

CITY OF DEADWOOD  
HISTORIC PRESERVATION COMMISSION

Wednesday, September 13, 2006

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

Absent Historic Preservation Commission: None

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A quorum being present, Chairman Rose Speirs called the Deadwood Historic Preservation Commission meeting to order on Wednesday, September 13, 2006 at 5:00 p.m. in the Deadwood City Hall Century Room located at 108 Sherman Street, Deadwood, SD.

**Review Minutes – August 23, 2006**

It was moved by Mr. Steinlicht, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the minutes of the regular Historic Preservation Commission meeting conducted on Wednesday, August 23, 2006 as presented.

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

It was moved by Mr. Olsen, seconded by Ms. Oberlander and carried unanimously to approve deleting the following item from the agenda under **New Matters Before the Deadwood Historic Preservation Commission:**

e. 9 Washington – Chimney – William Skaggs

At this time, Historic Preservation Officer Kevin Kuchenbecker introduced Rob Mattox, to the commission. Mr. Mattox began his employment with the City of Deadwood this morning as the Geographic Information System (GIS) Coordinator.

At this time, Mr. Steinlicht commended Mr. Kuchenbecker for his outstanding performance at the hearing yesterday.

**Voucher Approval:**

Chairman Speirs announced that the HP operating account and bonded account voucher approval would be considered via a telephone poll to be conducted on Thursday, September 14, 2006.

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

**Fire Prevention Week – Alex Hamann**

Alex Hamann presented a request to display two (2) banners at the Deadwood Volunteer Fire Department located at 737 Main Street in recognition Fire Prevention Week, October 8-14, 2006. The proposed banners measure thirty-four inches by ninety-four inches (34" x 94") and will be installed under the grates on each side of the fire hall facing the highway. He would like permission to display the banners from September 17<sup>th</sup> through October 14, 2006.

Building Inspector Keith Umenthum stated the existing city ordinance does not specifically address size requirements for special event banners for nonprofit organizations, such as this request and the banner for the Adams Museum approved by the commission earlier this year. The ordinance allows nonprofit organizations to display a banner during the event. Mr. Umenthum is of the opinion that this request is an informational item only because, as long as the nonprofit organization meets the conditions stipulated in that section of the ordinance, commission approval is not necessary. Chairman Speirs stated the commission did consider and subsequently approve the banner for the Adams Museum and feels this request should be handled in a similar manner for the sake of consistency.

It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve placement of two (2) banners from September 17, 2006 through October 17, 2006 for Fire Prevention Week, at the Deadwood Volunteer Fire Department, located at 737 Main Street.

**700 Main Street – Temporary Banner – Franklin Hotel, Inc.**

Chairman Speirs relinquished the chair to Vice Chairman Willie Steinlicht and recused herself from the commission during discussion of this item due to a conflict of interest.

Mr. Steinlicht referred the commission to a memorandum from Building Inspector Keith Umentum regarding the Sign Permit Application from Super G Investments for placement of a temporary banner across the veranda of the Franklin Hotel during its grand opening scheduled for September 22, 2006 through October 19, 2006. The banner measures three feet by twenty-four feet (3' x 24'). Mr. Umentum states in his memorandum that this type of temporary banner is not specifically addressed in the sign ordinance and a variance is required.

Ms. Feterl questioned if the commission has previously considered similar requests for banners during grand opening events. Mr. Umentum stated several banners for various grand openings have been approved in the past. The length of time for which the banners were approved has varied, but he does not recall previous grand opening celebrations for this length of time.

Mr. Olson expressed concern with the ramifications of allowing a for-profit organization to display a banner "for every event they want to do such as a giveaway this weekend, a hot potluck dinner next weekend or Aunt Sally's birthday three weeks from now". Mr. Steinlicht stated the issue of signage for special events needs to be addressed by the sign committee. Mr. Derosier agreed. City Attorney John Frederickson offered the opinion that the commission would not "set a precedent" if this issue were to be addressed in future regulations and ordinances.

It was moved by Mr. Derosier and seconded by Mr. Olsen to adopt a resolution to approve the Sign Permit Application for placement of a temporary banner at the Franklin Hotel located at 700 Main Street with the stipulation that the banner be in place no sooner than September 22, 2006 and removed no later than October 20, 2006. Mr. Olson questioned if it is necessary to have the banner in place on a daily basis. Cindy Hague, marketing director for the Silverado, explained that they would prefer to have the banner up throughout the grand opening event and stated special events are planned every day, seven days a week, during that time. She expressed a willingness to compromise "if it's a big issue" and display the banner on weekends only. Hearing no further discussion, upon roll call vote being taken thereon, the motion carried 5-1 with Mr. Olson voting NO and Chairman Speirs abstaining.

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

**67 Taylor – Window Top Replacement – Rich & Janet Turbiville**

The commission referred to the following staff report:

**STAFF REPORT**

*Case No. 06081  
Address: 67 Taylor*

*September 7, 2006*

*The applicant requests Project Approval to reconstruct wooden details removed when steel siding was applied to the residence at 67 Taylor Avenue, a contributing structure located in the Ingleside Historic Overlay Zone of the City of Deadwood.*

*Applicant: Rich and Janet Turbiville  
Owner: Rich and Janet Turbiville  
Constructed: 1905*

**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. The architectural style is Foursquare.*
- 2. Architectural design of the resource and proposed alterations:*** *The applicant proposes to reconstruct missing wooden details above the windows, dentil work and moldings under the soffit and around the eaves. The contractor will reconstruct the wooden details based on “ghost” signs prevalent from the existing paint and photographs. The applicants have also been entered into the siding program and given permission for the removal of steel siding and repair and painting of original wooden lap siding.*

***Attachments:*** *Yes*

***Plans:*** *N/A*

***Photos:*** *Yes*

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

Mr. Kuchenbecker reported having been working with the property owners who are in the process of removing the non-historic steel siding on the home located at 67 Taylor Avenue. Applications for the city's siding program and paint program have been approved to assist with the project. Historic photographs and evidence on the existing house indicate the presence of dentil work and moldings, which will be replicated by the contractor. It was moved by Mr. Olson, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve the Application for Project Approval for reconstruction of the wooden details removed when steel siding was applied to the residence at 67 Taylor Avenue, a contributing structure located in the Ingleside Historic Overlay Zone of the City of Deadwood, as proposed by Rich and Janet Turbiville, the applicants and property owners.

**374 Williams – Reroof – Martin Gaspers**

The commission referred to the following staff report:

**STAFF REPORT**

*Case No. 06082*  
*Address: 374 Williams Street*

*September 7, 2006*

*The applicant requests Project Approval to re-roof a rear addition at 374 Williams Street, a contributing structure located in the Forest Hill Historic Overlay Zone of the City of Deadwood.*

*Applicant: Martin Gaspers*  
*Owner: Same*  
*Constructed: ca. 1880*

**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 residential property 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 is of the Second Empire style.*

**2. Architectural design of the resource and proposed alterations:** *The applicant proposes to replace rolled roofing at the rear of the property on an addition with standing seam roofing material.*

**Attachments:** *Yes*

**Plans:** *N/A*

**Photos:** *Yes*

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

Mr. Kuchenbecker reported that the Martin Gaspers proposes to replace the rolled roofing at the rear of the property located at 374 Williams Street with standing seam roofing material which complies with the city's residential guidelines. The roof has leaked in the past and is not visible from the street.

Ms. Feterl inquired about the color of the proposed replacement roofing material. On the Application for Project Approval, Mr. Gaspers described the metal roofing as "white or grey color to match existing". It was moved by Ms. Feterl and seconded by Mr. Olsen to adopt a resolution to approve the Application for Project Approval to replace the rolled roofing at the rear of the property with standing seam roofing material, preferably in grey, at 374 Williams Street, a contributing structure located in the Forest Hill Historic Overlay Zone of the City of Deadwood, as proposed by Martin Gaspers, the applicant and property owner. At the suggestion of Mr. Olson, the motion was amended by Ms. Feterl with the concurrence of Mr. Olsen and carried unanimously to adopt a resolution to approve the Application for Project Approval to replace the rolled roofing at the rear of the property with standing seam roofing material, at 374 Williams Street, a contributing structure located in the Forest Hill Historic Overlay Zone of the City of Deadwood, as proposed by Martin Gaspers, the applicant and property owner, stipulating that the replacement roofing material be grey in color.

**196 Cliff – Two Story Addition – Princeton, Inc.**

The commission referred to the following staff report:

**STAFF REPORT**

Case No. 06083  
Address: 196 Cliff

September 12, 2006

*The applicant requests Project Approval to add a two story addition to southeast end of 196 Cliff, a non-contributing structure located in the Peck Garden Historic Overlay Zone of the City of Deadwood.*

Applicant: Princeton Inc.  
Owner: Princeton Inc.  
Constructed: ca. 1978

**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 is a modern wood-framed motel building and does not contribute to the Deadwood National Historic Landmark District.*

**2. Architectural design of the resource and proposed alterations:** *The applicant proposes to add a two story addition to the southeast end of the existing building using similar materials.*

**Attachments:** *Yes*

**Plans:** *Plans available for review at DHPO*

**Photos:** *Yes*

**Recommended Decision:** *The proposed work and 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. Archeological monitoring should be required during excavation for addition. Approval should be contingent upon review and approval of plans by City Building Inspector and Zoning Administrator and respective commission.*

Mr. Kuchenbecker presented a request on behalf of Princeton, Inc. for construction of a two-story addition to the Super 8 Hotel located at 196 Cliff Street. The proposed addition will be constructed on the southeast corner of building and the exterior will match the existing building.

Ms. Oberlander expressed concern with parking. Chairman Speirs expressed concern with the visual effect of a two-story building at this location, citing the addition at the Deadwood Gulch as an example. It was moved by Mr. Olson and seconded by Ms. Feterl to table the Application for Project Approval for construction of a two-story addition to the southeast end of the Super 8 Hotel at this time, pending receipt of an architectural rendering for the proposed project at 196 Cliff Street, a non-contributing structure located in the Peck Garden Historic Overlay Zone of the City of Deadwood, as proposed by Princeton, Inc., the applicants and property owners. Mr. Kuchenbecker suggested receipt of a site plan as well. The motion was amended by Mr. Olson with the concurrence of Ms. Feterl and carried unanimously to table the Application for Project Approval for construction of a two-story addition to the southeast end of the Super 8 Hotel at this time, pending receipt of an architectural rendering and an overall site plan for the proposed project at 196 Cliff Street, a non-contributing structure located in the Peck Garden Historic Overlay Zone of the City of Deadwood, as proposed by Princeton, Inc., the applicants and property owners.

#### **Highland – Demolition - Butch Oseby**

The commission referred to the following staff report:

#### **STAFF REPORT**

*Case No. 06085*

*September 7, 2006*

*Address: Highland Park*

*The applicant requests Project Approval to demolish structure at Highland, a non-contributing structure located in the Highland Park Historic Overlay Zone of the City of Deadwood.*

*Applicant: Deadwood Mountain Developers*

*Owner: Deadwood Mountain Developers*

*Constructed: 1900*

#### **CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS**

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

#### ***General Factors:***

***1. Historic significance of the resource:*** *This is a building constructed about 1900, and served as a home for unwed mothers as well as a nursing home. The building has sustained numerous modern*

*alterations and additions. Because of these changes, it has lost integrity and cannot contribute to the Deadwood National Historic Landmark District.*

**2. Architectural design of the resource and proposed alterations:** *The applicant proposes to demolish the structure, grade and clear the property for resale as part of an overall development project.*

**Attachments:** *Yes*

**Plans:** *Yes*

**Photos:** *Yes*

**Recommended Decision:** *The proposed work and 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. The applicant has anticipated and completed the necessary archeological and architectural recordation. Archeological monitoring should be required per the Cultural Resources Inventory, Structure Recording and National Register of Historic Places Evaluation by Quality Services, Inc.*

Bruce Oseby, representing Timberline Estates Development/Deadwood Mountain Developers, LLC, presented a request for Project Approval to demolish, grade and clear the property and buildings known as "the Friendship Home" located in Highland Park, Block 14, Lots 1-12. He explained that a "phase I archeological study" has been completed as requested by the commission and the findings have been submitted to Mr. Kuchenbecker.

Responding to a question by Chairman Speirs, Mr. Oseby stated, at this time, the lots are for sale and the developer does not have plans to construct anything on this particular piece of property. The lot will be offered for sale as a site for a residential home.

Mr. Kuchenbecker stated the Friendship House is a noncontributing structure within the district. The applicant has completed the necessary archeological and architectural recordation. Should the commission approve this request, the archeological report recommends monitoring during any earth disturbances and identifies specific sites with potential for archeological findings based on a pedestrian survey. He recommended that any motion to approve include archeological monitoring as per the Cultural Resources Report.

Mr. Kuchenbecker stated that once the grading is complete and the lots are available for sale, any construction on those newly available lots would come before the Historic Preservation Commission for review and approval of the architectural design for any new structures.

Mr. Derosier referred to the minutes of the last meeting where it was stated "the developer is to appear before the Planning & Zoning Commission to consider approval of the preliminary layout". Discussion that followed focused on proper procedure, requirements of the developer, and the approval process. Mr. Oseby stated the proposed grading of the property is described in the engineering plan. The developer intends to sell the lots as they are platted. He said there is no need to go before the Planning & Zoning Commission because "the lots are already platted and the infrastructure is already there". The right-of-ways have been established since the early 1900's; the infrastructure design has been reviewed by staff for compliance with city ordinances.

Mr. Kuchenbecker reminded the commission that the issue at hand is the demolition and grading permit. Chairman Speirs stated that, when considering request for demolition permits in the past, the commission has questioned what will go on the site following the demolition. This particular lot will be offered for sale as a site for an additional home.

Ms. Feterl asked if the applicant proposes to grade and clear other lots, in addition to the lot on which the Friendship House is located. Mr. Oseby explained that "the plan as presented includes the area along Highland where the Friendship Home is and up behind Dakota where the other lots are and then along the edge of Burnham". Water, sewer and storm sewer infrastructure will be constructed; streets will be paved, along with installation of curb and gutter.

Mr. Olson reiterated the comments made by Mayor Toscana at the last meeting regarding questions from surrounding property owners regarding the proposed development. He feels that prior to approving the demolition and grading, the commission is entitled to more specific information regarding the development. The minutes also refer to approval of a preliminary layout by Planning & Zoning. Mr. Oseby reported that an engineer's plan for grading of the site has been submitted. City Attorney John Frederickson stated the commission wants more information regarding the residential housing units that will be built.

Mr. Olsen referred to the questions by Deb Fegueroa at the last meeting seeking more information about the street layouts. It was his understanding that the street plan had to be approved by Planning and Zoning. Mr. Kuchenbecker stated, according to the P.L. Rogers map for the City of Deadwood, these streets are platted but have yet to be constructed. City Attorney John Frederickson directed a question to Mr. Oseby as to whether the plan is to complete that development consistent with the existing city plan for streets, sewer and water" to which he responded "yes". If an individual purchases two lots and constructs one home on the property as it is currently platted not changing the size of the lots, no action is required by Planning & Zoning. However, if there is a lot split, the replatting has to be approved by Planning & Zoning. At this time, the only replatting anticipated by Mr. Oseby will occur on property located on the north side of Burnham. There are five lots situated in this location and the developer plans to split the middle lot in half which requires the approval of the Planning & Zoning Commission.

Chairman Speirs requested that the Planning & Zoning Commission approve the proposed lot split prior to the Historic Preservation Commission taking action on the demolition and grading permit. Mr. Olson stated the concern of the commission at the present time is what will be built on the lots. Chairman Speirs inquired if the developer can impose restrictions on the design of future homes to be constructed on these sites. Mr. Oseby said he has been working with Planning & Zoning Administrator Bernie Williams and Public Works Director Jim Raysor since March 2006. He said they have reviewed "the engineer's plan for the streets and the lots" but Mr. Oseby has not presented the proposed development plans to the Planning & Zoning Commission.

Patricia Ackerson, an associate of Mr. Oseby's, informed the commission that the majority of the lots are 30 feet wide which makes them "basically impossible to build on". Individuals will have to buy two or three lots in order to have sufficient property on which to build. City Attorney John Frederickson suggested the developer provide more information to the commission regarding the plan to "reconfigure" the lots. Mayor Toscana stated the issue of reconfiguring the lots is "a Bernie question".

Mr. Derosier stated the commission has already approved the grading permit. The issue at hand is the demolition of the Friendship Home. Mr. Olson questioned whether is necessary to demolish the Friendship Home structure in order to complete the infrastructure development. Building Inspector Keith Umenthum reported that the Friendship House is an unsafe and dangerous building and "the sooner the building is down, the better".

It was moved by Mr. Derosier and seconded by Ms. Feterl to adopt a resolution to approve the Application for Project Approval to demolish the Friendship Home, a structure at Highland, a non-constructing structure located in the Highland Park Historic Overlay Zone of the City of Deadwood, with the stipulation that archeological monitoring be conducted throughout the demolition as per the *Cultural Resources Inventory, Structure Recording and National Register of Historic Places Evaluation* completed by Quality Services, Inc. Ms. Feterl questioned how staff could be sure the monitoring takes place. Mr. Kuchenbecker reported having discussed this to some extent with Mr. Oseby. A representative of Quality Services Inc. should come to the property and physically mark the specific sites identified in the report that have potential archeological findings. Mr. Kuchenbecker had suggested the archeologist use spray paint or yellow tape to delineate those areas. The archeologist should be on site during the grading as well as the building inspector or historic preservation officer to ensure the monitoring takes place.

Ms. Ackerson stated they would also like to demolish two sheds located on Burnham. Chairman Speirs explained that because the demolition of those structures was not included on the original application, that is a separate matter. At the request of the City Attorney and Mr. Kuchenbecker, Mr. Derosier amended the motion with the concurrence of Ms. Feterl to adopt a resolution to approve the Application for Project Approval to demolish the Friendship Home, a structure at Highland, a non-constructing structure located in the Highland Park Historic Overlay Zone of the City of Deadwood, with the following stipulations: 1) that archeological monitoring be conducted throughout the demolition as per the *Cultural Resources*

Inventory, Structure Recording and National Register of Historic Places Evaluation completed by Quality Services, Inc.; and 2) the Historic Preservation Officer shall be notified at least twenty-four (24) hours prior to the property being disturbed. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

**370 Williams – Re-roof, Windows, Wood work – Paul Casey**

The commission referred to the following staff report:

**STAFF REPORT**

Case No. 06087  
Address: 370 Williams

September 7, 2006

*The applicant requests Project Approval to rehabilitate the rear porch at 370 Williams, a contributing structure located in the Forest Hill Historic Overlay Zone of the City of Deadwood.*

Applicant: Paul Casey  
Owner: Paul Casey  
Constructed: ca. 1880

**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 is of the Folk Victorian style.*
- 2. Architectural design of the resource and proposed alterations:*** *The applicant proposes to rehabilitate the rear porch with wooden replacement windows of the fixed style, repair of the siding and wooden trim, reconstruction of the necessary structural components which have failed and metal standing seam roofing.*

***Attachments:*** Yes

***Plans:*** N/A

***Photos:*** Yes

***Recommended Decision:*** *The proposed work and 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.*

Mr. Kuchenbecker stated that the same metal standing seam roofing material was recently approved on the property located at 374 Williams. It was moved by Mr. Olsen and seconded by Mr. Steinlicht to adopt a resolution to approve the Application for Project Approval to rehabilitate the rear porch with wooden replacement windows of the fixed style, repair of the siding and wooden trim, reconstruction of the necessary structural components which have failed and installation of metal standing seam roofing at 370 Williams, a contributing structure located in the Forest Hill Historic Overlay Zone of the City of Deadwood, as proposed by Paul Casey, the applicant and property owner.

**296 Williams – Off Street Parking – Randy Addington**

The commission referred to the following staff report:

## **STAFF REPORT**

Case No. 06088  
Address: 296 Williams

September 7, 2006

*The applicant requests Project Approval to construct off street parking at 296 Williams, a contributing structure located in the Forest Hill Historic Overlay Zone of the City of Deadwood.*

Applicant: Randy Addington  
Owner: Randy Addington  
Constructed: ca. 1935

### **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 growth and economic activity which took place in Deadwood in the late 1920s until World War II. This is of the Picturesque style.*

**2. Architectural design of the resource and proposed alterations:** *The applicant proposes to remove dirt and bedrock along garage where off street parking is now to change form one off street parking is now to two cars off street parking. Applicant proposes to remove enough dirt and stack rock walls on the east and north side to end up with an additional 20' x 20' parking area for two vehicles off Williams Street.*

**Attachments:** *Yes*

**Plans:** *N/A*

**Photos:** *Yes*

**Recommended Decision:** *The proposed work and changes may have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District. From a brief initial staff site visit there appears to be little significant archeological features adjacent to and behind the proposed project area, however, additional information may be necessary to determine if there are archeologically significant features that may be affected by the proposed demolition. Archeological monitoring should be required during excavation.*

*Project Approval (excavation permit) should be contingent upon agreement for archeological research and determination by the Building Inspector on any engineering requirements.*

Randy Addington presented a request to remove dirt and bedrock along the garage where off-street parking is now to expand the area to accommodate off-street parking for two vehicles.

Mr. Olson noted Mr. Kuchenbecker's recommendation reports the proposed project may have an adverse effect. Mr. Kuchenbecker does not know the date of the existing wall and, because the wall is being moved back, obviously there will be a disturbance of approximately ten (10) cubic yards of dirt. A brief pedestrian survey and recordation of the existing wall should alleviate those concerns.

Mr. Olson called the question. It was moved by Mr. Olson and seconded by Ms. Oberlander to adopt a resolution to approve the Application for Project Approval to construct off-street parking at 296 Williams, a contributing structure located in the Forest Hill Historic Overlay Zone of the City of Deadwood, proposed by Randy Addington, the applicant and property owner, contingent upon the following: 1) agreement for archeological research and recordation and determination by the Building

Inspector on any engineering requirements; and 2) the property owner shall notify the Historic Preservation Officer at least twenty-four (24) hours prior to the property being disturbed. At this time, Ms. Feterl wants to "hone-in on" the archeological requirements that property owners are being required to abide by. The archeological monitoring component of these projects needs to be communicated to the homeowner. Mayor Toscana offered further details regarding the process of hiring an archeologist to complete a pedestrian survey and asked Mr. Addington if he "understands that this is going to cost him some money". Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

**98 Charles – Garage Renovation, Dave & Greg Akrop and  
102 Charles – Garage Renovation, Bruce and Mary Ann Oberlander**

Ms. Oberlander recused herself from the commission during discussion of this item.

Mr. Kuchenbecker recommended that discussion concerning Project Approval for the aforementioned matters be held concurrently with separate motions for each request.

The structure located at 98 Charles is a noncontributing residence, originally constructed in 1900. Alterations were completed in 1958 and the building no longer contributes to the historic district. Mr. Kuchenbecker offered the following facts based on historical research completed. The 1993 historical survey states that the 2-car garage at the back of the property with the 1-car attached to it was built in approximately 1935. However, it is very difficult to determine exactly when the outbuildings (the garages) showed up. The applicant proposes to retain half of the existing 2-car garage and remove half due because the new property line runs through the middle of the garage. The project for 98 Charles Street would be to rehabilitate the garage after half of the garage located at 102 Charles Street is removed.

**98 Charles – Garage Renovation, Dave & Greg Akrop and Mary Ann Oberlander**

The commission referred to the following staff report:

**STAFF REPORT**

*Case No. 06089*

*September 7, 2006*

*Address: 98 Charles Street*

*The applicant requests Project Approval for alteration of the garage at the rear of 98 Charles Street located in the Cleveland Historic Overlay District in the City of Deadwood.*

*Applicant: David Akrop, Greg Akrop & Mary Ann Oberlander*

*Owner: David Akrop, Greg Akrop & Mary Ann Oberlander*

*Constructed: circa 1900/1958*

***CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS***

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

***General Factors:***

- 1. Historic significance of the resource:*** *The residence is a non-contributing resource in the Deadwood National Historic Landmark District due to extensive remodeling from its original form, however, the garage appears as contributing (ca. 1935) due to possible association with dairy outlets which presumably operated at the address in 1936.*
- 2. Architectural design of the resource and proposed alterations:*** *The applicant proposes to retain half of an existing garage and remove half due to the new property line which now runs through the middle of the garage.*

***Attachments:*** *Yes.*

***Plans:*** *Yes*

***Photo:*** *Yes.*

**Recommended Decision:** *The Deadwood Historic Preservation Commission has reviewed and approved previous applications regarding the neighboring residence which included a new carport to the rear of the neighboring residence. Based on previous approvals, staff believes the proposed work and changes will not have an adverse effect on the non-contributing residential building; however, it may have an adverse affect on the historic character of the Deadwood National Landmark Historic District due to the alteration of a contributing building.*

*Staff recommends recordation of the structure prior to alterations should project approval be granted.*

It was moved by Mr. Steinlicht and seconded by Mr. Derosier to adopt a resolution to approve the Application for Project Approval for alteration of the garage at the rear of 98 Charles Street located in the Cleveland Historic Overlay District in the City of Deadwood with the following stipulation: recordation of the structure including photographs and measurements prior to any alterations. Following the recommendation of Mr. Olsen to take action on the removal of half of an existing garage located at 102 Charles Street first, Mr. Steinlicht rescinded the motion.

### 102 Charles – Garage Renovation, Bruce and Mary Ann Oberlander

The commission referred to the following staff report:

#### **STAFF REPORT**

Case No. 06090  
Address: 102 Charles Street

September 7, 2006

*The applicant requests Project Approval for alteration of a garage at the rear of 102 Charles Street located in the Cleveland Historic Overlay District in the City of Deadwood.*

*Applicant: Bruce Oberlander  
Owner: Bruce & Mary Ann Oberlander  
Constructed: circa 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 residence 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. It is of the Queen Anne Cottage style. The garage appears as contributing (ca. 1935) due to possible association with dairy outlets which presumably operated at the address in 1936.*
- 2. Architectural design of the resource and proposed alterations:*** *The applicant proposes to remove half of an existing garage and retain half due to the new property line which now runs through the middle of the garage.*

***Attachments:*** Yes.

***Plans:*** Yes.

***Photo:*** Yes.

**Recommended Decision:** *The Deadwood Historic Preservation Commission has reviewed and approved previous applications regarding this residence which included a new carport to the rear of structure. Based on previous approvals, staff believes the proposed work and changes will not have an adverse effect on the contributing residential building; however, it may have an adverse affect on*

*the historic character of the Deadwood National Landmark Historic District due to the alteration of a contributing building.*

*Staff recommends recordation of the structure prior to alterations should project approval be granted.*

It was moved by Mr. Derosier and seconded by Mr. Olson to adopt a resolution to approve the Application for Project Approval for alteration of a garage at the rear of 102 Charles Street located in the Cleveland Historic Overlay District in the City of Deadwood with the following stipulation: recordation of the structure including photographs and measured drawings prior to any alterations. Mr. Olsen spoke against removal of a contributing building or a portion thereof, being cognizant of the location of the new property line. Citing his own personal residential property as an example, he explained there is a 3-car garage situated on the property line, which divides his property from his neighbor's. One third of the garage is on property owned by Mr. Olsen so there is a precedent for split buildings on a property line. Hearing no further discussion, upon roll call vote being taken thereon, the motion carried with Ms. Oberlander abstaining. The following commissioners voted AYE: Ms. Feterl, Mr. Steinlicht, Ms. Speirs and Mr. Derosier; and, the following commissioners voted NO: Mr. Olsen and Mr. Olson.

### 98 Charles – Garage Renovation, Dave & Greg Akrop and Mary Ann Oberlander

It was moved by Mr. Steinlicht, seconded by Mr. Derosier and carried with Ms. Oberlander abstaining to adopt a resolution to approve the Application for Project Approval for alteration of the garage at the rear of 98 Charles Street located in the Cleveland Historic Overlay District in the City of Deadwood with the following stipulation: recordation of the structure including photographs and measured drawings prior to any alterations.

### 53 Lincoln, Windows - Steve Olson

Mr. Olson recused himself from the commission during discussion of this item.

The commission referred to the following staff report:

#### **STAFF REPORT**

*Case No. 06091  
Address: 53 Lincoln*

*September 7, 2006*

*The applicant requests Project Approval to replace existing windows at 53 Lincoln, a contributing structure located in the Ingleside Historic Overlay Zone of the City of Deadwood.*

*Applicant: Steve Olson  
Owner: Steve Olson  
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 residential property 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.*

***2. Architectural design of the resource and proposed alterations:*** *The applicant proposes to replace non-historic sliding windows on front and side of house with double-double hung one over one wooden windows. This was approved previously by HPC on May 12, 2004.*

***Attachments: Yes***

**Plans:** Yes

**Photos:** Yes

**Recommended Decision:** *The proposed work and 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.*

Mr. Kuchenbecker reported that Mr. Olson would like to replace the existing sliding windows with double double-hung one over one wooden windows. Project Approval was previously granted for the window replacement project on May 12, 2004. Having been valid for a period of one year, the application must be renewed. It was moved by Mr. Olsen and seconded by Ms. Oberlander and carried with Mr. Olson abstaining to adopt a resolution to approve the Application for Project Approval to replace the existing windows at 53 Lincoln, a contributing structure located in the Ingleside Historic Overlay Zone of the City of Deadwood, as proposed by Steve Olson, the applicant and property owner.

## **2 Sampson, Remove Shed and Build Deck – Harlan & Arlene Gustafson**

The commission referred to the following staff report:

### **STAFF REPORT**

Case No. 06092  
Address: 2 Sampson

September 7, 2006

*The applicant requests Project Approval to remove shed and build new deck at 2 Sampson, a non-contributing structure located in the Spruce Gulch Historic Overlay Zone of the City of Deadwood.*

Applicant: Harlan & Arlene Gustafson  
Owner: Harlan & Arlene Gustafson  
Constructed: ca. 1930

### **CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS**

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

#### ***General Factors:***

- 1. Historic significance of the resource:*** *This is a building constructed about 1930, and has sustained numerous modern alterations, including siding, casement windows and enclosed front porch. Because of these changes, it has lost integrity and cannot contribute to the Deadwood National Historic Landmark District.*
- 2. Architectural design of the resource and proposed alterations:*** *The applicant proposes to remove shed and extend deck with storage below deck. Applicant also desires to install roof on deck (in-time) and remove rock wall and replace with cement bricks.*

**Attachments:** Yes

**Plans:** limited

**Photos:** Yes

**Recommended Decision:** *The proposed work of the shed removal, deck extension and rebuilding of rock wall will not have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District. It is the recommendation of staff to*

*approve all work except roof over deck until applicant provides additional details to size, style and materials.*

Harlan Gustafson came before the commission at this time requesting permission to remove a shed and build a new deck on his property located at 2 Sampson. Mr. Gustafson built both the shed and the existing rock wall, which he would like to remove and replace with cement bricks. Ms. Feterl referred to the application, which states the property owner would like to install a metal roof on the deck. Mr. Gustafson stated the roof portion of the project will be completed when he has the financial resources to do so; it will not be in the immediate future. Since the specifications for the roof are not available at this time, Mr. Kuchenbecker recommended the commission take no action on the roof installation project.

It was moved by Ms. Feterl, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Application for Project Approval for removal of the shed, extension of the deck and removal of a rock wall at 2 Sampson, a non-contributing structure located in the Spruce Gulch Historic Overlay Zone of the City of Deadwood, as proposed by Harlan & Arlene Gustafson, the applicants and property owners.

#### 402 Williams – Rebuild Front Porch – Tom Lee

The commission referred to the following staff report:

#### STAFF REPORT

*Case No. 06093*

*September 7, 2006*

*Address: 402 Williams*

*The applicant requests Project Approval to rehab front porch at 402 Williams, a contributing structure located in the Forest Hill Historic Overlay Zone of the City of Deadwood.*

*Applicant: Thomas C. Lee*

*Owner: Same*

*Constructed: ca. 1876*

#### **CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS**

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

#### ***General Factors:***

***1. Historic significance of the resource:*** *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. It is of a vernacular style.*

***2. Architectural design of the resource and proposed alterations:*** *The applicant proposes to reconstruct the front porch of the residence with identically sized wooden materials. This project also includes repairing the concrete steps and floor.*

***Attachments:*** *No*

***Plans:*** *Yes*

***Photos:*** *Yes*

***Recommended Decision:*** *The proposed work and 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.*

Mr. Kuchenbecker reported that the applicant proposes to reconstruct the front porch with identically sized wooden materials and rebuild the railing to match the existing. The concrete steps and flooring will also be repaired. It was moved by Mr. Olsen,

seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the Application for Project Approval to reconstruct the front porch with identically sized wooden materials and repair of the concrete steps and flooring at 402 Williams, a contributing structure located in the Forest Hill Historic Overlay Zone of the City of Deadwood, as proposed by Thomas C. Lee, the applicant and property owner.

**183 Cliff – Siding – Carl & Valerie Bulzanti**

The commission referred to the following staff report:

**STAFF REPORT**

*Case No. 06094*

*Address: 183 Cliff*

*September 12, 2006*

*The applicant is requesting Project Approval for residing the structure located at 183 Cliff Street in the City of Deadwood, South Dakota.*

*Applicant: Carl & Valerie Bulzanti*

*Owner: Carl & Valerie Bulzanti*

*Constructed: 1954*

***CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS***

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

***General Factors:***

- 1. Historic significance of the resource:*** *The residence was constructed in 1954 and is a non-contributing building in the Deadwood National Landmark Historic District in the 1993 architectural survey due to the structure had not reached 50 years of age at the time. Since the survey was complete, the structure has reached 50 years and displays excellent integrity and should be considered eligible.*
- 2. Architectural design of the resource and proposed alterations:*** *The owner proposes to reside the residence with hardiplank siding with a six inch reveal – sand in color. Existing material is masonite siding which is disrepair.*

***Attachments:*** *Enclosed*

***Photos:*** *Yes*

***Recommended Decision:*** *The proposed work and 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. The commission will need to determine rather the structure should be eligible for the siding program based on the age of 50 years and its potential eligibility as a contributing structure to the historic district.*

The applicant is requesting Project Approval for residing a structure located at 183 Cliff Street. Mr. Kuchenbecker stated the residence was built in 1954. Since the completion of the architectural survey in 1993, the structure has reached 50 years and may be considered contributing in the future.

Mr. Kuchenbecker and the GIS Coordinator will begin identifying and mapping Deadwood's residences and structures that come of age (50 years) which have excellent integrity and were considered, in 1993, as future National Register eligible properties.

Mr. & Mrs. Bulzanti are considering hardiplank siding with a six-inch (6") reveal, sand in color. If this property is eligible as a contributing structure, the property owners would like to enter into the siding program. The existing siding is masonite siding. Mr. Kuchenbecker will continue working with the property owner and contractor to the replicate the siding with historically accurate material. It was moved by Ms. Feterl and seconded by Mr. Olson to continue this matter pending further discussion

with the property owner regarding the siding program and its potential eligibility as a contributing structure to the historic district. Mr. Kuchenbecker asked the commissioners how they feel about making this noncontributing structure a contributing structure now that it has reached fifty years of age. The issue of whether to complete an update to the architectural survey completed in 1993 will be placed on the agenda for the next meeting. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

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

**633 Main Street, Bullock Hotel – Hand Rail & Safety Rail – Kenneth Kellar**

The commission referred to the following staff report:

**STAFF REPORT**

*Case No.06084*

*September 13, 2006*

*Address: 633 Main Street*

*The applicant has submitted a Certificate of Appropriateness application to place handrail at 633 Main Street in the Downtown Historic Overlay District in the City of Deadwood.*

*Applicant: Kenneth Kellar, Bullock Hotel*

*Owner: Kenneth Kellar, Bullock Hotel*

*Constructed: 1896*

***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 1896) by Seth Bullock, Lawrence County's first sheriff. It is a contributing structure to the Historic Landmark District in the City of Deadwood.*

***2. Architectural design of the resource and proposed alterations:*** *The applicant proposes to add a steel handrail for safety around the side of concrete deck on the rear of the Bullock Hotel using steel pipe (1 ½" and 2" diameter). This project is for safety purposes. The proposed rail will match existing rail at the rear of the property.*

***Attachments:*** *Yes*

***Plans:*** *Yes*

***Photos:*** *(attached)*

***Recommended Decision:*** *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.*

It was moved by Mr. Olson and seconded by Mr. Steinlicht to adopt a resolution to approve the Application for a Certificate of Appropriateness for placement of a handrail at 633 Main Street, Bullock Hotel, located in the Downtown Historic Overlay District in the City of Deadwood contingent upon the railing meeting code requirements as per the Building Inspector. As a general comment, City Attorney John Frederickson stated projects have to comply with building code "by law anyway" so it is not necessary to state that in a motion. Mr. Derosier questioned if wood might be a more appropriate material. Mr. Olson and Mr. Steinlicht noted the amount of vehicular traffic in the area and were of the opinion that steel would be better. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

**OLD BUSINESS:**

### **420 Cliff – Carport – Jim Tautkus**

Jim Tautkus came before the commission at this time. At the meeting on August 9, 2006, Mr. Tautkus' request for placement of a nonattached carport made of steel in front of his business at 420 Cliff Street was denied. He cited a number of other steel structures "coming into Deadwood down Strawberry Hill: a big metal building belonging to Black Hills Power & Light; a brand new steel storage unit on the left; overhead power lines; a car wash; a steel hardware store; a red, green and blue circus tent that belongs to Deadwood Gulch and a brand new steel fabricated building at Super 8". Having seen those, he does not understand why he can't have a carport. He stated his property is not located in the historic district nor is it on the register.

Mr. Kuchenbecker stated the 1993 architectural survey classifies this property as contributing to the national historic landmark district. This property is part of the city of Deadwood's historic overlay zone.

For the record, City Attorney John Frederickson noted Mr. Tautkus has no pending application before the commission at this time. Mr. Frederickson and Mr. Kuchenbecker will meet with Mr. Tautkus to discuss his concerns.

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

Mike Roberts, loan officer with Neighborhood Housing Services (NHS) provided the following reports to the commission.

#### **Revolving Loan Fund Cash Disbursements Journal:**

Mr. Kuchenbecker referred to his memorandum dated September 12, 2006 regarding the proposed application for Project Approval at 47 Centennial for Scott Oeschner which was continued at the historic preservation commission meeting on August 23, 2006. He reported meeting with the contractor and having had conversations with Mr. Oeschner and proposed a more appropriately styled door for the front of the house. In addition, Mr. Kuchenbecker recommends repair and reinstallation of the existing double double-hung wooden windows as opposed to installation of a glass door.

Mr. Kuchenbecker reported that the property owner realizes that loan funding is contingent upon completion of the work using the materials recommended by staff and approved by the commission. Mr. Roberts stated loan funding has been approved in the form of two separate loans to Mr. Oeschner; one loan in the amount of \$13,000 and one loan in the amount of \$10,000. The contractor has completed \$21,000 worth of work. This is disbursement for the loan that has already been approved for life safety. Mr. Kuchenbecker has no problem with the cash disbursement to Gerving Construction.

It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the historic preservation revolving loan fund cash disbursements journal totaling \$19,938.60 to the following: Lawrence County Register of Deeds, \$22; 2 Eager Beaver Construction, \$2,124.72; Deadwood Home Center, \$3,710.78; Twin City Hardware, \$393.10; and, Gerving Construction, \$13,688.00 as presented.

#### **Retaining Wall Grant Disbursements**

Mr. Olsen recused himself from the commission during discussion of this item.

It was moved by Mr. Steinlicht, seconded by Ms. Feterl, and carried with Mr. Olsen abstaining, to adopt a resolution to approve the historic preservation retaining wall grant disbursement to Lehmen Construction, 52 Taylor – Olsen, in the amount of \$5,218.00.

#### **Place Paul Casey in Wood Windows Program**

It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to adopt a resolution to place Paul Casey, 370 Williams, in the wooden windows program.

#### **Felice Marks, 25 Denver**

Mr. Roberts referred the commission to a request for additional loan financing in the amount of \$25,000 for Felice Marks, 25 Denver. It was moved by Mr. Olsen, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve four

percent (4%) loan financing in the amount of \$25,000 to Felice Marks, 25 Denver with the following stipulations: 1) all work completed must be reviewed and approved by the Historic Preservation Officer and City Building Inspector; and 2) the property owner shall provide proof of insurance.

### Loan Delinquency Report

The loan delinquency report consists of The Gillmore. City Attorney John Frederickson reported a proposal will be forthcoming.

### ITEMS FROM CITIZENS NOT ON THE AGENDA:

#### Deadwood Regional Hospital, Elevator Upgrade

Mr. Kuchenbecker offered a public apology to Steve Sjomeling, representing the Lead-Deadwood Regional Hospital who had delivered an application for Project Approval prior to the deadline for submittals however the matter was not placed on the agenda. No staff report was completed.

Mr. Sjomeling reported that the hospital is in the process of completing upgrades to the elevator located in the south tower of the hospital. Montgomery Cowen, the company doing the upgrade, has requested installation of a steel access door on the westside of the mechanical room located at the rear of the hospital. The other aspect of the project involves the windows in the tower and interior modifications to comply with fire and building code.

Mr. Kuchenbecker suggested he distribute the Application for Project Approval and attachments to the commission via e-mail in the morning. The commission initially considered submitting a vote electronically via e-mail after having a chance to review the application. Mr. Sjomeling stated there is no sense of urgency for project approval at this time. The commission agreed to consider this item at the next meeting.

### COMMITTEE REPORTS:

Advocacy: *Commission representatives: Ronda Feterl, Mike Olsen and Willie Steinlicht.*

No report was given.

Archeology: *Commission representatives: Darin Derosier, Mike Olsen and Willie Steinlicht.*

Mr. Olsen reported that the "field trip" to meet with Archeologist, Rose Estep Fosha with the State Archeology and Research Center (SARC) in Rapid City is now scheduled for next Tuesday, September 19, 2006.

Archives: *Commission representatives: Mike Olsen and Steve Olson.*

Mr. Olsen reported on items discussed at a recent committee meeting including review of the mission statement drafted by City Archivist Mike Runge; policies and procedures for lending items; and preliminary plans for a research library.

Mr. Kuchenbecker corrected an initial report by Mr. Olsen by stating the entire collection of Wild Bill Hickok memorabilia recently acquired by the City of Deadwood has been received. The unveiling is scheduled for Saturday, October 7<sup>th</sup> at 1 p.m. at the Adams Museum. Mr. Derosier reported having heard comments from several citizens in support of the acquisition, viewing this as an appropriate expenditure of historic preservation funds.

Mr. Olsen announced that two collections will be available for acquisition soon: the Julius Deacon collection; and the only existing photograph of a stereotypical Chinese funeral in Mount Moriah Cemetery.

Cemetery: *Commission representatives: Mary Ann Oberlander, Steve Olson and Rose Speirs.*

No report was given.

GIS: *Commission representatives: Mary Ann Oberlander and Steve Olson.*

No report was given.

Grants: *Commission representatives: Ronda Feterl, Mary Ann Oberlander and Willie Steinlicht.*

No report was given.

Homestake Archives: *Commission representatives: Ronda Feterl and Mike Olsen.*

No report was given.

Loans: *Commission representatives: Darin Derosier, Ronda Feterl and Willie Steinlicht.*

No report was given.

Policies & Procedures: *Commission representatives: All HPC members.*

No report was given.

Signage: *Commission representatives: Darin Derosier; Rose Speirs and Willie Steinlicht.*

Chairman Speirs and Mr. Steinlicht asked that a meeting of the sign committee be scheduled next week.

Recognition: *Commission representatives: Ronda Feterl and Mary Ann Oberlander.*

No report was given.

Representative to Adams Museum: *Commission representative: Rose Speirs.*

Chairman Speirs announced the next meeting is scheduled for Tuesday, September 29, 2006 at 4:30 p.m.

Representative to Chamber: *Commission representatives: Darin Derosier and Willie Steinlicht.*

Mr. Derosier reported on matters discussed at a recent chamber meeting include Kool Deadwood Nites and the Broken Boot Gold Mine.

Mr. Kuchenbecker has been asked to serve on the Chamber's marketing committee.

Representative to Days of '76 Board: *Commission representative: Steve Olson.*

Mr. Olson reported that the Days of '76 Board of Directors recently hired an individual to assist them with fundraising.

Representative to NHS: *Commission representative: Willie Steinlicht.*

Mr. Steinlicht recently traveled to Sturgis with Michelle Eddy to request \$5,000 for NHS.

He also reported that information regarding tree planting will be sent to all individual block clubs in the near future.

Representative to Planning & Zoning: *Commission representative: Mike Olsen.*

Mr. Olsen distributed a report entitled the City of Deadwood Taxable Valuation History, created by Planning & Zoning Administrator Bernie Williams.

At a recent meeting, a replat of the lot where the engine house is located was approved. The engine house is in the process of being transferred to economic development and eventually being sold to the Bank. Chairman Speirs stated this commission was not aware that this was happening. Ms. Feterl questioned the status of the allocation of historic preservation funds totaling \$45,000 for 2006. Mr. Kuchenbecker will request an update on this matter at the next meeting. Chairman Speirs expressed her disappointment that this commission was not informed of this decision.

Lastly, Mr. Olsen reported the Planning & Zoning Commission approved the findings of fact on the denial of a variance request for the Bullock Hotel parking lot.

Mr. Steinlicht concurred with Chairman Speirs' request that notification of committee meetings sent via e-mail or telephone should be received at least 24 hours prior to the meeting.

#### OTHER BUSINESS:

183 Cliff – Siding – Carl & Valerie Bulzanti

Jody Kuntz, Alpha & Omega Enterprises, came before the commission at this time to further discuss the action taken on the matter. Mr. Kuchenbecker presented a brief overview. There was discussion regarding hardiplank versus masonite siding. Mr. Frederickson offered an opinion on a procedural matter by stating this matter cannot be lifted from the table during the same meeting at which it was tabled. Additionally, Ms. Feterl stated the commission needs to consider a policy change regarding the 50 years prior to this being eligible for the siding program.

Mr. Kuchenbecker announced that the 2007 budget for historic preservation funds was accepted by the South Dakota State Historical Society last week.

Mr. Kuchenbecker thanked the commission for allowing him to represent the City by attending the auction at which the Wild Bill Hickok memorabilia was purchased.

**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, Chairman Speirs adjourned the meeting at 7:07 p.m.

ATTEST:

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Rose Speirs  
Chairman  
Historic Preservation Commission  
Mary Burket, Recording Secretary