

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, September 27, 2006

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.

A quorum being present, Chairman Rose Speirs called the Deadwood Historic Preservation Commission meeting to order on Wednesday, September 27, 2006 at 5:00 p.m. in the Deadwood City Hall Century Room located at 108 Sherman Street, Deadwood, SD.

Review Minutes – September 13, 2006

Mr. Derosier noted the following corrections to the minutes from the commission meeting conducted on Wednesday, September 13, 2006:

1. On page twelve (12), the heading for the section pertaining to 53 Lincoln, shall be corrected as follows: 53 Lincoln, Sliding and Williams Windows - Steve Olson.
2. On page thirteen (13), the first sentence of the paragraph following the staff report shall be corrected as follows: *"Mr. Kuchenbecker reported that Mr. Olson would like to replace the existing ~~easement~~ sliding windows with double double-hung one over one wooden windows".*

It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried with Mr. Olson abstaining to adopt a resolution to approve the minutes of the regular Historic Preservation Commission meeting conducted on Wednesday, September 13, 2006 with the aforementioned corrections.

Voucher Approval:

Operating Account:

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 \$46,677.13.

Bonded Account:

Ms. Feterl requested an explanation of the voucher to TSP Three, Inc. described as the Homestake Adams Research Center (HARC) in the amount of \$4,463.01. Mr. Kuchenbecker stated this expense is associated with the architectural design study. Ms. Feterl requested an explanation of the voucher to Ainsworth-Benning Construction in the amount of \$15,075.00 described as the fire hall roof replacement. She questioned if this is final invoice. Mr. Kuchenbecker believes it is, but agreed to look into the matter further. Mr. Derosier requested an explanation of the voucher to Ainsworth-Benning Construction in the amount of \$1,000 described as the Deadwood Fire Hall. Mr. Kuchenbecker explained this invoice is for payment #7 from the architect to the contractor, Ainsworth-Benning Construction, for the fire station addition project. It was moved by Mr. Derosier, seconded by Ms. Feterl and carried unanimously to adopt a resolution approving the HP Bonded Account in the amount of \$20,538.01.

Additions, Deletions and Corrections to the Agenda:

It was moved by Ms. Feterl, seconded by Ms. Oberlander and carried unanimously to approve the following addition to the agenda to be heard at this time:

Geophysical Investigation at St. Ambrose and Mt. Moriah Cemeteries

GEOPHYSICAL INVESTIGATION:

Mr. Kuchenbecker explained that representatives from the University of Arkansas Department of Anthropology and Archeological Imaging Lab will be conducting a professional geophysical investigation utilizing ground penetrating radar at St. Ambrose Cemetery and Mt. Moriah Cemetery. Under the direction of Dr. Kenneth Kvamme, nine (9) students will complete the investigation, scheduled for October 12-14, 2006. This project is funded in the 2006 archeology budget.

The total project cost is currently estimated at \$6,910, plus the cost for lodging. The group proposes to rent a 15-seat van to transport the students and necessary equipment from the University of Arkansas. Dr. Kvamme has requested an advance payment of \$3,000 to cover the expenses associated with automobile rental, fuel, lodging and meals enroute to Deadwood. Responding to a concern by Ms. Feterl regarding the lodging expense for a party of ten, Mr. Kuchenbecker stated Dr. Kvamme proposes to secure four hotel rooms for three nights.

Ms. Feterl initiated discussion regarding a contract for these professional services. Mr. Kuchenbecker explained that the State Archeological Research Center (SARC) has been responsible for all the arrangements including employing this group. He has a copy of a "project scope" but is not aware of a contractual agreement with the University.

Mr. Olson directed a question to City Attorney John Frederickson as to whether the city has, in the past, provided up-front funds to cover staging costs associated with any project. Mr. Frederickson could not recall doing so in the past. He recommended that a contract be drafted and executed which sets forth the terms of the agreement between the parties.

Mr. Kuchenbecker reported having received the request for the advance at 3:57 p.m. today. In an effort to expedite the matter, he decided to present the request to the commission at this meeting.

Discussion commenced regarding the proper manner in which to proceed. Mr. Kuchenbecker will be attending meetings in Pierre tomorrow. Mr. Frederickson stated the commission could approve the request contingent upon receipt of a signed contract acceptable to all parties. Mr. Kuchenbecker agreed to communicate with Terry Bruce at SARC via e-mail following this meeting and request a scope of work in the form of a contract that the commission can react to. Mr. Olson spoke against issuing the advance payment of \$3,000 without a fully executed contractual agreement. In response to a question by Mr. Frederickson, Mr. Kuchenbecker explained the city, not SARC, will be paying the contractor directly for the professional services. The commission was agreeable to a telephone poll, perhaps on Friday, once a contract has been received and reviewed.

It was moved by Mr. Olson and seconded by Ms. Feterl to table the request for an advance in the amount of \$3,000 from the University of Arkansas at this time and authorize Mr. Kuchenbecker to seek additional information regarding a contractual agreement, with a telephone poll to be conducted once the information is in hand. Mr. Kuchenbecker asked for clarification and was instructed to request a scope of work, contract and budget details. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

61 Charles – Elevator Project – Lead-Deadwood Regional Hospital

The commission referred to the following staff report:

PROJECT APPROVAL

*Case No. 06095
Address: 61 Charles St.*

September 22, 2006

The applicant is requesting Project Approval for a door in the exterior of the south elevator shaft located at 61 Charles Street in the Cleveland Historic Overlay Zone in the City of Deadwood, South Dakota.

*Applicant: Lead-Deadwood Regional Hospital
Owner: same
Constructed: 1949*

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 building was built in place of Deadwood’s historic hospital in about 1949. Because it is less than 50 years old, the current hospital cannot contribute to the Deadwood National Landmark Historic District at this time.*
- 2. Architectural design of the resource and proposed alterations:*** *The applicant proposes to add a 3’-0” x 6’-8” steel door and jamb into the west wall of the south elevator shaft equipment room overlooking the clinic. This door is for getting old equipment out and 4,000 pounds of new equipment in to upgrade the old elevator to ADA requirements. The applicant needs to also block up the windows to meet Fire Code.*

Attachments: *N/A*

Photos:

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.*

Steve Sjomeling explained that the hospital is in the process of upgrading the elevator in efforts to comply with requirements of the Americans with Disabilities Act (ADA) and fire code. The applicant is proposing to install a steel fire-rated door in the exterior of the south elevator shaft for the purpose of getting the necessary equipment in and out. The applicant proposes to block up the windows in the elevator shaft to meet Fire Code. The windows will not be removed. It was moved by Mr. Derosier, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to approve the Application for Project Approval for installation of a 3’ x 6’8” steel door and jam in the exterior of the south elevator shaft and blocking the windows at 61 Charles Street, located in the Cleveland Historic Overlay Zone in the City of Deadwood, South Dakota, as proposed by the Lead-Deadwood Regional Hospital, the applicant and property owner.

43 Forest – Removal and Replacement of Stairs – Bruce Boraas

The commission referred to the following staff report:

PROJECT APPROVAL

*Case No. 06096
Address: 43 Forest*

September 22, 2006

The applicant is requesting Project Approval for reconstruction of the steps at the structure located at 43 Forest Avenue in the Forest Hill Historic Overlay Zone in the City of Deadwood, South Dakota.

*Applicant: Dee Fowlkes
Owner: Bruce Borass
Constructed: 1886*

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:*** *This building is a contributing resource in the Deadwood 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 the Second Empire style.*
- 2. Architectural design of the resource and proposed alterations:*** *The applicant proposes to remove existing wood steps and reconstruct out of brown treated wood. Also a 6'x6' deck landing at the top of the steps to unite with existing front deck. A pipe handrail mounted to the rock wall will also be installed.*

Attachments: 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.*

The applicant was not present to speak to this matter. Mr. Kuchenbecker summarized the information provided in his staff report.

Ms. Feterl requested more information regarding the proposed deck extension, as it appears additional steps will be necessary to provide access to the deck. The 6' x 6' deck landing at the top of the steps will connect to the existing front deck. Mr. Kuchenbecker understands the applicants desires a handrail on both sides of the stairway; he was uncertain if the applicant proposes one similar to the adjacent stairway. It was moved by Mr. Steinlicht and seconded by Mr. Olsen to adopt a resolution to approve the Application for Project Approval to remove the existing wooden steps and reconstruct the steps of brown treated wood; to allow a 6' x 6' deck landing at the top of the steps; and, to allow installation of a pipe handrail mounted to the rock wall at 43 Forest Avenue in the Forest Hill Historic Overlay Zone in the City of Deadwood, South Dakota, as proposed by Dee Fowlkes and Bruce Borass, the applicant and property owner, respectively. At the request of Mr. Derosier and Ms. Feterl, Mr. Steinlicht amended the motion with the concurrence of Mr. Olsen to stipulate the handrail shall match the handrail on the adjacent stairway. Mr. Olson referred to Building Inspector Keith Umenthum for an opinion regarding code requirements for the handrail. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

26 Adams – Facia and Soffit Replacement – Elanor Tennyson

The commission referred to the following staff report:

PROJECT APPROVAL

Case No. 06097

Address: 26 Adams

September 22, 2006

The applicant is requesting Project Approval for facia and soffit repair on the structure located at 26 Adams in the Ingleside Historic Overlay Zone in the City of Deadwood, South Dakota.

*Applicant: Dee Fowlkes
Owner: Elanor Tennyson
Constructed: circa 1904*

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:*** *This building is a contributing resource in the Deadwood 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 the Italianate style.*
- 2. Architectural design of the resource and proposed alterations:*** *The applicant proposes to replace facia and soffit boards and cover with Hickory colored metal. Soffit is 12" wide and Facia is 5" wide.*

Attachments: N/A

Photos: Yes

Recommended Decision: *The proposed work and changes will have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District.*

I have spoken with the contractor and indicated repair and replacement of the bead-board soffit and wood facia is appropriate but not to cover with a metal facing. Contractor will discuss with owner to determine direction.

The applicant was not present to speak to this matter. Mr. Kuchenbecker summarized the information provided in his staff report.

This is a contributing resource in the Deadwood Historic Landmark District. Having had conversations with the contractor and property owner, Mr. Kuchenbecker reported that they understand that repair and replacement of the bead-board soffit and wood facia is appropriate, but installation of the metal facing is not. Responding to a question by Ms. Feterl, Mr. Kuchenbecker reported the project is underway. He stated that the property owner is subject to an investigation fee as they failed to obtain a building permit prior to commencing with the project. However, Building Inspector Keith Umentum stated that the city recently adopted the International Building Code, and, in doing so, the section of the code pertaining to an investigation fee "was dropped".

Responding to further questions by Ms. Feterl, Mr. Kuchenbecker stated there is some metal in place at the present time that will have to be removed. The facia board can be reused. He feels a time period of two weeks would be appropriate to rectify the situation.

Chairman Speirs suggested the commission stipulate that the property owner remove the metal material installed without a building permit and follow the proper procedure prior to completing additional work on the project. She and Ms. Feterl are upset that the city has no recourse against people who do not follow the proper procedure. City Attorney John Frederickson stated the Court could hear the matter and impose a fine. Chairman Speirs stated it is unfortunate that the Historic Preservation Officer was not aware that the IBC does not allow for an investigation fee. Mr. Umentum stated the city could modify the code to reinstate the investigation fee.

It was moved by Mr. Olson and seconded by Ms. Feterl to adopt a resolution to deny the Application for Project Approval to replace the facia and soffit boards with metal at 26 Adams in the Ingelside Historic Overlay Zone in the City of Deadwood, South Dakota, as proposed by Dee Fowlkes and Elanor Tennyson, the applicant and property owner respectively and direct staff to inform the property owner to return the property to its condition prior to the metal being installed. Ms. Feterl suggested imposing a deadline for complying with this request. At this time, City Attorney John Frederickson cautioned the commission. By requiring a property owner to return it back to its condition prior to the metal being installed could be conceived as "in effect" granting a building permit. Mr. Olson amended the motion with the concurrence of Ms. Feterl to adopt a resolution to deny the Application for Project Approval to replace the facia and soffit boards with metal at 26 Adams in the Ingelside Historic

Overlay Zone in the City of Deadwood, South Dakota, as proposed by Dee Fowlkes and Elanor Tennyson, the applicant and property owner respectively, and direct staff to inform the property owner to remove the metal soffit and fascia installed and to resubmit the Application for Project Approval within thirty (30) days. Hearing no further discussion, upon vote taken thereon, the motion as amended carried unanimously.

9 Washington – Chimney – Williams Skaggs

The commission referred to the following staff report:

STAFF REPORT

Case No. 06086

September 22, 2006

Address: 9 Washington

The applicant requests Project Approval to repair chimney at 9 Washington, a contributing structure located in the Ingleside Historic Overlay Zone of the City of Deadwood.

Applicant: William Skaggs

Owner: William Skaggs

Constructed: ca. 1910

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 vernacular style.*
- 2. Architectural design of the resource and proposed alterations:*** *The applicant proposes to remove chimney on later addition at rear of structure, rebuild roof and soffit to match, and reside with siding to match existing.*

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.*

The applicant was not present to speak to this matter. Mr. Kuchenbecker summarized the information provided in his staff report.

There was discussion as to whether the project involves repair or removal of the chimney on the structure located at 9 Washington. Mr. Kuchenbecker explained that originally Bill Skaggs proposed to repair the chimney, however, it has been deemed more economical to remove the cinder block chimney at the rear of the addition. Mr. Kuchenbecker stated the staff report should be corrected as follows: *“The applicant requests Project Approval to ~~repair~~ remove the chimney at 9 Washington, a contributing structure located in the Ingleside Historic Overlay Zone of the City of Deadwood”.*

Neighborhood Housing Services (NHS) Executive Director Joy McCracken concurred. Correspondence from NHS dated August 24, 2006 pertaining to this chimney project should also be corrected accordingly.

Responding to a question by Ms. Feterl regarding color, Mr. Kuchenbecker stated Mr. Skaggs proposes to use blue and white to match the existing. It was moved by Mr. Derosier and seconded by Ms. Feterl to adopt a resolution to approve the Application for Project Approval to remove the chimney, to repair and rebuild the roof and soffit to match, and reside with siding to match existing at 9 Washington, a contributing structure located in the Ingleside Historic Overlay Zone in the City of Deadwood, South Dakota, as proposed by William Skaggs, the applicant and property owner. At the suggestion of Mr. Olson, Mr. Derosier amended the motion with the concurrence of Ms. Feterl to stipulate the replacement siding match the reveal of the existing material. Chairman Speirs questioned whether the home is still for sale. Ms. McCracken understands that property is not currently on the market. However, an agreement is in place with the property owner to recoup the special needs-elderly loan financing in the amount of \$10,000, should the property be sold. Hearing no further discussion, upon vote taken thereon, the motion as amended carried unanimously.

OLD BUSINESS:

47 Centennial – Change Window to Door – Scott Oschsner

The commission referred to the following memorandum dated September 22, 2006:

MEMORANDUM

Date: September 22, 2006

To: Historic Preservation Commission

From: Kevin Kuchenbecker, Historic Preservation Officer

Re: 47 Centennial – Scott Oechwer

At the Historic Preservation Commission meeting on August 23, 2006 there was a continuation requested by the Commission on the application for Project Approval at 47 Centennial (Case No. 06078) for Scott Oechwer.

The applicant proposed to replace the existing front door (not contributing to the historic character of the structure) with a new “Mission Style” front door. Staff has had discussion with the owner and his contractor relating concern of the proposed style of the new door. The owner and contractor have proposed the attached new style and material (wood) of the door based on these conversations.

Furthermore, staff has related the concerns regarding the addition of a “French style” glass door in the location of the previously existing double double-hung windows.

It is the recommendation of staff to approve the proposed door (attached) for the front of the house and to require the repair and re-installation of the existing double double-hung wood windows.

Attachment

cc: File

The property owner was not present to speak to this matter.

Mr. Kuchenbecker explained his recent discussions with the contractor and property owner regarding the proposed installation of a “mission style” front door. The owner and contractor have selected a new style for the door, which staff deems appropriate. Additionally, there were concerns regarding the addition of a “French style” glass door in the location of the previously existing double double-hung windows. Mr. Kuchenbecker reported that the property owner and contractor have agreed to repair and reinstall the original windows. It was moved by Mr. Olson, seconded by Mr. Olsen and carried

unanimously to adopt a resolution to approve the Application for Project Approval for the installation of a new wooden front door as presented and to require the repair and reinstallation of the existing double double-hung windows at 47 Centennial, a contributing structure located in the Ingleside Historic Overlay Zone in the City of Deadwood, South Dakota, as proposed by Scott Oschsner, the applicant and property owner.

183 Cliff – Siding – Carl & Valerie Bulzanti

The commission referred to the following staff report:

PROJECT APPROVAL

Case No. 06094

Address: 183 Cliff

September 22, 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 12" hardiplank siding with a 9 ½" reveal – sand in color. Existing material is masonite siding which is in 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.*

Note: *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 was not present to speak to this matter. Mr. Kuchenbecker summarized the information provided in his staff report.

It was moved by Ms. Feterl and seconded by Mr. Steinlicht to adopt a resolution to approve the Application for Project Approval for residing the structure located at 183 Cliff Street, in the City of Deadwood, South Dakota, as proposed by Carl & Valerie Bulzanti, the applicants and property owners, with the installation of 12" hardiplank with a 9 1/2" inch reveal, sand in color. At this time, Mr. Olson intended to discuss the age of the structure and eligibility in the siding program. Chairman Speirs referred to a memorandum from Mr. Kuchenbecker distributed prior to the meeting and allowed no discussion on that issue. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

None.

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:

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

Revolving Loan Fund Cash Disbursements Journal:

It was moved by Mr. Steinlicht, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to approve the historic preservation revolving loan fund cash disbursements journal totaling \$7,057.73 to the following: Rebecca Sullivan, \$5,135.00; Rebecca Sullivan, \$1,170.00; Rebecca Sullivan, \$389.75; and Mark Kenefick, \$362.98, as presented.

Ms. McCracken referred to a separate HP revolving loan fund cash disbursements journal in the amount of \$3,200.00 for the project completed by Fischer Construction, LLC, at 39 Van Buren. She recommended the commission deny the request for payment, as it was determined upon inspection that the project design was modified without prior approval. The property owner and contractor have been notified that an Application for Project Approval for the revised scope of work must be submitted. It was moved by Mr. Olson and seconded by Mr. Olsen to adopt a resolution to deny the historic preservation revolving loan fund cash disbursements journal totaling \$3,200.00 to the following: Fischer Construction, LLC, for work on 39 Van Buren. City Attorney John Frederickson instructed the commission to articulate the reasons for denial whereupon Mr. Olson amended the motion with the concurrence of Mr. Olsen to adopt a resolution to deny the historic preservation revolving loan fund cash disbursements journal totaling \$3,200.00 to Fischer Construction, LLC, for work on 39 Van Buren, due to changes in the scope of work without prior approval. Hearing no further discussion, upon vote taken thereon, the motion as amended carried unanimously.

NHS Monthly Financial Reports

Ms. McCracken referred the commission to the following financial reports for the months ending July 31, 2006 and August 31, 2006: the HP Revolving Loan Fund Balance Sheet, Statement of Revenues and Expenditures, Deadwood HP Total Loans and Pool Trial Balance.

Ms. McCracken reported that she and City Attorney John Frederickson continue to discuss the item listed on the loan delinquency report, which consists of The Gillmore.

Loan Request – Gale Grinager – 850 Main Street

Ms. McCracken stated that it is uncertain at the present time whether the roof at 850 Main Street can be repaired or will need to be replaced. It was moved by Ms. Oberlander, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve zero percent (0%) special needs/elderly loan financing in the amount of \$10,000 to Gale Grinager, 850 Main Street to complete the roof repair or replacement 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.

Mr. Olson requested an explanation regarding the notation that project approval is not required. Chairman Speirs and Mr. Kuchenbecker explained that project approval is not required if it is an in-kind roof replacement, as is the case with this asphalt roof.

Loan Request – Scott Oschsner – 47 Centennial

Ms. McCracken stated that the commission approved the Application for Project Approval earlier in the meeting. It was moved by Mr. Olsen, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve additional five percent (5%) Preservation loan financing in the amount of \$10,500 and additional zero percent (0%) Life Safety loan financing in the amount of \$5,500 to Scott Oschsner, 47 Centennial 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.

Policy Change

Ms. McCracken explained that it was recently determined that the eligibility guidelines for the special needs-siding removal program do not stipulate that the property must be owner-occupied. It was moved by Mr. Olsen and seconded by Ms. Oberlander to adopt a resolution to approve a revision to the Revolving Loan Fund – Special Needs/Siding Removal policy guidelines to include the following stipulation: Item c. The residence must be owner occupied. At this time, Rick Wells came before the commission. Mr. Wells is currently "staying with a friend". The siding on the home has deteriorated to the point that it can no longer be painted or caulked. He is concerned that leaving the home in its present condition will lead to further deterioration of the structure. Ms. McCracken explained that the special needs-siding removal program assists owners of residential historic properties with the removal of inappropriate siding material and rehabilitation of the original siding or replacement. In her opinion, the home referred to by Mr. Wells would not be eligible for this program. However, she informed Mr. Wells that there are other programs available for non owner-occupied homes. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

Place Francis Lauer, 11 Lincoln, in Retaining Wall Program

It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve the Retaining Wall Grant Application for Francis Lauer, 11 Lincoln, and to place this property in the retaining wall program.

ITEMS FROM CITIZENS NOT ON THE AGENDA:

2 Sampson, Harlan Gustafson

Harlan Gustafson came before the commission at this time. At the meeting on August 23, 2006, the commission approved an Application for Project Approval for removal of a shed, extension of a deck and removal of a rock wall on his property located at 2 Sampson. Since the specifications for installation of a roof over the deck were not available at that meeting, the commission took no action on that aspect of the project.

Mr. Gustafson began to describe the types of material he proposes to use for the roof construction project. Chairman Speirs instructed him to complete an Application for Project Approval for this component of the project. At this time, Mr. Kuchenbecker said he informed Mr. Gustafson that the commission might be willing to discuss the matter under "Items from Citizens, not on the Agenda". The property owner would like to take advantage of a current sale on the roofing material he proposes to use. The commission referred to the minutes from the meeting on August 23, 2006. Mr. Gustafson proposes to install 2' x 8' rafters covered with dark brown tin roofing material. The roof will cover a deck that measures 14' x 23'.

Chairman Speirs referred to Mr. Kuchenbecker's staff report dated September 7, 2006 wherein the structure is described as noncontributing. Mr. Kuchenbecker stated the deck and proposed roof over it is located on the rear of the building, which is not visible from the street. City Attorney John Frederickson offered an opinion on a procedural matter regarding the appropriate action to be taken by the commission at this time. It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the construction of a roof over the deck at 2 Sampson as described by Harlan Gustafson, the applicant and property owner, and the installation of 2' x 8' rafters and tin roofing material, dark brown in color.

COMMITTEE REPORTS:

Chairman Speirs called attention to the fact that she recently assigned a chairman to each subcommittee. The chairman will be responsible to ensure that other members of each subcommittee are available for meetings. Having one point of contact with whom staff can communicate will facilitate the process of scheduling subcommittee meetings. Mr. Kuchenbecker intends to work with the chairpersons to schedule regular meeting dates for each subcommittee.

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

Ms. Feterl reported that the subcommittee met yesterday. The October HistoryLink newsletter will include a feature on the new Jewish section in the Mt. Moriah cemetery. The subcommittee talked about featuring archeology in the October and January issues. Other topics being considered for future HistoryLink publications include the city archives, the recently acquired collection of Wild Bill Hickok memorabilia, information regarding the historic overlay zones and different types of neighborhoods in Deadwood, and the annual Historic Preservation Symposium. The timing of the January newsletter

coincides with the opening of the legislative session. The subcommittee felt January would be an appropriate time to highlight "the treasure of our Historic Main Street", the renovations of second stories in Deadwood properties, and, the retaining wall program and paint grant program for historic properties. Statistical data concerning the impact of preservation related activities to the surrounding counties and state will be reported in the January publication as well.

Ms. Feterl has requested that each commissioner receive a packet containing all previous issues of the HistoryLink newsletter since its inception. She concluded by saying comments or suggestions from the commission are welcome.

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

Mr. Derosier reported he was not able to attend the recent meeting with Archeologist, Rose Estep Fosha with the State Archeology and Research Center (SARC). Mr. Olsen provided the following report:

During the meeting with Ms. Estep Fosha, she explained that very little work was accomplished on the Chinatown project in recent months. Persons with the expertise necessary to complete the technical analysis have not been available. For example, "the glass specialist left in March; the ceramics specialist left in May and is due back in October. Mr. Burns, who served as the project leader at the dig, has been involved in with state DOT projects all summer". Mr. Olsen informed the commission that Ms. Estep Fosha anticipates delivering an outline of the technical report by the end of the year or the early part of 2007. She also expects that by June or July 2007, a draft copy of the technical report will be complete.

Ms. Estep Fosha asked those attending the site visit for direction regarding the finished product desired by the city. She offered several options: 1) completion of a technical report; 2) creation of a "lay report" more suitable for the general public containing more photographs and omitting the majority of the technical data; 3) completing one of each report; or 4) completion of a technical report only, "from which we can extrapolate information for a lay report", according to Mr. Olsen. Ms. Feterl stated the content of the final report should have been discussed at the time the budget was approved for these professional services.

Following completion of the technical analysis and report by SARC, Mr. Kuchenbecker sees the potential for ongoing analysis and research that might be completed by independent scholars which could further interpret the culture of the Chinese, the American West and the City of Deadwood from a variety of different angles. He said from an economics point of view, the City can fund the technical analysis and inventory of each item uncovered; more specific research can be completed by other parties if so desired.

Ms. Feterl asked if there is sufficient space to house the collection in the city's archives.

Archives: *Commission representatives: Mike Olsen (chair) and Steve Olson.*

No report was given.

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

No report was given.

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

Mr. Olson reported that Rob Mattox was recently hired as the new GIS Coordinator. Mr. Kuchenbecker stated the commission will have an opportunity to view a PowerPoint presentation by Mr. Mattox in the near future.

Ms. Feterl requested that the commission receive a written report on a monthly basis from GIS, similar to the monthly report by City Archivist Mike Runge. She sees this is an opportunity to keep the commission informed of the responsibilities and accomplishments of these departments, which can be particularly helpful at budget time.

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

Ms. Oberlander stated deadlines are fast approaching.

Mr. Olson stated he and Mr. Kuchenbecker traveled to Coal Springs, SD on Sunday, September 30th, for the \$2,500 check presentation for the Bismarck to Deadwood stage line trail markers.

Homestake Archives: *Commission representatives: Ronda Feterl (chair) and Mike Olsen.*
No report was given.

Loans: *Commission representatives: Darin Derosier, Ronda Feterl and Willie Steinlicht (chair).*
Mr. Steinlicht informed the commission that this subcommittee will meet on a regular basis the Thursday prior to the commission meeting unless otherwise notified.

Policies & Procedures: *Commission representatives: Mike Olsen, Steve Olson, Rose Speirs (chair).*
The entire commission is welcome to attend meetings of this subcommittee. A meeting was scheduled for Tuesday, October 17th at 4:30 p.m. Mr. Kuchenbecker will notify the press.

Signage: *Commission representatives: Darin Derosier, Rose Speirs and Willie Steinlicht (chair).*
Mr. Steinlicht announced this subcommittee is scheduled to meet on Wednesday, October 4th at 8 a.m. Mr. Steinlicht stated it is the goal of the subcommittee to reach a consensus on some of the sign-related issues the commission faces. Those recommendations will be presented to the full commission for adoption. Ms. Feterl initiated discussion regarding advertising written on car windows in the parking lot recently at Pizza Hut; Chairman Speirs stated "the video place" had written advertising on car windows recently, too. Chairman Speirs encouraged the commission to provide input on sign-related matters.

Mr. Kuchenbecker reported that this new subcommittee has identified four matters to discuss initially: 1) staff reports and what information is generated and presented to the commission; 2) flags; 3) special event banners; and 4) violations and penalties associated with those infractions. Mr. Steinlicht stated the subcommittee is currently discussing banners and flags.

Chairman Speirs asked Mr. Steinlicht to work with Mr. Kuchenbecker so that the entire commission can receive updates via e-mail.

City Attorney John Frederickson reported having received a number of comments regarding the content of the special event banners.

Recognition: *Commission representatives: Ronda Feterl and Mary Ann Oberlander (chair).*
Mr. Kuchenbecker stated this subcommittee needs to start working on the Wall of Fame awards, the Century awards and the scholarship. Ms. Oberlander will contact him.

Representative to Adams Museum: *Commission representative: Rose Speirs.*
Chairman Speirs attended a board meeting last Thursday and was impressed by the professional audit report presented at that time. She believes any recipient of historic preservation funds should be expected to complete an independent audit.

The opening display of the Wild Bill Hickok collection is scheduled for Saturday, October 7th, at 1 p.m.

Chairman Speirs announced that archival material from the Black Hills Mining Museum, the HARC and the Adams Museum is on display starting today at the hospital. She commended the museum staff for providing assistance with this display.

Representative to Chamber: *Commission representatives: Darin Derosier (chair) and Willie Steinlicht.*
Mr. Derosier encouraged the commission to visit the updated chamber website. Topics discussed at the recent meeting included Octoberfest; he also announced having received a profit and loss statement from January through September 2006.

Representative to Days of '76 Board: *Commission representative: Steve Olson.*
Mr. Olson reported having attended a meeting last week. They continue to work on the capital campaign and fundraising.

Representative to NHS: *Commission representative: Willie Steinlicht.*
Mr. Steinlicht announced that a staff retreat is scheduled for Friday, October 13th at the Homestake Mansion.

Representative to Planning & Zoning: *Commission representative: Mike Olsen.*
Mr. Olsen stated there was no meeting due to lack of business.

Staff:

Mr. Kuchenbecker made a television appearance this morning and talked about the Wild Bill Collection to be displayed at the Adams Museum. He is traveling to Pierre tomorrow to meet with representatives of the municipal league and the state historic preservation office to start discussing some legislative changes. He will keep the commission informed on these matters.

Mr. Kuchenbecker directed the commission to the report from the City Archives for the month of August 2006.

Mr. Kuchenbecker reported that Little John's Auction Service, the company who handled the auction for the Wild Bill collection, had expressed an interest in "doing something" in Deadwood. At the chamber meeting yesterday, there was discussion regarding including an antique firearms and Western memorabilia auction the Tuesday and Wednesday prior to Wild Bill Days.

OTHER BUSINESS:

Chairman Speirs announced that Mr. Kuchenbecker has a conflict with the date for the first commission meeting in October. It was moved by Mr. Steinlicht and seconded by Mr. Derosier to conduct the next commission meeting on Tuesday, October 10, 2006 at 5:00 p.m. Mr. Olson noted that Monday is a holiday and was concerned that the historic preservation commission meeting would conflict with the meeting of the City Commission. Chairman Speirs stated the meeting could be conducted in the Century Room. Mr. Kuchenbecker agreed to notify the press. Hearing no further discussion, upon vote taken thereon, the meeting carried unanimously.

EXECUTIVE SESSION:

Chairman Speirs announced there would be an executive session to discuss 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 6:35 p.m.

ATTEST:

Rose Speirs
Chairman
Historic Preservation Commission
Mary Burket, Recording Secretary