

REVISED 6/26/17

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

City Hall, 108 Sherman Street, Deadwood, South Dakota

**Wednesday, June 14 2017 ~ 4:30 p.m.**

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3) (No action to be taken)

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**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, June 14 2017 ~ 5:00 p.m.**

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1. Call meeting to Order
  - a. Election of Officers – Chair, Vice Chair and Second Vice Chair
  - b. Committee Assignments – **Exhibit A**
2. Approval of HPC Meeting Minutes – May 24, 2017
3. Voucher Approval
4. Demolition by Neglect Hearing – 18 Adams – James Gibbons– **Exhibit B**
5. Old or General Business
  - a. Deadwood Chamber of Commerce Update – Lee Harstad - **No Exhibit**
  - b. Main Street Initiative Update and Committee Reports – Kevin Kuchenbecker - **No Exhibit**
  - c. Foundant Technologies Grant Software Purchase – Kevin Kuchenbecker/Bonny Anfinson – **Exhibit C**
6. New Matters before the Deadwood Historic District Commission
  - a. COA H17032 – Annie Tice – 671 Main Street – Replace Awning – **Exhibit D**
  - b. COA H17037 – NHAC First Step – 753 Main – Replace Windows – **Exhibit E**
  - c. COA H17038 – Sandy McCallum – 675 Main – Reroof Awning – **Exhibit F**
  - d. COA H17039 – Blue Sky Gaming/Tin Lizzie – 555 Main – Replace Neon with LED – **Exhibit G**
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H17033 – Margaret Sulentic – 23 Van Buren – Foundation Repairs – **Exhibit H**
  - b. PA H17034 – Josh Keehn/Gilmore Apartments – 442 Williams – Siding Repairs – **Exhibit I**
  - c. PA H17035 – Michael Johnson – 8 Van Buren – Exterior Repairs – **Exhibit J**
  - d. PA H17036 – Marlin Maynard – 875 Main – Replace Roof – **Exhibit K**
  - e. PA H17040 – Kurt & Dawn Blalas – 24 Raymond – Reroof, Siding, Foundation, Porch – **Exhibit L**
  - f. PA H17041 – Ellie Sandidge – 21 Taylor – Raze shed – **Exhibit M**
  - g. PA H17042 – Floyd Dahl – 41 Forest – Replace windows – **Exhibit N**
8. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – **Exhibit O**
    - i. Ron Russo – 31 Charles – Wood Windows & Doors
  - b. HP Program Grant Extensions – **Exhibit P**
    - i. Toby & Pat Edstrom ..... 867 Main ..... Elderly Resident Program
    - ii. James Pontius..... 118 Charles ..... Siding & Wood Windows & Doors Program
    - iii. Dustin & Laura Floyd ..... 21 Lincoln ..... Wood Windows & Doors Program
    - iv. Mathew Pike ..... 35 Lincoln ..... Wood Windows & Doors Program
    - v. Roger & Ann Ochse ..... 35 Madison ..... Wood Windows & Doors Program
    - vi. Kracht Family Trust ..... 4 Lincoln ..... Wood Windows & Doors Program
  - c. Revolving Loan Program – **Exhibit Q**
    - i. John & Sharon Martinisko- 53 Taylor – Two Retaining Wall Loan Requests
    - ii. Haverberg Family Limited Partnership – 1,3,5 Burnham – Commercial Loan
9. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
10. Staff Report (*Items considered but no action will be taken at this time.*)
11. Committee Reports (*Items will be considered but no action will be taken at this time.*)
12. Other Business
13. 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, June 14 2017 ~ 4:30 p.m.**

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

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

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Quentin Riggins, City Attorney, Trent Mohr City Building Inspector

The Deadwood Historic Preservation Commission met in executive session on Wednesday, June 14, 2017, 4:30 p.m. in the Century Room of City Hall to discuss legal matters per South Dakota Codified Law 1-25-1 (3). No action was taken at this meeting.

**Adjournment:**

The Historic Preservation Commission Executive Session Meeting adjourned at 4:55 p.m.

ATTEST:

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

**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, June 14, 2017**

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

**Absent:** None

**Present City Commission:** Charlie Struble was present.

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Quentin Riggins, City Attorney, Trent Mohr City Building Inspector, Crystal Murray, of NeighborWorks-Dakota Home Services and Bonny Anfinson, Recording Secretary, were present.

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

A quorum present, Vice Chair Blair called the Deadwood Historic Preservation Commission meeting to order Wednesday, June 14, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Swearing in of New Commission**

Kevin Kuchenbecker welcomed the new Historic Preservation Commissions to the meeting. Quentin Riggins, City Attorney, swore in Ann Ochse and Beverly Posey as the new Historic Preservation Commissioners.

**Election of Officers**

Chairman – *Mr. Namminga moved and seconded by Ms. Posey to nominate Michael Johnson as Chairperson. Mr. Toews moved and seconded by Ms. Posey to cease nomination. Aye – All. Motion carried.*

Vice Chairman – *Mr. Toews moved and seconded by Mr. Berg to nominate Tom Blair as Vice Chairman. Aye – All. Motion carried.*

2nd Vice Chairman – *Mr. Blair moved and seconded by Mr. Toews to nominate Ann Ochse as 2<sup>nd</sup> Vice Chairman. Aye – All. Motion carried.*

**Committee Assignments – Exhibit A**

Mr. Kuchenbecker presented the 2017/2018 HP Commissioners Committee List to assign themselves to committees. After HP Commissioner Discussion the committee list is as follows:

**HISTORIC PRESERVATION COMMITTEES**

**Projects Committee**

- Dale Berg
- Lyman Toews
- Lynn Namminga

**Loan & Grant Programs Committee**

- Michael Johnson, Chair
- Tom Blair, Vice Chair
- Ann Ochse, 2<sup>nd</sup> Vice chair

**HISTORIC PRESERVATION COMMUNITY BOARD REPRESENTATIVES**

**Chamber of Commerce**

- Tom Blair
- Dale Berg

**NeighborWorks**

- Lyman Toews

**Deadwood Alive**

- Dale Berg

**DEADWOOD REVITALIZATION AND MAIN STREET INITIATIVE**

**Organization (Steering) Committee**

- Michael Johnson, Chair
- Tom Blair, Vice Chair
- Ann Ochse, 2<sup>nd</sup> Vice chair

#### Economic Restructuring

- Lyman Toews
- Dale Berg

#### Design Committee

- Beverly Posey
- Lynn Namminga

#### Promotion Committee

- Mike Johnson
- Tom Blair

#### Plaza Task Force

- Lyman Toews
- Ann Ochse

***It was moved by Mr. Toews and seconded by Mr. Blair to approve the Committee assignments for 2017-2018. Aye – All. Motion carried.***

#### **Approval of May 24, 2017 HPC Minutes:**

***It was moved by Mr. Blair and seconded by Mr. Toews to approve the HPC minutes of Wednesday, May 24, 2017 as presented. Aye – All. Motion carried.***

#### **Voucher Approval:**

***It was moved by Mr. Toews and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$592,752.25. Aye – All. Motion carried.***

#### **Demolition by Neglect Hearing – 18 Adams – James Gibbons – Exhibit B**

Mr. Mohr stated when he was made aware of the conditions at 18 Adams the first step was to review the history of the property in the file. Everything that was in the files has been submitted to you in your packet. An on-site inspection was conducted to review and document the current condition of the property. A meeting was then held with the Historic Preservation Officer, Director of Public Works and Planning and Zoning Administrator. The Zoning Ordinance and Demolition by Neglect Ordinances were reviewed. During this meeting it was determined 18 Adams is a case of Demolition by Neglect. The owner was served with a notice of hearing for tonight's meeting. James Gibbons, (Owner) stated he is trying to get the work started on repairs to the house. I have four contractors waiting to put bids in. I have a home improvement loan. There are things I am going to change on the house. There are currently no leaks inside of the building. Plans are to repair the roof and taking out the front windows and turning it back into an open porch so it will look similar to the other properties on the street. Chair Johnson asked about the status of the loan he is getting. Mr. Gibbons stated he will be finding out about the loan on Thursday. Chair Johnson asked Mr. Gibbons if he has had an opportunity to review the grants that would be available to him. Mr. Gibbons stated that the plan right now is to get the roof done, get paint on the house, the gutters and the front porch done. Would like to get the major outside work done first and then look at replacing windows. Chair Johnson asked if Mr. Gibbons would be able to submit the project approval within the next 30 days. Mr. Gibbons stated he would submit the paper work as soon as he has approval from the bank and quotes from contractors. The repairs are mainly cosmetic. ***It was moved by Mr. Toews and seconded by Ms. Ochse based on recommendations from staff the property located at 18 Adams is declared Demolition by Neglect. Aye – All. Motion carried.***

***It was moved by Mr. Blair and seconded by Mr. Namminga to have Mr. Gibbons report back to the Historic Preservation Commission in 30 days and submit a project approval for the July 12 meeting and have a signed agreement at that time stating if the owner does not meet the ninety day requirement to complete the project the City of Deadwood will hire contractors to complete the project at owners expense or place a lien on the property. Aye – All. Motion carried.***

Mr. Toews stated we cannot allow this to continue without repairs being done. Mr. Gibbons stated he would like to get started on the project right now. Demolition of the windows can be done by me. All I will need is a dumpster. This would save me money. Mr. Toews stated this is not a situation where we will accept a continuation. Mr. Gibbons stated he understands that. Chair Johnson asked Mr. Gibbons that in 30 days you will submit a project approval outlining what you will be doing at 18 Adams and after that there will be 90 days to complete the project. Mr. Gibbons stated yes he understands. Mr. Kuchenbecker asked if the HP Commission would allow Trent Mohr and Kevin Kuchenbecker to issue an advance building permit to do some of the work before the project approval is approved as long as it meets the guidelines. This will allow Mr. Gibbons to get a dumpster and start working on the project. ***It was moved by Mr. Toews and seconded by Mr. Berg to allow Trent Mohr and Kevin Kuchenbecker to approve an advance building permit for 18 Adams to do some of the work before***

*the project approval as long as the work meets the guidelines of Historic Preservation. Aye – All.  
Motion carried.*

#### **Old or General Business:**

##### **Deadwood Chamber of Commerce Update – Lee Harstad**

Lee Harstad and Amanda Kille presented an update on the Deadwood Chamber of Commerce programs/events and the Chamber's marketing campaign.

#### **Main Street Initiative Update and Committee Reports**

Mr. Kuchenbecker stated the Steering Committee met today and reported the Design Committee is working on pole banners and working on the Days of 76 Rodeo banners. There was a Volunteer Day which volunteers cleaned up the Island on the north end of Main Street. They are looking at possibly doing it on a monthly basis such as sweeping Main Street or cleaning up another island to supplement what needs to be done when it comes down to details. The flower baskets are up. The first Ghost Sign on the Celebrity Hotel is complete. Staff will be sending a letter out to the other fifteen identified signs if the Commission directs them to. Promotion Committee had a very successful Plant Swap on June 1. There were 100 slices of pie and only had seven pieces left. Louie Lalonde stated they have an event coming up in early November called "Little Black Dress". It will be a dress up affair designed for all ages and will raise money for MS and Deadwood Revitalization. There will be a Wild Bill to Wild Bill 5K in the fall that will start downtown and up to Mt. Moriah and back down. Plans are to hold an Equinox Holistics fair in the fall which would tie into the same weekend as the zombie run. Mr. Kuchenbecker stated the Economic Restructure committee meets next Tuesday to continue the work on the Upper Floor. The Negotiation Leadership Team has met twice to review what has happened. There has been a conference call with the Public Utilities Commissioner Chris Nelson. The next step is reviewing additional documentation from Century Link.

#### **Foundant Technologies Grant Software Purchase -- Exhibit C**

Mr. Kuchenbecker stated the Historic Preservation Office has taken on the grant programs when we switched from the loan program to the grants. The managing and tracking of these grants is always a challenge and Bonny has been researching this software. Ms. Anfinson stated the issues we are having is how we are keeping track of all our information. The documents are kept in one file and the accounting is kept on a spreadsheet with all the other grants. It makes it difficult to look up information. With this software we can review all the information in one place. This will also allow our customers the ability to apply for grants on line. Mr. Kuchenbecker stated staff participated in a webinar with the company. This software is customizable to meeting our needs. The City Finance Officer also participated in the webinar and gave her support and stated it is a wise investment as we continue to grow our programs. Staff will go back and enter all of the past grants which will take some time. Foundant was contacted about entering the past data but because it is in so many different formats it would not be cost effective to have to enter the data. The first step is training and setting up the software to meet our programs. The software would be paid out of the revolving loan line item. Chair Johnson asked if staff had talked with other users of the program. Ms. Anfinson stated there are foundations in Rapid City, Casper and Denver using this software and they have all spoke very highly of the program. The technical support is excellent and there is no limit on the amount of support needed. They all recommended this software. Mr. Toews stated to get the data entered, do we have the resources to enter this information. Mr. Kuchenbecker stated we have the resources but it will take time. By the end of the year staff should be able to find the time to enter the data. Mr. Toews asked if they could have it complete in six months. Mr. Kuchenbecker stated staff has discussed this and plan to split out the grants. Start out with 2017 or all open programs. Mr. Toews stated would a year be better because staff is so busy. Mr. Kuchenbecker stated he will give the commission updates. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission approval to purchase a two year subscription and training from Foundant Technologies in the amount of \$12,000 with renewal every two years in the amount of \$9,500 to be paid out of the Professional Services Revolving Loan line item. Aye – All.  
Motion carried.***

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

##### **COA H17032 – Annie Tice – 671 Main Street – Replace Awning – Exhibit D**

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 671 Main a contributing structure located in the City of Deadwood. The applicant is requesting permission to remove and replace the old awning with a new turquoise and brown valance with the wording "Dakota Sky Stone" on the valance. The proposed work and changes do not encroach upon, damage or destroy a historic resource; however, the colors of the awning do not appear traditional to the character of the typical historic buildings and therefore could be found adverse to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Berg and seconded by Mr. Namminga 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.***

COA H17037 – NHAC First Step – 753 Main – Replace Windows – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 753 Main a non-contributing structure located in the Upper Main Planning District. The applicant is requesting permission to replace windows with sliding windows for health, but more importantly, safety reasons. To escape if there is a fire in the building, they will be replacing the windows with sliding windows. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have a no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Toews and seconded by Mr. Blair 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.***

COA H17038 – Sandy McCallum – 675 Main – Reroof Awning – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 675 Main a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood. The applicant is requesting permission to reroof the existing awning with like cedar shingles, same as existing, restrain, caulk existing log siding on front of building, and stain siding same color. 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 Mr. Blair and seconded by Mr. Toews 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.***

COA H17039 – Blue Sky Gaming/Tin Lizzie – 555 Main – Replace Neon with LED – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 555 Main a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the existing exterior neon lighting with LED tub lighting. LED lighting is more energy efficient, cost-effective and easier to maintain. The current neon lights are often in need of replacement due to hail and must be individually created by a local sign company, which leads to a lengthy replacement time. The LED will maintain a consistent look to the exterior of the property and avoid periods of time with a gap in lighting. The LED is available in the same red color that is the existing neon and will not be changed to a different look. Only the existing neon lighting will be replaced and there will be no new fixtures added. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Ms. Ochse and seconded by Mr. Blair 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 H17033 – Margaret Sulentic – 23 Van Buren – Foundation Repairs – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 23 Van Buren a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the foundation of the house and garage and repair the garage that is leaning. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Blair 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. Aye – All. Motion carried.***

PA H17034 – Josh Keehn/Gilmore Apartments – 442 Williams – Siding Repairs – Exhibit I

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 442 Williams Street a contributing structure located in the City Creek Planning Unit in the City of Deadwood. The applicant is

requesting permission to remove the wood siding from the northern side of the '80s addition and replace with a cement board siding. The new siding will be a smooth texture and leave the reveal as it is. The cement board siding will then be painted to match the rest of the building. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Ms. Ochse and seconded by Mr. Blair 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.***

PA H17035 – Michael Johnson – 8 Van Buren – Exterior Repairs – Exhibit J

**Chair Johnson Abstained from discussion. Vice Chair Blair controlled the meeting.**

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 8 Van Buren a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to re-shingle, repair foundation on the rear porch addition and tuck pointing the entire foundation, replace siding, and replace windows as submitted. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Toews and seconded by Mr. Berg, 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.***

**Chair Johnson returned to chairing the meeting.**

PA H17036 – Marlin Maynard – 875 Main – Replace Roof – Exhibit K

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 875 Main a non-contributing structure located in the Upper Main Planning Unit in the City of Deadwood. The applicant is requesting permission to replace asphalt roof with Bridger Steel Rustic Rawhide roof. 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 to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Berg and seconded by Ms. Ochs, 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.***

PA H17040 – Kurt & Dawn Blas – 24 Raymond – Reroof, Siding, Foundation, Porch – Exhibit L

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 24 Raymond Street a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the existing roof with OSB, underlayment, new roof edge metal and flashing, and 30-year laminate shingle. Repair sagging foundation. Open the front porch to reflect the original appearance of the home and possibly extend it to make it more user-friendly. All columns, railings and spindles will reflect the historical character of the house. Add a balcony above the porch that can be accessed from the existing doors on the second floor of the house. All columns, railings and spindles will reflect the historic character of the house. Replace all existing wood windows with wood frame, double-hung windows with low E glass, taking care to maintain the existing or original size openings. Repair, if possible, all exterior doors. Replace where necessary. Replace existing shed-type door going into the side of the house with French doors. Remove existing fence and replace with a more visually appealing option. Repair siding where needed and replace with matching material where it cannot be repaired. The proposed standing seam roof would be considered a traditional material for historic structures. Other metal roofs have been considered by the Historic Preservation Commission and denied due to the style of roofing. It is staff's opinion, this traditional material is more appropriate of a metal roof. 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. Ochs 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.***

PA H17041 – Ellie Sandidge – 21 Taylor – Raze shed – Exhibit M

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 21 Taylor a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to raze shed/shop above the garage, due to deterioration. The proposed work and changes does destroy a historic resource and has an adverse effect on the character of the building along with the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District; however, the resource has been abandoned for decades and is in an extremely deteriorated state. Mr.

Kuchenbecker recommended a site visit of the structure by the HP Commission before a determination could be made. ***It was moved by Mr. Blair and seconded by Ms. Ochse to continue the discussion to the next meeting so commissioners can view the structure. Aye – All. Motion carried.***

Mr. Kuchenbecker stated the HP Commission will meet at 4:00 p.m. on June 28, 2017 to view the structure.

PA H17042 – Floyd Dahl – 41 Forest – Replace windows – Exhibit N

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 41 Forest a non-contributing structure located in the Forest Hills Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the wood frame windows with modern functioning metal windows. The new windows will need to be custom fabricated windows to fit the exact measurements. The new windows will look in appearance the exact same as the original double hung wood windows. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Namminga 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 O

Ron Russo – 31 Charles – Wood Windows & Doors

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

HP Program Grant Extensions – Exhibit P

**Ann Ochse Abstained from discussion.**

Toby & Pat Edstrom -- 867 Main -- Elderly Resident Program

James Pontius -- 118 Charles -- Siding & Wood Windows & Doors Program

Dustin & Laura Floyd -- 21 Lincoln -- Wood Windows & Doors Program

Mathew Pike -- 35 Lincoln -- Wood Windows & Doors Program

Roger & Ann Ochse -- 35 Madison -- Wood Windows & Doors Program

Kracht Family Trust -- 4 Lincoln -- Wood Windows & Doors Program

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

**Revolving Loan Program/Disbursements**

Revolving Loan Program – Exhibit Q

John & Sharon Martinisko- 53 Taylor – Two Retaining Wall Loan Requests

Haverberg Family Limited Partnership – 1,3,5 Burnham – Commercial Loan

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

Revolving Loan Program Disbursements

***It was moved by Mr. Namminga and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$93,875.02, based on information as presented by Ms. Murray, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Blair and seconded by Mr. Namminga to approve HP Revolving Loan Fund disbursements in the amount of \$44,437.76 based on information as presented by Ms. Murray, of NeighborWorks-Dakota Home Services. Aye - All - Mr. Berg abstained. Motion carried.***

The delinquency report was presented by Ms. Murray.



## **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:

- Lynn Namminga's house was featured in the Rapid City Journal;
- 360 Williams project is almost complete. There is a little over \$10,000 remaining of the \$100,000 budget. There is electrical panel upgrade to complete and interior portion of the windows yet to do. Staff will prioritize with the owner on what to do with the remaining funds to maximize the benefit. Mr. Toews suggested have the Rapid City Journal do an article on this project and other programs such as the Façade Programs.
- South Dakota Planes Conference is being held in Spearfish September 12-15, 2017. Let staff know if you wish to participate;
- The Welcome Center Dedication is June 15 at 12:00;
- Windows are going in at the Fairmont.

### **Committee Reports:**

### **Adjournment:**

The Historic Preservation Commission Meeting adjourned at 6:49 p.m.

ATTEST:

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