

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 23, 2017 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

---

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
  - a. August 9, 2017 Regular Meeting
  - b. August 11, 2017 Special Meeting
3. Voucher Approval
4. Old or General Business
  - a. Outside of Deadwood Grant Extension Request – City of Lead – Mike Stahl – **Exhibit A**
  - b. Main Street Initiative update
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H17059 – Gordon Mack – 143 Charles – Raze Garage – **Exhibit B**
  - b. PA H17060 – Gordon Mack – 143 Charles – Install Storm Windows **Exhibit C**
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – **Exhibit D**
    - i. Gordon Mack – 143 Charles – Wood Windows and Doors Program
    - ii. Gary Cure – 5 Harrison – Retaining Wall Program
  - b. Revolving Loan Program – **Exhibit E**
    - i. James Gregory/Robin Gorder – 3 Rodenhaus – Request for Subordination
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
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, August 23, 2017**

**Present Historic Preservation Commission:** Thomas Blair, Michael Johnson, Lynn Namminga, Ann Ochse, Dale Berg and Beverly Posey.

**Absent:** Lyman Toews

**Present City Commission:** Dave Ruth

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services and Bonny Anfinson, Recording Secretary, were present.

**All motions passed unanimously unless otherwise stated.**

A quorum present, Chair Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 23, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of HPC Minutes:**

August 9, 2017 Regular Meeting

*It was moved by Ms. Ochse and seconded by Mr. Blair to approve the HPC minutes of Wednesday, August 9, 2017.*

August 11, 2017 Special Meeting

*It was moved by Ms. Posey and seconded by Mr. Berg to approve the HPC minutes of Friday, August 11, 2017 Special Meeting.*

**Voucher Approval:**

*It was moved by Mr. Namminga and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$56,510.79. Aye – All. Motion carried.*

**Old or General Business:**

**Outside of Deadwood Grant Extension Request – City of Lead – Mike Stahl – Exhibit A**

Mr. Kuchenbecker stated the City of Lead is requesting an extension of the Outside of Deadwood Grant they have for replacing the water trestle sign near the intersection of Hwy 85 and Hwy 385. This is their second extension request as they received one in January of 2017. A contractor has been hired for the installation of the new artwork and lighting. *It was moved by Mr. Blair and seconded by Ms. Posey to grant a three month extension of the Outside of Deadwood Grant for the water trestle sign. Aye – All. Motion carried.*

**Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit**

Mr. Kuchenbecker updated the commission Main Street Initiative Committees:

- The Negotiation Committee has prepared notes from the Century Link meeting and a copy was sent to the HP Commission;
- The Promotion Committee has been working on the Little Black Dress event and the Wild Bill run;
- Design Committee is finalizing the pole banners. They are also looking at marking buildings on main street educating the public about the buildings history;
- Brian Rex, S.D.S.U. School of Architecture, is planning to have the third year students do the Deadwood project in September. They will be doing digital survey's on upper floors. The cost is \$1,400 and the lodging has been donated;
- Sales Tax Revenue statistics are above average.

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

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

PA H17059 – Gordon Mack – 143 Charles Street – Raze Garage – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval to raze the garage at 143 Charles Street and construct a larger garage in the same location. The proposed work and changes does damage and destroy a historic resource as well as have an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts and the Deadwood National Landmark District. Ted Spencer with SHPO sent his comments via e-mail. Mr. Kuchenbecker presented a copy to the HP Commission. *It was moved by Ms. Posey and seconded by Mr. Blair based upon all the evidence presented, this project does encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. Aye – All. Motion carried.*

*It was moved by Ms. Posey and seconded by Ms. Ochse based upon the guidance in the U.S. Department of the interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, the HP Commission finds the project is adverse to Deadwood and move to deny the project as presented. Aye – All. Motion carried.*

PA H17060 – Gordon Mack – 143 Charles – Install Storm Windows - Exhibit C

Mr. Kuchenbeckerr stated the applicant is requesting permission to replace nine storm windows on the structure. The proposed work and changes does 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 Historic Districts or the Deadwood National Historic Landmark District. *It was moved by Ms. Ochse and seconded by Mr. Berg based upon all the evidence presented, the HP Commission finds 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. Aye – All. Motion carried.*

**Revolving Loan Fund and Historic Preservation Programs:**

HP Program Applications – Exhibit D

Gordon Mack – 143 Charles – Wood Windows and Doors

Gary Cure – 5 Harrison – Retaining Wall Program

*It was moved by Mr. Blair and seconded by Ms. Posey to approve the HP Program applications as presented. Aye – All. Motion carried.*

**Revolving Loan Program/Disbursements**

Revolving Loan Program – Exhibit E

James Gregory/Robin Gorder – 3 Rodenhaus – Request for Subordination

*It was moved by Mr. Blair and seconded by Ms. Posey to approve the request for subordination not to exceed \$40,000.00. Aye – All. Motion carried.*

Revolving Loan Program Disbursements

*It was moved by Ms. Posey and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$37,818.69, based on information as presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.*

*It was moved by Mr. Blair and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$1,656.30, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.*

The delinquency report was presented by Mr. Walker.

**Items from Citizens not on Agenda**

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

**Committee Reports:**

No additional information provided.

**Adjournment:**

The Historic Preservation Commission Meeting adjourned at 5:24 p.m.

ATTEST:

---

Chairman, Historic Preservation Commission

Bonny Anfinson, Historic Preservation Office/Recording Secretary