

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

**Wednesday, June 28, 2006**

Present Historic Preservation Commission: Darin Derosier, Ronda Feterl, Mary Ann Oberlander, Mike Olsen, Rose Speirs, and Willie Steinlicht. Historic Preservation Officer Kevin Kuchenbecker was also present.

Absent Historic Preservation Commission: Steve Olson

---

A quorum being present, Chairman Rose Speirs called the meeting of the Deadwood Historic Preservation Commission to order on Wednesday, June 28, 2006 at 5:15 p.m. in the Deadwood City Hall Meeting Room located at 108 Sherman Street, Deadwood, SD 57732.

**Review Minutes – June 14, 2006**

It was moved by Mr. Olsen, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the minutes of the June 14, 2006 meeting, with the following corrections:

On page twenty six (26), under 657 Main, Deadwood Mountain Resorts, the motion by Steve Olson "to refer this matter to the city commission for review prior to taking action on the request", was seconded by Mr. Steinlicht, not Mr. Derosier.

Page thirty (30), under Committee Appointments, Representative to the Adams Museum shall be corrected to read: "Rose Speirs was appointed by Mayor Toscana to serve on this subcommittee".

**Review Minutes – Special Meeting, June 16, 2006**

It was moved by Mr. Olsen, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the minutes of the special meeting of the commission conducted on Friday, June 16, 2006, as presented.

**Additions, Deletions, Corrections to the Agenda:**

It was moved by Ms. Feterl, seconded by Ms. Oberlander and carried unanimously to delete the following item from the agenda under New Matters before the Deadwood Historic Preservation Commission:

- d. 12 Lincoln Avenue, Windows, Lynn Namminga

**Voucher Approval**

**Operating Account:**

It was moved by Mr. Steinlicht, seconded by Mr. Derosier and carried unanimously to adopt a resolution approving the HP Operating Account in the amount of \$63,017.65, as presented.

**Bonded Account:**

It was moved by Mr. Steinlicht, seconded by Mr. Olsen and carried unanimously to adopt a resolution approving the HP Bonded Account in the amount of \$85,603.00, as presented.

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

**68 Main Street, Miss Kitty's LLC**

Greg Schneider, owner of Chic-A-Doodle's, came before the commission at this time.

A total of four (4) vinyl window signs (one per window) have been adhered to the outside of the window glass at 68 Main. Chairman Speirs questioned if the sign ordinance addresses signs being placed prior to approval by the commission. Building Inspector Keith Umenthum reported that there is no language in the existing ordinance to address that.

Chairman Speirs stated the sign ordinance prohibits the use of vinyl material, with the exception of lettering on wood, metal or glass. Mr. Olsen noted that the sign ordinance also states that window signs must be painted or gilded directly onto the glass. Mr. Umenthum confirmed that statement and added "in some cases, adhered by vinyl letters on the inside". The signs are appropriate in size.

Ms. Feterl suggested the Mr. Snyder meet with staff regarding the matter. Mr. Snyder stated if the signs are unacceptable, he will remove them. Mr. Steinlicht suggested painting a sign on the windows, similar to the Sturgis location, although he and Mr. Snyder both agreed "these signs look better." It was moved by Mr. Derosier, seconded by Ms. Feterl and carried unanimously to deny the Sign Permit Application for Chic-a-Doodle's, 68 Main Street, as presented.

Ms. Feterl suggested that the upcoming changes in the application process include public awareness and education of the ordinance requirements prior to the applicant finalizing a request and coming before the commission.

**604 Main Street – Lucky Nugget**

It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Sign Permit Application for Lucky Nugget Card Club, 604 Main Street, as proposed by Matthew Ramsey/Kellar Properties, as presented.

**639 Main Street – Happy Days**

It was moved by Mr. Olsen, seconded by Ms. Oberlander and carried unanimously to take from the table the Sign Permit Application from the commission meeting on June 14, 2006, for 639 Main Street, Happy Days.

An actual sign designed and constructed by Lisa Jorgenson was inspected by the commission. Mr. Derosier described it as "like paper versus vinyl". Chairman Speirs reminded the commission that Ms. Jorgenson's request is for three (3) signs. Ms. Jorgenson offered to print the signs on canvas, which the Building Inspector stated would be acceptable because it is a natural material. The commission requested an opportunity to inspect the canvas signage at the meeting on July 12<sup>th</sup>. Mr. Kuchenbeck also offered to meet with Ms. Jorgenson to provide assistance.

Mayor Toscana advised the commission to walk down Main Street to review the number of existing signs hanging from awnings on both sides of the street. There are very few and the majority of the signs simply identify the business. He stated that perhaps rules or guidelines should be considered for these types of signs. Regarding Ms. Jorgenson's request, he is concerned with the number of signs she is proposing as well as the content of the signs. If approved, Ms. Jorgenson agreed to "no more than two (2) signs" displaying the business name and the word "Remedies".

Mr. Olsen again referred to the sign ordinance which states that “signs that are used in window displays that are more than one foot in from the glass are not considered signs”. He suggested this might be an option for the signs she already has and result in an eye-catching window display advertising the merchandise carried in the store.

City Attorney John Frederickson provided direction on a procedural matter. It was moved by Mr. Derosier, seconded by Ms. Feterl and carried unanimously to continue the Sign Permit Application for 639 Main Street, Happy Days, to the meeting on July 12, 2006.

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

**28 Lincoln Avenue, Robert Nelson, Sr.**

The commission referred to the following staff report:

Case No. 06058

June 23, 2006

Address: 28 Lincoln Avenue

**STAFF REPORT**

The applicant requests Project Approval to install a 5’11” wooden fence at 28 Lincoln Avenue located in the Ingleside Historic Overlay Zone in the City of Deadwood.

Applicant: Robert Nelson, Sr.  
Owner: Same  
Constructed: 1885

**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 building is a contributing resource in the Deadwood National Historic Landmark District. It is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood’s nineteenth-century mining boom and the region’s mining revival of the late 1920’s and 1930’s. This house displays architectural elements which were popular during the latter period. It has borrowed elements from the Craftsman and “Picturesque Rival” styles.

***2. Architectural design of the resource and proposed alterations:*** The applicant proposes to install a 5’11” wooden fence 40’ long in the back yard between the main house and the cottage replacing existing wire fence. Applicant has indicated neighbors have agreed this fence will give semi privacy and keep deer out of neighbor’s yard.

***Attachments:*** Yes

***Plans:*** Yes

***Photo:*** Yes

***Recommended Decision:*** The proposed work will not have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District.

Staff is recommending approval.

Robert Nelson came before the commission at this time. He would like to replace the existing woven wire fence between a cottage behind his home and the abutting property with a natural cedar wooden fence. It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Application for a Certificate of Appropriateness for installation of a 5'11" wooden fence between the main house and a cottage at 28 Lincoln Avenue located in the Ingleside Historic Overlay Zone in the City of Deadwood, as proposed by Robert Nelson, Sr., the applicant and property owner, as presented.

**405 Williams. St. John's Episcopal Church**

The commission referred to the following staff report:

**STAFF REPORT**

Robert Nelson, who serves as the junior warden for St. John's Episcopal Church, stated the church was recently awarded historic preservation grant funding to complete repairs to the church. It was moved by Mr. Steinlicht, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to approve the Application for Project Approval to remove and replace the old shingles, add two inches of insulation and install new flashing at St. John's Episcopal Church, 405 Williams Street located in the Forest Hill Historic Overlay Zone in the City of Deadwood, as presented.

**395 Williams. Porch replacement – NHS/Roberta Farrell**

The commission referred to the following staff report:

Case No. 06060  
Address: 395 Williams Street

June 23, 2006

**STAFF REPORT**

The applicant requests Project Approval to remove and replace existing landing on the side of the house at 395 Williams Street located in the Forest Hill Historic Overlay Zone in the City of Deadwood.

Applicant: NHS of the Black Hills  
Owner: Roberta Farrell  
Constructed: 1930/1992

**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 building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the early twentieth-century economic activity in the City of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style.

***2. Architectural design of the resource and proposed alterations:*** The applicant proposes to remove porch landing and rebuild a 6' x 8' landing due to the existing structural issues. This will be part of the group work camps project. See attached photographs.

***Attachments:*** Yes

*Plans: N/A*

*Photo: Yes*

**Recommended Decision:** The proposed work will not have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District.

Staff is recommending approval.

Michelle Eddy, representing Neighborhood Housing Services, came before the commission at this time. In the near future, approximately four hundred (400) youth participating in a group work camp will arrive in the community to complete work on homes in Deadwood, Lead and Central City. Homeowner, Roberta Farrell, was selected as one of the homeowners to benefit from their assistance. It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Application for Project Approval to remove the existing porch landing and replace it with a six by eight foot (6' x 8') landing with railing on the side of the house at 395 Williams Street located in the Forest Hill Historic Overlay Zone in the City of Deadwood, as proposed by NHS of the Black Hills and Roberta Farrell, the applicant and property owner respectively, as presented.

**52 Dunlap, #1. Extend deck. Tom Nowell and Deanne Tridle**

The commission referred to the following staff report:

Case No. 06062  
Address: 52 Dunlap – Lot 1

June 23, 2006

**STAFF REPORT**

The applicant requests Project Approval to extend the wooden deck by eight (8) feet on the mobile home by the front door at 52 Dunlap – Lot 1 located in the Large's Flat Historic Overlay Zone in the City of Deadwood.

Applicant: Tom Nowell and Deanna Tridle  
Owner: Same  
Constructed: Modern

**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 mobile home is a non-contributing resource in the Deadwood National Historic Landmark District.*
- 2. Architectural design of the resource and proposed alterations:** *The applicant proposes extend the wooden deck by eight (8) feet on the mobile home by the front door per attached drawings and photograph.*

**Attachments:** *Yes*

**Plans:** *Yes*

**Photo:** *Yes*

**Recommended Decision:** The proposed work will not have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District.

Staff recommends approval.

Mr. Kuchenbeck explained the proposed deck enlargement is located on a mobile home at 52 Dunlap, Lot #1. It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Application for Project Approval to extend the wooden deck by eight feet (8') by the front door of the mobile home at 52 Dunlap, Lot 1, located in the Large's Flat Historic Overlay Zone in the City of Deadwood, as proposed by Tom Nowell and Deanne Tridle, the applicants and property owners, as presented.

**31 Jefferson Deck, Tom Wentz**

The commission referred to the following staff report:

Case No. 06063  
Address: 31 Jefferson

June 27, 2006

**STAFF REPORT**

The applicant requests Project Approval to remove add wood deck in front of house at 31 Jefferson in the Ingleside Historic Overlay Zone in the City of Deadwood.

Applicant: Tom Wentz  
Owner: Same  
Constructed: c. 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 building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the City of Deadwood. This house displays the architectural characteristics common to working class housing in pre-World War I Deadwood. These small, vernacular cottages occasionally feature limited Queen Anne detailing. A building first appears on this property on the 1909 Sanborn Map and is shown as a dwelling. The building was likely remodeled to its current appearance after 1930.

***2. Architectural design of the resource and proposed alterations:*** The applicant proposes to remove dirt and rock then replace with wood deck on front of house (4' x 14'). Remove existing steps along and deck to down stairs room and replace with new wood.

***Attachments:*** Yes

***Plans:*** Yes

***Photo:*** Yes

***Recommended Decision:*** Staff proposes (and Applicant agrees) to address this application into two parts. The side of the house is in desperate need for structural repair and the applicant will apply for life-safety loan/grant program. The proposed work along side of the house including steps and decking will not have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District. Staff recommends approval of this portion of the request.

Staff will work with applicant to develop an alternative to the proposed deck in the front of the house. No action recommended on this part of the request at this time.

The staff report was distributed just prior to the meeting.

Mr. Kuchenbeck reported having met with the homeowner to gain a better understanding of the work proposed on the application form. In the process of removing the decking, some structural issues were identified. The applicant will submit an application for the life-safety grant/loan program administered by Neighborhood Housing Services to address the structural issues.

Regarding the proposed deck on the front of the house, heretofore referred to as "Phase II" at the direction of the city attorney, Mr. Kuchenbeck will continue working with the applicant to identify an alternative plan to the proposed deck/patio in the front of the house. It was moved by Ms. Feterl, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to approve the Application for Project Approval to remove the existing steps, decking (walkway) and foundation repair only, at 31 Jefferson Street located in the Ingleside Historic Overlay Zone in the City of Deadwood, as proposed by Tom Wentz, the applicant and property owner, as presented.

It was moved by Mr. Olsen, seconded by Ms. Feterl, and carried unanimously to deny the Application for Project Approval for phase II, construction of a proposed new deck on the front of the house at 31 Jefferson Street located in the Ingleside Historic Overlay Zone in the City of Deadwood, as proposed by Tom Wentz, the applicant and property owner.

**42-44 Dunlap. Enclose stairs. Connie Holt**

The commission referred to the following staff report:

Case No. 06064  
Address: 42-44 Dunlap

June 23, 2006

**STAFF REPORT**

The applicant requests Project Approval to enclose under the steps on the side of the house for lawn equipment storage at 42-44 Dunlap located in the Large's Flat Historic Overlay Zone in the City of Deadwood.

Applicant: Connie Holt  
Owner: Same  
Constructed: 1930/1992

**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 building is a 1930's Mission style residence which was moved to this location from Main Street in about 1992. It currently sits on a high, concrete block foundation. Because it was moved it is a non-contributing resource in the Deadwood National Historic Landmark District.

***2. Architectural design of the resource and proposed alterations:*** The applicant proposes to enclose under the steps on the side of the house for lawn equipment storage. The wood will match the existing steps and include a door opening not visible from the right-of-way. See attached photographs.

***Attachments:*** Yes

*Plans: N/A*

*Photo: Yes*

**Recommended Decision:** The proposed work will not have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District.

Staff is recommending approval.

It was moved by Mr. Olsen, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Application for Project Approval to enclose under the steps on the stairs on the side of the house at 42-44 Dunlap located in the Large's Flat Historic Overlay Zone in the City of Deadwood, as proposed by Connie Holt, the applicant and property owner, as presented.

**555 Main Street, windows and doors, Tin Lizzies**

The commission referred to the following staff report:

*Case No.06051*  
*Address: 555 Main Street*

June 23, 2006

**STAFF REPORT**

The applicant has submitted a Certificate of Appropriateness application to replace four (4) windows and a door on the upper level of the building at 555 Main Street in the Chinatown Historic Overlay District in the City of Deadwood.

Applicant: Weston Pleinis  
Owner: Blue Sky Gaming, dba Tin Lizzie  
Constructed: 1940

**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 structure was built (circa 1940) as a gas station, auto repair garage and parts store, the building is made up of several additions to a small central core.*

**2. Architectural design of the resource and proposed alterations:** *The applicant proposes to replace 4 windows and an outdoor office door on the upper portion of the building.*

**Attachments:**

**Plans**

**Photos:** *(attached)*

**Recommended Decision:** After further discussing the proposed work with property manager, staff is now comfortable the proposed changes will not have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District.

Staff met with the property manager since the earlier conversation with Mr. Pleinis. Property manager understands the windows need to be replaced with like wood-sash hopper-type windows with horizontal muntins as this is a defining characteristic of the windows. The fourth window is double-hung wood-sash, again with horizontal muntins and will be replaced with like. Furthermore, the door while weathered is in decent condition, however, the frame is damaged. Staff agrees to replacement with in-kind wood door with same panels and windows. While staff's recommendation is

repair rather than replaced as indicated by the Standards for Rehabilitation, property manager indicates the damage (wood rot) is beyond repair.

Mr. Kuchenbeck reported that this application was removed from the last agenda because the property owner was not proposing to replace the material with like kind. Staff has since met with the property manager. It was moved by Mr. Olsen, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Application for a Certificate of Appropriateness to replace three (3) windows with like kind wood-sash hopper-type windows with horizontal muntins; to replace the fourth window with a double-hung wood-sash window; and to approve replacement of the door casements, with the door itself to be repaired, on the upper level of the building at 555 Main Street in the Chinatown Historic Overlay District in the City of Deadwood, as proposed by Weston Pleinis and Blue Sky Gaming, dba Tin Lizzie, the applicant and property owner respectively, as presented.

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

Joy McCracken, Executive Director of Neighborhood Housing Services, requested the commission consider the following items not on the agenda.

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

It was moved by Ms. Feterl, and seconded by Mr. Derosier to adopt a resolution to approve the historic preservation revolving loan fund cash disbursements journal totaling \$6,319.44, to the following: All American Roofing and Sales, \$6,103.00 and Missy Morse, \$216.44. Mr. Steinlicht again reported that a stove is still on the roof, but the hot water heater is gone. Building Inspector Keith Umenthum explained that stove was placed there temporarily while the property owner was working upstairs; the concrete in the back yard is going to be used for backfill; and, the property owner is in the process of refinishing the bathtub currently placed outside of the home. Ms. Feterl rescinded the aforementioned motion and offered a substitute motion, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the historic preservation revolving loan fund cash disbursements journal totaling \$6,103.00, to the following: All American Roofing and Sales, \$6,103.00, denying payment to Missy Morse until the nuisance issues are resolved to the satisfaction of the historic preservation officer.

The delinquency report consists on The Gilmore and staff is further researching the matter.

#### **8-12 Lee Street. Blake Haverberg. electrical pole relocation**

Blake Haverberg presented an update regarding relocating the electrical pole situated on his Lee Street property. Black Hills Power & Light has provided a detailed estimate totaling approximately eighteen thousand four hundred dollars (\$18,400) to move the electrical pole. The estimate includes charging "federal income tax" at a rate of twenty six percent (26%). A copy of the estimate will be provided to Mayor Toscana.

There was brief discussion with Mayor Toscana recalling that relocation of the underground electrical infrastructure was the last part of a bonded project; however, this portion was not completed at that time because one of the property owners refused to grant an easement. Mayor Toscana questioned whether the bond could be reopened to complete this work.

A copy of the estimate will be provided to Mr. Kuchenbeck and he and Mayor Toscana will discuss this matter with the City Finance Officer.

Mr. Haverberg also reported communications with Prairiewave and MidContinent Communications. MidContinent anticipates installation of four-inch (4") lines as they are "planning on stringing all new fiber optic cable in Deadwood". Mayor Toscana reported that the city commission is not aware of plans to accomplish that at this time.

**COMMITTEE REPORTS:**

**Historic Preservation Grant Committee:**

Ms. Feterl and Mr. Kuchenbeck reported that the committee recently met and plans to review grant agreements, guidelines, policies and procedures, and the current status of all of the grant programs.

**Representative to Chamber of Commerce:**

Mr. Derosier reported on the matters discussed at a recent meeting of the chamber of commerce including the recent "*Wild Bill Days*" and the controversy surrounding that event, and the Shrine Circus. Dakota Transit would like the Chamber to distribute a survey to determine the level of interest from the business community to transport their employees between Spearfish and Deadwood. The operation would not compete with the trolley operations.

**OTHER BUSINESS:**

Mr. Kuchenbeck reminded the commission of the budget meeting tomorrow morning at 7 a.m.

Following discussion, effective immediately, the historic preservation commission meetings will begin at 5:00 p.m.

Mr. Derosier called attention to a situation at Deadwood Mountain Resorts, a business located on upper Main Street. He reported excessive signage including posters and brochures in the windows. He would like Building Inspector Keith Umenthum to take a look at this matter.

**EXECUTIVE SESSION:**

Chairman Speirs announced there would be a brief executive session following the meeting to discuss legal 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 6:05 p.m.

ATTEST:

---

Rose Speirs  
Chairman  
Historic Preservation Commission  
Mary Burket, Recording Secretary