

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 12, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Regular Meeting Minutes – March 22, 2017
3. Voucher Approval
4. Old or General Business
 - a. Deadwood Main Street Initiative – Update – Louie Lalonde – [Exhibit A](#)
 - b. Deadwood Recreation Center Curation Project Completion – [Exhibit B](#)
 - c. 2017 Scholarship Award Selection – [Exhibit C](#)
 - d. McGillicuddy House Outside of Deadwood Grant Extension – [Exhibit D](#)
5. New Matters before the Deadwood Historic District Commission
 - a. COA H17011 610 Main – Wayne Morris – Façade Project – [Exhibit E](#)
 - b. COA H17012 692 Main Street – Elks – Replace Awning – [Exhibit F](#)
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17010 322 Williams St – Toni Gerlach – Repairs to Stairs/Window & Doors – [Exhibit G](#)
 - b. PA H17013 26 Burnham – Don & Lila Sorenson – Addition Reconstruction – [Exhibit H](#)
 - c. PA H17014 47 Denver – Joe Fleuckinger – Install Rear Awning Structure – [Exhibit I](#)
 - d. PA 17015 33 Jackson – Lauren & Jeff Trouton – Windows/Foundation/RW Repairs – [Exhibit J](#)
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – [Exhibit K](#)
 - i. Toni Gerlach – 322 Williams St. – Foundation Program
 - ii. Toni Gerlach – 322 Williams St. – Siding Program
 - iii. Toni Gerlach – 322 Williams St. – Wood Windows and Doors Program
 - iv. Lauren & Jeff Trouton – 33 Jackson – Foundation Program
 - v. Lauren & Jeff Trouton – 33 Jackson – Siding Program
 - vi. Lauren & Jeff Trouton – 33 Jackson – Wood Windows and Doors Program
 - vii. John Martinisko – 53 Taylor St. – Elderly Resident Program
 - viii. Wayne Morris – 610 Main – Façade Program – [Exhibit L](#)
 - b. Revolving Loan Program – [Exhibit M](#)
 - i. Margaret Fierro-Baily – 36 Jackson – Request for Extension
 - ii. David Swaney – 37 Lee Street – Request for Extension
 - iii. Rick Ensminger – 130 Charles – Request to Forgive
 - iv. Charles Williamson – 340 Williams – Request for Extension
 - v. Berg Jewelry – 650 Main – Request for Extension
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

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

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

CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Wednesday, April 12, 2017

Present Historic Preservation Commission: Laura Floyd, Thomas Blair, Lyman Toews, Dale Berg, Chuck Williams, Lynn Namminga and Michael Johnson.

Absent:

Present City Commission: Dave Ruth and Jim Van Den Eykel were present.

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

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, April 12, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of March 22, 2017 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HPC minutes of Wednesday, March 22, 2017 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the HP Operating Account in the amount of \$375,623.35. Aye – All. Motion carried.

Old or General Business:

Deadwood Main Street Initiative – Update – Louise Lalonde – Exhibit A

Chair Floyd stated there are a couple of announcements to make before discussion begins. All members of the Historic Preservation Commission have been assigned to various committees of the Deadwood Revitalization and Main Street Initiative. This was a formal action taken by the Deadwood Historic Preservation Commission. This makes members of the HPC inherently involved in some aspect of this initiative. Exhibit A was unfortunately not included in the on-line packet for tonight's meeting. However, there was no additional information provided by City staff from the last meeting. Exhibit A is the staff memorandum provided at the previous HPC meeting which was and is available to the public. There are copies available in the back of the room. Today, HPC members received a business plan for the Plazas from the Revitalization Committee electronically this afternoon. This has not been made available to the public at this time.

Before we begin discussion, Chair Floyd clarified our understanding what specifically is being asked of the commission to take action on tonight. The request is for financial commitment of up to \$2,000,000 towards the plaza projects, but without funds being available until 2018 or later. For the HPC and the City of Deadwood, along with the Main Street Initiative, to enter into negotiations with the ownership of the two proposed plazas for possible donation and acquisition. Finally, for the HPC and the City of Deadwood, along with the Main Street Initiative, to begin to develop a capital campaign for a public/private partnership to finalize plans and possibly build the proposed plazas.

Chair Floyd stated there is a lot of public interest in this topic and everyone will be given a chance to speak. First we would like an update from the committee and comments from the HPC and then open the meeting up for public comment. Ms. LaLonde stated this is a continuation of our request. We have brought a lot of community here to discuss this project. We did have a community forum on April 6. It was well attended with approximately 60 to 70 people in attendance. Good questions were asked and hopefully everyone went away from the forum with the same hopes as the revitalization committee.

Chair Floyd stated a list of questions and answers was handed out to the HPC. Mr. Kuchenbecker stated an HPC member had a list of questions to be answered by the committee. Mr. Toews asked who answered the questions. Ms. Lalonde stated the committee held a meeting today and answered the questions. Mr. Kuchenbecker stated the Deadwood Revitalization Committee met at noon today and addressed the questions. Mr. Toews stated he

appreciates the fact that this is the group answering the questions. Chair Floyd asked if the HPC members have any questions they would like answered in more detail.

Chair Floyd asked if there is anyone who would like to make comments not in support of the request. Ms. Georgeann Silvernail stated there are two HPC who she believes have a direct conflict of interest regarding this project as they sit on committees and should abstain from voting. Dale Berg has a pecuniary interest in this because his business is directly beside the plaza. These people should recuse themselves from voting but can still be involved in open discussion. Mr. Kuchenbecker stated he received a call from legal counsel regarding this issue and believes the City Commissioners will be receiving a memo on this. He noted every HPC member is involved in the Main Street Initiative. The answer he received verbally from legal counsel was there was not a conflict. Chair Floyd asked if the HPC is comfortable with Mr. Berg's participation in this conversation. Mr. Toews stated this is a small town and all of us have our own agenda of what we think is best for the city. I live close to the pavilion so should I recuse myself because I have an interest in what they will be doing with the building. I do not know how you would do that in a small town so I would say no. Chair Floyd stated this is the point I was trying to make early on the participation of this commission on the Main Street Initiative committees. Mr. Ruth stated as a city commissioner and the liaison for HP I would caution Mr. Berg because of the possible pecuniary angle not pertaining to the committee. If Mr. Berg's vote is not necessary it might be a good idea to abstain from the vote until the memo comes from the city attorney of whether or not you have that direct conflict. Mr. Berg stated he has two historic properties in Deadwood. I've owned and lived in Deadwood since 2004. I care very deeply about this community. The mayor asked me to serve on the HPC. I serve because I believe in HP and the direction they are going so I do not feel like we should not have a problem with this issue. Mr. Toews stated even if we say yes it still has to go before City Council for final approval. This would balance any influenced decision we may or may not have.

Ms. Maynard asked why we can't start with one plaza. Ms. LaLonde stated both plazas will not be developed at the same time. There are a lot of negotiating points that are taking place and have been going on for three years and are still not finalized.

Chair Floyd asked if anyone would like to speak in favor of the project. Ms. Toni Burns stated she is a new resident and did not move to Deadwood to change it. At some point we have to take a gamble and say yes we love this town and we want it to move forward with the strong historical base and keep it for the tourists and our town. The plaza will do both things. How do we improve our businesses and how do we get our families involved in the community? This is something our community needs. I was against this project at first but after studying the project I am now for it. This will move us forward into the 21 century.

Mr. Steve Olson stated he is for the project but does have a couple of concerns. Does the downtown area have a financial commitment right now to these plazas? Normally when someone comes to the commission for money one of the first requisites for leveraging the money from the city and HP is matching funds. Has any of that been done? Chair Floyd stated the requested funds will be used to obtain matching funds from the state. There is a certain amount of conditionality that comes with that. Mr. Ken Geinger stated they do have an opportunity for matching funds from the state and will be used to leverage other funds. Once you get matching funds the public sector steps in very quickly. The good business people of Deadwood will step up to the plate and do more. \$180,000 has been utilized from private funds to get the committee this far. Mr. Olson stated when the Days of 76 Museum was built the Days of 76 owned the property the museum is sitting on. The Days of 76 partnered with the city as a commitment for the project. Is that what this committee is doing? Chair Floyd stated there will be funds from many different sources and partners on this project. The city would be one of many future partners for this project. Our responsibility is spending the HP funds for appropriate HP expenses. One hundred percent of the plazas may not be a HP expense so partners will need to come in and pay for things that HP cannot finance. The matching funds are expected but do not yet exist.

Ms. Silvernail asked if there is a financial plan. How much will these plazas cost the tax payers of Deadwood? HP money is taxpayer's money. Mr. Geinger stated as we presented last Thursday no household tax will be used. Taxes from the local businesses and bid money will be used. Ms. Silvernail asked how much will the total cost of this project be. Any city property to be traded is still tax mayor's money. Mr. Geinger stated TSP did a proposal and the cost will be between eight to twelve million. This is not a "Deadwoodized" proposal so it should be reduced. The pavilion is going into the comprehensive plan. Franklin property is in negotiations with the City. The Franklin owner wants what is best for the City of Deadwood. Mr. Blair stated Mr. Seftner has already been through this in Rapid City so maybe he could help you answer the question. Mr. Seftner stated money is always an issue. Today in Main Street Square in Rapid City a family that has lost a child is doing a vigil tonight and releasing balloons. This is where the squares are going. Rapid City had the same questions about money. Currently I am working in nine communities developing main street squares. We have to think about the community and the value of the community. Once it's built and gets going the money will come in. Once you start and get a community other people will step in. Things will happen that you will never expect. It is fun to see people get involved and

connected. What we are doing is bringing people here to relocate. We have to get over the capital investment costs. Chair Floyd asked the HP Commission for their thoughts.

Mr. Johnson stated he appreciated the community input and support we are hearing on this project. I lived in Deadwood in the 1970s and moved back about five and half years ago and I recognized how it had changed since the 1970s. It was a dying small town. Now we are in a second generation of something going on here. We look at what's going on around the state, gambling in Yankton and North Dakota, something has to happen here. We can be on the cutting edge of all of it. I am in favor of the project. The Revitalization Committee has been very up front with what they are doing and answering the questions that I have had. I am pleased to be a part of it.

Mr. Toews stated he has three issues that he doesn't feel he is not getting good answers. The first issue we have is the administrative laws and rules we have to follow so we have to be very careful of what we approve. What we spend our money on doesn't end up being interpreted as non-historic related. We just approved Cadillac Jack which was a big project and they came to us with all of their drawings, plans and details and changed things in front of us. When they brought us the final plans we approved it. Just down the street First Gold came to us without those kinds of plans and we did not approve that. I know these are concepts and not the real plans so I am having difficulty understanding what the money is for. I think this request is a little bit premature. The second issue we have 5.3 Million in reserve. We need to keep a years' worth of our budget in reserve which is 6.9 million. If we take any more of this we will go way below what our level is. But when I went to the State of the City their definition of reserves included our loan fund. Currently the loan fund has 3.2 million in it. If you add the 5.3 and 3.2 you get a reserve of 8.5 million. What we have available that is not allocated for anything is 1.5 million not 2 million. Unless someone declares this an emergency we are getting beyond the point of what we want to get into. Yes we can do it but we are taking some risks. The last item is the residents of Deadwood. I know that most of you here are residents of Deadwood. Unfortunately those people who vote, the majority of them are not here. They are the ones who don't attend these meetings. They are the ones who go around the community and talk to one another about issues. When I talk to people out there they are not ready for this. Not to say they can't get there but I don't think we have done enough outreach to them to get them on board. There are pockets of people saying no don't do it. You can explain it to them and they slowly come around. That is an issue for us. We are not an elected body but a representative of the city. If we say yes there is a possibility there will be a referendum. It has been threatened to me at least twice. If it is voted down the referendum could kill the program for good. I want this thing to move forward. I am not against the project I think we are too early in the process.

Mr. Blair stated he is for the project. I have been with the project for some time. In the last week in a half I have attended three well attended meetings, the candidate's forum, the public forum and again for tonight's meeting. I went through all of the figures for the city and state and the number is astounding. We have raised two billion dollars. If you are sitting still on the track you are going to get run over. That is where we are at today. We need to move forward. Are we at the final request for money, no? Do we know what it is going to be? Most places don't decide right off the bat to build two plazas, but the opportunity is there. If we don't grasp a hold of that nobody else will. This isn't about our historic buildings. It's about the residents. It's about giving the residents a place to go downtown and enjoy the main street of Deadwood. It's a place to put our Christmas Trees up, go ice skating, a wading pond, a place to bring our kids, grand kids and great grandkids. It brings the human element back to the main street of Deadwood.

Mr. Williams stated he came to Deadwood 37 years ago. The one thing that I have to ask is are we in the plaza boom era. Every town that I visit has a plaza. I hate to see an investment in something that will go away in a short period. Mr. Senftner stated the Rapid City plaza has been there for six years. The demand has gone over the top. I don't know that it is a trend. The public wants things to do. The public wants a place to go. The public wants entertainment value. No matter what, there will always be someone opposed. Rapid City did get referred but won the vote by 58%. Plazas have been around for 100s of years. This is not new. This is just bringing the communities back to what they want.

Mr. Berg stated he is for the plazas. I have a family owned and run business. My children live and work at 650 Main. We stay open year round and have seven months when we struggle but we stay open because we are a family owned business and we need to keep our children employed. I see the plazas as keeping the customer flow going throughout the winter months. I see this as a positive change for conducting year round business not just a five month community.

Mr. Namminga stated he is in favor of the project. I have been visiting with residents around the community and can pair their responses with what Mr. Toews stated. I have heard "How does this project relate to HP" over and over again. My concern is the public needs to be informed on how this project relates to HP and how to tie these two things together. We need to be careful on how the money is given out.

Chair Floyd stated she is in favor of the project. Is this the correct way to spend HP's money? This is a wonderful gift to the citizens. It does magnificent things to the business structure and for the community. It is the question of the appropriate expenditure of HP funds. This community is built on history and has so many historic assets both

solid and educational opportunities for history. There are ways this money can be appropriately spent. I would encourage the HP commission to keep this in mind as well. We are not voting to approve a plaza, we are voting to spend HP money appropriately on a plaza. If someone is planning to make a motion to approve this request I would like to suggest that motion includes the condition that the actual expenditures of the money, when it comes, will be for projects that are appropriately vetted through the HP processes. All funds on the projects will be approved by the HPC, the State and National Parks Service as is our process.

Mr. Blair stated he visited with Mr. Kuchenbecker and there is potential bond ability available. Mr. Kuchenbecker stated the City's Finance Office stated our bonds expire in October of 2020. The City's bond counsel is recommending to identify projects and begin to bond by the fall of 2018 keeping our bond payments at 2.8 million. With the risk of the gaming decline, what will that do to our repayment ability? The Bond Counsel suggests it shouldn't affect that. Because of the formula we should still get the 6.8 million. We will work through the comp plan in 2017 and in 2018 identify projects and bond.

Mr. Toews asked if we are funding for plazas or the Main Street Initiative. Ms. Lalonde stated it is specifically for the plazas. It is not necessarily for the Main Street Initiative even though all of those things come together once the main street plazas are developed. This will also come together through the comprehensive plan. This is our negotiating tool to begin finding more financial partners along with trying to negotiate for land. This is a financial commitment for the development of the plazas. ***It was moved by Mr. Blair and seconded by Mr. Johnson to recommend to the City Commission approval for a financial commitment to fund the Main Street Plazas for \$2,000,000 to use as matching funds. All funds and plans on the projects must fit within the SD Administrative Rules governing expenditures and will be vetted and approved by the HPC, SHPO and National Parks Service. Roll Call: Aye – Mr. Blair, Mr. Johnson, Mr. Williams, Mr. Berg, Mr. Namminga. Nay – Mr. Toews. Motion carried.***

Chair Floyd stated we have approved one of three items requested by the Deadwood Revitalization Committee. The second request is for negotiations on the structures. Mr. Toews stated HP should not be the ones involved in negotiating with the property owners for the plazas. This is a City issue. We should recommend to the City that they lead the charge on any negotiations. We are a non- elected group. ***It was moved by Mr. Blair and seconded by Mr. Berg to recommend to the City Commission to enter into negotiations for the ownership of the proposed plaza properties. Aye – All. Motion carried.***

Chair Floyd stated the third request is to begin to develop a capital campaign for a public/private partnership to finalize plans and possibly build the proposed plazas. Is this an item that needs a motion at this time? Mr. Kuchenbecker stated it is something we need to consider as we move into the next budget cycle. This does not require a motion just a directive. Mr. Blair stated it will be in the budget process as we go into the 2018 budget. Mr. Toews stated he sees the concept changing. Who is in charge of this project? There is no ownership of the process. To managing the engineering and design of this project isn't this the City's job? Are we looking for the City to lead the charge or is it HP responsibility. Mr. Blair stated as we go through this request to our City Commission and they will appoint a couple of HPC and Revitalization Committee members to work together to get this accomplished. Mr. Toews does not want the project to be helter skelter. Just like the Tatanka. They built it and nobody came. We don't want that. It has to be carefully thought through. We need to take caution and do this in an organized way. Mr. Blair stated Mr. Senftner is the person with the expertise in this area and can help us along the way. Mr. Toews stated we are not in charge of this project. It is really the City's responsibility. Mr. Blair suggested the City hire Mr. Senftner to be part of this process.

Deadwood Recreation Center Curation Project Completion – Exhibit B

Mr. Kuchenbecker stated Quality Services has submitted a proposal for the second half of the Deadwood Recreation Center Archaeology Investigation. The cost for the curation completion proposal is \$49,860.00 and will come out of the 2017 and 2018 HP Archaeology Budget line item. ***It was moved by Mr. Toews and seconded by Mr. Johnson to recommend to the City Commission approval of the final phase of the Deadwood Recreation Center Archaeology Investigation and enter into a contract with Quality Services, Inc. in the amount not to exceed \$49,860.00. Funding for this project will come out of the 2017 and 2018 HP Archaeology Budget. Aye – All. Motion carried.***

2017 Scholarship Award Selection – Exhibit C

Mr. Kuchenbecker stated the Selection Committee met and reviewed eight applications for the 2017 Scholarship Award. After serious review and consideration the committee selected two recipients for the scholarships, Max Nelson and Brett Mattson. These individuals will be present at our next meeting to be recognized and receive a certificate. ***It was moved by Mr. Toews and seconded by Mr. Johnson to accept the applications from Max Nelson and Brett Mattson for the 2017 Scholarship Fund in the amount of \$1,000 each. Aye – All. Motion carried.***

McGillycuddy House Outside of Deadwood Grant Extension – Exhibit D

Mr. Kuchenbecker stated the Historic Rapid City is requesting an Outside of Deadwood Grant extension for the McGillycuddy reconstruction project. This grant was issued during the 1st round of 2016 for \$15,000.00. Mr. Blair stated this should be the only extension allowed for this grant. ***It was moved by Mr. Blair and seconded by Mr. Johnson to grant a final six month extension to Historic Rapid City for the Outside of Deadwood Grant McGillycuddy reconstruction project. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA H17011 610 Main – Wayne Morris – Façade Project – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 610 Main Street, a contributing structure located in the Original Town Planning Unit in the City of Deadwood, circa 1897-1903. The applicant is requesting permission to repair or replace windows, refurbish door, clean and repoint façade, brick mortar, point and seal on the front and rear of the structure. Staff will continue to work with the ownership group to ensure proposed work meets the secretary of interior standards for rehabilitation and to obtain the conservation easement through the Façade Easement Program. 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 of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Mr. Johnson 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 H17012 692 Main Street – Elks – Replace Awning – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 692 Main Street, a contributing structure located in the Original Town Planning Unit in the City of Deadwood, circa 1905. The applicant is requesting permission to replace the damaged metal above the storefront where the original transoms were with new metal and install a new awning over the metal revealing the vertical columns on each side of the store front. The color will be the same as the original awning. 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. Toews and seconded by Mr. Johnson 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. Mr. Blair Abstained. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA H17010 322 Williams Street – Toni Gerlach – Repairs to Stairs/Windows & Doors – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 322 Williams, a non-contributing structure located in the Fountain City Planning Unit, circa 1895/circa 1950. The applicant is requesting permission to fix the foundation cracks and sloping in front and rear of the home and repair windows and doors. 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 of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Mr. Johnson 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 H17013 26 Burnham – Don & Lila Sorenson – Addition Reconstruction – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 26 Burnham, a contributing structure located in Highland Park Planning Unit, circa 1895. The applicant is the recipient of the Historic Rehabilitation Program and is requesting permission to tear down the addition to the back of the house and reconstruct the addition per the attached plans. 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 of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair 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.

PA H17014 47 Denver – Joe Fleuckinger – Install Awning Structure – Exhibit I

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 47 Denver, a contributing structure located in the City Creek Planning Unit, circa 1895. The applicant is requesting permission to repair and replace windows, as submitted. The applicant is requesting permission to construct an awning on the rear of the structure with an asphalt shed roof. The proposed work and changes is not visible from the right-of-way within the historic district therefore, the change 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 Register of Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Mr. Toews and seconded by Mr. Johnson 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 H17015 33 Jackson – Lauren & Jeff Trouton – Windows/Foundation/RW Repairs – Exhibit J

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 33 Jackson, a contributing structure located in Ingleside Planning Unit, circa 1938. The applicant is requesting permission to replace/repair wood windows and doors and repair foundation; masonry and tuck pointing. Staff will continue to work with the applicant and contractor in the rehabilitation of this resource. Most windows will be repaired; however, due to the condition a few windows will need to be replaced. 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 of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Mr. Johnson 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 K

- a. Toni Gerlach – 322 Williams St. – Foundation Program
- b. Toni Gerlach – 322 Williams St. – Siding Program
- c. Toni Gerlach – 322 Williams St. – Wood Windows and Doors Program
- d. Lauren & Jeff Trouton – 33 Jackson – Foundation Program
- e. Lauren & Jeff Trouton – 33 Jackson – Siding Program
- f. Lauren & Jeff Trouton – 33 Jackson – Wood Windows and Doors Program
- g. John Martinisko – 53 Taylor St. – Elderly Resident Program

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

HP Façade Program – Exhibit L

Wayne Morris – 610 Main – Façade Program

It was moved by Mr. Blair and seconded by Mr. Johnson to accept 610 Main Street into the Façade Program. Aye – All. Motion carried.

Revolving Loan Program/Disbursements

It was moved by Mr. Johnson and seconded by Mr. Toews to approve HP Grant Fund disbursements in the amount of \$24,462.22, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursements in the amount of \$42,209.13, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg and Chair Floyd abstained. Aye - All. Motion carried.

The delinquency report was presented by Mr. Walker.

Revolving Loan Program – Exhibit M

- a. Margaret Fierro-Baily – 36 Jackson – Request for Extension

- b. David Swaney – 37 Lee Street – Request for Extension
- c. Rick Ensminger – 130 Charles – Request to Forgive
- d. Charles Williamson – 340 Williams – Request for Extension
- e. Berg Jewelry – 650 Main – Request for Extension

It was moved by Mr. Toews and seconded by Mr. Johnson to approve the revolving loan requests as submitted. Mr. Berg abstained. Aye - All. Motion carried.

Items from Citizens not on Agenda

Sandy Glover stated she is the Chair of the Neighborhood Block Clubs. There will be a City wide picnic on July 16 from 4:00 to 6:00 p.m. at Gordon Park. The HPC is invited and bring your families. We are also a co-sponsor of the maps for the Treasures, Trash and Cash to be held on June 17. Your block clubs need you and your support.

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

Mr. Kuchenbecker reported on the following items:

- The State History Conference in April 29-30 in Sioux Falls;
- The State CLG Conference is June 7-9 in Ft. Pierre;
- On May 16 the "Deadwood Pioneer: A face from the Past" premieres at the Deadwood Mountain Grand; 7:00-9:00 p.m. SDPB will be airing on television on May 22. VIP Reception from 6:00-7:00;
- The Deadwood Welcome Center – Split Rock Studios has been keeping staff busy. It seems like there are twenty documents per day to review and proof on the displays and exhibits.

Committee Reports:

Adjournment:

The Historic Preservation Commission Meeting adjourned at 6:45 p.m.

ATTEST:

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