

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

Wednesday, January 25, 2006

**PRESENT HISTORIC PRESERVATION COMMISSION:** Darin Derosier, Dr. Michael Guilbert, Mary Ann Oberlander, Steve Olson, Rose Speirs, Willie Steinlicht, Jim Wilson – Historic Preservation Officer.

**ABSENT HISTORIC PRESERVATION COMMISSION:** Louie Lalonde

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Chairman Speirs called the meeting of the Deadwood Historic Preservation Commission to order on Wednesday, January 25, 2006 at 5:15 p.m. in the Deadwood City Hall Meeting Room located at 108 Sherman Street, Deadwood, SD 57732.

Chairman Speirs welcomed Michelle Eddy and several individuals who are taking part in the “Developing Community Leaders Academy”.

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

It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried unanimously to approve the following addition to the agenda:

Under New Matters before the Deadwood Sign Commission:

- b. Hotel Franklin, Inc., 700 Main, New Sign

**REVIEW MINUTES FROM WEDNESDAY, JANUARY 11, 2006:**

It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the minutes of the January 11, 2006 meeting, as presented.

**VOUCHER APPROVAL:**

**Operating Account:**

It was moved by Mr. Steinlicht, seconded by Ms. Oberlander and carried unanimously to adopt a resolution approving the HP Operating Account in the amount of \$ 83,391.24, as presented.

**Bonded Account:**

It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution approving the HP Bonded Account in the amount of \$7,421.25, as presented.

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

**Alkali Ike Tours**

It was moved by Dr. Guilbert, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Tour Bus License Application for Alkali Ike Tours and the signage as shown with the application, as proposed by the applicant, Lisa Kitzmiller, as presented.

**700 Main, Hotel Franklin, Inc.**

Ms. Speirs relinquished herself from the chair at this time and recused herself from discussion for the following item.

The commission referred to the following staff report:

**STAFF REPORT**

The applicant requests permission to install the following sign.

Address: 700 Main Street  
Applicant: Hotel Franklin, Inc.

*Size:* 1' x 6'

*Location:* Existing sign suspended beneath 2<sup>nd</sup> floor walkway on the Franklin Motor Lodge.

*Material:* Existing sign is painted wood. The applicant is requesting permission to replace the sign portion within the framework with a temporary banner providing directional information. The banner should be in place for no more than 5 months, until July 1.

*Is a variance required?* No variance would be required.

*Comments:* This request is necessitated by the relocation of registration facilities for the motel while the Hotel is closed.

It was moved by Mr. Steinlicht and seconded by Mr. Derosier to adopt a resolution to approve the Sign Permit Application for 700 Main Street, Franklin Motor Lodge as proposed by the applicant and property owner Hotel Franklin Inc. Mr. Olson moved to amend the motion by adding the words "with the stipulation that the banner be in place for no more than 5 months, until July 1, 2006" after the word, Inc. Hearing no further discussion, upon vote taken thereon, the motion carried with Ms. Speirs abstaining.

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

**Days of '76 Museum Presentation**

Ron Burns, Director of the Days of '76 Museum, provided an overview of the activities and discussions that have occurred since the presentation to the Historic Preservation Commission in November 2005. The organization has received its 501.c.3 status. The size of the proposed new facility has been reduced by approximately twenty five percent (25%) or 9,000 square feet to an estimated 32,000 square feet resulting in a current cost estimate of approximately \$4.5 million.

He introduced Mike Gould from Lund Associates LTD who presented a revised schematic site plan and revised floor plans. The children's' gallery has been eliminated and an across-the-board reduction in the size of exhibition galleries and other spaces is reflected in the revised plans.

Mr. Derosier expressed concern with the reduction in square footage affecting their ability to display the various collections. Mr. Burns explained that the proposed facility would ensure proper environmental controls for the Clowser Collection and rodeo collection in their entirety; future expansion of the facility was an architectural consideration in completing the current project design. Mr. Olson asked what percentage of the museum's carriage collection could be displayed at one time in the proposed facility. Mr. Burns explained it would require a very large building to appropriately display the entire collection of fifty one (51) carriages.

Mr. Derosier reported speaking with several people in the community who feel very strongly about the importance of preserving the collections and who feel that construction of a new facility would be a very good expenditure of historic preservation funds. The City of Deadwood has invested a significant amount of money acquiring the Clowser Collection and he personally strongly favors construction of a new facility.

Discussion commenced regarding the uncommitted bonded funds remaining. In meetings between museum representatives, city officials and members of historic preservation since November, it was determined that city support in the form of bonded funds would probably be in the range of \$3 million, rather than the \$6 million initially requested by the museum. Chairman Speirs suggested the city attorney draft a formal agreement with the Days of '76 Museum stating should the city allocate \$3 million to the project, the Museum would be responsible for the remainder of the funds necessary to complete the construction project.

Deborah Gangloff stated some aspects of the project could be phased-in over time. She expressed concern with halting the project if the organization could not raise \$3 million by a deadline imposed by the city.

Mayor Toscana provided a brief explanation of bonded funds.

Mr. Burns stated a commitment of funds from the city would provide the leverage necessary when seeking funds from various foundations and outside sources.

There was considerable discussion regarding the most appropriate action to be taken by the commission at this time and a realistic level of fundraising opportunities for the museum. Ms. Gangloff questioned if the museum would be considered for future bond funds that might be available, or "by giving us \$3 million, would we be capped forever?" Dr. Guilbert stated that would be a decision for the future commissions.

Jon Mattson stated the construction of a new museum facility is a wonderful use of historic preservation funds. Many Deadwood residents have been involved in the museum and the rodeo. He assured the commission that representatives of the Days of '76 museum will work diligently with the City to come up with a facility "we can all be proud of".

Mr. Olson called the question. It was moved by Mr. Olson and seconded by Mr. Steinlicht to adopt a resolution to approve bonded funds not to exceed \$3 million for the Days of '76 museum construction project. Dr. Guilbert amended the motion with the concurrence of Mr. Olson and Mr. Steinlicht by adding the words "and to authorize the city attorney to draft an agreement between both parties regarding the balance of the construction costs" after the word project.

### **322 Main, Ridgestone Apartments, Demolition**

The commission referred to the following staff report:

#### **STAFF REPORT**

The applicant requests Project Approval to remove the building and structures at 322 Main, Deadwood.

Applicant: Parkridge Investors Limited Partnership

Owner: Parkridge Investors Limited Partnership

Constructed: 1973

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

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

***General Factors:***

**1. *Historic significance of the resource:*** This is a noncontributing building and parking structure constructed in 1973.

**2. *Architectural design of the resource and proposed alterations:*** The owner proposes to demolish the building. Section 17.68.050.D of the City of Deadwood ordinances discusses demolition. The Commission is to consider the individual architectural, cultural and/or historic significance of the resource. The Commission is also to consider the importance or contribution of the resource to the architectural character of the historic district. In order to receive project approval the applicant must submit plans for the property. Such plans do not have to include new construction.

**3. *General appearance of the resource:*** The building is visually unobtrusive.

**4. *Condition of the resource:*** This is a habitable building.

**5. *Materials composing the resource:*** Wood frame construction.

**6. *Size of the resource:*** This is a two story building, 160' x 45'. The front yard setback from the sidewalk is 20'6" at the south end of the building and 25'6" at the north end of the building.

***Attachments:***

***Photos***

***Site plan***

***Recommended Decision:*** Removal of the building will have no adverse effect on the historic or architectural character of the Deadwood National Landmark Historic District. The owner should record the building prior to demolition. This would include the development of a short history of the building, photographs of the exterior and any significant exterior or interior features and a dimensioned floor plan for each occupied floor.

Paul Bradsky, representing Parkridge Investments Limited Partnership, distributed what he referred to as "a very conceptual drawing" for the proposed development of the site to include construction of a facility consisting of seventy five (75) additional hotel rooms, six (6) gaming rooms, and meeting rooms. At the present time, fifty-six (56) new parking stalls will be created. The project will include underground parking in addition to a parking lot out to Main Street.

Mr. Bradsky stated there are two (2) tenants remaining in the Ridgestone apartment building. No work will commence until those people have been relocated. Chairman Speirs voiced concern about the existing need for affordable housing in Deadwood. Mr. Derosier concurred. Mr. Bradsky reported that a feasibility study recently completed by Deb Baker from Pro Rental Management identified sixty (60) vacancies in the communities of Lead and Deadwood, although the exact locations of those vacancies was unbeknownst to him at this time.

Mr. Olson expressed concern with replacing noncontributing structures with nonconforming objects i.e. the proposed parking lot. He requested more detailed information from the applicant including a proposed design of the new facility and parking lot. Dr. Guilbert concurred.

Ms. Oberlander inquired of the timeframe for completion of the project. Mr. Bradsky explained the goals of the developer are: 1) to relocate the existing tenants, 2) to demolish the building by mid-summer 3) by fall, present architectural renderings of the proposed project to historic preservation and the city commission, and 4) next spring, start the construction project.

Mayor Toscana recommended the commission continue discussions on this item and the next agenda item (316 Main, Frank A. Pavich, Demolition) to the next meeting. The city attorney is out of town on city business and there are legal ramifications to consider. It was moved by Ms. Oberlander, seconded by Mr. Olson and carried unanimously to continue further discussion on this item and 316 Main, Frank A. Pavich, Demolition to the next meeting scheduled for Wednesday, February 8, 2006.

### **316 Main, Frank A. Pavich, Demolition**

#### **STAFF REPORT**

The applicant requests Project Approval to remove the building at 316 Main, Deadwood.

Applicant: Frank A. Pavich  
Owner: Frank A. Pavich  
Constructed: NA

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

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

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

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

**2. *Architectural design of the resource and proposed alterations:*** The owner proposes to demolish the building. Section 17.68.050.D of the City of Deadwood ordinances discusses demolition. The Commission is to consider the individual architectural, cultural and/or historic significance of the resource. The Commission is also to consider the importance or contribution of the resource to the architectural character of the historic district. In order to receive project approval the applicant must submit plans for the property. Such plans do not have to include new construction.

**3. *General appearance of the resource:*** The original, non historic building, 32' x 16' was constructed of concrete block and sided with Masonite siding. It was modified and added on to in 2003. The building is visually unobtrusive.

**4. *Condition of the resource:*** This is a habitable building.

**5. *Materials composing the resource:*** Wood frame construction.

**6. *Size of the resource:*** This is a one story building, 36' x 32'. The front yard setback from the sidewalk is 26'.

##### ***Attachments:***

***Photos***

***Site plan***

***Recommended Decision:*** Removal of the building will have no adverse effect on the historic or architectural character of the Deadwood National Landmark Historic District. The owner should record the building prior to demolition. This would include the development of a short history of the building, photographs of the exterior and any significant exterior or interior features and a dimensioned floor plan for each occupied floor.

At the direction of Mayor Toscana, the commission acted on this item in conjunction with the previous agenda item, 322 Main, Ridgestone Apartments, Demolition. This item was continued to the next commission meeting.

### **696 Main, Elks Club, Grant Request**

Mr. Pat Roberts, representing the Elks Club, was present to address any concerns of the commission. Responding to Mr. Olson's inquiry, Mr. Roberts stated new wood windows will be installed. It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Application for Deadwood Historic Preservation Commission Grant Funds in the amount of \$30,000 for the Deadwood Elks Lodge to restore the windows on the second and third floor front façade to their historic appearance, as presented.

### **908 Main, Trucano, Window Replacement**

The commission referred to the following staff report:

#### **STAFF REPORT**

The applicant requests Project Approval to replace windows at 908 Main, Deadwood.

Applicant: Mike Trucano  
Owner: Mike Trucano  
Constructed: 1937

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

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

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

**1. *Historic significance of the resource:*** The house is a contributing structure in the Deadwood National Landmark Historic District.

**2. *Architectural design of the resource and proposed alterations:*** The owner wishes to replace the existing windows with new wood windows. The windows will be casements or double hung as shown in the historic photo.

##### ***Attachments:***

***Photo***

***Roof material brochure***

***Recommended Decision:*** The proposed window replacement will not encroach upon, damage or destroy the character of the Deadwood National Landmark Historic District or the historic house.

Mr. Wilson stated a sample of the material to be installed is in his office. It was moved by Mr. Steinlicht and seconded by Dr. Guilbert to adopt a resolution to approve the Application for Project Approval to replace the windows at 908 Main, as proposed by Michael and Cynthia Trucano, the applicant and property owner, as presented. Responding to Mr. Olson's inquiry, Mr. Wilson stated the property owner is restoring the windows "back to the windows represented in historic pictures as much as they can". The windows will not have dividers as shown in the historic photos included with the packet. Mr. Wilson stated the issue of divided lights and divided windows have been discussed many times over. He has

recommended thermal pane windows for energy efficiency. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

**Society of Black Hills Pioneers, Funding Request**

It was moved by Dr. Guilbert, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve funding in the amount of \$2,000 from the public education line item, for the Society of Black Hills Pioneers to assist in the publication and printing of their annual selection of family histories. Historic preservation funds have been allocated for this publication for the past three (3) years.

**Black Hills Historian, Funding Request**

Mr. Wilson explained that Dr. David Wolff proposes to improve and expand the *Black Hills Historian* to be published in a journal format twice each year. It was moved by Mr. Steinlicht, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to approve funding in the amount of \$1,000 from the public education line item, for the *Black Hills Historian* history journal (formerly a newsletter) edited by Dr. David Wolff, as presented.

**State Historical Society Annual Meeting, Funding Request**

It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve funding in the amount of \$500 allocated from the advocacy line item, to support the annual meeting of the South Dakota State Historical Society held each April.

**846 Main, Hunter House - FYI**

A letter dated January 19, 2006 from Mayor Francis Toscana to Lynn Namminga was distributed in the commission packet for information only. The letter concerns the rehabilitation of the Hunter House at 846 Main.

**Outside of Deadwood Grants**

Mr. Wilson presented the following recommendation on behalf of the Outside of Deadwood Grants committee for projects to receive 2006 historic preservation grant funding:

<b><u>Grant Recipient</u></b>	<b><u>Request</u></b>
Anderson Farm, Frawley Ranch	\$23,000
Butte-Lawrence County Fairgrounds	\$23,000
Newell Museum, Newell (Wetz School)	\$5,250
Newell Museum, Congregational Church	\$16,000
South Lead Cemetery, Lead	25,000
Lead-Deadwood High School, Lead (Auditorium)	\$25,000
Homestake Opera House, Lead	\$25,000
Matthews Opera House, Spearfish, (Trim)	\$4,500
Dell Rapids Opera House, Dell Rapids	\$25,000
Black Hills Mining Museum, Lead	\$25,000
SUBTOTAL	\$196,750
The following four grants were recommended with certain conditions attached that must be met by the applicant.	
Lead-Deadwood High School, Lead (Elevator)	\$25,000
Tomahawk Lake Country Club, Lawrence County	\$20,000
Shepherd of the Hills Lutheran Church, Lead	\$16,000
Matthews Opera House, Spearfish (Windows)	\$5,000
SUBTOTAL	\$66,000
TOTAL	\$262,750

It was moved by Dr. Guilbert, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve Outside of Deadwood Grant funding for 2006 totaling \$262,750 to the aforementioned projects. Mr. Wilson stated there are contingencies for the bottom four projects and the commission acknowledged that statement.

### **Deadwood Project Signs**

Members of the commission questioned the quantity and the cost per sign. It was moved by Mr. Olson, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to approve the concept of the Deadwood project signs and direct staff to send out Request for Proposals (RFP's ) for the signage.

### **Wall of Fame Proposal**

It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution consistent with the recommendation of Mr. Wilson regarding the Wall of Fame as follows: In 2006 and subsequent years, the committee shall establish a deadline of October 1 to accept nominations for that year; the committee shall meet after October 1 to review all of the nominations and select the inductees for that year.

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

### **155 Sherman, A.G. Trucano Co., Addition**

The commission referred to the following staff report:

#### **STAFF REPORT**

The applicant requests a Certificate of Appropriateness to construct an addition to the existing building.

Applicant: A. G. Trucano Co.  
Owner: A. G. Trucano Co.  
Constructed: 1936

#### **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:*** This is a contributing building in the Deadwood National Landmark Historic District.

***2. Architectural design of the resource and proposed alterations:*** The owner proposes to construct a one story garage extending for approximately 90' from the south side of the building. It will match the existing building in style and appearance. It will be a flat roof building with the roof hidden behind a parapet that matches the appearance of the existing building. The one story building was constructed in 1936. There was historically a long open carport/canopy along the retaining wall where the garages are proposed. The two story addition on the south end was constructed in 1993 after approval by the Deadwood Historic Preservation Commission.

***3. General appearance of the resource:*** The new garage addition will complement the existing building. The front façade will be slightly set back so that there is a visual difference between the existing building and the new addition.

**4. Size of the resource:** The new addition will be 84' x 33' with a height of 16'3".

**Attachments:**

**Photos**

**Site plan**

**Elevations**

**Recommended Decision:** The proposed garage addition will have no adverse effect on the historic character of the existing building or the character of the Deadwood National Landmark Historic District.

Mr. Wilson reported having numerous discussions with the architect and the property owner. The one-story addition will be attached to the existing building and will not obstruct the view of the Adams House. Discussion commenced regarding the proximity of the addition to the retaining wall and a cottonwood tree on the property. Mr. Wilson stated the new building will be a flat roof building with the roof hidden behind a parapet that echoes the existing style of the building. It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Application for a Certificate of Appropriateness to construct an addition to the existing building at 155 Sherman, as proposed by Michael J. Trucano representing the A.G. Trucano Company, the applicant and property owner, with the stipulation that the cottonwood tree has to stay.

**700 Main, Franklin Hotel, Certificate of Appropriateness Modification**

Ms. Speirs relinquished herself from the chair at this time and recused herself from discussion for the following item.

The commission referred to the following staff report:

**STAFF REPORT**

The applicant requests a modification of a previously granted Certificate of Appropriateness for a rear addition and main front entrance restoration at 700 Main, Deadwood.

Applicant: Tom Rensch, Hotel Franklin, Inc.  
Owner: Super G Investments  
Constructed: 1903

The owner has decided that reusing the existing elevator shaft in the historic building is practical so there will be no need to construct the approved three story exterior shaft on the rear façade of the building.

Recommendation: The removal of the proposed three story exterior elevator shaft from the plans will have no adverse effect on the historic building.

It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried with Ms. Speirs abstaining to adopt a resolution to approve a modification to the previously granted Certificate of Appropriateness for a rear and main front entrance restoration at 700 Main, as proposed by Tom Rensch, Hotel Franklin, Inc. on behalf of Super G Investments, the applicant and property owner, respectively, specifically, to eliminate the three-story elevator shaft from the construction plans.

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

Jeanna Dewey, Programs Director for Neighborhood Housing Services, provided the following reports to the commission.

**Retaining Wall Fund Voucher**

It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the retaining wall grant fund disbursement in the amount of \$1,720.00 to the following: GLM Builders, 61 Forest-Casey.

**Revolving Loan Fund Disbursements**

It was moved by Mr. Steinlicht, seconded by Dr. Guilbert and carried with Ms. Oberlander abstaining to adopt a resolution to approve the historic preservation revolving loan fund cash disbursements journal totaling \$ 6,814.43 to the following: Dumont Building, \$6,814.43, as presented.

**NHS Financial Report**

None.

**Review Loan Delinquency Report**

The loan delinquency report consisted of The Gillmore.

Ms. Dewey reported that the loan committee will ask the commission to consider a one percent increase in the loan interest rates at the next commission meeting on February 8<sup>th</sup>.

**COMMITTEE REPORTS:**

**Loan:**

There was nothing to report at this time.

**Advocacy/HistoryLink/Public Education:**

Mr. Wilson will try to schedule a meeting next week.

**Hall of Fame and Recognition:**

This committee shall be inactive until after October 1, 2006.

**Cemetery:**

Mr. Wilson reported he has not heard from Ferber Engineering recently. He did, however, receive proofs for the two remaining brass signs for Mt. Moriah.

**Museum/Homestake Archives:**

Chairman Speirs announced this committee will meet tomorrow at 4 p.m. in the Pioneer Room at the Adams Museum.

**Representative to Adams Museum Board:**

There was nothing to report at this time.

**Representative to Chamber of Commerce:**

Mr. Derosier reported, at the last meeting, the committee participated in a conference call with Chuck Turbiville regarding legislative issues.

**Representative to NHS:**

Dr. Guilbert provided an update on many activities sponsored by NHS: paint the town; group work camps; leadership academy; the tree project on Lincoln and ongoing public education regarding ordinances with strong emphasis on out of town property owners.

Ms. Dewey invited the commission to a free seminar on heating and energy savings scheduled for Monday, January 30<sup>th</sup> at 6:30 p.m.

**Representative to Planning & Zoning:**

Chairman Speirs announced the next meeting will be Wednesday, February 1<sup>st</sup>.

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

Ricardo Trevino previously applied for and received a permit to construct a sun deck for a local resident but the deck will be larger than originally planned. He was directed to present revised plans for the project to staff prior to the deadline for the next meeting.

**OTHER BUSINESS:**

Mr. Steinlicht extended an invitation for a retirement party for Historic Preservation Officer Jim Wilson, on Thursday, February 2<sup>nd</sup> from 4 p.m. to 6 p.m. at the Four Aces Restaurant.

Chairman Speirs advised the commission of her schedule the day of the next commission meeting. Her plane is scheduled to arrive in Rapid City at 3 p.m. that afternoon. She will make every effort to attend the meeting.

Mr. Olson expressed appreciation to Mr. Wilson for his assistance and guidance to the City of Deadwood and wished him well in his future endeavors. Chairman Speirs publicly thanked Mr. Wilson and stated his knowledge is irreplaceable.

**ADJOURNMENT:**

Hearing no further business to come before the commission at this time and no objections from the commission or the audience, Chairman Speirs adjourned the meeting at 6:25 p.m.

**ATTEST:**

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Ms. Rose Speirs  
Chairman  
Historic Preservation Commission  
Mary Burket, Recording Secretary