

**CITY OF DEADWOOD**  
**HISTORIC PRESERVATION COMMISSION**

Wednesday, June 8, 2005

Chairman Love called the meeting of the Deadwood Historic Preservation Commission to order on Wednesday, June 8, 2005 at 5:15 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

**PRESENT HISTORIC PRESERVATION COMMISSION:** Darin Derosier, Dr. Michael Guilbert, Troy Love, Mary Ann Oberlander, Ann Ochse, Rose Speirs, Jim Wilson – Historic Preservation Officer.

**ABSENT HISTORIC PRESERVATION COMMISSION:** Louie Lalonde

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**ADDITIONS, DELETIONS OR CORRECTIONS TO THE AGENDA:**

Chairman Love announced the following additions to the agenda under New Matters before the Deadwood Sign Commission:

- d. 624 Main, Ticket Booth
- e. 650 Main, Berg Gold Diggers

Chairman Love announced the following addition and deletion to the agenda under New Matters before the Deadwood Historic Preservation Commission:

- e. ~~Façade relocation, Cadillac Jacks~~
- f. City Steps Replacement

There being no further additions, deletions or corrections to the agenda, Ms. Speirs moved, seconded by Ms. Ochse and carried unanimously to approve the agenda with the aforementioned changes.

Chairman Love welcomed newly appointed members of the Historic Preservation Commission, Darin Derosier and Mary Ann Oberlander.

**REVIEW MINUTES:**

Motion by Ms. Speirs, seconded by Dr. Guilbert and carried unanimously to adopt a resolution approving the minutes of the May 25, 2005 meeting, as presented.

**VOUCHER APPROVAL:**

**Operating Account:**

Motion by Ms. Speirs, seconded by Dr. Guilbert and carried unanimously to adopt a resolution approving the HP Operating Account in the amount of \$15,379.16 as presented.

**Bonded Account:**

Motion by Ms. Ochse, seconded by Dr. Guilbert and carried unanimously to adopt a resolution approving the HP Bonded Account in the amount of \$42,149.15 as presented.

**PRESENTATIONS:**

**Joe Jorgenson, Sogge Collection**

Joe Jorgenson, representing John and Ann Sogge, presented information regarding six (6) new wood carvings created by John Sogge, depicting modes of transportation of the west. He suggested the carvings would be excellent pieces to add to the Sogge collection of fourteen (14) carvings purchased by the City of Deadwood in July 2001, soon to be displayed in the Adams' Museum. Chairman Love requested this item be considered during the upcoming budget hearings scheduled in July.

**NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:**

**Fairmont Hotel, Tables**

Ron Russo presented a request to place small tables and chairs on the public sidewalk on the Wall Street side of the Fairmont Hotel.

Discussion ensued regarding existing traffic patterns at this location and city ordinances regarding items placed on public property. Dr. Guilbert favored granting temporary approval of the request; if problems arise, the issue can be reconsidered. Ms. Ochse also spoke favorably on the request considering the hotel is located on a side street. Ms. Speirs stated in the past, the commission has allowed placement of benches on the public right-of-way and stated concern about setting a precedence. Bernie Williams concurred and stated the request will also be considered by the city commission since it involves the public right-of-way. Keith Umenthum concurred with the possible ramifications of allowing the request. At the request of Chairman Love, Mr. Wilson recalled several similar requests for use of the public right-of-way and consequent action taken by the commission.

Motion by Ms. Speirs to deny the request died for lack of a second.

Motion by Dr. Guilbert, seconded by Ms. Ochse to adopt a resolution to approve placement of small tables and chairs on the public sidewalk on the Wall Street side of the Fairmont Hotel, primarily in consideration of the following: 1) the width of the sidewalk is greater than eight feet; and 2) the property is not located on Main Street, further stipulating this action will be revisited immediately should the street furniture prove to compromise pedestrian safety or controversy arise. Mr. Derosier inquired about the style of the tables and Mr. Russo described them as white plastic tables. Hearing no further discussion, upon vote taken thereon, the motion carried with Ms. Speirs voting NO.

Mr. Russo was reminded that this issue will also require approval of the city commission.

**Adams Museum, Temporary Banner, FYI**

Mr. Wilson's report regarding the banner was distributed in the commission packet, for information only.

**633 Main, Bullock, Sign**

Mr. Wilson referred the commission to the following staff report:

**STAFF REPORT**

The applicant requests permission to install a new sign and alter existing signs at the Bullock Hotel.

Address: 633 Main, Bullock Hotel

Applicant: Ken Keller

- Size:**
1. The existing sign on the front of the Bullock Hotel needs to be repaired.  
The owner proposes to repair missing paint without altering the size or shape of the sign.
  2. The existing projecting sign on the rear façade of the building will be relocated to the left hand edge of the façade.
  3. 12' x 2'. This sign will be suspended from the rear fire escape.  
The total signage on the rear of the building is within the limits set by the ordinance.

**Location:** All three signs are in appropriate locations to conform to the ordinance.

**Material:** All signs will be painted wood.

**Is a variance required?** No

Motion by Dr. Guilbert, seconded by Ms. Ochse and carried with Mr. Love abstaining to adopt a resolution approving the reinstallation of an existing sign used on the rear of the building as a projecting sign over a rear entrance at the Bullock Hotel, 633 Main, as proposed by the applicant, Ken Keller, as presented.

**624 Main, Ticket Booth**

Mr. Wilson referred the commission to the following staff report:

**STAFF REPORT**

The applicant requests permission to install the following sign.

Address: 624 Main  
Applicant:

The applicant wishes to use a temporary ticket booth to sell tickets to performances in a second floor theater on Main Street. This issue was discussed by the Commission in the Spring of 2003 and a determination was made that 2<sup>nd</sup> floor theater spaces on Main Street could utilize a temporary ticket booth on Main Street subject to certain conditions.

A ticket booth was approved at the last meeting for use at 657 Main for the Utter theater space.

The booth is to be no larger than the existing booths used by the tour bus companies.  
The booth is to be removed from the sidewalk after the start of the last performance.  
Employees manning the booth will be dressed in period costumes.  
Ticket booths shall be allowed only for the advertising and selling of tickets for ongoing theatrical productions taking place at designated 2<sup>nd</sup> floor theater spaces on Main Street.  
The booth may only be set up and used on days when the production is being presented.

Motion by Ms. Ochse, seconded by Ms. Speirs and carried with Mr. Love abstaining to approve placement of a temporary ticket booth at 624 Main to sell tickets to performances in a second floor theatre on Main Street with the following stipulations: 1) the booth is to be no larger than the existing booths used by the tour bus companies; and, 2) the booth is to be removed from the sidewalk after the start of the last performance.

**650 Main, Berg Gold Diggers**

Mr. Wilson referred the commission to the following staff report:

**STAFF REPORT**

The applicant requests permission to repaint a projecting sign at 650 Main.

Address: 650 Main  
Applicant: Berg Gold Diggers

**Location:** The existing Gold Strike sign does conform to the ordinance. The owner is asking to repaint the sign to resemble that at Gold Diggers.

**Material:** It will be painted wood.

**Is a variance required?** NO variance is required.

Motion by Ms. Speirs, seconded by Ms. Ochse and carried unanimously to adopt a resolution to allow Berg Gold Diggers, 650 Main, to repaint a projecting sign, as presented.

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

**10 Timm Lane, Deadwood Gulch Resort, Addition**

Mr. Wilson referred the commission to the following staff report:

**STAFF REPORT**

The applicant requests Project Approval to construct an addition to the Deadwood Gulch Motel.

Applicant: DGR Hospitality, Inc.  
Owner: Deadwood Gulch Resort  
Constructed: 1991

## **CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS**

**The Historic Preservation Commission shall use the following criteria in granting or denying a Project Approval:**

### ***General Factors:***

**1. *Historic significance of the resource:*** This is a modern building located outside of the Deadwood National Landmark Historic District. There are no buildings or sites eligible for listing on the National Register of Historic Places adjacent to or within the viewshed of the existing building.

**2. *Architectural design of the resource and proposed alterations:*** The proposed addition is sympathetic to the existing non-historic building. Materials will match those of the existing building.

**3. *General appearance of the resource:***

The addition will not substantially change the appearance of the building. The proposed addition will have no adverse effect on the Deadwood National Historic Landmark District.

### ***Attachments***

#### ***Photo***

#### ***Plans***

***Recommended Decision:*** This project will not encroach upon, damage or destroy historic resources within the Deadwood National Historic Landmark District. HP staff recommend approval of the project.

Motion by Dr. Guilbert, seconded by Ms. Speirs and carried unanimously to adopt a resolution for project approval for construction of an addition to the Deadwood Gulch Motel as proposed by the applicant and property owner, DGR Hospitality, Inc., and Deadwood Gulch Resort, respectively, as presented.

### **39 Centennial, DeLong, Siding Replacement**

Mr. Wilson referred the commission to the following staff report:

#### **STAFF REPORT**

The applicant requests Project Approval to replace siding at 39 Centennial in Deadwood.

Applicant: Judy DeLong  
Owner: Jack & Judy DeLong  
Constructed: 1890

## **CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS**

**The Historic Preservation Commission shall use the following criteria in granting or denying a Project Approval:**

### ***General Factors:***

**1. *Historic significance of the resource:*** This is a contributing building in the Deadwood National Landmark Historic District.

**2. *Architectural design of the resource and proposed alterations:*** The owner has on the past replaced damaged siding with masonite siding that replicates the appearance of the existing wood siding. The owner wishes to replace the remaining wood siding with masonite.

### ***Attachments:***

**Photos**

**Recommended Decision:** New masonite siding will have no adverse effect on the Deadwood National Landmark Historic District.

Motion by Ms. Speirs, seconded by Dr. Guilbert and carried unanimously to adopt a resolution for project approval to replace the siding at 39 Centennial, proposed by the applicant and property owner, Jack and Judy DeLong, as presented.

**Adams Museum, Change Order #7, Masonry**

Lyle Murtha, representing Williams and Associates, presented a brief explanation of contract change order #7 for the Adam's Museum renovation and addition project. The project included exterior masonry work originally calculated in the contract as repointing and masonry restoration on thirty percent (30%) of the building, estimated to cost approximately \$53,000. Completing the remaining seventy percent (70%) of the masonry work would cost \$77,659. The change order would allow the contract to include all masonry work on the exterior of the building. Mr. Murtha stated the additional masonry work will not affect the completion of the Adams Museum renovation project. If not completed at this time, Mr. Wilson stated more masonry work will be necessary in the foreseeable future or a potential need for incremental repointing at short intervals in the future. Following brief discussion, Dr. Guilbert moved, seconded by Ms. Ochse and carried unanimously to adopt a resolution to approve contract change order #7 for the Adams Museum, a net increase of \$77,659, as presented.

**Adams Museum, Fund Reallocation - FYI**

Mr. Wilson's report regarding the reallocation of funds was distributed in the commission packet, for information only. A new security system was installed this spring at a total cost of \$10,090 utilizing funds from the Adams Museum capital asset account. The reallocation of funds will correctly record the use of bonded funds for the purchase and installation of the new system.

**City Steps Replacement**

Following a brief explanation by Mr. Wilson, Ms. Ochse moved, seconded by Ms. Speirs and carried unanimously to adopt a resolution authorizing staff to replace the city steps located at the end of Gold Street between Williams and Broadway at total cost of \$18,191.90 utilizing unexpended funds from the capital line items in the 2004 budget.

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

**700 Main, Franklin Hotel, Enclosure**

Mr. Wilson referred the commission to the following staff report:

**STAFF REPORT**

The applicant requests a Certificate of Appropriateness for cosmetic improvements at the rear of 700 Main, Deadwood.

Applicant: Luond, Inc.  
Owner: Franklin Hotel  
Constructed: 1903

**CRITERIA FOR THE ISSUANCE OF CERTIFICATES OF APPROPRIATENESS**

**The Historic District Commission shall use the following criteria in granting or denying a Certificate of Appropriateness:**

***General Factors:***

***1. Historic significance of the resource:*** The Franklin Hotel was constructed from 1903. The building is a significant contributing building in the Downtown Historic District of the Deadwood National Landmark Historic District. The building has remained substantially unchanged throughout its history.

**2. Architectural design of the resource and proposed alterations:** The owners would like to make small modifications to the rear parking lot that is entered from Shine Street in order to improve the appearance and hide certain service functions such as electrical boxes and garbage containers. These changes are reversible and will not affect the historic character of the building. There would be no alterations made to the existing historic building.

**3. General appearance of the resource:** The proposed changes would enhance the appearance of the building and the Downtown Historic District.

**4. Condition of the resource:** The existing historic building has been well maintained.

**Attachments:**

**Photos**

**Site plan**

**Recommended Decision:** The proposed new construction will have no adverse effect on the historic building and will have no adverse effect on the Deadwood Downtown Historic District or the Deadwood National Landmark Historic District.

Motion by Ms. Speirs, seconded by Ms. Ochse and carried unanimously to adopt a resolution to approve a Certificate of Appropriateness for cosmetic improvements at the rear of 700 Main, proposed by the applicant and property owner, Luond, Inc. and Franklin Hotel, respectively, as presented.

**REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:**

**Retaining Wall Fund Voucher**

None.

**Revolving Loan Fund Disbursements**

Dr. Guilbert moved, seconded by Ms. Ochse and carried unanimously to adopt a resolution to approve the Revolving Loan Fund Disbursements totaling \$12,065.29; to the following, Twin City Hardware, \$26.89; Deadwood Home Center, \$2,638.40; and Hole in the Wall Renovation, \$9,400.00, as presented.

**NHS Financial Report**

Joy McCracken presented the HP Revolving Loan Fund balance sheet, statement of revenue and expenditures, total loans outstanding, and the trial balance sheet as of May 2005.

**Review Loan Delinquency Report**

Ms. McCracken provided an update on the status of the Gilmore loan and indicated a recommendation may be forthcoming in the near future.

**Siding Removal Policy**

Ms. McCracken reported that the loan committee is recommending the implementation of a program to provide zero percent (0%) loan financing for siding removal and replacement projects in the city of Deadwood. Ms. Ochse moved, seconded by Ms. Speirs to adopt a resolution approving the implementation of a siding removal and replacement program, categorized as a special needs zero percent (0%) loan, stipulating that all work and projects will be approved by the Deadwood Historic Preservation Officer and the Deadwood Building Inspector. Ms. McCracken stated that the funds will be available for historically-significant homes only. She will work with Mr. Wilson to develop policies, procedures and appropriate forms specific to the program. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

**906 Main, Gregory, Loan**

Ms. McCracken informed the commission that the maximum loan amount established in the loan guidelines will be exceeded should the commission approved the \$27,000 loan request on the table at this time. This is primarily due to the significant size of the restoration project and the extremely poor condition of the house at the time of

purchase. Motion by Ms. Speirs, seconded by Ms. Ochse and carried unanimously to adopt a resolution to approve loan funding in the amount of \$27,000 for Terry and Debra Gregory, 906 Main Street, as presented.

**15-17 Denver, Stojack, Loan**

Ms. McCracken stated the scope of work for the project was recently approved by the commission. Motion by Ms. Ochse, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to approve loan funding in the amount of \$8,000 for Louis and Linda Stojack, 15-17 Denver, as presented.

**71 Forest, Sundstrom, Retaining Wall Grant**

Mr. Wilson explained that on April 27, 2005, the commission approved a retaining wall grant in the amount of \$36,124 for property located at 71 Forest owned by Roy Sundstrom. More recently, the property owner has received notification from the Lawrence County Office of Equalization that the assessed valuation of the property has decreased from \$54,080 to \$48,178. Mr. Sundstrom is requesting the grant amount be increased to \$42,122 based on the change in assessed value. Motion by Ms. Ochse, seconded by Ms. Speirs to adopt a resolution to deny the request for additional retaining wall grant funds. Ms. Ochse precipitated the motion by stating the level of grant funding was based on the assessed valuation of the property at the time the application was processed. She asserted the initial appraisal "will stand", rather than the commission adjusting levels of grant if property values fluctuate before the work is complete. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

**10 Harrison Street, Retaining Wall Grant**

The commission reviewed three bids received for the retaining wall at 10 Harrison Street. Motion by Ms. Ochse, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to approve retaining wall grant funds in the amount of \$13,258 for 10 Harrison, Roz Purchase, as presented.

**Retaining Wall Grant Journal – FYI**

The 2003-2004 Retaining Wall Journal was distributed for information only.

**COMMITTEE REPORTS:**

Budget

No report was given.

Museum

No report was given.

HistoryLink and Advocacy

Mr. Wilson reported ongoing work with TDG for the Hall of Fame plaques and Neighborhood plaques.

Chamber of Commerce

Chairman Love reported the chamber will meet next week.

NHS

Dr. Guilbert acknowledged that Jim Raysor, Public Works Director, has addressed the gateway signs cleanup project and acquisition of dog waste disposal containers.

Hall of Fame and Recognition Committee

Mr. Wilson reported things are progressing.

**ITEMS FROM CITIZENS NOT ON THE AGENDA:**

Chairman Love provided an update on the rumored relocation of the façade. The lease has been extended and the fate of the façade will be probably be determined in early 2006. A "diligent effort" is underway to schedule a re-enactment at the site. The Bullock will provide stagecoach rides to the location and he suggested the commission consider some type of interpretive enhancement near the façade.

Ms. Speirs stated special activities (gunfighters) are scheduled at the facade during the Deadwood Alive program.

**OTHER BUSINESS:**

Wednesday, June 8, 2005  
HPC

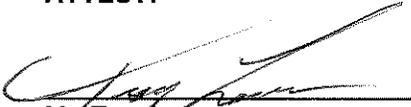
Chairman Love announced that election of officers is scheduled for the next meeting. Ms. Speirs mentioned the importance of a representative from planning and zoning. Mr. Wilson suggested appointment to all of the committees be reviewed at that time.

Mr. Wilson announced a check presentation is scheduled in Hot Springs on June 13<sup>th</sup>. A city vehicle will depart at 11 a.m. for those desiring to attend.

**ADJOURNMENT:**

As there was no further business to come before the commission at this time, Ms. Speirs moved, seconded by Ms. Ochse and carried unanimously to adjourn the meeting at 6:15 p.m.

**ATTEST:**



Mr. Troy Love  
Chairperson  
Historic Preservation Commission  
MBurket/Secretary