

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 22, 2018 ~ 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
  - a. August 8, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. HP Grant Applications – **Exhibit A**
    - i. Jeanne & David Zurey – 23 McKinley Street – Elderly Resident Program
    - ii. Glenn Fasnacht – 74 Van Buren Avenue – Siding Program
    - iii. Glenn Fasnacht – 74 Van Buren Avenue – Foundation Program
    - iv. Glenn Fasnacht – 74 Van Buren Avenue – Retaining Wall Program
    - v. Glenn Fasnacht – 74 Van Buren Avenue – Wood Windows & Doors Program
    - vi. Kracht Family Trust – 4 Lincoln Avenue – Elderly Resident Program
    - vii. Kracht Family Trust – 4 Lincoln Avenue – Siding Program
  - c. HP Grant Extensions – **Exhibit B**
    - i. Dave Akrop – 98 Charles – Elderly Resident Program
    - ii. Roger & Ann Ochse – 35 Madison – Elderly Resident Program
    - iii. Shirlene Joseph – 771 Main – Foundation Program
    - iv. Sylvia Trentz – 57 Lincoln – Foundation Program
    - v. Michael Johnson – 8 Van Buren – Wood Windows & Doors/Siding/ Foundation/ Elderly Programs
    - vi. Ken & Nancy Motzko – 51 Pleasant – Wood Windows & Doors and Siding Programs
    - vii. Margaret Sulentic – 23 Van Buren – Elderly Resident and Foundation Programs
    - viii. Iver & Monica Gibbs – 850 Main – Wood Windows & Doors Program
  - d. Revolving Loan Program Voucher Approval
  - e. Revolving Loan – Loan Requests – **Exhibit C**
    - i. Lance Bobolz – 84 Van Buren – Windows Loan Request
    - ii. Eugene Hunter – 38 Van Buren – Loan Extension Request
5. Old or General Business
  - a. Main Street Initiative update
  - b. PA 180101 – Adrian & Annette Hoines – 65 Forest Avenue – Replace Roof – Continued – **Exhibit D**
  - c. Dell Rapids Society for Historic Preservation–Emergency Outside of Deadwood Grant Request – **Exhibit E**
  - d. South Dakota Historical Society Press – Publication Fund Report – **Exhibit F**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA180192–Glenn Fasnacht–74 Van Buren–Repair Foundation, Repair/Replace Siding/Windows–**Exhibit G**
  - b. PA180193 –William Beshera–166 Charles–Repair/Replace Windows/Foundation/Siding–**Exhibit H**
  - c. PA 180201 – Toby Edstrom – 867 Main – Replace Sun Room – **Exhibit I**
  - d. PA 180203 – Kracht Family Trust – 4 Lincoln – Remove Siding and Repair Stucco – **Exhibit J**
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

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 22, 2018**

**Present Historic Preservation Commission:** Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse, Robin Carmody and Thomas Blair

**Absent** Dale Berg

**Present City Commission:**

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer and Bonny Anfinson, Program Coordinator was present.

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

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 22, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of HPC Minutes:**

August 8, 2018 Regular Meeting

***It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Wednesday, August 8, 2018. Aye – All. Motion carried.***

**Voucher Approval:**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$79,632.40. Aye – All. Motion carried.***

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

**HP Program Grant Funds**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$16,365.83, based on information as presented. Aye - All. Motion carried.***

**HP Grant Applications – Exhibit A**

Mr. Kuchenbecker stated the following applicants have applied for HP Grant Programs. Jeanne & David Zurey, 23 McKinley Street, Elderly Resident Program; Glenn Fasnacht, 74 Van Buren Avenue, Siding, Foundation, Retaining Wall and Wood Windows & Doors Program; Kracht Family Trust, 4 Lincoln Avenue, Elderly Resident & Siding Programs. All applicants meet the guidelines therefore staff recommends approval. ***It was moved by Mr. Blair and seconded by Ms. Posey to approve the grant applications for Jeanne & David Zurey, 23 McKinley Street, Elderly Resident Program; Glenn Fasnacht, 74 Van Buren Avenue, Siding, Foundation, Retaining Wall and Wood Windows & Doors Program; Kracht Family Trust, 4 Lincoln Avenue, Elderly Resident & Siding Programs. Aye - All. Motion carried.***

**HP Grant Extensions – Exhibit B**

- i. Dave Akrop – 98 Charles – Elderly Resident Program
- ii. Roger & Ann Ochse – 35 Madison – Elderly Resident Program
- iii. Shirlene Joseph – 771 Main – Foundation Program
- iv. Sylvia Trentz – 57 Lincoln – Foundation Program
- v. Michael Johnson – 8 Van Buren – Wood Windows & Doors/Siding/ Foundation/ Elderly Programs
- vi. Ken & Nancy Motzko – 51 Pleasant – Wood Windows & Doors and Siding Programs
- vii. Margaret Sulentic – 23 Van Buren – Elderly Resident and Foundation Programs
- viii. Iver & Monica Gibbs – 850 Main – Wood Windows & Doors Program

Mr. Kuchenbecker stated these applicants are requesting extensions of their grants. ***It was moved by Mr. Toews and seconded by Ms. Posey to remove and vote on the extension requests for Michael Johnson and Roger & Ann Ochse separately. Aye – All. Motion carried.***

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the grant extension requests for Dave Akrop, 98 Charles, Elderly Resident Program; Shirlene Joseph, 771 Main, Foundation Program; Sylvia Trentz, 57 Lincoln, Foundation Program; Ken & Nancy Motzko, 51 Pleasant, Wood Windows & Doors; Margaret Sulentic, 23 Van Buren, Elderly Resident & Foundation Programs; Iver & Monica Gibbs, 850 Main, Windows and Doors Program. Aye – All. Motion carried.***

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the grant extension requests for Roger & Ann Ochse, 35 Madison, Elderly Resident Program and Michael Johnson, 8 Van Buren, Windows, Siding, Foundation and Elderly Resident Programs. Ann Ochse and Michael Johnson Abstained. Aye – All. Motion carried.***

### **Revolving Loan Program Voucher Approval**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$180.00, based on information as presented. Aye - All. Motion carried.***

### **Revolving Loan Program – Exhibit C**

- i. Lance Bobolz – 84 Van Buren – Windows Loan Request
- ii. Eugene Hunter – 38 Van Buren – Loan Extension Request

***It was moved by Ms. Posey and seconded by Ms. Ochse to approve the loan requests for Lance Bobolz, 84 Van Buren, windows loan request and Eugene Hunter, 38 Van Buren, Loan Extension. Aye – All. Motion carried.***

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

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

Mr. Kuchenbecker stated the City Commission approved the hiring of a Construction Manager at Risk for the Main Street Square Project. An RFP has been issued with a deadline of September 22 or 28. The Mayor signed the agreement with the State for the \$300,000. The Promotion Committee is planning a Harvest Jubilee, Little Black Dress, Frisky Whisky and Tree Lighting events. The Economic Restructuring Committee is working on business recruitment.

#### **PA 180101 – Adrian & Annette Hoines – 65 Forest Avenue – Replace Roof– Exhibit D–Continued from 8-8-18 Meeting**

Mr. Kuchenbecker stated the applicant is not here to discuss the issues of last meeting. A letter was sent to them letting them know about the meeting. Staff recommends continuing until the next meeting. ***It was moved by Mr. Toews and seconded by Ms. Posey to continue this item until the next meeting. Aye – All. Motion carried.***

#### **Dell Rapids Society for Historic Preservation – Emergency Outside of Deadwood Grant Request – Exhibit E**

Mr. Kuchenbecker stated the Historic Preservation Commission received an emergency Outside of Deadwood Grant request from Dell Rapids for an emergency repair to the roof of the Dell Rapids Museum. During a storm the existing rubber roof was blown off the north parapet wall. The damage revealed a badly deteriorated parapet wall that is allowing water to enter the building at a rapid rate. The water has caused interior damage to the walls. The cost to repair the roof is \$31,410 which the applicants insurance will cover. However, the tuck pointing is not covered and the cost of repairs is \$19,688. The request is for \$10,000 to pay for half of the tuck pointing expenses. The Projects Committee has reviewed this request and recommends approval. ***It was moved by Mr. Blair and seconded by Ms. Ochse to approve the Emergency Outside of Deadwood Grant request for Dell Rapids Society for Historic Preservation for repairs to the Dell Rapids Museum in the amount of \$10,000. Aye – All. Motion carried.***

#### **South Dakota Historical Society Press – Publication Fund Report – Exhibit F**

Mr. Kuchenbecker presented the yearly report from the South Dakota Historical Society Press. In 2000 they received funds to start a revolving loan fund for the publication of books containing history of South Dakota.

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

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

##### **PA180192–Glenn Fasnacht–74 Van Buren–Repair Foundation, Repair/Replace Siding/Windows–Exhibit G**

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 74 Van Buren a non-contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to repair the foundation, replace siding and repair/replace windows and replace storm windows. 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. Posey and seconded by Mr. Toews 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.***

##### **PA180193 –William Beshera–166 Charles–Repair/Replace Windows/Foundation/Siding–Exhibit H**

Mr. Kuchenbecker stated this is a contributing structure located in the Cleveland Planning Unit. The applicant is requesting permission to replace windows and storms, replace front door and storm door, repair/replace siding and paint, repair/replace foundation as needed, repair existing fence and add to it, repair/replace front and back landings, and replace back storm door. 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. 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.**

PA 180201– Toby Edstrom – 867 Main – Replace Sun Room – Exhibit I

Mr. Kuchenbecker stated this is a non-contributing structure located in the Upper Main Planning Unit. The applicant is requesting permission to remove aluminum and poly carbonate sun room and replace with wood frame construction 2x4 walls on existing concrete foundation. There will be casement windows and one door with a rolled 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 Mr. Toews 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.***

PA 180203– Kracht Family Trust – Exhibit J

Mr. Kuchenbecker stated this is a contributing structure located in the Ingelside Planning Unit. The applicant is requesting permission to remove the inappropriate steel siding, repair the stucco underneath and paint. Based on this material, it is staff's opinion, 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 would be nice if the two roofs match since they are twin houses. ***It was moved by Mr. Toews 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.***

Ms. Ochse asked how a Family Trust can qualify as owner occupied for the grant programs. Mr. Kuchenbecker stated staff is directed to use the determination set by the County. If the property is listed as owner occupied then they will qualify for the grant programs. Staff will contact the city attorney for verification.

#### **Items from Citizens not on Agenda**

Rose Speirs with DHI invited the Historic Preservation Commission to the upcoming "A Deadwood History Big Thank You" event on September 12, 5:00 – 7:00 p.m. at the Adams Museum. Ms. Speirs also presented upcoming ads coming out in the ***True West*** Magazine and the ***Deadwood Now*** Publication.

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

Mr. Kuchenbecker stated in the last six weeks the city has issued 105 building permits for roof repairs. Mary Jo Nelson will be retiring in October. Last weekend the Shriners were in town and held a big parade. Also last week the Wagon Train came through town and they were being filmed by RFD TV. The Travel Channel will be in town August 29 and 30 for filming of Deadwood's legends. The FY2017 Gaming Money Distribution Flowchart was handed out for review. The SHPO Budget Presentation will be September 7 in Pierre. Ms. Ochse, Mr. Johnson and Mr. Toews plan on attending.

Ms. Anfinson stated Mayor Turbiville attended the ribbon cutting of the Art B. Thomas Carousel in Madison, SD and presented a plaque. There were about 150 people in attendance. They were very appreciative of the grant funds they received.

#### **Committee Reports:**

Ms. Carmody stated she has attended her two committee meetings.

Ms. Ochse expressed concern on whether Mr. Gibbens will finish his project on Adams Street. Ms. Anfinson stated last time she spoke with him he was ordering windows. Staff will check with Mr. Gibbens to see where he is at on his project and on the Raspberry House neglect issue.

Mr. Blair stated he did two check and plaque presentations in Groton. It was a rewarding experience.

The Historic Preservation Commission Meeting adjourned at 5:51 p.m.

ATTEST:

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