



Historic Preservation Commission Meeting Minutes

Wednesday, September 28, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Posey called the Deadwood Historic Preservation Commission meeting to order on September 28, 2022 at 5:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Bev Posey
HP Commission Vice Chair Leo Diede
HP Commissioner Trevor Santochi
HP Commissioner Jill Weber
HP Commissioner Tony Williams
HP Commissioner Vicki Dar

City Commissioner Charlie Struble

ABSENT:

HP Commission 2nd Vice Chair Robin Carmody

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Mike Walker, NeighborWorks Director

3. Approval of Minutes

- a. Approval of 9/14/22 Meeting Minutes

It was moved by Commissioner Weber and seconded by Commissioner Diedi to approve the Minutes of September 14, 2022. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- b. Approval of 9/22/22 Special Meeting Minutes

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the Minutes of September 22, 2022 Special Meeting. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

4. Voucher Approvals

- a. Approve HP Operating Vouchers 9/28/22

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Operating Vouchers in the amount of \$23,782.81. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- b. Approval of HP Grant Vouchers 9/28/22

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Grant Vouchers in the amount of \$3,050.62. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- c. Approval of HP Revolving Vouchers 9/28/22

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Revolving Vouchers in the amount of \$10,254.05. Voting Yea: Posey, Weber, Diede, Santochi, Dar, Williams.

It was moved by Commissioner Diede and seconded by Commissioner Williams to approve the HP Revolving report. Voting Yea: Posey, Weber, Diede, Santochi, Dar, Williams.

5. HP Programs and Revolving Loan Program

- a. Philip Breland - 58 Washington - Multiple loan requests

It was moved by Commissioner Weber and seconded by Commissioner Dar to approve the multiple loan requests for Philip Breland, 58 Washington. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- b. Satisfaction of Grant - William and Tamara Zwingelberg - 11 Jackson

It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve the satisfaction of grant for William and Tamara Zwingelberg at 11 Jackson. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- c. Accept Brad and Sheila Beuckens into the Retaining Wall Program at 31 Centennial Avenue

It was moved by Commissioner Diede and seconded by Commissioner Williams to accept Brad and Sheila Beuckens into the Retaining Wall Programs at 31 Centennial Avenue. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- d. Accept Brian and Renee Hogan at 34 Jackson St. into the Retaining Wall Program

It was moved by Commissioner Williams and seconded by Commissioner Weber to accept Brian and Renee Hogan into the Retaining Wall Programs at 34 Jackson Street. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- e. Accept Gordon and Ruth Smith into the Retaining Wall Program at 66 Lincoln Avenue

It was moved by Commissioner Santochi and seconded by Commissioner Weber to accept Gordon and Ruth Smith into the Retaining Wall

Programs at 66 Lincoln Avenue. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- f. Accept Mark Thompson into the Retaining Wall Program at 56 Lincoln Avenue.

It was moved by Commissioner Weber and seconded by Commissioner Williams to accept Mark Thompson into the Retaining Wall Programs at 56 Lincoln Avenue. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

6. Old or General Business

- a. PA 220148 - Peter Pantazapulos - 38 Burnham Ave. - Add Addition & Remodel Current Garage to Create a Residence - Continued from 9/14/22 Meeting

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 38 Burnham Avenue, a non-contributing structure located in the Highland Park Planning Unit. The applicant is requesting permission to add an addition onto the front of the structure and remodel the current structure to create a residence. The proposed addition would have a 4/12 pitched shed style roof and a front western style overhang and porch with 6x6 post supports. The addition will add 12 feet to length of existing structure and 28 feet deep to match existing width. Lower portion will be sided with rustic tin from about 42-48 inches down. Upper portions will be sided with a man-made board and batten material. Tin roof to shed snow more easily.

Because of the roof line presented in the project, it is staff's opinion the proposed work and changes does not encroach upon, damage or destroy a historic resource but it does have an adverse effect on the character of the building and the overall historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

The applicant did submit additional information since the September 22, 2022 site visit. The new information does present a different roof line.

At the last meeting the HP Commission did allow for the slab to be poured. A permit has been issued. They can proceed with that.

It was moved by Commissioner Dar and seconded by Commissioner Diede 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 due to the inappropriate roof line and proposed siding materials and encourage the applicant to reapply with the revised version of design alternative. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

Commissioner Diede stated he admires what you are going to do with the property. Anything would be an improvement. He went around the neighborhood afterwards and looked at the structures and went up to Stage Run. You are right, the designs are all like that at Stage Run but it stays in that area. The Commission

would be hard pressed to put that kind of structure in this neighborhood. He just wants to clarify that with you.

Mr. Pantazapulos stated he appreciates the thought. He realizes what he is originally asking is not like anything in the neighborhood other than the addition leanto structures that are added onto almost every structure. Any type of facade that gets added to that structure will look like a million bucks. Lets get together and come up with something that can be done.

Commissioner Santochi stated he does not feel the proposed siding is appropriate such as the steel or board and batton. He would like to see lap siding which would fit the neighborhood a lot better.

Mr. Pantazapulos asked if a wood siding or man made siding. The lap would be easier than the Board and batton.

Mr. Santochi stated we have a staff that does a lot of this. There could be guidance coming from staff as well. When he was putting new garage doors on staff didn't like the style and made recommendations to change the style. He changed the style and he think it looks great. That is what staff is for. Everything shouldn't have to come to Commission to decide on a design that is going to be approved by the Commission.

Mr. Pantazapulos asked if a hardi board or smart siding would be appropriate. Mr. Kuchenbecker stated if he uses a horizontal lap siding with a five inch reveal and 1 x 4 trim around the windows would be more appropriate than corrugated siding. Staff did meet with the applicant, and we did discuss alternatives before hand. He said if you go with a lap siding you will be more apt to be approved but the decision is not up to me. Mr. Pantazapulos stated he would like to get this done before the hard winter. This build will allow me to do it. Mr. Kuchenbecker stated from the staff's point of view lap siding will be more appropriate and board and batton in the gable. It can be Hardi or Smart Siding lap siding. This is the direction everyone would feel comfortable with. Come back to the Commission with an application with this new roof line, lap siding and trim around the windows and doors.

Mr. Pantazapulos stated he will try to move this along. Whatever he does will be a big improvement. Mr. Kuchenbecker asked if the new siding would also extend to the side of the garage. Mr. Pantazapulos stated he could do that at a later date. The problem is that it is a block structure. Mr. Kuchenbecker stated no action needed to be taken on this, just directive. Commissioner Dar asked what kind of door. Mr. Pantazapulos stated something with light in it. Plans are to put in a historic door with stained glass.

- b. Permission to hire MS Mail to print the 2023 City Calendars at a cost not to exceed \$3,500.00 with funding coming from Public Education and Block Club line items.

Mr. Kuchenbecker stated the Historic Preservation Office, in conjunction with the Neighborhood Blocks Clubs, has printed a community calendar for the residents of Deadwood since 2018. They are once again requesting permission to hire M.S. Mail to print and mail the 2023 calendar. The calendars are very popular with Deadwood residents. Mike Runge and the committee met yesterday to select pictures. Staff is

requesting permission to print the 2023 calendar and hire M.S. Mail to print and mail the calendar to Deadwood residents in the amount not to exceed \$3,500.00 with \$3,000.00 to come out of the Public Education line item and \$500.00 to come out of the Professional Services Neighborhood Block Club line item. ***It was moved by Commissioner Williams and seconded by Commissioner Santochi to recommend to the City Commission to hire M.S. Mail to print and mail the 2023 Calendar in the amount not to exceed \$3,500 with \$3,000 to come out of the Public Education line item and \$500 to come out of the Professional Services Neighborhood Block Club line item. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.***

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 220154 - Amber Gudaites - 108 Denver - Replace windows

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 108 Denver Ave., a noncontributing structure located in the City Creek Planning Unit. The applicant is requesting permission to replace all windows in the house and they will be all the same size as existing 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 Commissioner Weber and seconded by Commissioner Diede 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. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.***

- b. PA 220155 - Rick & Chris Jordan - 768 Main Street - Construct enclosed storage area

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 768 Main St., a contributing structure located in the Upper Main Planning Unit. The applicant is requesting permission to construct an enclosed storage area on the back side of structure under the existing porch roof using 2x4 stud walls. Planning on using stucco on exterior walls to match house. In 2017 the owners were given approval to extend the awning to its current size. Now the applicants want to construct a storage area under this awning on the right side of the porch. Since the project is at the rear of the resource and not visible from the right-of-way, 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 Commissioner Dar and seconded by Commissioner Santochi 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. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

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 stated they had interviews for the Public Works Director Position. The Public Buildings Superintendent has started. FEMA was here for a site visit again on the 2019 flood damage along Sherman lot, Charles Street up behind the Comfort Inn. The project is anticipated to be bid in the Spring. This is a multi-million dollar project that FEMA will be paying for. Tim Lane bridge bid opening is tomorrow. Mike Runge went to Denver to deliver more ledgers for digitization. We reached out to Ted Spencer with SHPO to assist in addressing the issue of egress windows in historic structures. Ted has been working with the Department of Health and we may see a victory for preservation.

11. Committee Reports

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

Commissioner Dar stated Hops and Hogs was a success. The Butt Brigade was yesterday.

Chairman Posey stated the street light is back. Please thank the guys for getting it back up.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:50 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Program Coordinator