

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

Wednesday, October 12, 2005

Chairman Speirs called the meeting of the Deadwood Historic Preservation Commission to order on Wednesday, October 12, 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, Ann Ochse, Willie Steinlicht, Jim Wilson – Historic Preservation Officer.

**ABSENT HISTORIC PRESERVATION COMMISSION:** Louie Lalonde, Mary Ann Oberlander

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

None.

**REVIEW MINUTES:**

It was moved by Ms. Ochse, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution approving the minutes of the September 28, 2005 meeting with a typographical correction on page three (3) under Permission to Advertise for Bids: Wall of Fame Plaques eliminating the word "with" in the motion stated.

**VOUCHER APPROVAL:**

**Operating Account:**

It was moved by Mr. Derosier, seconded by Ms. Ochse, and carried unanimously to adopt a resolution approving the HP Operating Account in the amount of \$ 27,709.87.

**Bonded Account:**

It was moved by Mr. Steinlicht, seconded by Ms. Ochse and carried unanimously to adopt a resolution approving the HP Bonded Account in the amount of \$ 20,009.85.

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

**71 Charles, Lead-Deadwood Regional Medical Clinic, Sign Replacement**

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

**STAFF REPORT**

The applicant requests permission to install the following signs:

Address: 71 Charles, Regional Hospital  
Applicant: Rapid City Regional Hospital

*Size:* No changes from existing signs

*Location:* No location changes from existing signs

*Material:* Painted metal.

*Is a variance required?* No

*Comments:* The hospital and clinic name and logo are being changed and the signs need to reflect that change.

It was moved by Dr. Guilbert, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Sign Permit Application for the Lead-Deadwood Regional Medical Clinic, 71 Charles, as proposed by the applicant and property owner, Rapid City Regional Hospital, as presented.

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

**270 Main, First Gold, Façade Relocation**

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

**STAFF REPORT**

The applicant requests Project Approval to relocate the replicate façade from Sherman Street to First Gold.

Applicant: Jerry Anderson  
Owner: First Gold  
Constructed: 1990, Façade 2004

**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:*** There are no historic buildings or structures on the site except for the historic gas station presently used as an office. The façade that will be relocated is not historic.

***2. Architectural design of the resource and proposed alterations:*** The owner proposes to relocate the façade constructed by the Chamber of Commerce to the portion of his property indicated on the enclosed map and shown in the enclosed photograph. The façade will be placed next to the base of the hill and will conceal the concrete barrier and portions of the bare hill.

***3. General appearance of the resource:*** The relocated façade will improve the appearance of the property.

***Attachments:***

***Site Plan***

***Photos***

***Recommended Decision:*** This project is located outside of the downtown historic district. The proposed project will have no adverse effect on the Deadwood National Landmark Historic District. No permit can be issued for the project until the owner provides the engineering requirements as determined by the City Building Inspector. Any changes to the existing signage on the façade will need prior approval by the Deadwood Sign Commission.

Jerry Anderson, representing First Gold, described the proposed location for the relocation of the replicate façade from Sherman Street to the First Gold property. It was moved by Mr. Derosier, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to approve the Application for Project Approval to approve the relocation of the façade from Sherman Street to the First Gold property with the following stipulations: 1) the property owner shall provide the engineering requirements as determined by the City Building Inspector; and 2) any changes to the existing signage on the façade must be approved by the Deadwood Sign Commission.

**250 Main, Hotel Expansion**

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

**STAFF REPORT**

The applicant requests Project Approval to construct a four-story hotel and a one story addition to an existing building at 250 Main.

Applicant: Lund Associates  
Owner: First Gold  
Constructed: NA

**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:*** This location is within the Deadwood National Landmark Historic District. It is located on the outskirts of the town in an area traditionally related to serving visitors and tourists.

***2. Architectural design of the resource and proposed alterations:*** The proposed building is within the height limits established by the City of Deadwood. The building is appropriate in scale, material and form for the location. Due to its location on the lot it will be almost invisible from the street. It will be constructed of brick and precast stone in colors appropriate to Deadwood. There is a need to place at least one date block on the building. The new building mimics the existing front portion of the Terrace Hotel. The owner proposes to increase the height of the original Terrace by one floor.

***Attachments:***

***Plans and Perspective drawing***

***Recommended Decision:*** The proposed building has been detailed in such a manner as to not encroach upon, damage or destroy the Deadwood National Landmark Historic District.

Mike Gustafson, owner of the First Gold Terrace Hotel, and Wayne Lund from Lund Associates, presented a request to construct a four-story hotel construction of a one-story addition on the existing Terrace Hotel at 250 Main Street. There was discussion regarding the appearance of the end of the building facing Highway 14A, which Mr. Lund identified as a stairwell. The computer rendering of this area shows the continuance of the paint pattern from back of the building around this side and two small vertical windows. The commission agreed that modifications to enhance to the proposed design of this major façade facing Highway 14A are necessary and at least one date block should be placed on the building. It was moved by Dr. Guilbert, seconded by Willie Steinlicht and carried unanimously to approve the Application for Project Approval to construct a four-story hotel and a one-story addition to the existing Terrace Hotel at First Gold, 250 Main Street, with the following stipulations: 1) at least one date block shall be placed on the building; and, 2) the proposed design of the end of the building facing Highway 14A shall be revised.

**8 Water, Van Den Eykel, Pedestrian Bridge Replacement**

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

**STAFF REPORT**

The applicant requests Project Approval to replace a pedestrian bridge at 8 Water Street.

Applicant: Jim & Rhonda Van Den Eykel  
Owner: Jim & Rhonda Van Den Eykel  
Constructed: 1890

**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:*** Neither the house nor the bridge is a contributing component of the Deadwood National Landmark Historic District.

***2. Architectural design of the resource and proposed alterations:*** The pedestrian bridge is privately owned. It is in need of substantial repair. The owner proposes to replace it with a metal bridge using the same basic design and materials used in the new city steps. The new bridge will be painted Deadwood green.

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

***4. Condition of the resource:*** The bridge is in need of substantial repair as it is not level.

***5. Materials composing the resource:*** The present bridge is primarily wood with metal components.

***Attachments:***

***Photos***

***Plans***

***Recommended Decision:*** The proposed new bridge will have no adverse effect on the historic character of the Deadwood National Landmark Historic District.

It was moved by Dr. Guilbert, seconded by Ms. Ochse and carried unanimously to adopt a resolution to approve the Application for Project Approval to replace the pedestrian bridge at 8 Water Street, as proposed by the applicant and property owner, Jim and Rhonda Van Den Eykel, as presented.

**41 Railroad, Nelson, New Construction**

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

**STAFF REPORT**

The applicant requests Project Approval to construct a new house 41 Railroad, Deadwood.

Applicant: Sperlin, Inc.  
Owner: Delmar Nelson  
Constructed: NA

**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 owner requests approval for the construction of a new single family residence at 41 Railroad to replace a non-contributing building that was approved for demolition.

***2. Architectural design of the resource and proposed alterations:*** The proposed house is one story frame construction with a basement. Exposed basement walls will be rock faced. Siding will be wood

clapboard siding with log and brick accents. Roof will be asphalt shingles. The proposed house will be appropriate in size, scale, form and material.

***Attachments:***

***Site Map***

***Elevations and Floor Plan***

***Recommended Decision:*** The proposed new house will not encroach upon, damage or destroy the Deadwood National Landmark Historic District.

It was moved by Mr. Derosier, seconded by Dr. Guilbert and carried unanimously to approve the Application for Project Approval to construct a new house at 41 Railroad, as proposed by the applicant, Sperlin, Inc. on behalf of the property owner, Delmar Nelson, as presented.

**7 Emery, Miller – FYI**

A memorandum from Mr. Wilson reported that Mr. Miller has provided color chips showing the color he will paint the garage/storage shed. It will be yellow with brown trim to match the house. Mr. Miller has been actively working with Planning & Zoning Administrator, Bernie Williams, to resolve the zoning issues.

**Tombstone Grant, Ellsworth Tippie**

It was moved by Ms. Ochse, seconded by Dr. Guilbert and carried to adopt a resolution to approve the Cemetery Headstone Grant Application and funding in the amount of \$400 for Ellsworth Tippie, as presented by the applicant, Wesley Tippie, as presented.

**Tombstone Grant, Ludwig Kelloch**

Mr. Wilson stated the tombstone would be installed when the precise location of Mr. Kelloch's grave in Potters Field is determined. It was moved by Ms. Ochse, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Cemetery Headstone Grant Application and funding in the amount of \$400 for Ludwig Kelloch, as presented by the applicant, Marilyn Morrison, as presented.

**Recording Secretary**

City Commissioner, Ronda Feterl requested this item be continued to an Executive Session to be conducted at the beginning of the next meeting scheduled for October 26, 2005.

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

**Retaining Wall Fund Voucher**

It was moved by Ms. Ochse, seconded by Dr. Guilbert, and carried unanimously to adopt a resolution approving the HP Retaining Wall Grant Fund Disbursements totaling \$ 51,854.70 as follows: Lehman Construction, 43 Forest-Borass, \$16,685.00; Lehmen Construction, 61 Forest-Casey, \$23,769.90; and, Lehman Construction, 39 Washington-Kellar, \$11,399.80.

**Revolving Loan Fund Disbursements**

It was moved by Mr. Derosier, seconded by Ms. Ochse and carried unanimously to adopt a resolution to approve the historic preservation revolving loan fund cash disbursements journal totaling \$37,371.88 to the following: Lawrence Title, \$72; Lawrence County Register of Deeds, \$22; Lawrence County Register of Deeds, \$22; Lawrence Title, \$71; Lawrence Title, \$191; Lawrence Title, \$25; Lawrence Title, \$25; Lawrence Title, \$25; NHS of the Black Hills, \$45.32; Hole in the Wall Renovation, \$3,200; Louis or Linda Stojack, \$1,180; Lawrence Title, \$71; Lawrence County Register of Deeds, \$44; Air System Mechanical, Inc., \$3,093.36; Lehmen Construction Company, \$4,560.20; Lehmen Construction Company, \$3,000; and NHS of the Black Hills, \$21,725, as presented.

**NHS Financial Report**

Joy McCracken, Executive Director of Neighborhood Housing Services distributed the HP Revolving Loan Fund Balance Sheet, Statement of Revenues and Expenditures, Deadwood HP Total Loans and Pool Trial Balance for the month ending September 30, 2005.

**Review Loan Delinquency Report**

Ms. McCracken referred the commission to the loan delinquency report for the month ending September 30, 2005.

**25 Denver, Marks, Loan**

It was moved by Ms. Ochse, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to approve zero percent (0%) interest/life safety loan funding in the amount of \$10,000 and four percent (4%) preservation loan funding in the amount of 25,000 for Felice Marks, 25 Denver, as presented.

**47 Centennial, Oschsner, Loan**

It was moved by Ms. Ochse and seconded by Dr. Guilbert to adopt a resolution to approve zero percent (0%) interest/life safety loan funding in the amount of \$10,000 and four percent (4%) preservation loan funding in the amount of \$17,500 for Scott Oschsner, 47 Centennial, as presented. Ms. McCracken explained various deficiencies eligible for life safety funding. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

NHS representative, Jeanna Dewey informed the commission that the recently approved Memorandum of Understanding defining additional loan restrictions would be part of the loan package.

**COMMITTEE REPORTS:**

**Loan Committee:**

Nothing to report at this time.

**Museum/Homestake Archives:**

The committee will meet next week.

**Advocacy/HistoryLink/Public Education:**

Mr. Wilson reported the next issue of the *HistoryLink* newsletter went to the printer today.

**Hall of Fame and Recognition:**

Mr. Wilson reported the bid opening for the plaques and neighborhood signs is scheduled for Wednesday, October 17<sup>th</sup>.

**Cemetery Committee:**

Mr. Wilson reported the committee is proceeding with the Request for Proposals.

**Outside of Deadwood Grants:**

Nothing to report at this time.

**Representative to Chamber of Commerce:**

Mr. Derosier reported on the items discussed at the recent Chamber of Commerce meeting including a request from Ameritrade to film a commercial to include "a running of the bison" down Deadwood's Main Street. The chamber also approved the 2006 budget.

**Representative to NHS:**

Dr. Guilbert reported the next meeting is October 18<sup>th</sup>.

**Representative to Adams Museum Board:**

Ms. Ochse reported the Board would meet next week.

**Representative to Planning & Zoning:**

Chairperson Speirs reported on the recent items discussed at the recent Planning and Zoning Commission meeting including preliminary discussions with John and Terry Keene regarding a proposal to construct townhouses for commercial use.

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

None.

**OTHER BUSINESS:**

Mr. Wilson displayed a throw presented to the City of Deadwood from the Dell Rapids Opera House in appreciation for the funding received. Mayor Toscana reported briefly on the event, which he and City Commissioner Georgeann Silvernail attended.

**EXECUTIVE SESSION - Legal:**

Chairman Speirs announced there would be an executive session at the conclusion of the meeting to discuss contractual and personnel matters with no action to be taken thereafter.

**ADJOURNMENT:**

Hearing no further business to come before the commission at this time and no objections from the commission or the audience, Chairperson Speirs adjourned the meeting at 5:50 p.m.

**ATTEST:**

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Ms. Rose Speirs  
Chairman  
Historic Preservation Commission  
MBurket/Secretary