

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 27, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. February 13, 2019 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Applications – **Exhibit A**
 - i. James and Christine Mikla – 30 Adams – Foundation Program
 - ii. Jody Ritz – 18 Pleasant – Foundation Program
 - c. HP Grant Extensions – **Exhibit B**
 - i. Dave Akrop – 98 Charles – Elderly Resident Program
 - ii. Melody Lopez – 67 Stewart – Foundation/Siding/Windows & Doors Programs
 - iii. Brad Peterson/Shirlene Joseph – 766 Main – Foundation Program
 - iv. Amy Gorzalka – 50 Van Buren – Windows & Doors Program
 - v. Michael Johnson – 8 Van Buren – Windows & Doors/Siding/Foundation Programs
 - vi. Glenn Fasnacht – 74 Van Buren – Siding/Windows & Doors Programs
 - vii. Margaret Sulentic – 23 Van Buren – Windows & Doors Program
 - viii. David Zurey – 23 McKinley – Elderly Resident Program
 - ix. Kathleen Lane – 53 Forest – Siding/Elderly/Foundation/Windows & Doors Programs
 - x. Jo Roebuck-Pearson – 36 Lincoln – Windows & Doors Program
 - xi. Kracht Family Trust – 4 Lincoln – Siding/Windows & Doors/Elderly Programs
 - xii. Tyson Almonza – 62 Taylor – Siding/Windows & Doors Programs
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan – Loan Requests – **Exhibit C**
 - i. David Herdt – 97 Forest – RLF Preservation Loan Request
 - ii. Dennis Bammer – 10 Van Buren – Request to Forgive
 - iii. Lance Bobolz – 84 Van Buren – Loan Extension Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Presentation and Update on GIS online programs and applications
 - c. Historic Publication Fund – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190021 – James and Christine Mikla – 30 Adams – Foundation Repairs – **Exhibit E**
 - b. PA 190022 – NHS of the Black Hills – 158 Williams – Siding/Porch/Steps/Rail Repairs – **Exhibit F**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items 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

Adjournment -- **All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3^d Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, February 27, 2019

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse and Robin Carmody

Absent: Dale Berg and Tom Blair

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Bonny Anfinson, Program Coordinator and Meghan Wittmis, Administrative Assistant

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, February 27, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

February 13, 2019 Regular Meeting

It was moved by Ms. Carmody and seconded by Ms. Posey to approve the HPC minutes of Wednesday, February 13, 2019. Aye – All. Motion Carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$15,022.52. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Ms. Ochse to approve HP Grant Fund disbursements in the amount of \$9,719.47 based on information as presented. Aye - All. Motion carried.

HP Grant Applications – Exhibit A

- i. James and Christine Mikla – 30 Adams – Foundation Program
- ii. Jody Ritz – 18 Pleasant – Foundation Program

It was moved by Mr. Toews and seconded by Ms. Posey to enter James and Christine Mikla, 30 Adams, into the Foundation Program and Jody Ritz, 18 Pleasant, into the Foundation Program. Aye – All. Motion carried.

HP Grant Extensions – Exhibit B

- i. Dave Akrop – 98 Charles – Elderly Resident Program
- ii. Melody Lopez – 67 Stewart – Foundation/Siding/Windows & Doors Programs
- iii. Brad Peterson/Shirlene Joseph – 766 Main – Foundation Program
- iv. Amy Gorzalka – 50 Van Buren – Windows & Doors Program
- v. Michael Johnson – 8 Van Buren – Windows & Doors/Siding/Foundation Programs
- vi. Glenn Fasnacht – 74 Van Buren – Siding/Windows & Doors Programs
- vii. Margaret Sulentic – 23 Van Buren – Windows & Doors Program
- viii. David Zurey – 23 McKinley – Elderly Resident Program
- ix. Kathleen Lane – 53 Forest – Siding/Elderly/Foundation/Windows & Doors Programs
- x. Jo Roebuck-Pearson – 36 Lincoln – Windows & Doors Program
- xi. Kracht Family Trust – 4 Lincoln – Siding/Windows & Doors/Elderly Programs
- xii. Tyson Almonza – 62 Taylor – Siding/Windows & Doors Programs

It was moved by Mr. Toews and seconded by Ms. Posey to approve the grant extensions as submitted. Mike Johnson abstained from the vote. Aye – All. Motion carried.

Revolving Loan Program Voucher Approval

It was moved by Mr. Toews and seconded by Ms. Posey to approve the Revolving Loan Program Vouchers in the amount of \$1,511.10 based on information as presented. Aye – All. Motion carried.

Revolving Loan Program – Exhibit C

- i. David Herdt – 97 Forest – RLF Preservation Loan Request
- ii. Dennis Bammer – 10 Van Buren – Request to Forgive
- iii. Lance Bobolz – 84 Van Buren – Loan Extension Request

It was moved by Ms. Ochse and seconded by Ms. Posey to approve the loan RLF Loan Request for David Herdt, 97 Forest; Request to Forgive for Dennis Bammer, 10 Van Buren; Loan Extension Request for Lance Bobolz, 84 Van Buren. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker stated the Design Committee will have an item for the next agenda to have historic photos in the windows of vacant buildings until they are occupied. They will be partnering with Deadwood History. The Economic Restructuring Committee is working on bringing retailers into Deadwood. They are working on an ordinance to not allow first floor housing on Main Street. They will be presenting their request to Planning and Zoning. On Outlaw Square they are looking at using synthetic ice. It would be a tremendous cost savings on operations. The public gathering space can also be set up to allow 40 vendors for events such as an arts festival. Mr. Toews asked if the synthetic ice would be covered for special events. Mr. Kuchenbecker stated in the summer it would be covered with artificial turf. In two weeks we are anticipating to have the cost estimate based on design development drawings. We will be finishing the second and third excavations of the wall. Two large cast iron pieces have been discovered in the fill which appear to be the front of the vault at the original City Hall. The Promotion Committee is working on a progressive dinner.

Presentation and Update on GIS online programs and applications

Mr. Kuchenbecker stated they have partnered with Parking and Transportation on the GIS portal which we are getting ready to go public. This allows anyone to preview trolley tracker, receive information on historic structures and grant programs. We are still testing the site to work out any glitches or changes necessary to utilize the information.

Historic Publication Fund – Exhibit D

Mr. Kuchenbecker reviewed the proposed Historic Publication Fund. Recommended comments and suggestions were discussed. HP Commission directed staff to make suggested changes and present at the next meeting. ***It was moved by Mr. Toews and seconded by Ms. Ochse to continue the Historic Publication Fund to the next meeting. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

New Matters before the Deadwood Historic Preservation Commission

PA 190021 – James and Christine Mikla – 30 Adams – Foundation Repairs – Exhibit E

Mr. Kuchenbecker stated this is a non-contributing structure located in the Ingleside Planning Unit circa 1903. It has lost its integrity because of its windows and siding. The applicant is requesting permission to expose the sill plate and repair the foundation as needed, break out concrete steps up against existing siding and sill plate, and correct drainage creating positive drainage away from the foundation and sill. Staff has met with the applicants on site and will coordinate with them during the project to ensure the project meets the guidelines. The proposed 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. ***It was moved by Ms. Ochse and seconded by Mr. Toews based upon all the evidence presented, I find that this 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 move to grant a project approval for foundation repairs at 30 Adams. Aye – All. Motion carried.***

PA 19022 – NHS of the Black Hills – 158 Williams – Siding/Porch/Steps/Rail Repairs – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Park Planning Unit in the City of Deadwood. The applicant is requesting permission to replace damaged and non-matching, porches, steps and rails. Materials for replacement would be same type of wood or comparable milled to look alike. Prime and paint siding and stain porches and steps. The proposed 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. ***It was moved by Ms. Posey and seconded by Ms. Ochse based upon all the evidence presented, I find that this 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 move to grant a project approval for work at 158 Williams. Aye – All. Motion carried.***

Items from Citizens not on Agenda

Todd and Jill Weber are renting the slag pile to relocate their horse rescue operation to Deadwood from Las Vegas, Nevada. They have sold their ranch in Nevada and will be moving animals to this location. They will be presenting a project approval for the next meeting for the construction of the barns.

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

Mr. Kuchenbecker stated the State History Conference is coming up in April and if anyone wishes to attend to let Bonny or Meghan know. Before the next HP Commission meeting there will be a tour of the Adams Museum at 4:00 p.m. They are working on the final bonding numbers to present to City Commission.

Committee Reports:

Other Business:

The Historic Preservation Commission Meeting adjourned at 6:03 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Bonny Anfinson, Historic Preservation Office/Recording Secretary