

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 9, 2017 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes – July 26, 2017
3. Voucher Approval
4. Old or General Business
  - a. Main Street Initiative update
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H17058 – James & Linda Grothe – 25 Lincoln – Windows/Retaining Wall/Hand Rail – **Exhibit A**
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – **Exhibit B**
    - i. Sylvia Trentz – 57 Lincoln Avenue – Foundation Program
    - ii. Sylvia Trentz – 57 Lincoln Avenue – Retaining Wall Program
    - iii. Jim & Linda Grothe – 25 Lincoln – Retaining Wall Program
    - iv. Michael Johnson – 8 Van Buren – Foundation Program
    - v. Michael Johnson – 8 Van Buren – Wood Windows and Doors Program
    - vi. Michael Johnson – 8 Van Buren – Siding Program
    - vii. Michael Johnson – 8 Van Buren – Elderly Resident
  - b. HP Program Extensions – **Exhibit C**
    - i. Lynn & George Milos – 872 Main – Wood Windows and Doors
    - ii. Destiny & Brady Maynard – 4 Harrison – Wood Windows and Doors
    - iii. Robert & Mary Sjomeling -- 416 Williams – Elderly Resident Program
    - iv. Ken Motzko – 51 Pleasant – Wood Windows and Doors
    - v. Bonnie Fosso – 170 Pleasant – Wood Windows and Doors Program
    - vi. Bonnie Fosso – 170 Pleasant – Siding Program
  - c. Revolving Loan Program – **Exhibit D**
    - i. Nugget Saloon – 604 & 606 Main – Loan Extension Request
    - ii. David Folger – 15 Denver – Loan Extension Request
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 9, 2017**

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

**Absent:** Dale Berg

**Present City Commission:** Chuck Turbiville was present.

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Crystal Murray, 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 9, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of July 26, 2017 HPC Minutes:**

*It was moved by Mr. Blair and seconded by Ms. Ochse to approve the HPC minutes of Wednesday, July 26, 2017.*

**Voucher Approval:**

*It was moved by Mr. Toews and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$29,861.69. Aye – All. Motion carried.*

**Old or General Business:**

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

Mr. Kuchenbecker updated the commission Main Street Initiative Committees:

- The Promotion Committee has been working on the Little Black Dress event;
- Design Committee is finalizing the pole banners and will order in the next few weeks;
- The City of Lead is working on completing the trestle sign project;
- The Negotiation Committee will be having their first face to face meeting with Century Link next week;
- Brian Rex, S.D.S.U. School of Architecture, is planning to have the third year students do the Deadwood project;
- Discussions have taken place on creating a Brothel Museum. A business plan is being put together.

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

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

PA H17058 – James & Linda Grothe – 25 Lincoln – Windows/Retaining Wall/Hand Rail – Exhibit A

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 25 Lincoln a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the rotten basement windows with vinyl single hung; tuck and point 30' retaining wall using existing rock; install 1 ¼ galvanized pipe hand rail at porch steps. *It was moved by Ms. Posey and seconded by Ms. Ochse based upon all the evidence presented, 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 B

Sylvia Trentz – 57 Lincoln Avenue – Foundation Program

Sylvia Trentz – 57 Lincoln Avenue – Retaining Wall Program

Jim & Linda Grothe – 25 Lincoln – Retaining Wall Program

Michael Johnson – 8 Van Buren – Foundation Program

Michael Johnson – 8 Van Buren – Wood Windows and Doors Program

Michael Johnson – 8 Van Buren – Siding Program

Michael Johnson – 8 Van Buren – Elderly Resident

*Chair Johnson recused himself from the meeting. Mr. Blair conducted the meeting.*

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

***Mr. Johnson returned to the meeting.***

**HP Program Extensions – Exhibit C**

Lynn & George Milos – 872 Main – Wood Windows and Doors  
Destiny & Brady Maynard – 4 Harrison – Wood Windows and Doors  
Robert & Mary Sjomeling -- 416 Williams – Elderly Resident Program  
Ken Motzko – 51 Pleasant – Wood Windows and Doors  
Bonnie Fosso – 170 Pleasant – Wood Windows and Doors Program  
Bonnie Fosso – 170 Pleasant – Siding Program

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

**Revolving Loan Program/Disbursements**

**Revolving Loan Program – Exhibit D**

Nugget Saloon – 604 & 606 Main – Loan Extension Request  
David Folger – 15 Denver – Loan Extension Request

***These items were voted on separately.***

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the loan extension request for Nugget Saloon , 604 and 606 Main, as presented. Aye – All. Motion carried.***

***It was moved by Mr. Toews and seconded by Ms. Ochse to deny the request for extension by David Folger, 15 Denver, as presented. Aye – All. Motion carried.***

**Revolving Loan Program Disbursements**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$99,210.53, based on information as presented by Ms. Murray of NeighborWorks-Dakota Home Services. Mr. Johnson abstained. Mr. Blair poled the commission. Aye - All. Motion carried.***

***It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursements in the amount of \$7,162.39, based on information presented by Ms. Murray of NeighborWorks-Dakota Home Services. Mr. Johnson abstained. Mr. Blair poled the commission. Aye - All. Motion carried.***

The delinquency report was presented by Ms. Murray.

**Items from Citizens not on Agenda**

Ellie Sandidge was present and stated the city needs to make a decision on the project approval so this can be over and done with. Mr. Kuchenbecker stated the oral history has been completed with Ms. Sandidge and plans are to have a laser scanning done of the property at no cost by Quality Services. A special meeting can be called to discuss the project approval. Mr. Toews directed staff to put together a special meeting on Friday, 12:00 noon, to discuss the project approval.

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

Mr. Kuchenbecker reported on the following items:

- Mr. Kuchenbecker stated he does not have good cell service where he is building his house. If there is an issue that needs addressed, such as the above, staff has been given direction to drive out to Kevin's house and get him if he is not available.

**Committee Reports:**

No additional information provided.

**Adjournment:**

The Historic Preservation Commission Meeting adjourned at 6:01 p.m.

ATTEST:

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