



## HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, August 26, 2020 – 5:00 p.m.

**PRESENT HISTORIC PRESERVATION COMMISSION:** Dale Berg, Beverly Posey, Robin Carmody, Tony Williams, Trevor Santochi and Leo Diede

**ABSENT:** Jill Weber

**PRESENT CITY COMMISSION:**

**PRESENT STAFF:** Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, NeighborWorks, and Bonny Anfinson, Program Coordinator

*All motions passed unanimously unless otherwise stated.*

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 26, 2020 at 5:00 p.m.

**APPROVAL OF HPC MINUTES:**

*It was moved by Ms. Posey and seconded by Mr. Williams to approve the HPC minutes of Wednesday, August 12, 2020. Aye – All. Motion Carried.*

**VOUCHER APPROVALS:**

HP Operating Vouchers: *It was moved by Mr. Williams and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$82,738.30. Aye – All. Motion carried.*

HP Grant Vouchers: *It was moved by Mr. Williams and seconded by Ms. Posey to approve the HP Grant Vouchers in the amount of \$137,706.49. Aye – All. Motion carried.*

Revolving Loan Vouchers: *It was moved by Ms. Posey and seconded by Mr. Williams to approve the Revolving Loan Account in the amount of \$76,818.07. Aye – All. Motion carried.*

**HP PROGRAMS AND REVOLVING LOAN PROGRAM**

HP Grant Program discussion on extensions with possible action

Mr. Kuchenbecker stated coming out of the City Commission budget meeting they are questioning where Historic Preservation stands financially with the grants and loans. A moratorium was placed on the programs on April 30, 2020 until further notice. In the mean time we have this exposure out there of approved funding not dispersed. We have applicants who have been in the programs for a couple of years and have received several extensions with no work completed and applicants who are in the process of getting their projects done this year. To set parameters of the programs staff has prepared a spread sheet to fully understand the potential exposure. Staff has prepared letters stating there will be no extensions allowed

after December 31, 2020 and all projects will need to be completed by this date. Reimbursement and payment of grants would have to be submitted by December 16, 2020 in order to pay out of the 2020 budget. To assure there are enough funds to complete the current projects, recipients will have to submit a timeline by September 18, 2020 of when they will finish their project. If recipients have not received any funds towards a grant they can reapply when and if the moratorium is lifted. In the Façade Conservation Easement Program a letter will be sent to those currently in the program to verify funds will be available in our budget to purchase the easement, we will be requesting a timeline by September 18, 2020 of when the project will be completed. Those who haven't started their project will be told the project can still continue but the actual purchase of the easement cannot take place until the moratorium is lifted. This would get us through 2021. ***It was moved by Ms. Posey and seconded Mr. Santochi to not extend grants past December 31, 2020. Applicants who haven't started their project and have not used any funds will be allowed to re-apply when the moratorium is lifted. Applicants currently in the Façade Conservation Easement will be required to submit a timeline and cost estimate of project by September 18, 2020 to City Staff and those who haven't started the City will purchase the easement when the moratorium is lifted. Aye – All. Motion carried.***

#### HP Grant Program Extension Requests – Exhibit A

- i. Melody Lopez – 67 Stewart – Foundation/Siding/Windows & Doors
- ii. Brad Peterson/Shirlene Joseph – 766 Main – Foundation
- iii. Jody Ritz – 18 Pleasant – Foundation
- iv. George & Lynn Milos – 872 Main – Siding
- v. Mary Baudhuin – 26 Water – Windows & Doors/Siding
- vi. Kris Fenton – 27 Lincoln – Windows & Doors
- vii. Charlie Mook – 61 Taylor – Windows & Doors
- viii. James Burns – 794 Main Street – Windows & Doors

***It was moved by Ms. Posey and seconded by Mr. Diede to issue final extensions for Melody Lopez, 67 Stewart, Brad Peterson, 766 Main, Jody Ritz, 18 Pleasant, George & Lynn Milos, 872 Main, Charlie Mook, 61 Taylor and James Burns, 794 Main Street. Aye – All. Motion carried.***

#### Retaining Wall Program Application – 65 Terrace – Chris Blair – Exhibit B

***It was moved by Mr. Santochi and seconded by Ms. Posey to accept Chris Blair, 65 Terrace into the Retaining Wall Program. Aye – All. Motion carried.***

#### Historic Preservation Loan Requests – Exhibit C

- i. Robin Gorder – 3 Rodenhaus – Request to Refinance
- ii. David Herdt – 97 Forest Ave. – Extension Request
- iii. Jody Ritz – 18 Pleasant Extension Request
- iv. Sylvia Trentz – 57 Lincoln – Extension Request
- v. Dustin & Laura Floyd – 21 Lincoln – Request to Forgive two loans

***It was moved by Ms. Posey and seconded by Mr. Williams to approve the loan requests for Robin Gorder, 3 Rodenhaus, David Herdt, 97 Forest, Jody Ritz, 18 Pleasant, Sylvia Trentz, 57 Lincoln, Dustin & Laura Floyd, 21 Lincoln. Aye – All. Motion carried.***

#### OLD OR GENERAL BUSINESS:

None

## **NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:**

None

## **NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:**

### **PA 200187 – Dan Sjomeling – 405 Williams – Extend Roof Line – Exhibit D**

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit circa 1880/1881. The applicant is requesting permission to extend the roof line on the front of the house in an effort to make the front entry a covered porch type area. 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 was moved by Ms. Posey and seconded by Ms. Carmody based upon all the evidence presented, I find that 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 for Dan Sjomeling, 405 Williams, to extend the roof line on the front of the structure. Aye – All. Motion carried.***

## **ITEMS FROM CITIZENS NOT ON AGENDA**

### **STAFF REPORT** *(items will be considered but no action will be taken at this time.)*

Mr. Kuchenbecker reported they will be doing a final walk through of the 56 Taylor retaining wall next week. The foundation is ready on the Lincoln Street retaining wall. They will start building the wall. There will be a preconstruction meeting on Monday for the 30 Adams retaining wall. There is a lot of activity up on Taylor Avenue. Trail markers are going up. We are also working with the YMCA on an Early Awareness for Children on the Whitewood Creek trail behind the Welcome Center. It will be a nice trail for residents and visitors. City Budget meeting is scheduled tomorrow. SHPO Budget meeting is set for September 11, 2020 in Pierre. Contact the office if you want to attend the Pierre Budget Meeting.

## **COMMITTEE REPORTS**

### **OTHER BUSINESS**

The Historic Preservation Commission Meeting adjourned at 5:34 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary*