

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, March 22, 2006

Present Historic Preservation Commission: Darin Derosier, Dr. Michael Guilbert, Louie Lalonde, Mary Ann Oberlander, Steve Olson, and Willie Steinlicht.

Absent Historic Preservation Commission: Rose Speirs

Vice Chairman Dr. Michael Guilbert called the meeting of the Deadwood Historic Preservation Commission to order on Wednesday, March 22, 2006 at 5:15 p.m. in the Deadwood City Hall Meeting Room located at 108 Sherman Street, Deadwood, SD 57732.

Additions, Deletions and Corrections to the Agenda:

It was moved by Mr. Steinlicht, seconded by Mr. Derosier and carried unanimously to approve the following addition to the agenda under New Matters before the Deadwood Sign Commission:

- b. Joni Hamann - Harley Davidson Banner

Review and Approve – March 8, 2006 Minutes

It was moved by Mr. Steinlicht, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the minutes of the March 8, 2006 meeting, as presented.

Voucher Approval for Operating Fund:

It was moved by Ms. Lalonde, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution approving the HP Operating Account in the amount of \$19,743.85, as presented.

Voucher Approval for Bonded Fund:

Mr. Olson noted a transposition error on the Historic Preservation Commission Bill List. The HP Bonded Account total should be corrected to \$113,266.00 as reported on the A/P Regular Open Item Register for bonded funds. It was moved by Mr. Steinlicht, seconded by Mr. Olson and carried unanimously to adopt a resolution approving the HP Bonded Account in the amount of \$113,266.00.

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

Deadwood Mountain Resorts – 735 Main Street

The commission referred to the following staff report:

DEADWOOD HISTORIC PRESERVATION
REQUEST FOR SIGNS

The applicant requests permission to install new signage.

Address: 735 Main Street
Applicant: Lee Thompson

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Size: 1) Remove and replace the existing 8'x2' sign on north of the building. 2) Remove and replace existing vinyl lettering on front glass door. 3) Add new (projecting) redwood sign to existing hanger on front of building.

Location: See attached illustrations.

Material: Redwood; aluminum panel on north side and vinyl lettering on glass door

Is a variance required? No

Comments: The change in signage is only for a name change in the business.

Andy Mosier explained this matter is a resubmittal of the sign permit application for Black Hills Real Estate, which the commission approved on March 8th. The business name has been changed, due to an oversight in the Secretary of State's Office. It was moved by Ms. Lalonde, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Sign Permit Application for Deadwood Mountain Resorts, 735 Main Street, as proposed by Lee Thompson, the applicant and property owner, as presented.

Joni Hamann – Harley Davidson Banner

The commission referred to the following staff report:

STAFF REPORT

The applicants are requesting a variance to allow each of the parties to display one banner, during the rally. The banners measure 4'x45'.

There was a three (3) year contract with Harley Davidson and it expired last year; therefore, they should probably be required to come into compliance with the 4'x24' (legal) banner size.

Address: 531 and 603 Main Street
Applicant: Four Aces and Mineral Palace

Size: 4' x 45'.

Location: On the Mineral Palace and Four Aces

Material:

Is a variance required? A variance is required.

Yes, a variance is required since the banner exceeds the allowed size.

The applicant is requesting a variance to allow for the placement of 2 4'x45' banners which are visible from a public right of way.

Joni Hamann presented the requests on behalf of the Mineral Palace and Four Aces for placement of a banner during the Sturgis Motorcycle Rally. The banner measures three feet (3') by thirty feet (30') which does not comply with the sign ordinance restrictions regarding size. A variance would be required. Ms. Hamann was directed to meet with staff regarding the procedure for a sign permit application. It was moved by Mr. Olson, seconded by Ms. Oberlander and carried unanimously to continue this matter to the meeting on April 12, 2006.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

Jack DeLong – Greenhouse on garage – 35 Centennial

The commission referred to the following staff report:

STAFF REPORT

Case No. 06019 - Continued
Address: 35 Centennial

February 16, 2006

The applicants are requesting Project Approval to place a portable greenhouse on top of an existing garage.

Applicant: Jack and Judy DeLong
Owner: Jack and Judy DeLong
Constructed: NA
Unit Four (4) B – Deadwood City

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

Historic significance of the resource: This is a newer garage located in Unit 4B and in the Deadwood National Landmark Historic District.

Architectural design of the resource and proposed alterations: The green house is not a permanent structure, but will be attached in some manner due to high winds. The DeLongs met with their neighbors and they did not have a problem with the greenhouse. At the February 22, 2006, Historic Preservation Commission meeting the members requested additional information from Mr. DeLong. He has since submitted a survey of the property depicting the location of the garage and house, photographs which represent the location of the greenhouse and views of it from different directions. A sketch has also been submitted with a letter from DeLongs.

Attachments: See Enclosures

Photos: See Enclosures

Recommended Decision: The proposed non-permanent greenhouse will not have an adverse effect on the historic character of the building or the historic character of the Deadwood National Landmark Historic District.

It was moved by Mr. Steinlicht, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Application for Project Approval to place a portable greenhouse on top of an existing garage at 35 Centennial, as proposed by Jack and Judy DeLong, the applicants and property owners, as presented.

Pat Milos & Dan Leikvold

Re: Appropriate resubmission of plan for school playground

Dr. Dan Leikvold, Superintendent of the Lead-Deadwood School District appeared before the commission at this time at the direction of the school board in an attempt to address the following: 1) the appeals process, if any, for the recent denial of a Certificate of Appropriateness for the playground cover; 2) to request permission to extend the deadline for removal of the pillars from September 2006 to

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September 2007; and, 3) to seek input and/or suggestions for modifications to the playground cover project which would comply with historic criteria.

City Attorney John Frederickson informed the commission that the decision to deny the cover could be appealed to a circuit court, after all administrative remedies had been exhausted. Vice Chairman Guilbert commented briefly on the procedural guidelines and regulations the commission must adhere to. It was moved by Mr. Steinlicht to the extend the deadline for removal of the pillars to September 2007, and to form a committee comprised of representatives from the school, HPC and the city commission to discuss alternatives to the current situation. The motion died for lack of a second.

Ms. Lalonde spoke against an extension to the pillar removal date. Her concern being it may give the impression that the commission will approve the roof at some point in time. The City must abide by the guidelines administered by the state. Because this is a historically contributing structure, it would be "very inappropriate" to allow the proposed roof. She raised questions about fire department equipment access and stated blowing snow and ice accumulating will be an ongoing issue even with a roof. She spoke in favor of discussing alternatives to enhance the safety of the playground that would result in a "clear solution to the problem". Mr. Derosier concurred and cited the minutes of the commission meeting on June 22, 2005 which state the school could proceed to install the columns "with the very clear understanding that the roof has not been approved". He stated "If the columns would not have been allowed in the first place, we would not be here today".

Vice Chairman Guilbert recommended reaching a decision on this issue in a timely matter.

Discussion commenced regarding the removal date of the columns. Dr. Leikvold reported the commission initially recommended a deadline of June 1, 2006 which "would have been impossible". He then requested Sept 1, 2006 as an arbitrary date for removal of the columns. Mr. Olson suggested the commission take action regarding the removal date for the columns with a secondary motion regarding the formation of committee to further discuss alternatives. It was moved by Mr. Steinlicht and seconded by Mr. Olson to extend the deadline for removal of the columns to September 2007. The aforementioned motion failed unanimously.

Former Deadwood mayor Tom Blair spoke in favor of forming a committee to seek a solution. He suggested the committee meet for sixty days, coming forward with a recommendation by the first of June.

At this time, Dr. Leikvold spoke to the commission and numerous members of the audience present at this public forum. He explained that playgrounds are "inherently dangerous places; much of the litigation in public schools systems has to do with playgrounds. All school districts struggle with ways to make them safer. We believe the one we have here is pretty safe so we don't want to send the wrong message that this is the most dangerous spot the kids are going to be. We believe the changes that were made last summer, (the grade, the retaining wall, the new equipment, the new flooring), dramatically made it better. We thought by covering it, it would make it even better".

It was moved by Ms. Lalonde and seconded by Mr. Derosier to adopt a resolution to form a committee comprised of members of the HPC, city commission, school board and members of the community at large to strategize ideas and solution for the playground. Mr. Olson raised the question of a committee comprised of individuals from several governing entities and the end result being a "nonbinding motion". Mr. Frederickson spoke in favor of the motion as presented.

Concerned parent Sandy Shirley questioned the action of the commission last summer to approve installation of "the pillars when you weren't going to approve the cover". Several members of the commission explained previous discussion regarding the playground project, more specifically the issue of the columns. Following a brief discussion recalling who had done what, Vice-Chairman Guilbert called

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an end to the discussion calling it redundant. Ms. Shirley requested a public meeting be conducted to hear the recommendation of the committee.

In response to Mr. Frederickson's question, Vice Chairman Guilbert stated the appointments to the committee would be made at a later date.

Pat Milos, an interim member of the school board, approached the commission. He stated the city of Deadwood and Historic Preservation have always been "excellent partners" with the school. In the past six or seven months, he has seen the commission "take it on the chin". He reminded the public "of what a good job they have done...look at your town...you're the envy of other towns. This is a bump in the road".

Delmar Nelson – 41 Railroad Avenue – New House Construction

The commission referred to the following staff report:

**STAFF REPORT
DEADWOOD HISTORIC PRESERVATION COMMISSION
PROJECT APPROVAL**

Case No. 06025

March 20, 2006

Address: 41 Railroad Avenue

Applicant: Delmar Nelson
Owner: Delmar Nelson
Constructed: NA
Planning Unit: 9B

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVAL

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

General Factors:

Historic significance of the resource: This is new construction of a residence and attached garage.

Architectural design of the resource and proposed alterations: The applicant is proposing to construct a new residence and attached garage. The new construction will have hard board siding which is a material that looks like cedar. The structure will have a green metal roof and green sashes and doors.

Attachments: Plans for new construction

Photos: NA

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

Ms. Oberlander requested Planning & Zoning Administrator Bernie Williams to speak to any concerns regarding the proposed project. Ms. Williams stated the adjacent house is similar in appearance to other structures in the area and reported this will be an acceptable addition to the neighborhood. It was moved by Ms. Lalonde, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Application for Project Approval for new construction at 41 Railroad Avenue, as proposed by Delmar Nelson, the applicant and property owner, as presented.

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Bulzanti – Demolition – 185 Cliff Street

The commission referred to the following staff report:

**PROJECT APPROVAL
DEMOLITION**

Case No. 06012 - Continued
Address: 185 Cliff

March 20, 2006

The applicant is requesting Project Approval to demolish the residence located at 185 Cliff Street, City of Deadwood, South Dakota.

Applicant: Jody L. Kuntz
Owner: Carl & Valerie Bulzanti
Constructed: 1930

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

Historic significance of the resource: The residence was constructed in 1930 and is a contributing building in the Deadwood National Landmark Historic District.

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 addresses 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.

The architectural style of the residence is Tudor Revival and it is a wood-framed structure that has stucco cladding. There also is a historic concrete patio attached to the home. The patio has a historic concrete balustrade with inset panels. Residential construction from this period commonly borrowed from one or more earlier traditional forms. The “Picturesque Revival” houses displayed elements of Tudor (most common locally), Colonial or Cape Cod design.

Prior to the fire, the preservation strengths of the site were as follows:

- In use and not threatened
- In good structural condition
- Valuable to research

Attachments: Enclosed

Photos: Enclosed

Recommended Decision:

The insurance company has provided a detailed report (enclosed) in regards to what work needs to be conducted and how much it will cost. The costs are associated with restoring the home and not demolishing it. Keith Umentum, Deadwood Building Inspector, and Mike Albertson, Albertson Engineering made a preliminary onsite and Mr. Albertson believed the structure itself was sound. The second floor and rear roof were extensively damaged in the fire and there is water damage on the first floor. Possibly before allowing the Bulzanti’s to demolish the structure, the commission could advise staff to hire a structural engineer to verify that the structure is sound and that it can be restored. Also,

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possibly be allowed to do exploratory work on the stucco to see if all of it is required to be removed. Mr. Bulzanti also felt the smoke smell could not be eliminated from the home; however, there is a sealant that can be applied to seal in the smell.

On Friday, we received letters (attached) from the owners, contractor, and insurance company. We are waiting to hear from the insurance company in regards to why all the stucco would need to be removed. Staff will more than likely have more answers regarding the insurance company's costs on Wednesday.

Staff's consideration in regards to this request is that it is too complicated an issue and I request that the Historic Preservation Commission direct staff to hire professionals that can give an accurate report and representation of the existing residence. I believe that professionals are the only ones that can tell if this residence can be restored without taking it down to the studs or whether the stucco is suitable to remain in place. If the house was required to be taken down to the studs, the applicant should not be required to restore the house since there would be very little historic integrity left.

Jody Kuntz, general contractor with Alpha & Omega Enterprises, informed the commission that a structural damage investigation has been completed at 185 Cliff Street. The commission packet included correspondence from State Farm Insurance Companies including a fire damage estimate and a summary of the repairs to be funded from the initial payment and letters from the property owner and Ms. Kuntz.

Ms. Kuntz described the proposed demolition as removal and reconstruction of everything from the stud walls out, at a minimum. It is possible that the stud walls may also need to be removed but that determination can only be made at the time of demolition. Ms. Kuntz requested permission to completely demolish the structure as needed in order to proceed with the reconstruction.

Ms. Oberlander called upon Building Inspector Keith Umentum for a report. In his opinion, most of the house can be salvaged, except for the roof and the interior floor. He recommended following the recommendation from the insurance company for the interior repairs. Regarding the exterior stucco, Mr. Umentum stated it appears to be in tact but problems may be identified during the interior demolition. He recommended the entire roof and interior plaster walls and ceilings are demolished and analyzed. There was discussion regarding the differing opinions regarding the stucco.

Vice Chairman Guilbert recommended any motion be very specific with regard to the extent of the demolition. Mr. Frederickson stated his concern being that of having an "oops" while in the process of the reconstruction; he suggested a contractor be onsite observing, so "oops" doesn't happen. Vice Chairman Guilbert requested assurance from the contractor that the demolition will not go into the stucco in any way, shape or form. Ms. Kuntz stated I "seriously, can't say that, but we are going to save as much as we can". Vice Chairman Guilbert stated if the project does evolve to the point that the stucco has to be removed, then it's not historic anymore. At that point, the house probably should be leveled. However, the commission will "do everything we possibly can to retain the historic integrity of the house".

It was moved by Ms. Lalonde, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to deny the Application for Project Approval to demolish the residence at 185 Cliff Street, as proposed by Jody Kuntz and Carl & Valerie Bulzanti, the applicant and property owner, as presented. Vice Chairman Guilbert stated the commission wants the building to be saved, if at all possible and "we want to make it very clear that we don't want it to go beyond the inside plaster and studs". If more extensive demolition is necessary, this commission needs to be consulted prior to that occurring. Ms. Williams suggested a structural engineer assess the site. Ms. Kuntz concluded by stating "this was a disaster". Her main concern is her client; to get the house rebuilt and restore it so it is habitable again and make it more beautiful than it was before. Staff and the commission briefly explained what classifies a structure as historic. Vice Chairman Guilbert concluded by stating the demolition will have to occur in stages. The contractor was instructed to remove the plaster walls and examine the structural integrity of the exterior stucco. It was moved by Mr. Olson, seconded by Ms. Lalonde and carried

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unanimously to adopt a resolution authorizing staff to hire a structural engineer to assess the integrity of the building at 185 Cliff Street.

Continued, Fischer Construction – 39 Van Buren Street – Cannon – Rear Addition

The commission referred to the following staff report:

**STAFF REPORT – CONTINUED
REQUEST FOR PROJECT APPROVAL**

Case No. 06015

March 17, 2006

Address: 39 Van Buren

The applicant has been requesting Project Approval to build a rear enclosed porch at 39 Van Buren, Deadwood, South Dakota

Applicant: Fischer Construction
Owner: Mary Cannon
Constructed: 1880
Unit 6– Ingleside Addition

At the February 8, 2006 meeting the commission continued this agenda item and recommended that Fischer Construction meet with Keith Umenthum, Deadwood Building Inspector regarding appropriate materials and code issues with the addition (head room).

At the February 22, 2006 meeting, the commission was in agreement with the Heritage straight edge panel shingle material proposed for the addition; however, they requested more descriptive side and rear angle elevations and it was mentioned that possibly a pitched roof would be more appropriate to allow for head room. At the March 8, 2006, meeting a new drawing was submitted and concerns were raised regarding the pitched roof and whether it would corrupt the integrity of the roof line. Dr. David Wolff had indicated he had contacted an architect and they both had agreed that extending the winged roof line would be more appropriate than the pitched roof and the integrity of the house would be preserved.

New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. New additions should be compatible with the architectural features of the original, but should be visibly differentiated from the old. Exact imitation of the original is not required. Some ideas given are placing a new addition on an inconspicuous side or rear elevation so that the new work does not result in a radical change to the form and character of the building. Also, an infill addition or connector can be set back from the historic building wall plane so that the form of the historic building can be distinguished from the new work. A new addition should be designed and constructed so that the character defining features of the historic home are not radically changed, obscured, damaged or destroyed. New construction should be compatible with the city's historic resources, drawing upon the design elements of the historic building, yet they should not directly imitate the historic structure in its entirety.

Section 17.68.050.C Exterior Alteration. – Deadwood Code states as follows:

1. All exterior alterations to a building, structure, object, site or landscape feature shall be compatible with the resource itself and other resources with which it is related. The original designs of a building, structure, object or landscape feature shall be considered in applying these standards.
2. Exterior alterations shall not affect the architectural character or historic quality of a resource and shall not destroy the significance of resource sites.

It seems that either design that has been proposed would work. If the winged roof was extended with an infill or connector, the new construction could be easily identified and removed in the future without damaging the roof line. If the commission wishes to allow a pitched roof, the new construction would still be identifiable; however, it would hide from view the full range of the winged roof line.

Attachments: See Enclosures

Photos: See Enclosures

Recommended Decision: Staff recommends the winged roof be extended since the roof is a key character-defining feature. The proposed addition will have no adverse effect on the historic character of the building or the historic character of the Deadwood National Landmark Historic District. The addition could be removed in the future without damaging the original roof line.

Ryan Fischer of Fischer Construction, reported submitting plans to Building Inspector Keith Umentum which show the appearance of the exterior roofline and exterior siding. The siding on the existing residence contains asbestos. Mr. Fischer "found a close match" which will be painted to match the existing siding. Mr. Olson raised questions regarding the additional gabled end placed on the back of the house shown on the previous plans. Mr. Fischer explained that was done because when the roof comes down it is so low at the end of the enclosed porch. In order to continue that out six feet, the clearance would be about five feet off the ground. The opinion stated by Mr. Olson is that by taking the porch off the back and adding an additional gabled-end, that would destroy the historic integrity of the house.

Ms. Lalonde referred the contractor to staff's recommendation that the winged roof be extended. She instructed Mr. Fischer meet with Planning & Zoning Administrator Bernie Williams and Dr. David Wolff for further direction. It was moved by Mr. Olson, seconded by Mr. Derosier and carried unanimously to table the Application for Project Approval to construct a rear enclosed porch at 39 Van Buren Street to the meeting on April 12th, 2006

Amendment to Outside of Deadwood Deadline Guidelines

City Attorney John Frederickson requested an amendment to the guidelines for Outside of Deadwood Grants guidelines. Application deadline dates of December 1st and April 30th of each year will give the commission ample opportunity to consider grant applications throughout the year providing they have merit. It was moved by Mr. Steinlicht, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to approve an amendment the Grant Definition Section to read as follows:

The application deadlines, with all applications being delivered to the Deadwood Historic Preservation Office on or before 4:00 p.m. on the following dates, are:
December 1 and April 30 of each year.
All grant applications must be submitted in the year for which the grant is requested.

Deadwood Fire Hall Addition, Change Order #4

Ken Hawki, Maintenance Officer, represented the fire hall addition change order. He noted it included plans to replace the bell tower because it leaks. There has been extensive damage to the bell tower brick itself, which is falling apart and crumbling. Last week, pieces of brick were found on the sidewalk.

During the construction, the roof was torn and damaged by the contractor. Two planks were set on the roof, on top of which the concrete caps were placed. Somehow those got slid down during the construction resulting in damage. Staff is now requesting the roof be replaced. The roof is nearly seventeen (17) years old and last year the crews put over eighty (80) patches on it. Roofers that have examined the roof describe it as more brittle than it should be. Staff has determined that there was a 10-year warranty on the existing roofing materials.

Staff explained that at the present time, scaffolding covers half of the roof. When that is removed, a full inspection of the roof can be completed and determine how much damage the contractor is responsible for financially. The contract payment for the completed project can be reduced by that amount. Staff requests permission to seek a more definitive cost estimate for the roof replacement project.

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Mayor Toscana stated this additional component of the fire station addition project might require an amendment with the contract with enVision. He questioned whether there would be additional architectural fees to design the roof.

It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution authorizing staff to obtain definitive cost estimate to remove and replace the bell tower and the roof of the fire station. Ms. Lalonde requested a written guarantee from the contractor regarding their liability for the damage to the roof during the construction project.

Shirlene Joseph – 771 Main – Certificate of Appropriateness
Replace sash on 38 double-hung windows

The commission referred to the following staff report:

STAFF REPORT
DEADWOOD HISTORIC PRESERVATION COMMISSION
PROJECT APPROVAL

Case No. 06024

March 20, 2006

Address: 771 Main Street
Applicant: Shirlene Joseph

Owner: Shirlene Joseph
Constructed: 1950's
Planning Unit: Four (4)

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVAL

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

General Factors:

Historic significance of the resource: This building is a non-contributing resource in the Deadwood National Historic Landmark District. We are not certain of the date of construction; however, it is not shown on the 1948 Sanborn Map or shown under the Deadwood Historic Survey conducted in 1993.

Architectural design of the resource and proposed alterations: The applicant is proposing to replace the sash on thirty-eight (38) double-hung windows.

Attachments: Sanborn Map

Photos:

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

Gary Keene spoke on behalf of Shirlene Joseph. With energy costs on the rise, the property owner is proposing to replace the sash on thirty-eight double hung windows to increase energy efficiency and reduce maintenance. The replacement windows are made of wood; the frames, trim and brick molding will not be replaced. The replacement panes are double insulated glass and measure approximately one half inch thick. He stated nowadays, the wooden window is clad with a thin layer of aluminum to achieve the maintenance free aspect. It was moved by Mr. Olson, seconded by Mr. Steinlicht with Ms. Lalonde abstaining to adopt a resolution to approve the Application for Project Approval to replace the sash on

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thirty-eight double hung windows at 771 Main Street, as proposed by Shirlene Joseph, the applicant and property owner, as presented. Dr. Guilbert informed Mr. Keene of the city's window replacement program. Ms. Williams noted the subject residence was not contributing; therefore, it did not qualify for the program.

Marlin Maynard – Project Approval for Remodel – 875 Main Street

The commission referred to the following staff report:

PROJECT APPROVAL FOR REMODEL

Case No. 06021

March 17, 2006

Address: 875 Main Street

The applicant is requesting Project Approval to enlarge a bedroom by relocating an existing wall out approximately 7 ½'. The existing board and bat siding will be reapplied to the exterior.

Applicant: Marlin Maynard

Constructed: 1976

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

Historic significance of the resource: The residence was constructed in 1976 and is a non-contributing building in the Deadwood National Landmark Historic District.

Architectural design of the resource and proposed alterations: The owner is proposing to enlarge a rear bedroom and extend the rear wall out 7 ½ feet.

This is a modern, gabled house with unpainted vertical wood siding. Because this building is less than fifty (50) years old, it cannot currently contribute to the Deadwood National Historic Landmark District.

Attachments: Enclosed

Photos: Enclosed

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

Marlin Maynard explained his proposal to enlarge a rear bedroom and extend the rear wall out 7½ feet. It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the Application for Project Approval for the proposed remodel project to enlarge a bedroom by relocating an existing wall out approximately 7½ feet, at 875 Main Street, as proposed by Marlin Maynard, the applicant and property owner, as presented.

Dan and Trisha Roe – Replace old door on garage – 50 Van Buren

The commission referred to the following staff report:

**PROJECT APPROVAL
FOR NEW GARAGE DOOR**

Case No. 06022
Address: 50 Van Buren
Planning Unit 6

March 17, 2006

The applicant is requesting Project Approval to remove an old garage door and replace it with a new door.

Applicant: Dan and Trisha Roe
Owner: Dan and Trisha Roe
Constructed: Between 1930-1940

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

Historic significance of the resource: The attached garage was built in place sometime in the 1930's or early 1940's. The residence was constructed in 1879 and is a contributing building in the Deadwood National Landmark Historic District.

Architectural design of the resource and proposed alterations: The garage projects from the basement of the house, below the front bay. It has a concrete foundation and clapboard siding. It has a flat roof with a front parapet. The owner is requesting to remove an old deteriorated garage door and replace it with a new wood garage door. The style is similar to the existing doors and the doors will be painted to match the exterior.

Attachments: Enclosed

Photos: Enclosed

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.

Dan and Trisha Roe recently purchased and moved into the house located at 50 Van Buren. Ms. Roe proposes to replace the deteriorated garage door with a new wooden door, similar in style to the existing doors. It was moved by Ms. Lalonde, seconded by Ms. Oberlander and carried unanimously to adopt a resolution for Project Approval to remove an old garage door and replace it with a new door, at 50 Van Buren, as proposed by Dan and Trisha Roe, the applicants and property owners, as presented.

Millstar Properties/dba Black Hills Inn – 206 Mountain Shadow Lane

The commission referred to the following staff report:

**PROJECT APPROVAL
FOR DOOR REPLACEMENT/WINDOW ADDITIONS**

Case No. 06023
Address: 206 Mountain Shadow Lane

March 17, 2006

The applicant is requesting Project Approval for door replacement and addition of windows.

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Applicant: Millstar Properties/dba Black Hills Inn
Constructed:

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

Historic significance of the resource: The motel units were brought in around 1992 and the structure(s) are non-contributing and located outside of the Deadwood National Landmark Historic District.

Architectural design of the resource and proposed alterations: The owner is proposing the following: **Building “A”** - Replacement of the front entrance door with a wood door with nine pane window. They will be adding two windows, one on either side of the door. The two windows will each be approximately 3’ wide and 4’ high. **Manager’s Apartment Building:** Installation of patio door on the creek side of the manager’s apartment building (see M-1). The new door is almost identical to the existing one (left end of building in photo). The door will be installed approximately half way between where the present patio door and the three windows in the photo. -- See M-2 – Adding two steel entrance doors (no illustrations available but doors are solid with no windows) to the parking lot side of the Manager’s apartment building, in order to give separate entrance to the two new suites that are being added to the building. They would be installed approximately 25’ to 40’ from the left end of the building.

This property was annexed into the city in the early 1990’s. The motel is non-contributing and it cannot currently contribute to the Deadwood National Historic Landmark District.

Attachments: Enclosed

Photos: Enclosed

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

It was moved by Mr. Olson, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Application for Project Approval for door replacement and addition of windows, at 206 Mountain Shadow Lane, as proposed by Millstar Properties/dba Black Hills Inn, the applicant and property owner, as presented.

Clayton and Susan Johnson – Replace window in bathroom – 22 Jefferson

The commission referred to the following staff report:

**PROJECT APPROVAL
REPLACE WINDOW**

Case No. 06023
Address: 22 Jefferson

March 17, 2006

The applicant is requesting Project Approval to replace a rotting bathroom window. The size of the window will be the same

Applicant: Clayton and Susan Johnson
Address: 22 Jefferson
Constructed: 1932

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

Historic significance of the resource: The residence was constructed in 1932 and is a contributing building in the Deadwood National Landmark Historic District.

Architectural design of the resource and proposed alterations: The owner is proposing to place a new window in the bathroom. The size will remain the same and the windows are double-hung wood with metal clad. The color matches the other windows.

Attachments: Enclosed

Photos: Enclosed

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

Mr. Olson questioned the installation of “wood/metal clad” windows on a contributing building. Building Inspector Keith Umenthum explained that Mark Straub was completing a bathroom remodel for the property owner. He noticed the window was bad and proceeded to order a replacement window of the same size. This is an “after-the-fact thing”. It was moved by Ms. Lalonde, seconded by Mr. Olson and carried unanimously to table the Application for Project Approval to replace a rotting bathroom window at 22 Jefferson, as proposed by Clayton and Susan Johnson, the applicants and property owners, pending discussions with the property owners regarding appropriate construction materials in a contributing building.

Approve ArcView Concurrent Use License - \$5,600.00 – in GIS Budget

Planning & Zoning Administrator Bernie Williams stated this is a budgeted item and will expand the network so more users can access it. It was moved by Ms. Oberlander seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve renewing two (2) ArcView Concurrent Use Licenses with Environmental Systems Research Institute, Inc., a budgeted expense from the GIS line item, at a cost of \$5,600.00.

Review Dr. David Wolff’s comments RE: Archaeology

The commission referred to the following report prepared by Dr. David Wolff:

Archaeology in Deadwood

The Problem: There seems to be some confusion about what role archaeology should play in recording Deadwood’s past, what is actually involved in archaeological investigations, including what is standard professional practice in archaeology.

The Solution: The Historic Preservation Office needs to better communicate the importance of archaeology to the community. The Historic Preservation Commission or the City Commission needs to develop a set of guidelines that specifies what the property owner must do to meet the generally accepted professional standards of archaeology.

Thoughts on Archaeology:

The Importance of Archaeology: History comes in a variety of forms. It is found in documents, in buildings, and in artifacts that previous generations have left behind. Some of these artifacts are buried; they are literally beneath our feet. And just as we save buildings and documents, we must preserve these artifacts. They are a tangible link to the past, and because of their unique character, often reflecting the everyday life of Deadwood residents, they can give us new insights as to what went on here, and a new primary source for historical interpretation.

Types of Archaeology:

Total Mitigation: This requires the complete recovery of all material possible. This is a slow and thorough process where the area is dug inch by inch, and to archaeologists, this is the referred method as it provides the most information.

Archaeological Monitoring: This is when an archaeologist is present when any ground removal work is done by contractors. The archaeologist needs to have the authority to stop work on a site if archaeological features are discovered, and for as long as it takes to make a thorough investigation.

But Archaeology is More than Digging:

Planning Phase: Before any digging or building destruction is done a surface survey needs to happen. Here archaeologists walk the site and perhaps dig a test pit to determine if there is evidence that might indicate the need for further investigation.

Planning Phase II: When it is decided to do an archaeological investigation, background research must be done, which includes library work to determine how that site was used, allowing the archaeologists to understand what they might encounter.

Reporting Phase: Once the dig is completed it is essential that the artifacts are evaluated, interpreted, and that the archaeologists produce a report. The report will contain the findings and provide for the historical interpretations. Without a report, the dig has no meaning.

Ownership: If a property owner pays for the dig than he/she owns the artifacts and the final report. But guidelines must be developed by the Deadwood Historic Preservation Office that requires that a copy of the report will be given to the city, and made available for public use through the Deadwood City Archives.

Monitoring: Deadwood's Historic Preservation Officer must monitor this entire process to make sure that property owners follow the rules as established by the Historic Preservation Commission, including making sure that the property owner does not interfere with the archaeologists' work, and having the power to stop the work if more archaeological work needs to be done.

Some Points to Consider:

- Archaeology takes time.
- All work must be done by fully qualified archaeologists.
- The property owners' obligations to do archaeology must be enforceable and enforced.
- Construction proposals must spell out the owners' obligation to do archaeology.
- Archaeology should be begun before building permits are issued.
- Demolition, excavation and construction can only begin when the Historic Preservation Officer and the Historic Preservation Commission are convinced that standard archaeological practices have been or will be followed.

It was moved by Mr. Steinlicht to adopt a resolution to approve the recommendations by Dr. Wolff for archeology in Deadwood. The motion died for lack of a second. The commission referred to a report written by Dr. David Wolff regarding his thoughts on archaeology in Deadwood: what role archaeology should play in recording Deadwood's past; what is actually involved in archaeological investigations; and what is standard professional practice in archaeology. He stated, the City is more frequently stipulating that developers or property owners hire an archeologist to be onsite during projects. He recommended

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the city commission develop a set of guidelines that specifies what the property owner must do to meet the generally accepted professional standards of archeology.

City Commissioner Ronda Feterl suggested that Mark Wolfe review the report and recommendations during his visit to Deadwood next week.

Lawrence County Ledger Indexing Project – Hire Donald Toms - \$8,000.00

Archivist Mike Runge explained that there are over two hundred ledgers in the archives dating from 1878 to the 1950's. He would like to extract vital information from these ledgers so that information can be made available to tourists, researchers, and genealogists seeking various types of information. This is a budgeted expense. It was moved by Ms. Oberlander, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the contract between the City of Deadwood and Independent Contractor, Donald Toms, for preparation of an indexed database and the transcription of fourteen (14) ledgers related to the history of Deadwood, at a cost of \$8,000.00.

James Buttke – 2 John Street – New Roof – Burgundy Steel

The commission referred to the following staff report:

**STAFF REPORT
DEADWOOD HISTORIC PRESERVATION COMMISSION
PROJECT APPROVAL**

Case No. 06026

March 20, 2006

Address: 2 John Street

Applicant: James Buttke
Owner: James Buttke
Constructed: 1954 – Non-contributing
Planning Unit: Four (4) C

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVAL

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

General Factors:

Historic significance of the resource: This building is a non-contributing resource in the Deadwood National Historic Landmark District. It was built in 1954.

Architectural design of the resource and proposed alterations: The applicant is proposing to replace the existing asphalt roof with a burgundy steel roof material.

Attachments:

Photos:

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

It was moved by Ms. Lalonde, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Application for Project Approval to replace the existing asphalt roof with a burgundy steel roofing material, at 2 John Street, as proposed by James Buttke, the applicant and property owner, as presented.

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MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

None.

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:

Ruth O'Neill, Loan Counselor for Neighborhood Housing Services, provided the following reports to the commission.

Retaining Wall Fund Voucher

None.

Revolving Loan Fund Disbursements

None.

NHS Financial Report

Ms. O'Neill referred the commission to the following financial reports for the month ending February 28, 2006: the HP Revolving Loan Fund Balance Sheet, Statement of Revenues and Expenditures, Deadwood HP Total Loans and Pool Trial Balance.

The loan delinquency report consisted of The Gillmore and two loans issued to Valerie Wayne, which has been resolved.

Pat and Jean Wyss – 69 Forest

Ms. O'Neill explained that the freestanding gas stove has failed in this house. Loan funding is requested to replace the stove in the home. It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve loan financing in the principal amount of \$2,500, with an annual interest rate of five percent (5%), to Pat and Jean Wyss, 69 Forest for the purpose of replacing the stove, as presented.

COMMITTEE REPORTS:

Loan:

Mr. Steinlicht reported the committee met last Thursday and reviewed the Wyss loan.

Advocacy/HistoryLink/Public Education:

Ronda Feterl reported the latest issue of the *HistoryLink* newsletter is at the printer.

Hall of Fame and Recognition:

Nothing to report at this time.

Cemetery:

Nothing to report at this time.

Museum/Homestake Archives:

Nothing to report at this time.

Representative to Adams Museum Board:

Nothing to report at this time.

Representative to Chamber of Commerce:

Nothing to report at this time as the meeting was cancelled.

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Representative to NHS:

Dr. Guilbert described plans underway for a 10-year anniversary celebration this summer for the initiation of the Block Clubs.

Representative to Planning & Zoning:

Planning & Zoning Administrator Bernie Williams reported action was taken on a plat. There was discussion regarding existing parking regulations. A committee was formed to address parking problems in Deadwood and strategize solutions.

ITEMS FROM CITIZENS NOT ON THE AGENDA:

None.

OTHER BUSINESS:

Mr. Olson announced that a new Historic Preservation Officer has been hired.

Planning & Zoning Administrator Bernie Williams stated a meeting with Mark Wolfe is scheduled for Monday, March 27, 2006, and time has been set aside from 2 p.m. – 4 p.m. for open discussion. Commissioners should contact her with any recommended agenda items and attend the meeting.

REQUEST TO HIRE AN ARCHEOLOGIST

Ms. Williams requested permission to hire an archeologist to monitor proposed excavation work on the property located at 151 Sherman Street. It was moved by Mr. Olson, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution authorizing staff to hire an archeologist to be onsite during the excavation of the property located at 151 Sherman Street.

EXECUTIVE SESSION:

None.

ADJOURNMENT:

Hearing no further business to come before the commission at this time and no objections from the commission or the audience, Vice Chairman Guilbert adjourned the meeting at 7:03 p.m.

ATTEST:

Dr. Michael Guilbert
Vice Chairman
Historic Preservation Commission
Mary Burket, Recording Secretary