

Wednesday, March 8, 2006  
HPC

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

Wednesday, March 8, 2006

**Present Historic Preservation Commission:** Darin Derosier, Mary Ann Oberlander, Steve Olson, Rose Speirs and Willie Steinlicht.

**Absent Historic Preservation Commission:** Dr. Michael Guilbert, Louie Lalonde

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Chairman Speirs called the meeting of the Deadwood Historic Preservation Commission to order on Wednesday, March 8, 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:**

Chairman Speirs announced the following correction to the agenda:  
Item (e) under New Matters before the Deadwood Historic Preservation Commission should read:  
e. First Gold – Request for ~~Demolition~~ Excavation Permit – 250 Main Street

**Review and Approve – February 22, 2006 Minutes**

It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the minutes of the February 22, 2006 meeting, as presented.

**Voucher Approval for Operating Fund:**

**Operating Fund:**

It was moved by Mr. Steinlicht, seconded by Mr. Olson and carried unanimously to adopt a resolution approving the HP Operating Account in the amount of \$29,296.86, as presented.

**Voucher Approval for Bonded Fund:**

**Bonded Account:**

It was moved by Mr. Steinlicht, seconded by Mr. Derosier and carried unanimously to adopt a resolution approving the HP Bonded Account in the amount of \$91,866.15, as presented.

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

**Black Hills Real Estate – 735 Main Street**

The commission referred to the following staff report:

**STAFF REPORT**

Date: March 6, 2006  
To: Deadwood Historic Preservation Commission  
From: Keith Umenthum  
Re: Sign application for 735 Main Street – Black Hills Real Estate

Wednesday, March 8, 2006  
HPC

This sign meets the requirements in accordance with the sign ordinance except for a request for variance for:

- Section 15.32.300-(C.2) A variance for the projecting sign which extends three feet from the back of curb instead of the required four feet from the back of curb.
- The Black Hills Resorts sign on the side of the building replaces the existing Real Estate Sign for which a variance was previously granted.

Building Inspector Keith Umentum responded to a question from Chairman Speirs regarding the status of the sale of the building. Although uncertain as to the current ownership of the property, he stated the same people still occupy the building. In response to a question from Mr. Steinlicht, he explained the proposed "Black Hills Resorts" sign on the side of the building would replace the existing "Real Estate" sign for which a variance was previously granted. The proposed projecting sign on the front of the building is a new sign and would require a variance because the sign would extend three feet (3') from the back of the curb instead of the required four feet (4') from the back of the curb.

Mr. Olson questioned whether the sign on the north side of the building is really necessary. Andy Mosier, representing Black Hills Real Estate and Resorts, explained both businesses, Black Hills Real Estate and Black Hills Resorts, will operate from this location. He believes the sign on the side of the building is more visible from a distance.

Mr. Umentum explained that typically, wall signs can be placed on the side of a building if there is an entrance on the side of the building. It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried with Mr. Olson voting NO to adopt a resolution to approve the Sign Permit Application for Black Hills Real Estate, 735 Main Street, for three (3) signs - the sign on the door as is, and variances for the projecting sign and the wall sign on the side of the building.

Mr. Olson questioned protocol with regard to continuation of the variance previously granted for the wall sign on the side of the building. Mr. Derosier stated his motion addressed continuation of the variance for the wall sign. The motion was restated for the commission and no further action was deemed necessary.

**Deadwood Dental – 88 Charles Street**

The commission referred to the following staff report:

**STAFF REPORT**

Date: March 6, 2006  
To: Deadwood Historic Preservation Commission  
From: Keith Umentum  
Re: Sign application for 88 Charles Street – Deadwood Dental

This sign replaces the existing sign at this location. It meets all of the requirements of the sign ordinance.

It was moved by Mr. Steinlicht, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the Sign Permit Application for replacement of the existing sign at 88 Charles Street, Deadwood Dental, as proposed by Dennis Mills, the applicant and property owner, as presented.

Wednesday, March 8, 2006

HPC

**Hairs to You – 415 Cliff Street**

The commission referred to the following staff report:

**STAFF REPORT**

Date: March 6, 2006  
To: Deadwood Historic Preservation Commission  
From: Keith Umenthum  
Re: Sign application for 415 Cliff Street – Hairs to You

This sign meets the requirements in accordance with the sign ordinance except for a request for the following variance:

Section 15.32.300 (C.1) “This wall sign is 2’6” in height instead of the required 2’. This sign is placed beside the front door. This is a single story building with a projecting roof overhang that prevents this sign from being placed above the door.

Rita Loeffen explained that she is relocating her business to space available in the Montana Dakota Utilities (MDU) building and is requesting placement of two (2) signs. The sign on the side of the building would be visible to vehicular traffic approaching from Lead. The sign on the front of the building would be visible from Deadwood. A variance to allow a wall sign measuring two feet six inches (2’6”) is requested.

Scott Ganaway, representing MDU, explained there is a door on the south side of the building beyond the air conditioning unit that provides access to MDU’s portion of the building with an interior door that leads to Ms. Loeffen’s portion of the building. However, her primary access would be through the main entrance on the front of the building. Based on this information, Mr. Umenthum concluded a variance for both signs would be appropriate in this case because of the location of the building and lack of pedestrian traffic in this location. At the request of Mr. Olson, Ms. Loeffen agreed to reduce the size of the signage to comply with the ordinance, as she was not aware of the size restrictions.

It was moved by Mr. Olson, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Sign Permit Application for Hairs to You, 415 Cliff Street, stipulating the signs shall not exceed two feet (2’) in height, and a variance to approve placement of the wall sign on the south side of the building, as proposed by Rita Loeffen and Montana Dakota Utilities, the applicant and property owner respectively, as presented.

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

**Discussion on 415 Williams Street regarding request for vinyl windows**

The commission referred to the following staff report:

**DEADWOOD HISTORIC PRESERVATION COMMISSION  
REQUEST FOR DISCUSSION ON THE USE  
OF VINYL WINDOWS**

**Name:** Rand Williams  
**Owner:** Rand Williams

The residences located at 382 Williams and 415 Williams are both contributing structures. Mr. Williams has requested an opportunity to appear before you to plead a case for vinyl windows at 415 Williams Street.

Wednesday, March 8, 2006  
HPC

I explained to him that the Commission had already denied his request for vinyl windows at 415 Williams Street and that vinyl windows were not normally allowed on contributing structures.

Research indicates that original or historically significant materials and/or features of a structure or site should be maintained and repaired rather than replaced whenever possible.

If replacement of existing materials or features is necessary, the new features should match the old in design, color, texture and other visual qualities.

Original windows should be retained wherever possible. In most cases it is less expensive to repair the original fabric than to replace all the windows; however, if total replacement is necessary, similar material should be used and the original size, shape, design and pattern created by the windows should be retained.

Exterior windows should have a minimum visual impact and storm sash should have a narrow perimeter framing which conforms to the primary window opening.

Mr. Rand Williams read a letter he submitted to staff, which was not included in the commission packet. None of the five (5) buildings he currently owns remain as constructed or original. He purchased 415 Williams in 1979 as a 4-plex and it remains that way today. In apartment #2, there are aluminum storm windows which are "clearly not original, difficult to operate, hard to clean and are not energy efficient". He requested permission to leave the window frames and replace single pane glass and wood sash with thermal pane vinyl clad sash and track. The storm windows could remain or be removed on those five (5) windows. He believes the proposed modifications would preserve the historic integrity and aesthetics of the building while improving the safety, comfort, convenience and efficiency for the resident.

The windows are purchased; however, the windows have not been installed. Mr. Williams estimated the purchase and installation of wooden windows would cost three times as much as the vinyl he would like permission to install.

Chairman Speirs explained that, on February 22<sup>nd</sup>, the commission denied a request by Mr. Williams to install vinyl windows at 415 Williams. Vinyl is inappropriate in an historic district. She stated the commission still needs to address the installation of vinyl windows without a permit at 382 Williams. Mr. Williams explained the miscommunication with staff, which resulted in his absence in the last meeting.

City Attorney John Frederickson provided direction the commission. Since the Application for Project Approval for installation of vinyl windows at 415 Williams was considered and denied at the meeting on February 22<sup>nd</sup>, the commission could make a motion to reconsider or direct Mr. Williams to reapply. Chairman Speirs recommended he meet with staff and Dr. David Wolff regarding appropriate materials to use when completing structural enhancements to a contributing building in the city of Deadwood. Mr. Williams will also discuss the matter of roofing products for 382 Williams.

Mr. Steinlicht suggested the city's wood window program might provide some financial assistance for the property owner.

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

The commission referred to the following staff report:

#### **DEADWOOD HISTORIC PRESERVATION COMMISSION REVIEW OF PROJECT APPROVAL**

Fischer Construction was on the February 22, 2006, agenda. At that time, members of the Commission requested more descriptive side and rear angle elevations for the proposed addition to the residence located at 39 Van Buren Street.

Wednesday, March 8, 2006  
HPC

Staff has enclosed copies of the drawings and will have the original drawing at the meeting should anyone wish to examine it. Staff also included the previous staff report for the request for Project Approval.

Action Required:

1. Project Approval for an addition at 38 Van Buren Street.

The commission reviewed detailed side and rear elevation plans designed for the proposed rear addition. Chairman Speirs requested a representative be present to address questions regarding the style of the doors to be installed. Mr. Olson stated this is a contributing house and "a T-gable plan house". He explained the distinctive features of a T-gable house are opposing gable-end roofs where the house makes either an L- or T- shaped house. By taking the porch off the back and extending it out the back and changing the roofline, the outward character of that house has been completely changed. Mr. Olson "has some real issues with changing the style of the house". Chairman Speirs concurred, calling it a "miner's row house" and reiterated her concern about the appearance of the house from Jefferson Street.

Dr. David Wolff offered the following comments regarding the roofline. At the last meeting, there was discussion regarding the roofline of the new addition being too low with another peak or gable there. Dr. Wolff stated he spoke with an architect and they both concur that extending that angled roofline would keep the integrity of the house better than the extra peak in the roof. Although these are far superior plans, his opinion is that the proposed addition will corrupt the integrity of the house. Chairman Speirs requested a representative from Fischer Construction be present to respond to questions from the commission regarding the proposed construction project. 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 March 22<sup>nd</sup>.

**Mike Runge – Department of Transportation:**  
**Employ archeological survey and records search for trail grant**

Paula Huizenga, the South Dakota Grant Program Engineer for Local Transportation Programs, requested that an archeological survey and records search be conducted on the following locations that fall within Enhancement Grant proposed scope of work:

1. The railroad bridge that crosses the Deadwood Creek located in the southwest corner of the Sherman Street municipal parking lot
2. The pedestrian bridge located at the corner of Cliff and Walnut Streets
3. An archeological survey for the proposed new footbridge beside the Super 8 Motel located at 196 Cliff Street.
4. An archeological survey for any potential ground disturbance resulting from the bridge deck replacement or installation of exterior lights and a privacy fence along the Mickelson Trail.

Chairman Speirs stated that, typically, a staff recommendation advises the commission of the potential adverse affect of a project.

Archeologist Mike Runge does not feel confident enough to complete the survey and requested permission and funding to hire an archeologist to survey the locations for archeological findings and determine contributing or noncontributing records. Mr. Olson inquired of ownership of the bridges. Mr. Runge stated the first is owned by the city of Deadwood; ownership of the second property is deeded to Princeton Inc., owners of the Super 8; the proposed footbridge beside the Super 8 is situated on city-owned property as well.

Runge reported speaking with Jim Donahue, the assistant state archeologist with the South Dakota State Archeological Research Center regarding the request. Mr. Donahue summarized the work to be

Wednesday, March 8, 2006

HPC

completed as follows: a national registry evaluation of the two bridge structures; determine the effect of the two structures; and a survey of the proposed footbridge in the structure location. Given the nature of the setting and structures and the complexities of the work in the national historic district, he estimated the work could be accomplished for \$5,000.

Planning and Zoning Administrator Bernie Williams reported an RFP is not necessary based on her conversation with city finance officer. Mr. Runge was directed to contact qualified professionals to complete the survey and come before the commission to approve funds to complete the work.

**Mike Runge – Insurance – Munson Glass Plates:**

Mr. Runge presented a request to approve the expenditure of \$600 (or \$50 per month) from the archives budget to pay for a “door-to-door” insurance policy through Chicago Albumen Works (CAW). Mr. Munson will pick up the slides on April 9<sup>th</sup> while speaking at a conference in Deadwood, drive them to Massachusetts to complete the work and return them to the City of Deadwood upon completion. Mr. Steinlicht questioned the length of time to complete the restoration. Mr. Runge stated in the report, Mr. Munson indicated the work could be accomplished in nine (9) months. It was moved by Mr. Steinlicht and seconded by Mr. Derosier to adopt a resolution to authorize staff to purchase additional temporary insurance through the Chicago Albumen Works (CAW) at a cost of \$600 to be allocated from the archives budget - supplies line item for coverage in the amount of \$50,000, while the Munson glass plate slides are in the possession of, and from the CAW located in Housatonic, Massachusetts. Mr. Frederickson requested a friendly amendment to the motion to include permission to modify the contract with CAW to include appropriate verbiage regarding the temporary insurance coverage. Mr. Olson questioned the value of the plates and whether insuring them up to \$50,000 is sufficient. Mr. Runge said Penelope Dixon & Associates will complete its appraisal of the glass plates by the end of March. Hearing no further discussion, upon vote taken thereon the motion carried unanimously.

**First Gold – 250 Main Street – Request for Demolition Permit**

The commission referred to the following staff report:

**DEADWOOD HISTORIC PRESERVATION COMMISSION  
REQUEST FOR PROJECT APPROVAL  
FOR EXCAVATION**

*Case No. 06021*  
*Address: 250 Main Street*  
*Planning Unit 10*

*March 6, 2006*

**Applicant:** First Gold Hotel  
**Owner:** Mike Gustafson

The applicant is requesting permission to excavate the hillside back in order to allow room to safely place a foundation and provide a safe working environment for the workers.

A soils engineer is required to determine the stability of the slope after it is cut and to provide recommendations of how to maintain the future stability of the slope.

Jerry Anderson, representing First Gold, stated he has obtained a foundation permit, a building permit and, at this time, he is requesting an excavation permit in order to cut the hill back so he can dig the basement while ensuring the safety of the people working there.

Building Inspector Keith Umenthum explained the plans he has in possession do not indicate that excavation would be done. More importantly, the excavation was undertaken without any soils testing

Wednesday, March 8, 2006

HPC

and “this is probably the second or third time this has occurred at First Gold”. From the viewpoint of the building code, he advised the commission on three things to consider with regard to excavation projects:

1. When you dig into a hillside you need to have a professional soils engineer there to examine the property and determine how to make it safe after the excavation is completed.
2. From an environmental point of view, there are lots of hillsides in Deadwood. However, there is more pressure all the time to remove those hillsides to accommodate more parking or new construction. This will affect the look of the whole town. “If we keep cutting into things, the town may be as flat as Belle Fourche”.
3. An archeologist should be on site throughout the excavation to watch for potential archeological findings that may be unearthed.

The soils analysis report has been completed and Mr. Umentum recommended the commission approve the issuance of the excavation permit.

Responding to a question by Mr. Olson, Mr. Anderson stated he estimates the need to excavate approximately ten feet (10') back from where the basement will be located. The hill itself will be cut back and some kind of fencing installed to catch stones or other debris that might tumble down.

Ms. Oberlander inquired what type of reclamation activity will occur upon completion of the basement. Mr. Anderson stated “clean rock” will go back in there. Mr. Umentum stated the soils analysis also recommends maintenance activities including hydroseeding and monitoring the area continually for proper drainage.

Chairman Speirs mentioned an historic trail in this area. Mr. Umentum recalls archeology done at the time the small cottages were demolished. He also remembered some sort of trail or archeological activity in this area. Chairman Speirs requested the findings of the archeology study be reviewed by the commission.

At this time, Wayne Lund, from Lund and Associates, spoke to the commission. He too recalls some small cottages that were torn down many years ago and some stonework there. He stated no archeological study was completed at the site; rather, they looked for historic findings that might need to be protected.

Regarding the current project at First Gold, Mr. Lund presented the following account of activity to the commission. At the time the plans were submitted and approved by the commission, there was some grading, which they are continuing now. During the onset of the construction project, as the contractor started to cut the hill, he decided to turn the angle of the hotel. In doing so, completing what remained of the hillside excavation was not necessary. In the meantime, Mr. Anderson started working on the utilities under a separate permit with the city. Mr. Lund stated when they determined the location of the utility lines, it was obvious the contractor’s angle of the hotel would not work and they resumed working with the original plans approved by the city, moving the hotel back to the position it was intended in the first place. Mr. Lund reported being under the impression the building permit and foundation permit included that excavation work as well. They are bringing in Dave Bressler, soils engineer, to monitor the excavation, and plan to implement erosion prevention measures. A soils engineer will determine the stability of the hill and recommend what will grow and what products to use to hold the vegetation in place until the plants started.

Ms. Oberlander stated the archeological aspects have not been addressed at this point. Planning & Zoning Administrator Bernie Williams stated an archeologist should be on-site during the excavation. Chairman Speirs questioned “how do we know that is going to happen?” Mr. Frederickson recommended making that a condition of the permit. Mr. Anderson stated this is a dangerous construction site and would rather not have unauthorized persons in the area.

Wednesday, March 8, 2006  
HPC

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 an Excavation Permit for the hillside at 250 Main Street, as proposed by First Gold Hotel and Mike Gustofson, the applicant and property owner respectively, with the condition that an archeologist be on-site during the excavation.

**Paul Bradsky, 316 and 322 Main Street**  
**Request for Demolition, Preliminary Rendering – Parking**

**DEADWOOD HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**  
**REQUEST FOR DEMOLITION**

Case No. 06020

Address: 322 Main Street

March 6, 2006

Applicant: Parkridge Investors Limited Partnership  
Owner: Parkridge Investors Limited Partnership  
Constructed: 1973  
Planning Unit: Six (6)

**CRITERIA FOR THE ISSUANCE OF PROJECT APPROVAL**

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

***General Factors:***

- 1. Historic significance of the resource:** This is a non-contributing building and parking structure constructed in 1973
- 2. Architectural design of the resource and proposed alterations:** The owner proposes to demolish the building. Section 17.68.050.D of the City of Deadwood Zoning 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. Proposed plans are attached to this report. Sixty-five rooms are being proposed, according to the plans. One hundred and twenty-five parking spaces are depicted on the drawings. The first floor would include gaming and a new restaurant and lobby.
- 3. General appearance of the resource:** The building is visually unobtrusive.
- 4. Condition of the resource:** This is a habitable building.
- 5. Materials composing the resource:** Wood frame construction.
- 6. Size of the resource:** This is a two story building, 160'x45'. The front yard setback from the sidewalk is 20'6" at the south end of the building and 25'6" at the north end of the building.

**Attachments:** See Enclosures

**Photos:** See Enclosure

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

Paul Bradsky, representing Parkridge Investors Limited Partnership responded to questions regarding the preliminary plans for the construction of a building to accommodate an additional sixty five (65) hotel rooms, gaming rooms and a new restaurant and lobby. The commission had requested more detailed plans at its last meeting, on February 22<sup>nd</sup>.

Chairman Speirs requested assurance that the contractor will “do a better job” with the underground parking this time, compared to the original building. Mr. Bradsky explained this has definitely been addressed.

Mr. Bradsky explained the new building will be forty-five feet (45’) feet high and seventy-five feet (75’) deep. He believes the depth of the current building is sixty-five feet (65’). Mr. Olson questioned if they plan to go back into the existing hillside. They plan to remove the “knob” on the property to alleviate the smoke from the restaurant that accumulates there at the present time. Ms. Oberlander questioned their plans to elevate the property. Mr. Bradsky stated the underground parking garage will elevate the building to be equal to the existing building.

Chairman Speirs initiated discussion regarding standards for new construction and additions in historic districts. With regard to height, the regulations stipulate the height of the addition may not exceed a standard variance of ten percent (10%) of the average height of historic buildings on both sides of the street where new construction will be located. Looking at the historic buildings and houses here, ten percent (10%) beyond doesn’t give you forty five feet (45’) feet”. Mr. Bradsky reminded the commission of the two-story Lariat hotel that was located on the site prior to Cadillac Jacks. The only historic buildings there now are residential houses and the American Family building. There are some issues there, but, “right now, we are simply asking for project approval to move forward with the demolition”. The other issues will be addressed when the developer comes forward with the full-scale project plans. Mr. Bradsky explained the demolition includes removal of the apartment building and the carport. No excavation will be undertaken at this time.

Ms. Williams noted the address on the staff report is incorrect and it should read 322 Main Street only. City Attorney John Frederickson explained that the Bradsky’s had this application for project approval for demolition of the Ridgestone Apartment building “in the hopper” at the time the demolition moratorium was enacted. Therefore, if approved by the commission, demolition can be undertaken immediately. Mr. Frederickson referred the commission to the staff recommendations listed on page two of the staff report and suggested those be part of any motion to approve.

It was moved by Mr. Steinlicht, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Application for Project Approval to demolish the Ridgestone apartment building at 322 Main Street, as proposed by Parkridge Investors Limited Partnership, with the staff recommendations listed in the staff report dated March 6, 2006 including: 1) the owner should record the building prior to demolition. This would include the development of a short history of the building, photographs of the exterior and any significant exterior or interior features and a dimensioned floor plan for each occupied floor. Dr. David Wolff acknowledged that the building was built in 1973 but “who knows what is below that building”. Mr. Olson stated the issue of archeological findings will be addressed in the excavation permit process. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

Having announced the motion had carried, Chairman Speirs added the words “with regret” only because of her concern with regard to losing housing. Ms. Oberlander and Mr. Derosier concurred. Mr. Bradsky stated “there’s lots of housing on the horizon here”.

Mr. Bradsky left the building at this time.

A short time later, Mr. Frederickson again mentioned the issue of archeology and Mr. Bradsky was summoned back to the meeting.

Upon returning to the meeting, Paul Bradsky agreed have an archeologist on-site during the demolition. Mr. Frederickson instructed the commission to amend the motion to include that as a condition.

It was moved by Mr. Olson, seconded by Ms. Oberlander and carried unanimously to reconsider the demolition permit for 322 Main Street. Mr. Steinlicht amended the motion, with the concurrence of Mr. Derosier and carried unanimously to adopt a resolution to approve the Application for Project Approval to demolish the Ridgestone apartment building at 322 Main Street, as proposed by Parkridge Investors Limited Partnership, with the staff recommendations listed in the staff report dated March 6, 2006 including: 1) the owner should record the building prior to demolition. This would include the development of a short history of the building, photographs of the exterior and any significant exterior or interior features and a dimensioned floor plan for each occupied floor, 2) With the condition that an archeologist be on site during the demolition.

### **Deadwood Fire Hall Addition, Change Order #1, #2 and #3**

Public Works Director Jim Raysor explained the contract change orders which include: an additional door exiting onto the roof of the existing fire bay and installation of an emergency ladder down the side of the fire house; installation of a Type B drop inlet between the fire hall and Wells Fargo; and, additional structural anchorage of the door jambs for the overhead door. It was moved by Mr. Steinlicht, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve Contract Change Order #1, #2 and #3, an addition of \$13,725.00, to Ainsworth-Benning Construction for the Deadwood Fire Hall Addition construction project, as presented.

### **Reminder – Registration for the South Dakota State Historical Society 2006 Annual Meeting**

Mr. Steinlicht agreed to attend.

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

#### **Clarification for Tim Conrad's building permit from February 22, 2006 meeting**

Ms. Williams referred the commission to the following "clarification memo":

CLARIFICATION MEMO  
TIM CONRAD  
26-28 CHARLES STREET  
CASE NO. 06018  
CERTIFICATE OF APPROPRIATENESS

On December 14, 2005, the Deadwood Historic Preservation Commission determined that the removal of the noncontributing building located at 26-28 Charles would have no adverse effect on the Deadwood National Landmark Historic District. The building was constructed ca. 1942, outside the period of significance for the District. The approval required that the owner record the building prior to demolition and that he receive Commission approval for new construction on the site.

The owner submitted a request for approval for new construction to the Commission for review, at their February 22, 2006, meeting. The staff report was accompanied by Drawing "A". At that time, the staff report recommended a finding of adverse effect based on drawing "A". At the meeting on February 22, 2006, the owner presented a revised elevation drawing, Exhibit "B". The Commission determined that the revised elevation drawing would result in a determination of "no adverse effect".

The Commission also determined that appropriate materials, wood or equivalent, should be used.

Wednesday, March 8, 2006  
HPC

Historic research indicated that there had been a series of buildings on the site prior to the construction of the non contributing buildings in ca. 1942. The Commission determined that there should be an archeologist on site to monitor all excavations.

Planning & Zoning Administrator Bernie Williams explained the revised elevation drawing referred to as "Exhibit B" presented by Tim Conrad at the meeting on February 22, 2006 would result in a determination of "no adverse effect"; the address was also corrected.

Jim Wilson stated Mr. Conrad is applying for a loan from rural development. Initially the staff report recommended a finding of adverse affect based on drawing "A"; however subsequent review of the revised elevation drawing, "Exhibit B", resulted in a determination of "no adverse affect". The clarification memo authored by Mr. Wilson is "simply a means to clarify the issue for rural development".

It was moved by Mr. Olson, seconded by Ms. Oberlander and carried unanimously to adopt the clarification memo for Tim Conrad, 26-28 Charles Street, Case No. 06018, Certificate of Appropriateness to show Exhibit B would result in "no adverse affect".

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

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

#### **Retaining Wall Fund Voucher**

None.

#### **Revolving Loan Fund Disbursements**

It was moved by Mr. Steinlicht, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the HP Revolving Loan Fund Cash Disbursements Journal totaling \$3,926.49 to the following: Dumont Building & Repair \$2,728.78 and Koala Electric, Inc., \$1,197.71, as presented.

#### **NHS Financial Report**

The loan delinquency report consisted of The Gillmore and two loans issued to Valerie Wayne. NHS staff continues to be in the process of resolving the matter with Ms. Wayne.

#### **John Hopkins – 308 Williams Street – Placement in Retaining Wall Program**

It was moved by Ms. Oberlander, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Retaining Wall Grant Program Application and placement in the Retaining Wall Program for John Hopkins, 308 Williams Street, as presented.

#### **71 Forest, Roy Sundstrom**

Building Inspector Keith Umenthum reported this retaining wall project was bid out to RCS Construction in May of 2005. RCS Construction is ready to proceed at this time, however, there is a slight increase in the contract amount due to increased materials cost. It was moved by Ms. Oberlander, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve increasing retaining wall grant funds by \$384.00 to a total of \$36,508.00 for Roy Sundstrom, 71 Forest, as presented.

Wednesday, March 8, 2006

HPC

**COMMITTEE REPORTS:**

**Loan:**

Ms. McCracken announced the meeting is scheduled for March 16, 2006 at 8 a.m.

**Advocacy/HistoryLink/Public Education:**

Chairman Speirs stated TDG should deliver a proof this week for the next *HistoryLink* newsletter.

**Hall of Fame and Recognition:**

None.

**Cemetery:**

None.

**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:**

Mr. Derosier attended the meeting but had nothing to report.

**Representative to NHS:**

In the absence of Dr. Guilbert, no report was given.

**Representative to Planning & Zoning:**

Planning & Zoning Administrator Bernie Williams reported on the recent commission meeting stating Don Nelson had submitted a plat for approval. She noted Parking and Transportation and Planning and Zoning had also discussed the parking regulations in the zoning ordinance. She noted the new changes were to be proposed in the near future.

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

None.

**OTHER BUSINESS:**

None.

Wednesday, March 8, 2006

HPC

**EXECUTIVE SESSION:**

Chairman Speirs announced an executive session will be held following adjournment to discuss legal and contractual 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, Chairman Speirs adjourned the meeting at 6:45 p.m.

**ATTEST:**

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