

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, January 26, 2005

Chairman Love called the meeting of the Deadwood Historic Preservation Commission to order on Wednesday, January 26, 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: Terri Keene, Louie Lalonde, Troy Love, Ann Ochse, Sonny Sorenson, Rose Speirs, Jim Wilson – Historic Preservation Officer.

ABSENT HISTORIC PRESERVATION COMMISSION: None

ADDITIONS, DELETIONS OR CORRECTIONS TO THE AGENDA:

None.

REVIEW MINUTES:

Ms. Keene moved, seconded by Ms. Speirs and carried unanimously to adopt a resolution to approve the minutes of the January 12, 2005 meeting as presented.

VOUCHER APPROVAL:

Operating Account:

Ms. Keene moved, seconded by Ms. Lalonde and carried unanimously to adopt a resolution approving the HP Operating Account in the amount of \$73,491.75 presented.

Bonded Account:

Ms. Lalonde moved, seconded by Mr. Sorenson and carried unanimously to adopt a resolution approving the HP Bonded Account in the amount of \$35,055.78 as presented.

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

Pluma Ice House, Sign Retention

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

STAFF REPORT

The applicant requests permission to install the following sign.

Address: Pluma Ice House
Applicant: BDJS LLC.

The existing billboard on the façade of the Ice House existed prior to the adoption of the sign ordinance. The owner will be demolishing the building. The owner wishes to retain the right to maintain a billboard in this location.

Any billboard that is placed in this location should be no larger than the existing 8' x 20' billboard and the bottom of the sign should be no more than 8' above grade.

Ms. Speirs moved, seconded by Ms. Keene to deny the sign permit application for the Pluma Ice House, BDJS L.L.C., which would allow the property owner to maintain a freestanding sign following demolition of the structure to which the existing billboard is attached. A co-owner of the property was in attendance and explained the billboard advertising the Franklin Hotel has been in place for a number of years. [Dr. Guilbert entered the meeting at this time.] Mr. Wilson stated the current sign ordinance does not allow off-premise advertising however this situation is unique in that this is an existing sign. Following discussion, upon vote taken thereon, the motion to deny carried unanimously.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

Adams Museum, Change Order 3, Add \$7,716

Lyle Murtha, representing Williams and Associates, presented a brief explanation of the expenses resulting in the contract change order for the Adam's Museum renovation and addition project. Ms. Keene moved, seconded by Ms. Speirs to adopt a resolution approving the Adam's Museum contract change order #3 an increase of \$7,716, as presented. Appropriate city staff members have reviewed the change order and recommend approval. Mr. Love requested there be an attachment to future contract change orders presented to the commission, indicating staff has reviewed the material, their recommendation including concerns they may have regarding the items proposed. There being no further discussion, upon vote taken thereon, the motion carried unanimously.

Residential Neighborhood Design Guidelines

The revised residential neighborhood design guidelines were reviewed. Ms. Lalonde suggested a change with emphasis on being very specific about projects that require building permits. Ms. Speirs requested the guidelines contain pictures of local projects placed appropriately therein. Ms. Ochse suggested the need to include parking lot issues under the streetscapes section. Discussion commenced regarding planning and zoning requirements, setbacks variances, etc. The guidelines will be revised to include the aforementioned items. Once, the guidelines are approved, Mr. Love suggested staff consider referring to the availability of the new guidelines through a message on residential water bills and/or public service announcements.

18 Guy, Guy Edwards, Remodel

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

STAFF REPORT

The applicant requests Project Approval to alter window and door openings at the residence at 18 Guy, Deadwood.

Applicant: Guy A. Edwards
Owner: Guy A. Edwards
Constructed: 1934

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: The building at 18 Guy is listed as a non-contributing building in the Deadwood National Landmark Historic District.

2. Architectural design of the resource and proposed alterations: The owner proposes to add a small additional space on the east side of the house. He will also replace one window with a new window in the same opening. He would like to close up a superfluous door and install a new window in the kitchen facing east. The house has been substantially remodeled over time and the present owner is remedying accumulated defects.

3. General appearance of the resource: The existing house suffered through some years of neglect when it was vacant.

4. Condition of the resource: The present owner is working diligently to make the house an attractive rentable space.

Attachments:

Photo

Plans

Recommended Decision: The proposed changes will have no adverse effect on the property and will have no adverse effect on the historic character of the Deadwood National Landmark Historic District.

Ms. Speirs moved, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the alterations to the window and door openings proposed by Guy Edwards on the house located at 18 Guy Street as presented.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

771 Main, Shirlene Joseph, Shutters and Trim

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

STAFF REPORT

The applicant requests a Certificate of Appropriateness to install shutters and decorative trim on the house at 771 Main, Deadwood.

Applicant: Shirlene Joseph

Owner: Shirlene Joseph

Constructed: ca. 1935

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: 771 Main is a contributing resource in the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations: The owner wishes to install shutters at the windows and decorative trim in the gable end of the dormer.

3. General appearance of the resource: This is a well kept house and neither the shutters nor the trim would be out of place. The shutters should be appropriately sized for the adjoining windows. The trim should be simple.

Attachments:

Photo

Recommended Decision: The proposed shutters and trim will have no adverse effect on the historic character of the property and will have no adverse effect on the historic character of the Deadwood National Landmark Historic District.

Ms. Lalonde moved, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to approve the installation of shutters and decorative trim proposed by Shirlene Joseph, on the house located at 771 Main Street as presented.

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:

Retaining Wall Fund Voucher

None.

Revolving Loan Fund Disbursements

Ms. Lalonde moved, seconded by Dr. Guilbert and carried unanimously to approve the HP Revolving Loan Fund Disbursements totaling \$34,075.47 the following: Lehmen Construction, 33 Taylor, in the amount of \$1,753.61; Lehman Construction, 3 Pearl, in the amount of \$10,296.86; Rich LeTourneau, loan overpayment in the amount of \$68; Lawrence County Register of Deeds, Satisfaction for Rich LeTourneau in the amount of \$12; and, NHS of the Black Hills, credit report costs in the amount of \$36, as presented.

NHS Financial Report

Ms. McCracken presented the HP Revolving Loan Fund balance sheet, statement of revenue and expenditures, total loans outstanding, and the trial balance sheet as of December 30, 2004.

Review Loan Delinquency Report

No changes to report.

33 Taylor, Lehmen, Loan

Ms. McCracken explained this loan is for the next phase of the 33 Taylor restoration project. Ms. Lalonde moved, seconded by Ms. Ochse, and carried unanimously to adopt a resolution to approve HP funding in the amount of \$25,000 for property located at 33 Taylor, owned by Marvin Lehmen, as presented.

Revolving Loan Fund Disbursement for 33 Taylor, Lehmen, Loan

Ms. Lalonde moved, seconded by Ms. Ochse and carried unanimously to approve the HP Revolving Loan Fund Disbursements totaling \$777.65 to Lehmen Construction for 33 Taylor. Mr. Love requested that NHS loan fund disbursement requests for loans approved during the course of the meeting be listed separately from the regular monthly bill list for these disbursements.

91 Forest, Gathmann, Place in Retaining Wall Program

Ms. Speirs moved, seconded by Ms. Keene, and carried unanimously to adopt a resolution to approve placing 91 Forest, Gathmann, in the Retaining Wall Program, as presented.

3 Shine, White, Place in Retaining Wall Program

Ms. Keene moved, seconded by Mr. Sorenson and carried unanimously to adopt a resolution to approve placing 3 Shine, White, in the Retaining Wall Program, as presented.

COMMITTEE REPORTS:

Budget

No report.

Museum

No report.

HistoryLink

No report.

Advocacy

No report.

Chamber of Commerce

Ms. Lalonde spoke on upcoming chamber events including Mardi Gras scheduled for February 4-5 and Rockin' into Spring. She also reported the committee has had telephone conversations with Chuck Turbiville concerning the status of the proposed smoking ban legislation under consideration by the state legislature.

NHS

Dr. Guilbert stated the next meeting is scheduled for February 1st but he will not be able to attend.

Hall of Fame and Recognition Committee

The commission informally authorized Mr. Wilson to proceed based on the memorandum distributed in the packet.

Design Guidelines

The design guidelines were discussed earlier on the agenda.

ITEMS FROM CITIZENS NOT ON THE AGENDA:

A representative of Pizza Hut was present and requested permission to install a temporary banner on the exterior of the building, placement of a temporary lighted sign on the property and expressed a desire to discuss the color of the roof of the restaurant. He was directed to speak with Mr. Wilson regarding the procedure.

Mayor Toscana announced a Legislative Crackerbarrel Session is scheduled for Saturday, January 29, 2005 at 10 a.m. in the Deadwood City Hall Meeting Room.

Mr. Raysor reported that crews are in the process of installing the new street signs.

OTHER BUSINESS:

None.

EXECUTIVE SESSION:

There being no further business to come before the commission at this time, Ms. Keene moved, seconded by Ms. Ochse and carried unanimously to go into executive session to discuss personnel matters with no formal action to be taken thereafter.

ADJOURNMENT:

Ms. Speirs moved, seconded by Ms. Keene and carried unanimously to adjourn the meeting at 5:50 p.m.

ATTEST:

Mr. Troy Love
Chairperson
Historic Preservation Commission
MBurket/Secretary