



## DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 22, 2020 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. **Call meeting to Order**

- a. Roll Call

2. **Approval of Minutes**

- a. April 8, 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 Extensions/Deferment Requests – **Exhibit A**

- i. Glen Fasnacht – 74 Van Buren– Extension Request
- ii. Jeffrey Munce – 36 Jackson – Extension Requests
- iii. Erica Bussiere – 45 Burnham – Extension Requests
- iv. Todd Weber – 562 Williams – Extension Requests
- v. Tracie Johnson – 41 Taylor – Extension Requests
- vi. Joette Johnson – 78 Williams – Extension Requests
- vii. Blake Haverberg – 1,3,5 Burnham – Deferment Request
- viii. Elise Kirkpatrick – 110 McGovern Hill – Deferment Request

- b. Grant Requests – **Exhibit B**

- i. Mel Dennis – 14 Lincoln Ave. – Wood Windows & Doors Program
- ii. Bruce & Mary Ann Oberlander – 102 Charles – Siding Program
- iii. Bruce & Mary Ann Oberlander – 106 Charles – Siding/Wood Windows & Doors Program

- c. Grant Extensions – **Exhibit C**

- i. Kurt & Dawn Bialas - 24 Raymond - Wood Windows & Doors
- ii. Meghan Clemens - 462 Williams - Siding/Wood Windows & Doors
- iii. Adrien Newkirk - 39 Lincoln - Foundation/Elderly/Windows & Doors
- iv. Lee Thompson - 47 Forest - Wood Windows & Doors

- v. Laura & Dustin Floyd - 21 Lincoln - Wood Windows & Doors
- vi. Teresa Hamilton/Peter Curry - 458 Williams - Siding/Wood Windows & Doors
- vii. Gene Hunter - 38 Van Buren - Wood Windows & Doors

5. **Old or General Business**

- a. 2020 Scholarship Approvals – **Exhibit D**
- b. Budget discussions resulting from Covid-19 Pandemic impacts
  - i. Moratorium on HPC Program applications for Forgivable Loans & Grants effective April 30, 2020 until further notice due to Covid-19 Pandemic budget impacts
  - ii. Cancellation of Round 2 of Outside of Deadwood Grant for 2020 due to Covid-19 Pandemic budget impacts

6. **New Matters before the Deadwood Historic District Commission**

7. **New Matters before the Deadwood Historic Preservation Commission**

- a. PA 200031 – Jeff Snedeker – 2 Fremont – Demolish House – Continued from 4/8/20 Meeting – **(To be continued until further notice by applicant)**
- b. PA 200048 – Mel Dennis – 14 Lincoln Ave. – News storms on Windows/Door – **Exhibit E**
- c. PA 200049 – Bruce & Mary Ann Oberlander – 102 Charles – Replace Siding & Pillars – **Exhibit F**
- d. PA 200050 – Bruce & Mary Ann Oberlander – 106 Charles – Replace Siding and Windows – **Exhibit G**
- e. PA 200051 – City of Deadwood – 31 Seventy Six Drive – Addition to Crow’s Nest – **Exhibit H**

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**

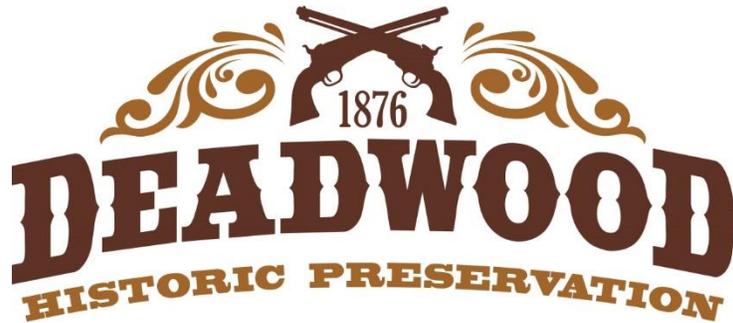
**Note:** All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.

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This will be a Public Meeting conducted through an online meeting program called Zoom. To participate, please email [hpadmin@cityofdeadwood.com](mailto: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 22, 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, Ted Spencer, SHPO, 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 22, 2020 at 5:00 p.m.

### **APPROVAL OF HPC MINUTES:**

*It was moved by Ms. Posey and seconded by Mr. Steinlicht to approve the HPC minutes of Wednesday, April 8, 2020. Aye – All. Motion Carried.*

### **VOUCHER APPROVALS:**

HP Operating Vouchers: *It was moved by Mr. Toews and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$5,795.85. Aye – All. Motion carried.*

HP Grant Vouchers: *It was moved by Mr. Toews and seconded by Mr. Steinlicht to approve the HP Grant Vouchers in the amount of \$12,837.76. 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 \$10,043.33. Aye – All. Motion carried.*

### **REVOLVING LOAN FUND AND HISTORIC PRESERVATION PROGRAMS:**

Loan Requests – Exhibit A

- i. Glen Fasnacht – 74 Van Buren– Extension Request
- ii. Jeffrey Munce – 36 Jackson – Extension Requests
- iii. Erica Bussiere – 45 Burnham – Extension Requests
- iv. Todd Weber – 562 Williams – Extension Requests

- v. Tracie Johnson – 41 Taylor – Extension Requests
- vi. Joette Johnson – 78 Williams – Extension Requests
- vii. Blake Haverberg – 1,3,5 Burnham – Deferment Request
- viii. Elise Kirkpatrick – 110 McGovern Hill – Deferment Request

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the loan extensions and deferment requests. Aye – All. Motion carried.***

Grant Requests – Exhibit B

- i. Mel Dennis – 14 Lincoln Ave. – Wood Windows & Doors Program
- ii. Bruce & Mary Ann Oberlander – 102 Charles – Siding Program
- iii. Bruce & Mary Ann Oberlander – 106 Charles – Siding/Wood Windows & Doors Program

***It was moved by Ms. Posey and seconded by Mr. Toews to accept Mel Dennis, 14 Lincoln Ave., Wood Windows and Doors, Bruce and Mary Ann Oberlander, 102 Charles, Siding Program, Bruce and Mary Ann Oberlander, 106 Charles St., Siding and Wood Windows and Doors Programs. Aye – All. Motion carried.***

Grant Extensions – Exhibit C

- i. Kurt & Dawn Bialas - 24 Raymond - Wood Windows & Doors
- ii. Meghan Clemens - 462 Williams - Siding/Wood Windows & Doors
- iii. Adrien Newkirk - 39 Lincoln - Foundation/Elderly/Windows & Doors
- iv. Lee Thompson - 47 Forest - Wood Windows & Doors
- v. Laura & Dustin Floyd - 21 Lincoln - Wood Windows & Doors
- vi. Teresa Hamilton/Peter Curry - 458 Williams - Siding/Wood Windows & Doors
- vii. Gene Hunter - 38 Van Buren - Wood Windows & Doors

***It was moved by Ms. Posey and seconded by Mr. Toews to approve the grant extensions for Kurt & Dawn Bialas, 24 Raymond; Meghan Clemens, 462 Williams; Adrien Newkirk, 39 Lincoln; Lee Thompson, 47 Forest; Laura & Dustin Floyd, 21 Lincoln; Teresa Hamilton & Peter Curry, 458 Williams; Gene Hunter, 38 Van Buren. Aye – All. Motion carried.***

**OLD OR GENERAL BUSINESS:**

2020 Scholarship Approvals – Exhibit D

Mr. Kuchenbecker stated the Projects Committee met on April 15, 2020 and reviewed six applications by Lead-Deadwood High School seniors for the Historic Preservation Commission's 2020 Scholarship program. The committee selected Rebecca Groeger and Hannah Campbell to receive a \$1,000 scholarship. The committee recommends approval of the two students for the 2020 Scholarship Award. ***It was moved by Mr. Toews and seconded by Ms. Posey to grant a \$1000 Scholarship for 2020 to Rebecca Groeger and Hannah Campbell. Aye – All. Motion carried.***

Budget discussions resulting from Covid-19 Pandemic impacts

- i. Moratorium on HPC Program applications for Forgivable Loans & Grants effective April 30, 2020 until further notice due to Covid-19 Pandemic budget impacts

Mr. Kuchenbecker stated the Covid 19 pandemic could cause upto a 3.4 million dollar hit to the budget. Discussions of changes was shared with the commission by staff. Recommendations are to place a moratorium on the HPC program applications for forgivable loans and grants

effective April 30, 2020, cancel round two of the Outside of Deadwood Grant, not fund the Historic Publication Fund, reduce the amount for the retaining wall program and the city retaining walls and not replenish the revolving loan fund. The budget cut is a projection based on possible loss of gaming revenues. Ms. Anfinson put together a report on a projected amount of what could be paid out on current grants. Ms. Posey asked if everything that has been approved is still a go. Mr. Kuchenbecker stated all current grants will be funded and any grants that come in before April 30 will be on the next meeting agenda. Mr. Walker stated he has two revolving loans that will be on the next agenda. Mr. Toews stated he agrees with Kevin's recommendation but wants to make sure we follow the rules and consider this at our next meeting. Mr. Kuchenbecker stated we would have to adopt a revised Covid-19 budget at a future meeting once we determine what levels gaming revenue will operate. Mr. Spencer stated when changes are made to the Preservation budget, by state law, does need to go before the SHPO Board for review. They will be meeting Thursday and I plan on informing the board of the possible major changes and cuts coming. Mr. Toews requested the formula used to determine how much money is given directly to the City of Deadwood should be followed as per state law. ***It was moved by Mr. Toews and seconded by Ms. Posey to issue a moratorium on Historic Preservation Commission Program applications for Forgivable Loans and Grants effective April 30, 2020 until further notice due to Covid-19 Pandemic budget impact. Aye – All. Motion carried.***

- ii. Cancellation of Round 2 of Outside of Deadwood Grant for 2020 due to Covid-19 Pandemic budget impacts

***It was moved by Mr. Toews and seconded by Ms. Posey to cancel Round 2 of the Outside of Deadwood Grant for 2020 due to Covid-19 Pandemic. Aye – All. Motion***

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

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

PA 200031, Jeff Snedecker – 2 Fremont – Demolish House 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 conceptual designs. ***It was moved by Mr. Toews and seconded by Ms. Posey to table this request. Aye – All. Motion carried.***

PA 200048, Mel Dennis – 14 Lincoln Ave. – News storms on Windows/Door – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 14 Lincoln Avenue a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to replace storm 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 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 Mel Dennis, 14 Lincoln Ave. Aye – All. Motion carried.***

PA 200049, Bruce & Mary Ann Oberlander – 102 Charles – Replace Siding & Pillars – Exhibit F  
Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 102 Charles Street a contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the siding, fascia and soffits on front and rear of structure. Replace front gable with half round cement siding. The siding will be LP Smart siding and will be similar in color to existing siding. Trim will match existing siding color. Replace existing pillars with expanded pvc and look similar to current pillars. ***It was moved by Ms. Posey and seconded by Mr. Toews 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 Bruce and Mary Ann Oberlander, 102 Charles Street. Aye – All. Motion carried.***

PA 200050, Bruce & Mary Ann Oberlander – 106 Charles – Replace Siding & Windows–Exhibit G  
Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 106 Charles Street a contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to replace siding, soffits, fascia, windows and door trim. Replace front gable siding with half rounds similar to the rear roof gable. Replace four exterior windows with wood to replace windows that were installed in 1977. ***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 Bruce and Mary Ann Oberlander, 106 Charles Street. Aye – All. Motion carried.***

PA 200051, City of Deadwood – 31 Seventy Six Drive – Addition to Crow’s Nest – Exhibit H  
Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 31 Seventy Six Drive a contributing structure located in the Original Town Planning Unit in the City of Deadwood. The applicant is requesting permission to construct a deck above the chute area of the crow’s nest which will include additional seating and a handicap access area. ***It was moved by Mr. Steinlicht and seconded by Ms. Posey 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 City of Deadwood, 31 Seventy Six Drive. 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 city staff is all back working in the office. The building continues to be closed to the public. The Mayor has formed a committee to work on ordinance for re-opening Deadwood. The City Commission and staff is working on the budget. Staff has been working on website development. Mike Runge has been monitoring the Tin Lizzie site. Bonny and Cindy have been managing the office.

## **COMMITTEE REPORTS**

Mr. Toews asked what was going on at the Mickelson Trail Head. There are stakes at corners.  
Mr. Kuchenbecker stated the City is working identify property lines.

Mr. Steinlicht thanked Kevin for getting his tablet working.

Ms. Posey stated there is a Main Street Initiative Meeting next Thursday.

## **OTHER BUSINESS**

The Historic Preservation Commission Meeting adjourned at 5:42 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

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