

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

Wednesday, November 9, 2005

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

**ABSENT HISTORIC PRESERVATION COMMISSION:** Willie Steinlicht.

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Chairman Speirs called the meeting of the Deadwood Historic Preservation Commission to order on Wednesday, November 9, 2005 at 5:15 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

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

It was moved by Ms. Lalonde, seconded by Ms. Oberlander and carried unanimously to approve the following additions to the agenda:

Under New Matters before the Deadwood Sign Commission:

- a) 424 Main, Real Estate Sign

Under New Matters before the Deadwood Historic Preservation Commission:

- j) 21 Lincoln, temporary wall; and
- k) Tim Conrad, construction of a new building

Under New Matters before the Deadwood Historic District Commission:

- a) 700 Main, addition and front façade restoration; and
- b) Mineral Palace, façade changes

**REVIEW MINUTES:**

It was moved by Mr. Derosier, seconded by Dr. Guilbert and carried unanimously to adopt a resolution approving the minutes of the October 26, 2005 meeting, as presented.

**VOUCHER APPROVAL:**

**Operating Account:**

It was moved by Ms. Lalonde, seconded by Dr. Guilbert and carried unanimously to adopt a resolution approving the HP Operating Account in the amount of \$8,839.29.

**Bonded Account:**

It was moved by Ms. Lalonde, seconded by Mr. Derosier and carried unanimously to adopt a resolution approving the HP Bonded Account in the amount of \$84,534.91.

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

**424 Main, Todd Young**

The commission referred to the following staff report:

**STAFF REPORT**

The applicant requests permission to install the following sign:

Address: 424 Main  
Applicant: Todd Young

*Size:* 4' x 6'

*Location:* Attached to the side of the building.

*Material:* Painted metal.

*Is a variance required?* The sign ordinance in Section 15.32.140. A.1. says: “Temporary, nonilluminated signs indicating the availability for sale, rent or lease of the specific lot, building or portion of a building on which the sign is displayed, provided that such signs do not exceed five square feet in area and four feet in height, and are limited to one such sign per lot, building, dwelling or business are allowed without a permit.”

The sign on the side of the building is too large and too high to conform to the ordinance.

Mr. Wilson stated the building is located in the downtown historic district.

Building Inspector Keith Umenthum explained that the sign was already in place when he spoke to the property owner regarding the sign ordinance, the necessary sign permit application and subsequent approval process. He understood the property owner would be present at this meeting to justify the request for sign of this size. Dr. Guilbert noted that the proposed sign is substantially larger than that allowed by ordinance. Mr. Wilson stated that the property owner has also placed two “for sale” signs in the front windows of the building. It was moved by Dr. Guilbert, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to deny the Sign Permit Application for 424 Main, Todd Young, and to direct staff to pursue immediate removal of the sign.

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

**402 Williams, Lee, Addition Removal**

The commission referred to the following staff report:

**STAFF REPORT**

The applicant requests Project Approval to remove a rear addition from the house at 402 Williams.

Applicant: Thomas C. Lee  
Owner: Thomas C. Lee  
Constructed: 1876

**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 is a contributing building in the Deadwood National Landmark Historic District and may be one of the oldest surviving buildings in Deadwood.

**2. Architectural design of the resource and proposed alterations:** This is a single story, wood frame building that was stuccoed during the historic period. The owner proposes to remove that part of the flat roofed rear addition to the house that projects behind the house. The rear addition dates from at least 1903 and is historic. It is set into the hill behind the house and has suffered from some damage throughout the years. The existence of the addition complicates the drainage issues at the rear of the house.

**3. General appearance of the resource:** Removal of that portion of the rear addition would have no effect on the appearance of the house and would not be evident to anyone using Williams Street.

***Attachments:***

***Photos***

***Plans***

***Recommended Decision:*** Removal of a portion of the rear addition as described would have no adverse effect on the Deadwood National Landmark Historic District.

Property owner, Tom Lee, was present at the meeting. Drainage issues at the rear of the house are on ongoing problem. It was moved by Dr. Guilbert, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Application for Project Approval to remove a rear addition from the house at 402 Williams, as proposed by the applicant and property owner, Thomas C. Lee, as presented.

**102 Charles, Oberlander, Door and Window Modification**

The commission referred to the following staff report:

**STAFF REPORT**

The applicant requests Project Approval to replace windows and undertake some door and window modifications at 102 Charles St., Deadwood.

Applicant: Bruce & Mary Ann Oberlander  
Owner: Bruce & Mary Ann Oberlander  
Constructed: 1900

**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 contributing building in the Deadwood National Landmark Historic District.

**2. Architectural design of the resource and proposed alterations:** The building retains its historic appearance. The owners propose to replace one entrance door with a window. The door is a non-historic alteration to the house and the proposed change will restore the original appearance. Elimination of two windows on the rear façade will have no significant impact on the house. Replacement of the double hung sash with modern wood windows that fit the historic openings and mimic the appearance of the historic wood sash is acceptable.

**3. General appearance of the resource:** The proposed changes will return the primary façade to its historic appearance.

**4. Condition of the resource:**

*Attachments:*

*Photos*

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

It was moved by Ms. Lalonde, seconded by Dr. Guilbert and carried, with Ms. Oberlander abstaining, to adopt a resolution to approve the Application for Project Approval to replace windows and undertake some door and window modifications at 102 Charles Street, as proposed by the applicants and property owners, Bruce and Mary Ann Oberlander, as presented.

**Tombstone Grant, Price Increase**

It was moved by Mr. Derosier, seconded by Dr. Guilbert, and carried with Ms. Oberlander abstaining, to adopt a resolution to approve a cost increase from \$400 to \$450 per monument with Deadwood Granite and Marble Works for the purchase of standard stones for the Tombstone Grant Program, effective until November 1, 2006.

**Tombstone Grant Request, Pettijohn**

It was moved by Ms. Lalonde, seconded by Dr. Guilbert and carried with Ms. Oberlander abstaining, to adopt a resolution to approve the Cemetery Headstone Grant Application and funding in the amount of \$450 for George Washington Pettijohn, as requested by the applicant, Alice Boulton, as presented.

**Tombstone Grant Request, Bolger**

Mr. Wilson stated this is the first request for St. Ambrose Cemetery and the applicant is aware that the restoration project might delay placement of the monuments. It was moved by Ms. Lalonde, seconded by Dr. Guilbert and carried with Ms. Oberlander abstaining to adopt a resolution to approve the Cemetery Headstone Grant Application and funding in the total amount of \$1,800 for four tombstones for 1) Thomas F. Bolger; 2) his wife, Margaret Sullivan Bolger; 3) and two of their children, Alphonsus Bolger (age 4) and 4) Eugene Francis Bolger (age 29), as requested by the applicant, Patricia Bolger Hieb, as presented.

**Neighborhood Sign Bids**

Chairman Speirs stated TDG Communications has requested to have until November 18<sup>th</sup> for replacement of the two existing neighborhood signs. It was moved by Ms. Lalonde and seconded by Mr. Derosier to adopt a resolution to continue the bid award for neighborhood signs to November 18<sup>th</sup>. Mr. Wilson stated a decision must be made by November 19<sup>th</sup>. If necessary, a telephone vote will be conducted.

**Fire Hall Construction Manager**

Mr. Wilson requested this item be tabled at this time.

**2006 Budget Revision - FYI**

A report from Mr. Wilson was distributed in the commission packet for information only.

**Dakota History Conference**

The Deadwood Historic Preservation Commission has sponsored the Annual Dakota Conference on Northern Plains History, Literature, Art and Archaeology held at the Center for Western Studies in Sioux Falls each April. Mr. Wilson stated this is the primary history conference in the state with approximately 400 attendees. Dakota Conference Director, Dr. Harry F. Thompson, is requesting our sponsorship increase from \$500 to \$1,000. It was moved by Ms. Lalonde, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to approve a sponsorship in the amount of \$1,000 from the Advocacy

Line Item for the 38<sup>th</sup> Annual Dakota Conference on Northern Plains History, Literature, Art and Archaeology, scheduled for April 21-22, 2006 in Sioux Falls, SD.

**21 Lincoln, Temporary Wall**

The commission referred to the following staff report:

**STAFF REPORT**

The applicant requests Project Approval to temporarily enclose the front of the garage at 21 Lincoln.

Applicant: Matthew LaTroy  
Owner: Mathew LaTroy  
Constructed: 1903

**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 contributing building in the Deadwood National Landmark Historic District.
- 2. Architectural design of the resource and proposed alterations:*** The owner proposed to build a temporary wall across the front of the garage to replace the broken garage door. There will be a single, pedestrian door in the wall to allow access.
- 3. General appearance of the resource:*** This will have no significant impact on the appearance of the building if the exterior side of the wall is painted to match the house.
- 4. Materials composing the resource:*** The wall and door should both be wood.

***Attachments:***

***Photo***

***Recommended Decision:*** The proposed wall will have no adverse impact on the historic house if it is made of wood, painted to match the house and replaced with an appropriate garage door no later than July 1, 2006. The garage door will need prior approval by the Historic Preservation Commission.

Jake Latroy presented a request to install a temporary wall to close off the garage. The existing door has deteriorated to the point of falling off the track. The temporary wall will be painted to match the house and Mr. Latray will seek approval from the commission for the replacement door. It was moved by Mr. Derosier, seconded by Ms. Lalonde and carried unanimously to adopt a resolution for Project Approval to temporarily enclose the front of the garage at 21 Lincoln, as proposed by the applicant and property owner, Matthew LaTroy, with the following stipulations: 1) the temporary wall shall be painted to match the exterior of the house, and 2) the replacement door shall be in place by July 1, 2006.

**Tim Conrad**

Tim Conrad presented a preliminary sketch for the improvements to the freight house property. He intends to construct a strip mall at this location, similar in appearance to the façade, for commercial rentals. Several members of the commission spoke favorably of the concept.

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

At this time, [5:50 p.m.], Chairman Speirs relinquished the chair to Dr. Guilbert.

**700 Main, Franklin Hotel**

The commission referred to the following staff report:

**STAFF REPORT**

The applicant requests a 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

**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 in 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 propose to build a one-story addition in the existing parking lot directly behind the building. There would also be a three-story elevator shaft at the rear of the building. The façade on the Shine Street side of the building should mimic but not replicate the first floor façade of the existing building. Any doors and windows in the addition should be appropriately scaled to complement those in the original building and should resemble the originals in style, material and appearance. There should be a brick cornice on the two exposed sides of the addition. As the roof of the addition is quite visible from public thoroughfares and a city park it should be of an appropriate dark color with minimal mechanical intrusions. Restoration of the front entrance to its historic appearance should be based on the best available documentation and should be done in appropriate materials such as wood and glass with no use of “modern” metal or plastic.

The elevator tower should be colored to complement the brick and should have an unobtrusive cornice to complement the building. The tower will be readily visible from behind the building.

***3. General appearance of the resource:*** The proposed changes would have no adverse effect on the historic character of the Deadwood Downtown Historic District or the historic Franklin Hotel building.

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

***Attachments:***

***Photos***

***Plans***

***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.

Tom Rensch, representing Silverado Groups, which recently purchased the Franklin Hotel, presented preliminary plans to construct a main level addition on the rear of the existing hotel and renovations to the front entrance of the Franklin Hotel. He introduced Fred Thurston and Dave Stafford, with Rapid City-based, Thurston Design Group, to describe the project.

Mr. Thurston stated at the present time, the Main Street entrance consists of a collage of revolving doors with a fixed door in place. Research thus far indicates there was a double door originally; sometime later it was replaced with a revolving door; sometime later, a fixed door was installed in the revolving door. The non-historic elements will be removed and reproduction windows and doors will be installed. Research based on available documentation continues, to determine the appearance of the original doors with plans to replicate the entry using appropriate materials.

In addition to the front entry renovations, Phase I includes construction of a one story addition in the existing parking lot to the rear of the building and a three-story elevator shaft. The addition will be set back one foot from the original structure; the exterior will be finished with simulated stone to blend with the character of the building. The exterior of the elevator shaft will be finished with a plaster-like material until Phase II is completed.

Mr. Thurston briefly described Phase II of the project which consists of construction of a three-story upper addition on the addition completed in Phase I. The three-story addition will be set back one foot from the original structure. Materials used to complete the exterior will complement the exterior of the historic hotel.

Mr. Derosier inquired of the timeframe between Phases I and II. Mr. Stafford estimated "one to two years, probably".

Ms. Lalonde and Mr. Derosier spoke in favor of the proposed project. Mr. Thurston stated this project will provide an opportunity to enhance the restoration of the existing building and provide upscale accommodations.

Mr. Wilson provided direction to the commission regarding this matter. Certifications of Appropriateness are valid for one year. Since the timing of the second phase is uncertain, he offered the following options: 1) the commission could approve Phase I only; or 2) the commission could approve both phases of the construction, but the property owner will have seek renewal of the Certification of Appropriateness at the end of each year. Mr. Rensch and Mr. Thurston requested the commission take action on both phases of the proposed project at this time.

It was moved by Ms. Lalonde, seconded by Mr. Derosier to adopt a resolution to approve a Certificate of Appropriateness for the proposed renovation and construction project at 700 Main, referred to as Phase I (Main Street entry renovation and construction of a rear addition) proposed by the applicant, Tom Rensch, Hotel Franklin, Inc. and the property owner, Super G Investments, as presented. Ms. Lalonde and Mr. Derosier stated the elevator tower is included in Phase I. Discussion commenced regarding the staff recommendations identified in Mr. Wilson's staff report dated June 3, 2005. The commission referred to section two of the staff report and Mr. Wilson's concerns regarding the roof of the addition. Mr. Wilson reiterated his concerns and requested the architect and property owner "take great care" to construct a visually attractive roof completed in an appropriate dark color with minimal mechanical intrusions. "So it doesn't become an issue later", Mr. Stafford stated the proposed three-story addition doesn't cover the entire initial one-story addition. Ms. Lalonde amended the motion, with the concurrence of Mr. Derosier to adopt a resolution to approve a Certificate of Appropriateness for the proposed renovation and construction project at 700 Main, referred to as Phase I (Main Street entry renovation and construction of a rear addition); proposed by the applicant, Tom Rensch, Hotel Franklin, Inc. and the property owner, Super G Investments, stipulating the recommendations in Mr. Wilson's staff report dated June 3, 2005 be strictly adhered to. City Commissioner Ronda Feterl referred to the recommendations in

the staff report regarding the types of materials to be used in the project. Mr. Stafford and Mr. Thurston stated they plan to use corner stone and white oak, unless some other material is uncovered during the restoration. They will match the detailing of the roof and rest of the building. Ms. Lalonde further amended the motion, with the concurrence of Mr. Derosier to adopt a resolution to approve a Certificate of Appropriateness for the proposed renovation and construction project at 700 Main, referred to as Phase I (Main Street entry renovation and construction of a rear addition); proposed by the applicant, Tom Rensch, Hotel Franklin, Inc. and the property owner, Super G Investments, stipulating the recommendations in Mr. Wilson's staff report dated June 3, 2005 be strictly adhered to, particularly regarding the roof and the use of appropriate materials identified as corner stone and white oak. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

Chairman Speirs resumed the chair at this time [5:55 p.m.].

**607 Main, Mineral Palace, Façade Changes**

Mr. Wilson informed the commission of a meeting with Mr. Gould and Mr. Turbiville on Monday, regarding minor changes to the façade of the Mineral Palace. The first change involves removing the air conditioners and grillwork from underneath the third floor windows. The other change involves the end facing the Celebrity Hotel. Currently, there are two fake windows in the center bay where the stairwell is located. The property owner is proposing the installation of two real windows to light the staircase. It was moved by Dr. Guilbert, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Application for Project Approval for façade changes and installation of windows at 607 Main, Mineral Palace, as presented by Mr. Wilson.

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

Joy McCracken, Executive Director of Neighborhood Housing Services, provided the following reports to the commission.

**Retaining Wall Fund Voucher**

None.

**Revolving Loan Fund Disbursements**

It was moved by Dr. Guilbert, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the historic preservation revolving loan fund cash disbursements journal totaling \$7,652.05 to the following: Gim Builders, \$2,813.552; Lehmen Construction Company, \$1,428.88 and \$1,450.00; Koala Electric, Inc., \$1,502.69 and Deadwood Home Center, \$456.93, as presented.

**NHS Financial Report**

None.

**Review Loan Delinquency Report**

No changes to report.

**43 Centennial, Breland/Ohayon, Loan Refinance**

It was moved by Dr. Guilbert, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the loan refinance of the principle amount of \$19,600 with an interest rate of four percent (4%) for applicants, Phil Breland and /Georgette Ohayon, 43 Centennial, as presented.

**51-61 Sherman, Dunn, Loan Refinance**

Ms. McCracken stated these two loans to Mary Dunne are reviewed annually. Ms. Dunne's financial records for 2004 have been reviewed and the committee recommends increasing the payments on each loan by \$100 per month. It was moved by Dr. Guilbert, seconded by Ms. Lalonde and carried

unanimously to adopt a resolution to approve the loan refinance of the principle amount of \$347,656 at an interest rate of four percent (4%) with a monthly payment amount of \$1,659.76 and to approve a loan refinance of the principle amount of \$49,964 at an interest rate of zero percent (0%) with a monthly payment amount of \$200.00 for Mary Dunne, for properties located at 51, 53, 55 Sherman, as presented.

### **Reporting to the Credit Bureau**

At the present time, historic preservation loans between property owners and Neighborhood Housing Services are not reported to the credit bureau. Ms. McCracken stated not reporting this financial data is "a disservice to the good customer, and a good service to the bad customer". Unfortunately, under the current loan servicing system at NHS, all loans will be reported under the name of Neighborhood Housing Services not historic preservation. The lenders in the area do not have a problem with this arrangement, as they will contact NHS if necessary. It was moved by Mr. Derosier, seconded by Ms. Lalonde and carried unanimously to adopt a resolution authorizing Neighborhood Housing Services to include historic preservation loans to residential customers in their report to the credit bureaus.

### **Loan Servicing Contract:**

Ms. McCracken referred the commission to the "Agreement for Administration of Deadwood Historic Preservation Revolving Loan and Grant Funds" and requested the agreement be renewed for another year. Mr. Wilson suggested the City Attorney make the appropriate date changes and place this item on the agenda for the next meeting so that it will come before the City Commission for subsequent approval.

### **402 Williams, Place in Retaining Wall Program**

It was moved by Ms. Lalonde, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to approve the Retaining Wall Grant Program Application for 402 Williams, Thomas C. Lee, as presented.

## **COMMITTEE REPORTS:**

### **Loan Committee:**

Chairman Speirs reported that Mr. Derosier has agreed to serve on this committee, however, he is not able to attend the meeting on November 17<sup>th</sup>.

### **Budget Committee:**

Chairman Speirs asked that this item be removed from the agenda as the budget committee does not meet at this time.

### **Advocacy/HistoryLink/Public Education:**

In the absence of Mr. Wilson next week, Chairman Speirs and Ms. Lalonde will meet with Planning & Zoning Administrator Bernie Williams and representatives of TDG Communications, Inc. on November 18<sup>th</sup>, regarding the satisfactory replacement of the neighborhood signs. Mr. Wilson stated the commission will have to conduct a telephone vote regarding the bid award for the Neighborhood Signs on that date.

### **Hall of Fame and Recognition:**

Mr. Wilson reported that TDG Communications is working on the recognition plaques for the five new nominees. It is anticipated the plaques will be complete by mid-December in addition to a smaller commemorative plaque to be given to a family member. A reception will be held. Nyla Griffith asked for assistance from the commission in providing additional information on one of the nominees

### **Cemetery Committee:**

Mr. Wilson stated the deadline for recordation proposals is noon on November 18<sup>th</sup>. The commission will review this matter at the meeting on November 22<sup>nd</sup>.

**Outside of Deadwood Grants:**

Nothing to report at this time.

**Museum/Homestake Archives:**

Chairman Speirs and Ms. Lalonde plan to attend the meeting on Thursday, November 17<sup>th</sup> at 4 p.m.

Mr. Wilson informed the commission to expect the "Days of '76" on the agenda for the next commission meeting.

**Representative to Adams Museum Board:**

Nothing to report at this time.

**Representative to Chamber of Commerce:**

Ms. Lalonde and Mr. Derosier reported on items discussed at yesterday's chamber of commerce meeting include preliminary marketing efforts for next year. The budget for marketing was reduced considerably. Ms. Lalonde stated the top bus tour operators in the United States will be in Deadwood this weekend and the chamber annual banquet is scheduled for Friday, November 18<sup>th</sup>.

**Representative to NHS:**

Dr. Guilbert reported on local projects, Deadweird and Kidweird.

**Representative to Planning & Zoning:**

Chairman Speirs reported the Planning & Zoning commission approved a variance for Floyd Miller and a variance for 41 Railroad.

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

None.

**OTHER BUSINESS:**

Chairman Speirs announced the next meeting of the commission is scheduled for Tuesday, November 22<sup>nd</sup>, at 5:15 p.m. due to the Thanksgiving holiday. Ms. Lalonde and Ms. Oberlander will not be present.

Mr. Wilson reported that the City of Deadwood will purchase a table at the Chamber annual banquet, November 18<sup>th</sup>. Commission members desiring a place at this table should inform him as soon as possible.

**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 6:15 p.m.

**ATTEST:**

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Ms. Rose Speirs  
Chairman  
Historic Preservation Commission  
MBurket/Secretary