff Report is attached hereto on Exhibit F 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# 13060, 124 Sherman Street. Aye – All. Motion carried***

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

#### **Case# 13059 – 67 Taylor Avenue – Windows – Rich Turbiville**

Mr. Kuchenbecker reviewed the Staff Report for permission to install new wood storm windows as submitted. As proposed the work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. (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 to grant a project approval, to case # 13059, 67 Taylor Avenue. Aye – All with the exception of Mr. Milos abstaining. Motion carried.***

The applicant also applied for the Special Needs-Wood Window Program and staff recommended acceptance into this program. (The application is attached hereto on Exhibit H and incorporated herein by this reference.) ***It was moved by Ms. Floyd and seconded by Mr. Johnson, to accept 67 Taylor, Rich Turbiville, into Special Needs-Wood Window Program. Aye-All with the exception of Mr. Milos abstaining. Motioned carried.***

#### **Case# 13049 – 33 Taylor – Roof – Ben Ortiz (continued from 9-11-2013)**

Mr. Kuchenbecker provided recommendations received from Dave Stafford Architecture for repairs and reinstallation of cyanide lid roof at 33 Taylor. The commission directed staff to work with the City Attorney to prepare a 25 year warranty and to provide financial assistance up to an additional \$15,000.00 to rehabilitate the roof using the cyanide lids per the architectural and staff recommendations. (The recommendations are attached hereto on Exhibit I and incorporated herein by this reference.) ***It was moved by Mr. Derosier and seconded by Ms. Floyd to off Mr. Ortiz with the 25 year warranty and up to but not to exceed \$25,000.00 in financial assistance above the original cost to replace the roof with asphalt shingles at 33 Taylor Avenue. Aye- All. Motion carried***

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

#### **Retaining Wall Application – 50 Van Buren – Amy and Jean Gorzalka**

Mr. Kuchenbecker reviewed the retaining wall application for 50 Van Buren. Staff recommended acceptance into the program because the wall meets all criteria for the program. (The statement of eligibility is attached hereto on Exhibit J and incorporated herein by this reference.) ***It was moved by Mr. Milos and seconded by Mr. Derosier to grant eligibility for Retaining Wall Program for residence at 50 Van Buren. Aye – All. Motion carried.***

#### **Revolving Loan Disbursement**

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 \$7,288.46. Aye – All. Motion carried.***

#### **Retaining Wall Grant Disbursement**

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Ms. Joy McCracken presented the invoice report for the retaining wall disbursement. *It was moved by Ms. Floyd and seconded by Mr. Milos to approve the HP Retaining Wall Grant Disbursement in the amount of \$12,790.00. Aye – All. Motion carried.*

Financial and Delinquency Report

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

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

Mr. Kuchenbecker reported on several items the Historic Preservation Office has been working on over the past couple weeks.

**Other Business:**

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting of September 25, 2013 adjourned at 6:05 p.m.

ATTEST:

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Willie Steinlicht

Chairman, Historic Preservation Commission

*Kevin Kuchenbecker, Historic Preservation Officer/ Recording Secretary*