



Historic Preservation Commission Minutes

Monday, December 23, 2024, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on December 23, 2024, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede
HP Commission Vice Chair Vicki Dar
HP Commissioner 2nd Vice Chair Trevor Santochi
HP Commissioner Molly Brown
HP Commissioner Jesse Allen
HP Commissioner Tony Williams

City Commissioner Blake Joseph

ABSENT

HP Commissioner Anita Knipper

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Historic Preservation Coordinator
Amy Greba, Administrative Assistant

Matt Naasz, City Attorney

Mike Walker, Neighborworks

3. Approval of Minutes

a. Approval of 12/11/24 HP Minutes

It was motioned by Commissioner Dar and seconded by Commissioner Williams to approve minutes of the December 11, 2024, meeting. Voting Yea: Williams, Santochi, Diede, Brown, Allen, Dar.

4. Voucher Approvals

a. HP Operating Vouchers – 2024

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Operating Vouchers 2024 in the amount of \$26,237.19. Voting Yea: Williams, Santochi, Diede, Brown, Allen, Dar.

b. HP Operating Vouchers – 2025

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Operating Vouchers 2025 in the

amount of \$20,040.00. Voting Yea: Williams, Santochi, Diede, Brown, Allen, Dar.

- c. HP Grant Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Grant Vouchers in the amount of \$101,980.55. Voting Yea: Williams, Santochi, Diede, Brown, Allen, Dar.

- d. HP Revolving Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Allen to approve HP Revolving Vouchers in the amount of \$14,902.62. Voting Yea: Williams, Santochi, Diede, Brown, Allen, Dar.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

Emrick Real Estate Group, LLC – 9 Shine St. – Request for loan extension
Danika McFarland – 37 Lincoln – Request for loan extension
Alan & Phyllis Wright – 822 Main – Request to forgive loan

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to approve requests from 9 Shine – Cody Emmerick – Loan Extension, 37 Lincoln – Danika McFarland – Loan Extension, and 822 Main – Alan & Phyllis Wright – Loan Forgiveness. Voting Yea: Williams, Santochi, Diede, Brown, Allen, Dar.

6. Old or General Business

- a. Consider renewal of the Agreement for Administration of Deadwood Historic Preservation's Revolving Loan Program with Neighborhood Housing-Dakota Home Resources in an amount not to exceed \$60,000.00.

It was motioned by Commissioner Brown and seconded by Commissioner Dar to recommend renewal of the Agreement for Administration of Deadwood Historic Preservation's Revolving Loan Program with Neighborhood Housing – Dakota Home Resources in an amount not to exceed \$60,000.00. Voting Yea: Williams, Santochi, Diede, Brown, Allen, Dar.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 240256 - Peter Pantazopoulos - 38 Burnham Ave. - Changes to roof pitch and square footage (previously approved on October 9, 2024)

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 38 Burnham Ave., a non-contributing structure located in the Highland Planning Unit in the City of Deadwood.

The applicant is requesting footprint modification to original design. Now 30' x 20' but still 600 sq. ft. or less. Modification to original truss design from a standard 4/12 pitch to new design as seen in attached drawings and pictures. Exhibit A is

neighbors auxiliary building. Exhibit B represents the original accepted 4/12 pitch truss and 30-degree change I thought is in pink, 60-degree truss in purple is what was delivered with no return option. Exhibit C is a spec sheet for delivered trusses. Also included is a copy of Deadwood Residential Guidelines less the reference photos and glossary. Please see highlighted suggestions and recommendations throughout.

The car port was originally approved at the October 9, 2024, meeting. The approval was for a 28' x 22' x 8' height, gable ended, 4/12 pitch, with asphalt shingled roof. A stop work order was issued on December 9, 2024, after staff witnessed a different roof style and pitch than what was approved by the Historic Preservation Commission. The square footage is also slightly larger than originally presented.

The stop work order, along with the staff report and application from the October 9 approval, is attached to this report.

The footprint of the building has changed slightly, and it is staff's opinion this change to the original project approval is insignificant and more than likely would have been approved administratively through the Historic Preservation Office. The challenge is the change of the roof line and pitch.

The applicant uses the guidelines to highlight areas he has deemed appropriate for your consideration. The auxiliary structure identified in comparison, while seen from Burnham Avenue from different vantage points, is still at the rear of the property and does not read as a primary structure on the property.

The fact that the structure is a carport causes the building to read as a new structure, not a contributing structure, and does not create a false sense of history. It is staff's opinion that the previously approved gable roof is more appropriate in this particular location of the neighborhood and overall historic district. The traditional roof lines all along Burnham Avenue should be maintained. While most gable roofs in the neighborhood are much steeper than the previously approved 4/12 roof, it still had a representation of the design but of more modern pitch. If the applicant submitted the current roof line he is requesting to be considered, it would have been staff's opinion that it was inappropriate and encroached upon and damaged the historic districts. Almost all other carports recently approved have been of modern design due to the concept of the carport yet have been compatible with the historic districts. This is due to the roof line being similar to roof lines in the neighborhood. The construction of carports are mainly posts and the roof.

While the applicant has referenced the design guidelines, it is still staff's opinion that the proposed changes to the previously approved project does encroach upon and damage the historic districts; therefore, as proposed will have an adverse effect to the historic character of the resources in the district and the historic districts.

Staff received guidance from SD State Historic Preservation Office, which concurred with their findings and referenced ARSD 24:52:07:04 Standards for New Construction in Historic Districts - (9) Roof shape and skyline. The roof shape and skyline of new construction must be similar to that of the existing historic buildings.

Mr. Pantazopoulos stated that he intentionally changed the design of the trusses for his carport on his own accord. His hope was that the 30-degree angle on the front

pitch would be close enough to the original 4/12 pitch that nobody would know. The intended change of 30 degrees was more noticeable than he intended. It was more drastic than he anticipated. Mr. Pantazopoulos stated that his intention for changing the design was that he wanted his roof to shed snow and water better and shed it to the rear where he has drain tiles. Upon delivery, he was told that since the trusses were special order, they were non-returnable. He admitted that was completely his fault. He continued by telling the Commission that he and his wife have spent over 25 years in Lead/Deadwood rehabbing homes. After selling some lots in Deadwood, they decided to invest money in the property at 38 Burnham, which has been an ugly and neglected property for some time. In that thought process, they realized this might be the last property that they would rehab. The plan for a portion of the carport is to be used as a covered patio. In preparation for this meeting, Mr. Pantazopoulos searched for the necessary codes and searched the City of Deadwood website for ordinances, codified laws, and the Secretary of Interior's website. He said there was "not much information at any of these locations." The best source of guidelines that he could find was the Deadwood Residential Neighborhood Design Guidelines that he provided in his handout. He highlighted what seems to be "best practices, through suggestions and recommendations that often encourage variety, not meant to be a checklist for compliance." On the last page, under Miscellaneous, it reads "in any area of the heterogeneity and complexity of Deadwood there are bound to be properties which do not fit any of the traditional patterns of the area. In such cases, preservation of the character of the individual property could be more important than trying to make alterations fit into the more typical character of the neighborhood." He included additional information regarding other properties in the neighborhood that may support his case.

Mr. Kuchenbecker stated the guidelines were one part of the overall review process and the South Dakota Administrative Rules were listed on the City's website in the same location of the Design Guidelines as well as the Secretary of Interiors Standards.

It was motioned by Commissioner Santochi and seconded by Commissioner Dar based upon all the evidence presented, I move to make a finding that this project DOES encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. Voting Yea: Williams, Santochi, Diede, Brown, Allen, Dar.

It was motioned by Commissioner Santochi and seconded by Commissioner Brown based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, I find that the project is ADVERSE to Deadwood and move to DENY the project as presented. Voting Yea: Williams, Santochi, Diede, Brown, Allen, Dar.

9. Items from Citizens not on Agenda

(Items considered but no action will be taken at this time.)

10. Staff Report

(Items considered but no action will be taken at this time.)

Mr. Kuchenbecker shared that 85 Charles had one foundational pour completed today.

Retaining Wall- Work continues on Taylor St, with sidewalk and some street work being completed.

Final walk-thru of FEMA Water Street project scheduled for 12/30/24.

Commissioners Diede, S. Martinisko, and Joseph attended SD State Historical Society Board of Trustees meeting with Mr. Kuchenbecker on Friday, December 13, 2024, in Pierre. Commissioners Santochi and Dar attended virtually. Final Budget for 2025 was presented to and approved by the Board.

11. Committee Reports

(Items considered but no action will be taken at this time.)

Commissioner Brown: Free Christmas dinner being served at VFW on Christmas Day. All are welcome.

Commissioner Santochi: Mr. Kuchenbecker did an excellent job presenting the budget to State Historical Board. Encourages others to attend in person or virtually whenever possible. Very insightful.

12. Adjournment

The HP Commission meeting adjourned at 4:25 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant