

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 8, 2020 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. **Call meeting to Order**

- a. Roll Call

2. **Approval of Minutes**

- a. March 25, 2020 HPC Regular Meeting

3. **Voucher Approvals**

- a. HP Operating Vouchers
- b. HP Grant Vouchers
- c. Revolving Loan Vouchers

4. **HP Programs and Revolving Loan Program**

- a. Revolving Loan Program
 - Loan Requests – **Exhibit A**
 - i. Jim Anterim – 168 Charles St. – Siding Loan Request
 - ii. Jim Anterim – 168 Charles St. – Windows Loan Request

Formal Adoption of Deferment Request Policies & Procedures as a result of Covid-19 Pandemic – **Exhibit B**

Borrower Deferment Requests – **Exhibit C**

- i. Fairmont Hotel Deferment Request
- ii. Oyster Bay Deferment Request
- iii. Berg Jewelry Deferment Request
- iv. Amy Gorzalka Deferment Request
- v. Misty Morse Deferment Request

- b. Grant Requests – **Exhibit D**
 - i. Carla Laun – 16 Spring Street – Elderly Resident Program
 - ii. Rodney Howell – 148 Charles Street – Elderly Resident Program

5. **Old or General Business**

- a. Deadwood Alive RFP – **Exhibit E**
- b. Mt. Moriah Cemetery Gate Operations – **Exhibit F**

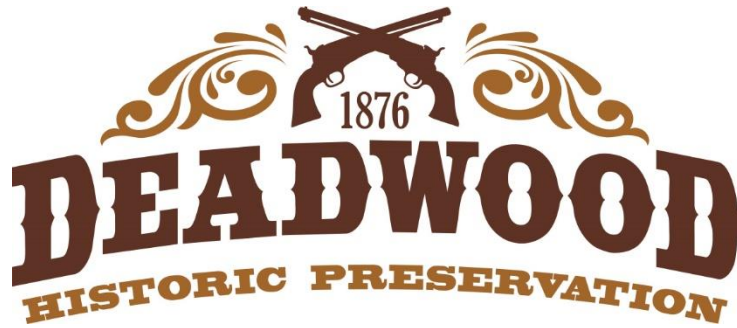
6. **New Matters before the Deadwood Historic District Commission**
 - a. COA 200043–Terry Houck-Midnight Star–677 Main–Exterior Repairs–**Exhibit G**
7. **New Matters before the Deadwood Historic Preservation Commission**
 - a. PA 200031 – Jeff Snedeker – 2 Fremont – Demolish House – Continued from 3/25/20 Meeting – **Exhibit H**
 - b. PA 200044 – Jim Antrim – 168 Charles – Replace Siding/Windows & Doors – **Exhibit I**
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**

Note: 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 regularly scheduled Historic Preservation Commission Meeting.

This will be a Public Meeting conducted through an online meeting program called Zoom. To participate, please email hpadmin@cityofdeadwood.com to receive instructions on how to attend the HPC web/online meeting.

Please practice the CDC's social distancing recommendations

Please be considerate of others and if you no longer have business activities during the meeting do not feel obligated to remain



HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, April 8, 2020 – 5:00 p.m. – Public Zoom Meeting

Present Historic Preservation Commission: Dale Berg, Lyman Toews, Beverly Posey, Robin Carmody, Tony Williams and Willie Steinlicht

Absent: Tom Blair

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, NeighborWorks, and Bonny Anfinson, Program Coordinator

All motions passed unanimously unless otherwise stated.

Due to the COVID-19 pandemic this public meeting was held on-line through Zoom and Teleconference methods. There was one request from the general public to participate prior to the meeting as posted.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, April 8, 2020 at 5:00 p.m.

APPROVAL OF HPC MINUTES:

It was moved by Ms. Posey and seconded by Mr. Toews to approve the HPC minutes of Wednesday, March 25, 2020. Aye – All. Motion Carried.

VOUCHER APPROVALS:

HP Operating Vouchers: ***It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$40,391.48. Aye – All. Motion carried.***

HP Grant Vouchers: ***It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Grant Vouchers in the amount of \$1,600.00. Aye – All. Motion carried.***

Revolving Loan Vouchers: ***It was moved by Mr. Toews and seconded by Mr. Williams to approve the Revolving Loan Account in the amount of \$34,465.73. Aye – All. Motion carried.***

REVOLVING LOAN FUND AND HISTORIC PRESERVATION PROGRAMS:

Loan Requests – Exhibit A

Jim Anterim – 168 Charles St. – Siding Loan Request

Jim Anterim – 168 Charles St. – Windows Loan Request

It was moved by Ms. Posey and seconded by Ms. Carmody to approve the loan requests for Jim Anterim, 168 Charles St. for the Siding and Wood Windows and Doors. Aye – All. Motion carried.

Chairman Berg turned the meeting over to Vice Chair Posey as he abstained from the meeting discussions and voting.

Formal Adoption of Deferment Request Policies & Procedures as a result of Covid-19 Pandemic – Exhibit B. ***It was moved by Mr. Toews and seconded by Mr. Williams to adopt the Deferment Request Policies and Procedures as a result of Covid-19 Pandemic. Mr. Berg Abstained. Aye – All. Motion carried.***

Borrower Deferment Requests – Exhibit C

Fairmont Hotel Deferment Request

Oyster Bay Deferment Request

Berg Jewelry Deferment Request

Amy Gorzalka Deferment Request

Misty Morse Deferment Request

It was moved by Mr. Steinlicht and seconded by Mr. Toews to grant a 90 day deferment for Fairmont Hotel, Oyster Bay, Berg Jewelry, Amy Gorzalka and Misty Morse set forth in the Deferment Policies and Procedures. Mr. Berg Abstained. Aye – All. Motion carried.

Vice Chair Posey turned the meeting back over to Chairman Berg.

Grant Requests – Exhibit D

Carla Laun – 16 Spring Street – Elderly Resident Program

Rodney Howell – 148 Charles Street – Elderly Resident Program

It was moved by Ms. Posey and seconded by Mr. Williams to accept Carla Laun, 16 Spring Street into the Elderly Resident Program and Rodney Howell, 148 Charles Street into the Elderly Resident Program. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS:

Deadwood Alive RFP – Exhibit E

Mr. Kuchenbecker stated an RFP was sent out for Main Street Re-enactments and the performance of Jack McCall. A few years ago an ordinance was put in place where re-enactors are officially run through Historic Preservation and are the only entity allowed to shut down Main Street for re-enactments. Deadwood Alive was the only proposal received. This would be for 2021 through 2025. The current contract runs out this year. By doing this early we will know who we are working with when going into budget cycles. In full disclosure Kevin Kuchenbecker is Vice Chair and Willis Steinlicht is Chair of the Deadwood Alive and Tony Williams is on the Board as well. There is no pecuniary action so they will not have to recuse themselves. A paragraph on safety has been included per the request of HP Commission. Mr. Toews stated this is a separate entity which would hold the City harmless. Are they a separate entity and have their own insurance? Mr. Kuchenbecker stated they are a 501C3 with liability insurance for one million and each actor should have insurance through a re-enactors guild. The stage coach is insured as well. Deadwood Alive lists the City of Deadwood as additional insured. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City***

Commission to approve the RFP from Deadwood Alive for Street Performances on Deadwood for 2021 to 2025. Aye – All. Motion carried.

Mt. Moriah Cemetery Gate Operations – Exhibit F

Mr. Kuchenbecker stated this is for informational purposes only, there is no vote required. A recommendation is being presented to the City Commission to purchase an electronic gate at Mt. Moriah to allow busses to enter and exit the cemetery eliminating the issues of the public trying to enter in their vehicles when the gate is open.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

COA 200043 – Terry Houck – Midnight Star – 677 Main – Exterior Repairs – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 677 Main Street, a contributing structure located in the Original Town of Deadwood. The applicant is requesting permission to seal holes in the roof that are allowing water to leak on the front of the building. Seal holes on the 2nd floor overhang that allow water to leak on the outside of the building. Repair sheet metal on 2nd floor overhang. Repaint front of the building in the same colors. Repair fire alarm. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the local historic district, the State and National Register Historic District or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Ms. Carmody based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness. Aye – All. Motion carried.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

PA 200031, Jeff Snedecker – 2 Fremont – Demolish House – Exhibit H

Mr. Kuchenbecker stated the applicant has once again requested this application be continued as they have indicated they will be engaging an architect to develop at some conceptual designs. At this point the applicant and agent are requesting a continuance. Mr. Toews asked what the applicant is looking at doing, new construction and demolition. Mr. Kuchenbecker stated there is some talk about reconstruction of the existing building as an option but as presented it is for demolition. Reconstruction would depend on the site plan and what is being proposed. A site plan has been requested so the HP Commission will fully understand what the applicant has submitted. There is no understanding as to how the proposed new units would fit onto the lot. What would happen to the existing building and how the buildings would be compatible? In light of the situation we are pushing the applicant for the information. It has been highly suggested by staff to engage a design professional to provide conceptual drawings so we can make an educated determination on which way the Commission should go. Ms. Posey asked if they are wanting to build five town homes. Mr. Kuchenbecker stated it is unclear if it is five units and one building or five units and five buildings. The conceptual plans look like it is one building with five units. Ms. Posey stated she is glad they are going to get help. Mr. Toews stated he is not as optimistic about moving this forward. There was a process established through Demolition by Neglect. The City needs to decide if the structure is in a state of Demolition by Neglect or not. After the City makes their determination then it can come before Historic Preservation as an opportunity for us to have a hearing. This has been going on

for so long and it keeps deteriorating over time, I am wondering if it would be advisable as a commission to request city staff to start the process of investigating whether this is demolition by neglect. Ms. Posey stated Mr. Kuchenbecker said it appeared as intentional demolition by neglect. Mr. Toews stated there is an ordinance that has a specific process involved. If we are going to do this it should be done the proper way. Mr. Kuchenbecker stated he will talk with the HP Commissioner, Jeramy Russel and Trent Mohr to see if we can start down that road. Mr. Toews stated this will give the applicant the push to get this resolved. ***It was moved by Mr. Toews and seconded by Ms. Posey to request City Staff to start the process of Demolition by Neglect on the property at 2 Fremont. Aye – All. Motion carried.*** Mr. Kuchenbecker stated he will start the discussion with the building official. ***It was moved by Ms. Posey and seconded by Mr. Steinlicht to continue this request at their next meeting. Aye – All. Motion carried.***

PA 200044, Jim Antrim – 168 Charles – Replace Siding/Windows & Doors – Exhibit I

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 168 Charles St, a contributing structure located in the Cleveland Planning Unit in the City of Deadwood. Applicant is requesting permission to replace inappropriate siding with horizontal minimum reveal siding and replace all 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 Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Williams 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 Jim Antrim, 168 Charles. 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 the South Dakota Historic Society has awarded the Individual Governor's Award for History to Mike Runge. The HP agenda and minutes have been reformatted. We are working on the creation of a new City website as well. Staff is working on the back end of the architecture of the website. Staff has been very productive working from home during the Covid-19 pandemic. Archeological monitoring continues at the Tin Lizzie construction site. Construction of the piers has started. Commission and staff are beginning to look at the budget as we move forward during this crisis.

COMMITTEE REPORTS

Mr. Steinlicht stated he is happy we are doing the Zoom meetings as it is hard for him to get out.

Ms. Posey stated they are still doing the food give away at the Welcome Center every day from noon to 1:00.

Ms. Struble stated Saloon 10 is providing meals to the hospital and police department.

Mr. Williams stated the Santa and sleigh are still at the top of Main.

Mr. Toews stated the budget will now be a challenge. First priority is the city workers and the people that support us. If we could keep the museums and those that support whole that would be a priority. After that we should look at things that are secondary. I have a feeling

there is going to be a lot of casinos that will ask for a hiatus in paying the device license. There are a number of big challenges ahead of us.

Mr. Carmody stated she has a large amount of scrap paper if anyone needs it.

Mr. Berg thanked Mr. Toews, Mr. Blair and Mr. Steinlicht for their service and they have been very helpful to him and enjoyed working alongside them.

OTHER BUSINESS

The Historic Preservation Commission Meeting adjourned at 5:35 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary