

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, July 26, 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 12, 2017
3. Voucher Approval
4. Old or General Business
  - a. 2018 Historic Preservation Budget Approval – Kevin Kuchenbecker **Exhibit A**
  - b. First Baptist Church Not-For-Profit Grant Request – **Exhibit B**
  - c. Lead/Deadwood Trestle Sign Installation – **Exhibit C**
  - d. Main Street Initiative update
5. New Matters before the Deadwood Historic District Commission
  - a. COA H17056 – Shirlene Joseph – 771 Main – Replace rear doors/Foundation – **Exhibit D**
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H17055 – Hills Partnership/NHS – 158 Williams – Foundation – **Exhibit E**
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – **Exhibit F**
    - i. Dave Akrop – 98 Charles – Elderly Resident Program
    - ii. Shirlene Joseph – 771 Main – Windows and Doors Program
    - iii. Shirlene Joseph – 771 Main – Foundation Program
  - b. Revolving Loan Program – **Exhibit G**
    - i. Kris Fenton – 27 Lincoln – Retaining Wall Loan Request
    - ii. Kris Fenton – 27 Lincoln – Request to forgive Windows Loan
    - iii. Rich Turbiville – 67 Taylor – Request to forgive Loan
    - iv. Amy Gorzalka – 50 Van Buren – Retaining Wall 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, July 26, 2017**

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

**Absent:** Dale Berg

**Present City Commission:** Dave Ruth was present.

**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, July 26, 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 12, 2017 HPC Minutes:**

*It was moved by Mr. Blair and seconded by Mr. Namminga to approve the HPC minutes of Wednesday, July 12, 2017.*

**Voucher Approval:**

*It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$293,015.46. Aye – All. Motion carried.*

**Old or General Business:**

**2018 Historic Preservation Budget Approval – Kevin Kuchenbecker – Exhibit A**

Mr. Kuchenbecker presented the proposed budget for 2018 to the Historic Preservation Commission. This budget includes the changes made by the HP Commission during their budget meeting. Mr. Toews asked if SHPO had accepted the budget changes. Mr. Kuchenbecker stated there has been e-mail contact with them regarding the agreement increase issue. *It was moved by Mr. Blair and seconded by Mr. Namminga to approve the 2018 Historic Preservation Commission Budget. Aye – All. Motion carried.*

**First Baptist Church Not-For-Profit Grant – Exhibit B**

Mr. Kuchenbecker stated the First Baptist Church in Deadwood is requesting a Not-For-Profit Grant to repair six stained glass windows. The Projects Committee reviewed the request and conducted a site visit and recommend approval of the request. Mr. Kuchenbecker stated if approved this will be the maximum allowed in a five year period. *It was moved by Mr. Toews and seconded by Mr. Blair to approve the request from First Baptist Church Not-For-Profit grant request to restore six stain glass windows in the amount of \$12,780.00. Aye – All. Motion carried.*

**Lead/Deadwood Trestle Sign Installation – Exhibit C**

Mr. Kuchenbecker stated the historic trestle at the intersection of US Highways 85 and 385 has had the footings of the structure stabilized and minor structural deficiencies repaired by the City of Lead through an Outside of Deadwood Grant. With the completion of stabilization, the rehabilitation of the sign within the trestle structure can now be completed. The Cities of Lead and Deadwood have agreed to share the cost in the amount of \$16,913.50 per city. *It was moved by Ms. Posey and seconded by Ms. Oshse to recommend to the City Commission to pay for half of the costs of production and installation of two dibond aluminum sign panels not to exceed \$20,000. Aye – All. Motion carried.*

**Main Street Initiative Update – No Exhibit**

Mr. Kuchenbecker updated the commission Main Street Initiative Committees:

- Design Committee has been working on finalizing the design of the pole banners;
- Economic Restructuring Committee met with Brian Rex, S.D.S.U. School of Architecture and toured several structures on Main Street. They are interested in utilizing third year students. Mr. Rex will be putting together a proposal to present to the committee;
- Promotions Committee is working on a Little Black Dress fundraising event, Craft Beer Fest and a Progressive Dinner;
- The Negotiating Committee will be conducting their first face to face meeting with Century Link on August 15;

- The Main Street Initiative Organization Committee met today and discussed Deadwood as a base camp and creating map for the public.
- Sales tax revenues are up but gaming revenues are down;
- Deadwood was ranked number eight as most expensive room rates in the Midwest.

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

COA H17056 – Shirlene Joseph – 771 Main Street – Replace rear doors/Foundation Repairs – Exhibit D

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 771 Main Street a non-contributing structure located in the Deadwood City Planning Unit. The applicant is requesting permission to replace the doors in the rear of the structure and repair the foundation around the front stairway. In the original survey this structure is listed as non-contributing because of the year it was built. However in the 2008 survey it has been listed as contributing. ***It was moved by Mr. Namminga and seconded by Ms. Posey based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye – All. Motion carried.***

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

PA H17055 – Hills Partnership/NHS – 158 Williams -- Foundation – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 158 Williams Street a contributing structure located in the Highland Park Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the foundation and replace/repair storm windows. ***It was moved by Ms. Ochse and seconded by Ms. Posey 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 F

Dave Akrop – 98 Charles – Elderly Resident Program

Shirlene Joseph – 771 Main – Windows and Doors Program

Shirlene Joseph – 771 Main – Foundation Program

***It was moved by Mr. Namminga 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 G

Kris Fenton – 27 Lincoln – Retaining Wall Loan Request

Kris Fenton – 27 Lincoln – Request to forgive Windows Loan

Rich Turbiville – 67 Taylor – Request to forgive Loan

Amy Gorzalka – 50 Van Buren – Retaining Wall Loan Extension Request

***It was moved by Mr. Toews and seconded by Mr. Blair to approve the Revolving Loan Program Application, as presented. Aye – All. Motion carried.***

#### **Revolving Loan Program Disbursements**

***It was moved by Ms. Posey and seconded by Mr. Toews to approve HP Grant Fund disbursements in the amount of \$53,791.56, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Ms. Ochse abstained. Aye - All. Motion carried.***

***It was moved by Mr. Toews and seconded by Ms. Ochse to approve HP Revolving Loan Fund disbursements in the amount of \$4,848.23, based on information presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Johnson abstained. Mr. Blair poled the commission. 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.)*

Mr. Kuchenbecker reported on the following items:

- The City has received permission from the courts to inspect the vacant house owned by Kenneth Ortiz at 824 Main Street. Mr. Kuchenbecker will be working on the report to determine the house's condition and provide for proper review according to the ordinances;
- Mr. Kuchenbecker is now doing the grant inspections as the Deputy Building Inspector;
- The Administrative Assistant position is being advertised in house then open to the public. We will be creating a Program Coordinator position to manage the grant programs with Bonny Anfinson taking this position;
- Work is progressing on 48 Taylor and 26 Burnham Residential Rehabilitation Programs;
- The retaining wall project at 53 Taylor is moving along with concrete poured this week;
- The bid opening for the 53 Lincoln retaining wall is set for August 4;
- A Chinese lock has been identified within the Recreation Center Archeological collection;
- The first performance of the Days of 76 Rodeo starts tonight. There are 800 plus participants registered this year. Native American Dancers will be performing at 6:00 p.m. Friday and Saturday at the football fields.

**Committee Reports:**

No additional information provided.

**Adjournment:**

The Historic Preservation Commission Meeting adjourned at 5.36 p.m.

ATTEST:

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