

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 26, 2007 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to order –Chair Willie Steinlicht
2. Review minutes.
3. Voucher approval.
4. New matters before the Deadwood Sign Commission
 - a. Banners – South Dakota Festival of the Book
 - b. 93 Sherman Street – TDG Communications
 - c. 32 Charles Street – Deadwood Home Center
 - d. 33 Deadwood Street – Martin Mason Restoration LLC
 - e. 685 Main Street – Hickok’s Hotel & Gaming
 - f. 21 Deadwood Street – Hickok’s, Inc.
5. New Matters before the Deadwood Historic District Commission
 - a. 93 Sherman Street – Stucco Repairs – Tom & Nyla Griffith
 - b. 150 Sherman Street – Exterior Rehabilitation – Adams Museum
 - c. 1 Railroad Street – Demolition – John C. Bolan
6. New matters before the Deadwood Historic Preservation Commission
 - a. 2 Dudley – Barn Restoration – DHPC/Richard Morgan
 - b. 78 Williams Street – Siding & Windows – Henry Johnson
 - c. 7 Peck Street – Garage Addition – Ken & Karla Hawki
 - d. 250 Main Street – Parking Garage Fencing – Mike Gustafson
 - e. 80 Williams Street – Garage – David Thompson
 - f. Probate Lot 439 – Storage Units – Larry & Pam Sullivan
7. Old Business
 - a. Slime Plant Update
 - b. 558 Main Street – Repair – DWD, Inc.
8. Revolving Loan Fund/Retaining Wall Grant Update.
 - a. Retaining Wall Applications
 - b. Revolving loan disbursements
 - c. Retaining Wall disbursements
9. Items from Citizens not on agenda.
10. Committee Actions and Reports (*Committee Assignments on Back*)
11. Other business
12. Adjournment

Executive Committee – Legal Matters

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, September 26, 2007

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

Absent Historic Preservation Commission: Matt Pike

A quorum being present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order on Wednesday, September 26, 2007 at 5:00 p.m. in the Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes – September 12, 2007

It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve the minutes of the regular Historic Preservation Commission meeting conducted on Wednesday, September 12, 2007, as presented.

Voucher Approval

Operating Account:

It was moved by Mr. Olsen, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the HP Operating Account in the amount of \$80,521.83.

Bonded Account:

It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the HP Bonded Account in the amount of \$1,452.75.

[Ms. Oberlander entered the meeting at this time, 5:02 p.m.].

Additions, Deletions, Corrections to the Agenda

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

- g. Banner, 61 Charles Street, Lead-Deadwood Regional Hospital*
- h. South Dakota Public Broadcasting*

Later, during the course of this meeting, it was moved by Mr. Olsen, seconded by Mr. Olson and carried unanimously to approve the following addition to the agenda under New Matters before the Deadwood Historic District Commission:

- d. Bid Opening for Architectural Services for the rehabilitation of the Basement of City Hall*

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

Banners – South Dakota Festival of the Book

Historic Preservation Officer Kevin Kuchenbecker presented a request for two temporary banners during the South Dakota Festival of the Book to be held in Deadwood on the last weekend of September. The organization proposes to located one banner on the marquee in front of the Deadwood Pavilion and the other on the Franklin Hotel Balcony. Staff recommends waiving the banner permit application fee for this not-for-profit organization. *It was moved by Mr. Olsen, seconded by Ms.*

Feterl and carried unanimously to adopt a resolution to approve the Sign Permit Application for two temporary banners for the South Dakota Festival of Books and authorize staff to waive the banner permit application fee for this not-for-profit organization.

93 Sherman Street – TDG Communications, Inc.

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. The applicant is proposing to replace an existing projecting sign over the front entrance at 93 Sherman Street with a sandblasted and painted wood sign of the same size. *It was moved by Mr. Olsen and seconded by Mr. Derosier to adopt a resolution to approve the Sign Permit Application for a projecting sign at 93 Sherman Street, as proposed by the applicants, Thomas and Nyla Griffith, TDG Communications, Inc., as presented.* Ms. Feterl referred to the "new sign graphics" distributed in the commission packet and questioned the paint color. Dustin Floyd representing the applicants, displayed a sample of the actual paint chips for sign which were "duller" than the color photocopies attached to the staff report. *Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.*

32 Charles Street – Deadwood Home Center

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. Property owner, Tim Conrad, is requesting permission to install two (2) additional wall signs on the front of the Deadwood Home Center building located at 32 Charles Street. Mr. Conrad is converting to a Hardware Hank franchise and is an authorized dealer for Valspar paints. The dimension of the proposed "Valspar" sign is 38" x 26" and the proposed "Hardware Hank" sign is 72" x 36", [not 72" x 32" as stated in the staff report]. Approval of the sign permit application as presented will require two (2) variances: for the number of wall signs and for height as the proposed sign exceeds the maximum allowed of twenty four inches (24"). *It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Sign Permit Application for installation of two additional wall signs at Deadwood Home Center, 32 Charles Street, and a variance for the number of wall signs and a variance for the height of the proposed signs, contingent upon receipt of a sign permit application fee of forty dollars (\$40) per sign.*

33 Deadwood Street – Martin Mason Restoration, LLC

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. The applicant is requesting a wall sign measuring 40' x 3' on the Lee Street or north elevation of the Martin Mason building and in the back of the Lee Street Station. The wall sign as proposed would require several variances: for height; for proximity to an entrance door; for the height of a sign above grade; and for overall size as the sign exceeds fifty square feet in area.

Mr. Olson questioned whether it is necessary to place the sign that high on the building; he suggested dropping it to the same height as the "restaurant" sign located on the back of the Martin Mason building. Property owner, Blake Haverberg, explained that initially, he envisioned the placement of the sign a few feet lower also. He considered many other options for location of the sign, taking into consideration the roofline of the building and the massive size of the brick wall. Placing the wall sign at the same height as the "Restaurant" sign is "not a problem".

Ms. Feterl initiated discussion regarding the proposed height of the sign. Mr. Haverberg stated the proposed height of the sign is 3', however, the each letter will be 2' high. He feels this is appropriate considering the massive size of the side of the building. She questioned whether vertical sign, similar to Hickok's, had been considered. Mr. Haverberg reported having considered that but feels there are simply too many letters in "Martin & Mason Hotel".

It was moved by Mr. Olsen and seconded by Mr. Derosier to adopt a resolution to approve the Sign Permit Application for a wall sign on the Lee Street or north elevation of the Martin Mason building and in the back of the Lee Street Station at 33 Deadwood Street, as proposed by the applicant, Martin Mason Restoration LLC, as presented, with the following variances: 1) a variance for the height of the sign; 2) a variance for the proximity to an entrance door; 3) a variance for the height of a sign above grade; and 4) a variance for total square footage. Mr. Olson offered a friendly amendment to the motion for approval contingent upon receipt of an application fee of forty dollars (\$40) per sign. *Hearing no further discussion, upon roll call vote being taken thereon, the aforementioned motion carried (5-1) with the following*

commissioner(s) voting AYE: Derosier, Oberlander, Olsen, Olson, and Steinlicht. The following commissioner(s) voted NO: Feterl.

Mr. Kuchenbecker referred the commission to the applicant's request for window signs, a change in the awning signs and for installation of a background for the Wooden Nickel sign to improve visibility. The signs are described in the application and accompanying photos. He reported that the signs are in compliance with the sign ordinance. ***It was moved by Mr. Olsen and seconded by Mr. Derosier to adopt a resolution to approve the Sign Permit Application for the following signage at 33 Deadwood Street, as proposed by the applicant, Martin Mason Restoration LLC:***

- 1. gold-lettered window sign on doors on the Lee Street entrance to the Wooden Nickel;***
- 2. gold-lettered window signs on the staircase entrance to the hotel and also on the entrance doors to the casino;***
- 3. gold-lettered window signs on the Sherman Street entrance to the Wooden Nickel;***
- 4. Deadwood Street:***
 - a. awning signage to be changed from Wooden Nickel to Hotel;***
 - b. gold-lettered window signs to be added to casino/registration entrance;***
 - c. gold-lettered window sign for hotel entrance;***
- 5. Wooden Nickel free standing sign:***
 - a. a change to the existing approved sign to include a light background behind the sign (nickel in color) for better visibility.***

Hearing no further discussion, upon roll call vote being taken thereon, the aforementioned motion carried with the following commissioner(s) voting AYE: Derosier, Feterl, Oberlander, Olsen and Steinlicht. The following commissioner(s) voted NO: Olson.

685 Main Street – Hickok's Hotel & Gaming

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. He referred the commission to Sign #1, a projecting sign measuring 6' x 6' or 36 square feet located on the front of the Hickok's building below the sills of the third story windows. A variance is required for this sign as the existing sign ordinance stipulates signage shall not be placed higher than the window sills on the second story. ***It was moved by Mr. Olson and seconded by Mr. Olsen to adopt a resolution to approve the Sign Permit Application for a projecting sign at 685 Main Street, as proposed by the applicant, Hickok's Hotel & Gaming, as presented, contingent upon receipt of an application fee of forty dollars (\$40) and a variance for location to allow placement of the sign between the second and third story windows.*** Ms. Feterl believes there is an overabundance of signs on this building. ***Hearing no further discussion, upon roll call vote being taken thereon, the aforementioned motion carried (5-1) with the following commissioner(s) voting AYE: Derosier, Oberlander, Olsen, Olson, and Steinlicht. The following commissioner(s) voted NO: Feterl.***

Mr. Kuchenbecker referred the commission to Sign #2, replacing the wording on the vertical sign located on the back side of the Gold Rush building from "Hickok's" to "Hotel". The proposed sign measures 2' x 20'6" or 41 square feet, a reduction of 9 square feet. ***It was moved by Mr. Olsen and seconded by Mr. Derosier to adopt a resolution to approve the Sign Permit Application for the proposed changes to the wording on the vertical sign previously approved by the commission, at 685 Main Street, as proposed by the applicant, Hickok's Hotel & Gaming, as presented, with variances consistent with the original sign: 1) a variance for the height of the sign; 2) a variance for the proximity to an entrance door.*** Mr. Olson offered a friendly amendment to the motion making it contingent upon receipt of an application fee of forty dollars (\$40). ***Hearing no further discussion, upon roll call vote being taken thereon, the aforementioned motion carried unanimously.***

Mr. Kuchenbecker referred the commission to proposed changes in the content of text on existing awning valances and new text on valances previously unmarked. Bobby Rock, representing the applicant, stated the property owner recently invested a significant amount of money renovating the building into a hotel and he is merely attempting to identify the property. Mr. Olson believes the proposed signage is excessive. Mr. Olsen agreed and noted specific locations where the text is too wordy. ***It was moved by Mr. Olsen and seconded by Ms. Feterl to adopt a resolution to deny the additional lettering proposed on the awnings, at 685 Main Street, as proposed by the applicant, Hickok's Hotel & Gaming. Hearing no further discussion,***

upon roll call vote being taken thereon, the aforementioned motion carried (4-2) with the following commissioner(s) voting AYE: Feterl, Oberlander, Olsen, and Olson. The following commissioner(s) voted NO: Derosier and Steinlicht.

21 Deadwood Street – Hickok’s Inc.

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. The applicant, Hickok’s Inc., is requesting three (3) “Hotel Information” signs on the building located at 21 Deadwood Street. Each of the signs measures 11’ x 1.5’ or 16.5 square feet. The proposed locations for the signs are on the mansard shake roof part on three sides of the building along Pioneer Way, along Deadwood Street and on the parking lot side. A variance is required for the sign along Pioneer Way because there is no entrance. The signs on Deadwood Street and facing the parking lot meet the criteria for wall signs as stipulated in the sign ordinance. The sign along Pioneer Way does not and staff questions whether that sign is necessary.

It was moved by Mr. Derosier, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve the Sign Permit Application for a “Hotel Information” sign to be placed on the building façade on the Deadwood Street side of the building at 21 Deadwood Street, as proposed by the applicant, Hickok’s Inc.

It was moved by Mr. Derosier and seconded by Mr. Olsen to adopt a resolution to approve the Sign Permit Application for a “Hotel Information” sign to be placed on the building façade facing west on the 14A side of the building (Pioneer Way), as proposed by the applicant, Hickok’s Inc., and, a variance for the proximity to an entrance door. Ms. Feterl believes there is too much signage. Mr. Olsen feels placing the signage at this particular location is appropriate due to the volume of traffic. Hearing no further discussion, upon roll call vote being taken thereon, the aforementioned motion failed due to a tie (3-3) with the following commissioner(s) voting AYE: Derosier, Olsen, and Steinlicht. The following commissioner(s) voted NO: Feterl, Oberlander, and Olson.

At this time, Mr. Kuchenbecker referred the commission to the sign to be placed facing east on the parking lot side of the building. No variance is required. Mr. Olson feels this is a redundant sign on the building. *It was moved by Mr. Olson and seconded by Ms. Feterl to adopt a resolution to deny the Sign Permit Application for a “Hotel Information” sign to be placed on the building façade facing east on the parking lot side of the building, as proposed by the applicant, Hickok’s Inc.* At this time, Bobby Rock, representing the applicant, agreed that perhaps this signage is redundant. He reminded the commission of the request at a recent meeting for a comprehensive sign plan for Hickok’s. The signage proposed at this meeting is part of that comprehensive plan. He continued by saying there is currently no signage to identify the building to vehicular traffic stopped at the traffic signal on the Pioneer Way side. Mr. Rock is willing to forego this parking lot sign and asked that the commission reconsider the signage on the 14A side of the building so people at the stop light know hotel information is available at that building. *Hearing no further discussion, upon vote being taken thereon, the motion to deny carried unanimously.*

It was moved by Mr. Derosier and seconded by Mr. Olsen to rescind the previous action to deny the Sign Permit Application for a “Hotel Information” sign to be placed on the building façade facing west on the 14A side of the building (Pioneer Way), as proposed by the applicant, Hickok’s Inc., and, a variance for the proximity to an entrance door. Hearing no further discussion, upon roll call vote being taken thereon, the aforementioned motion carried (4-2) with the following commissioner(s) voting AYE: Derosier, Oberlander, Olsen, and Steinlicht. The following commissioner(s) voted NO: Feterl, and Olson. It was moved by Mr. Derosier and seconded by Mr. Olsen to adopt a resolution to approve the Sign Permit Application for a “Hotel Information” sign to be placed on the building façade facing west on the 14A side of the building (Pioneer Way), as proposed by the applicant, Hickok’s Inc., and, a variance for the proximity to an entrance door. Hearing no further discussion, upon roll call vote being taken thereon, the aforementioned motion failed due to a tie (3-3) with the following commissioner(s) voting AYE: Derosier, Olsen, and Steinlicht. The following commissioner(s) voted NO: Oberlander, Feterl, and Olson. Ms. Feterl stated it is unnecessary to have signage on every side of a building for identification purposes.

Banner, 61 Charles Street, Lead-Deadwood Regional Hospital

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report.

It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve the Sign Permit Application for Lead-Deadwood Regional Hospital, 61 Charles Street, for placement of a banner at the front entrance from October 1 through October 31, 2007 proclaiming National Breast Cancer Awareness month and authorize staff to waive the banner permit application fee for this not-for-profit organization. Mr. Olson questioned whether the height of the banner (3.5') would pose a problem accessing the entrance. Ms. Feterl noted this is the same banner approved last year.

Sandwich Board Signs, South Dakota Public Broadcasting, Festival of the Books

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. *It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Sign Permit Application for placement of six (6) sandwich board signs during the South Dakota Festival of the Book on Saturday, September 29, 2007 from 9:00 a.m. to 6:00 p.m. as proposed by the applicant, South Dakota Public Broadcasting, with the stipulation that the signs be placed close to the building side of the sidewalks to minimize interference with pedestrian traffic and authorize staff to waive the banner permit application fee for this not-for-profit organization.* Ms. Feterl questioned whether the organization has considered utilizing banners versus sandwich board signs. Mr. Olsen stated there is not sufficient time for the organization to procure banners for this event. Mr. Kuchenbecker recommended that it be clear that the motion to approve is due to the fact that this is a non-profit organization and it is a temporary one-day event. Ms. Feterl stated there is sufficient space available at the elementary school and the pavilion to place the sandwich board signs in a manner that will not interfere with pedestrian traffic; however, that is not the case at the Masonic Temple and she is concerned for pedestrian safety. *Hearing no further discussion, upon roll call vote being taken thereon, the aforementioned motion carried (5-1) with the following commissioner(s) voting AYE: Derosier, Oberlander, Olsen, Olson, and Steinlicht. The following commissioner(s) voted NO: Feterl.*

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

93 Sherman Street – Stucco Repairs – Tom & Nyla Griffith

The commission referred to staff report #07131, attached and made part of this record as Exhibit A.

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. Responding to a question by Mr. Derosier regarding the actual color of the paint, Dustin Floyd, representing the applicants, reiterated comments made earlier at this meeting and said the actual paint chips are "duller" than the color photocopies attached to the staff report. *It was moved by Ms. Feterl, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Application for a Certificate of Appropriateness to repair and repaint the stucco at 93 Sherman Street, a contributing structure in the South Deadwood Historic Overlay Zone in the City of Deadwood, South Dakota, as proposed by Tom & Nyla Griffith, the applicant and property owner, as presented.*

150 Sherman Street- Exterior Rehabilitation- Adams Museum

The commission referred to staff report #07132, attached and made part of this record as Exhibit B.

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. He called upon Lyle Murtha, architect with Stateline Architects, who presented the project to the commission. He presented some historical data of the events culminating with the creation of a separate entity known as the Homestake Adams Research Center (HARC). Last year, a study was completed by a separate firm, but, since that time, a new director for the facility has been hired, a new curator has been hired, and the city completed some street reconstruction on the west side of the building which caused that study to become obsolete because the proposed entry was on the back side or west side of the building.

The initial study has been redone with project cost estimates anticipated in another week. Mr. Murtha is seeking approval proceed with the project, the construction documents and bid it. A floor plan for the proposed facility was presented as well as a rendering of the exterior. Mr. Murtha stated the project is two-phased. The first phase is hampered by funding and by schedule

to get all of the documents relocated from the current facility so the National Science Foundation can move forward. The first phase consists of work on the processing, receiving, isolation and high density storage for all the materials. The rest of the building consists of a small vestibule, walk-in reception area, reading room, restrooms, small secure reading rooms, a large open map storage and a small library.

The second floor consists of staff offices and a large "Holiday Inn style" meeting room that can be divided into smaller meeting rooms.

The proposed changes to the exterior are the elevator and an elevator equipment room on the second floor. The color of the existing building will not change. The design concept for the exterior includes making the elevator shaft resemble a mine shaft using corrugated metal with windows similar to those on the rendering. Other changes to the exterior include the addition of fake windows "to dress up the nondescript look of the building" using a stained, weathered wood. That same wood would be installed on the columns out front to conceal some damage from cars running into them. All blue metal on the existing exterior of the building will be removed and replaced with the same corrugated metal proposed for the elevator shaft. Four new windows are proposed for additional light in the entry. Planning is underway for a permanent exterior exhibit on the Sherman Street side of the facility. Although the signage has not been designed, Mr. Murtha anticipates it will be located high on the elevator shaft. The only other material on the building is synthetic stucco and it will be used as an easy way to emulate the existing detail on the building.

Several commissioners spoke in favor of the proposed design. *It was moved by Mr. Olsen, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Application for a Certificate of Appropriateness to rehabilitate the exterior of the former F.L. Thorpe building at 150 Sherman Street, a non-contributing structure in the South Deadwood Historic Overlay Zone in the City of Deadwood, South Dakota, as proposed by the Adams Museum and the City of Deadwood, the applicant and property owner, as presented, as the proposed work and changes will not have an adverse affect on the character of the building or the historic character of the Deadwood National Landmark District.*

1 Railroad Street – Demolition – John C. Bolan

The commission referred to staff report #07133, attached and made part of this record as Exhibit C.

Historic Preservation Officer Kevin Kuchenbecker elaborated upon details pertaining to the proposed demolition of a shed and a residential structure located at 1 Railroad Avenue. The applicant, John C. Bolan, lives out of state and was not present at this meeting. At this point, Mr. Kuchenbecker recommends the application be denied or continued as the applicant has not provided the required documents concerning the proposed plans for the property in addition to completion of a Phase II Archaeology study. *It was moved by Mr. Derosier, seconded by Ms. Feterl and carried unanimously to adopt a resolution to continue the Application for a Certificate of Appropriateness to demolish a shed and a residential structure located at 1 Railroad Avenue in the Deadwood City Historic Overlay Zone in the City of Deadwood, South Dakota, pending receipt of a plan and completion of a phase II archeological study.*

Archives/City Hall Basement Remodel RFP

Historic Preservation Officer Kevin Kuchenbecker reported having received one proposal for professional architectural services for preparation of the schematic design, project cost estimates and associated construction documents for the archives/city hall basement remodel project. He recommended the proposal, submitted by the firm of Stateline Architects, be referred to the Archives Committee for review. *It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to send the RFP for Architectural Services for the archives/city hall basement remodel project to the Archives Committee for review and recommendation.*

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

2 Dudley – Barn Restoration – DHPC/Richard Morgan

Historic Preservation Officer Kevin Kuchenbecker reported that Lance Engineering has completed the engineering documents and bid specifications for restoration of the contributing barn and shed located at 2 Dudley and owned by Richard Morgan. *It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to authorize staff to advertise for bids for the restoration of the contributing barn and shed at 2 Dudley.*

78 Williams Street – Siding & Windows – Henry Johnson

The commission referred to staff report #07131, attached and made part of this record as Exhibit D.

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. The applicant is requesting Project Approval for siding and windows at 78 Williams Street, a non-contributing structure located in the Fountain City Historic Overlay Zone of the City of Deadwood. Because the house has sustained several modern alterations, it has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time. Additionally, the proposed work and changes will have an adverse effect on the character of the building and the historic character of the Deadwood National Historic Landmark District. Mr. Kuchenbecker reported having been called out of state for a family funeral and photographs of the structure were not available at this time.

Property owner, Henry Johnson, and his son, David Thompson responded to questions regarding the existing siding. Mr. Kuchenbecker noted there are several layers of different types of siding on the existing structure. His concern, however, is with the proposal to reside the resource with vinyl siding. *It was moved by Ms. Oberlander, seconded by Mr. Olsen and carried unanimously to adopt a resolution to continue the Application for Project Approval for siding and windows at 78 Williams Street, a non-contributing structure located in the Fountain City Historic Overlay Zone of in the City of Deadwood, as proposed by Henry Johnson, the applicant and property owner, as presented at this time, and recommends the property owner meet with Mr. Kuchenbecker to discuss suitable materials.*

7 Peck Street – Garage Addition – Ken & Karla Hawki:

The commission referred to staff report #07130, attached and made part of this record as Exhibit E.

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. *It was moved by Mr. Olsen, seconded by Mr. Feterl and carried unanimously to approve the Application for Project Approval for an addition to the garage at 7 Peck Street, a non-contributing structure located in the Peck's Garden Historic Overlay Zone in the City of Deadwood, South Dakota, as proposed by Ken & Karla Hawki, the applicants and property owners, as presented.*

250 Main Street – Parking Garage Fencing – Mike Gustafson:

Historic Preservation Officer Kevin Kuchenbecker reported that First Gold is requesting approval of a minor change to the already approved and nearly completed parking ramp at 250 Main Street. Following his discussions with the contractor and representatives of First Gold, an alternate to the proposed use of chain link fencing material to serve as a safety rail has been realized. *It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to approve the Application for Project Approval for a minor change to comply with code requirements necessitating a safety rail in the parking garage at First Gold located 250 Main Street, a non-contributing structure located in the Fountain City Historic Overlay Zone in the City of Deadwood, South Dakota, as proposed by Mike Gustafson, the applicant and property owner, as presented.*

80 Williams Street –Garage – David Thompson:

The commission referred to staff report #07132, attached and made part of this record as Exhibit F.

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. Mr. Kuchenbecker has concerns with the proposed installation of steel siding and a steel roof on the new building. However, he stated there are some buildings, the city shop being one, within view of this property which are sided and roofed with steel material. Additionally, the proposed location for the new structure is within 5' of an existing house which will likely be rejected by Planning & Zoning.

A gentleman in the audience who identified himself as Steve Galles spoke at time. He stated this particular location is only visible within "a pinpoint view" on Highway 14A by Big D on the street below. He stated the proposed steel material will be similar in color to the exterior of the house. He is of the opinion that the gable on the front of the structure could be made aesthetically pleasing using a material that appears to be wood.

Mr. Olson requested photographs of the property. Mr. Kuchenbecker presented a site plan provided by Mr. Thompson which was inadvertently left out of the commission packet. *It was moved by Mr. Olson and seconded by Mr. Olsen to adopt a resolution to continue the application for a Project Approval for a new structure (garage) at 80 Williams Street, a non-contributing structure location in the Fountain City Historic Overlay Zone of the City of Deadwood as proposed by David Thompson, the applicant and property owner, as presented, pending receipt of photographs of the property in question, adjacent property and similar buildings in the area.* Mr. Derosier stated the commission is merely trying to be consistent, as the proposed installation of steel siding is typically vetoed. *Hearing no further discussion, upon roll call vote being taken thereon, the aforementioned motion carried unanimously.*

Probate Lot 439 – Storage Units – Larry & Pam Sullivan:

Historic Preservation Officer Kevin Kuchenbecker reported that a site visit has not been completed at this time. Property owner, Larry Sullivan, has presented a completed Application for Project Approval as well as a provided a photocopy of a plat. Preliminary reports by Mr. Kuchenbecker indicate that some grading will be required where the street is platted. At the end of the street, which according to Mrs. Sullivan is more of "a trail", the property owner proposes to erect two 10'x20' canvas canopies along the roadway for easy access to storage. It was moved by Ms. Oberlander, seconded by Mr. Olsen and carried unanimously to adopt a resolution to continue the Application for Project Approval for Probate 439, behind Pleasant Street, as proposed by Larry & Pam Sullivan, the applicant and property owner, pending receipt of additional information.

Mr. Olsen called for a 5-minute recess. The commission reconvened at 6:35 p.m.

OLD BUSINESS:

Slime Plant Update:

Wayne Lund provided an update regarding the Slime Plant project. One of the contingencies placed upon the approved Certificate of Appropriateness called for completion of an archaeological survey. A contract has been entered into with Quality Services, Inc., for completion of that site study. Mr. Lund reported the developer intends to apply for a grading permit to begin excavation on the hill behind the Slime Plant next week.

Lance Rom, representing Quality Services, Inc., reported that historical research of written documentation which is on file at the court house commenced on Monday; field inventory started on Tuesday; and, recording of the different features and structure on the site is underway today. At this point, a rock retaining wall and a tunnel are identified within the proposed location for the excavation activity. Mr. Kuchenbecker is planning a site visit to review the tunnel. It is anticipated that the field work will be completed next Monday or Tuesday, unless something unexpected is found. A draft report is anticipated for completion on Friday, October 6th with a final report by the end of October.

Mr. Lund stated the developer would like to start with the excavation as soon as possible, as nothing further can be accomplished on the interior of the building "until the pressure is relieved off the back of the building". Work anticipated for the winter will begin on the north end of the structure with excavation activity, removal of the basement area and installing of the new foundation. The developer has also contracted with Techra Tech, an environmental engineering group, and is working to negotiate an agreement with Homestake to develop a plan to take the entire fill out of the Slime Plant and haul it up to Homestake for disposal.

Mr. Lund reported that Quality Services, Inc. will also complete a facility structure inventory as part of phase I submittal to the Department of the Interior. Responding to a question regarding the status of the project at this time, Mr. Lund understands

there is no ordinance that requires the archaeological survey to be completed prior to issuance of a grading permit. He would like Mr. Kuchenbecker to review the results of the field work that has been completed to date and issue a grading permit.

558 Main Street – Repair – DWD INC.

It was moved by Mr. Olson, seconded by Ms. Feterl and carried unanimously to continue this matter to the next meeting.

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:

Joy McCracken, Executive Director of Neighborhood Housing Services (NHS), will not be able to attend the next meeting and introduced Dustin Charter who will attend in her absence.

Revolving Loan Fund Cash Disbursements Journal

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 \$328.75, as presented.

Monthly Financial Report:

Ms. McCracken referred the commission to the financial reports for the month of August 2007 including the Deadwood HP Total Loans; the HP Revolving Loan Fund Balance Sheet; the HP Revolving Loan Fund Statement of Revenue and Expenditures; the Delinquency Report; and, the Pool Trial Balance.

The loan delinquency report consists of The Gillmore.

10 Van Buren, Dennis Bammer

It was moved by Mr. Olson, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve Zero Percent (0%) Special Needs/Siding Removal loan financing for Dennis Bammer, Sr., 10 Van Buren, in the principal amount of \$10,000.00 with the following stipulations: 1) all work completed must be reviewed and approved by the Historic Preservation Officer and the City Building Inspector; and 2) the homeowner shall provide proof of insurance.

52 Lincoln, Tim and Monica Conrad

It was moved by Mr. Olson, seconded by Mr. Olsen and carried with Mr. Derosier abstaining to adopt a resolution to approve Zero Percent (0%) Special Needs/Siding Removal loan financing for Tim and Monica Conrad, 52 Lincoln, in the principal amount of \$10,000.00 with the following stipulations: 1) all work completed must be reviewed and approved by the Historic Preservation Officer and the City Building Inspector; and 2) the homeowner shall provide proof of insurance.

322 Williams, Marc Daniels and Susan Daniels D’Aniello

Ms. McCracken reported that Marc and Susan Daniels inherited the house located at 322 Williams. The house is in need of a new roof; however, it is a noncontributing building as it has undergone major rehabilitation over the years. The only way this building could be eligible for any funding is if it is deemed life safety. She asked the commission to consider approving the loan funding contingent upon a determination by the Building Inspector concerning the issue of life safety. *It was moved by Mr. Olson, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve Zero Percent (0%) Life Safety loan financing for Marc Daniels and Susan Daniels D’Aniello, 322 Williams, in the principal amount of \$10,000.00 with the following stipulations: 1) all work completed must be reviewed and approved by the Historic Preservation Officer and the City Building Inspector; 2) the homeowner shall provide proof of insurance; 3) receipt of signed compliance with city code statement; and 4) life safety determination by the City Building Inspector.*

850 Main Street, Gale Grinager

It was moved by Mr. Olson and seconded by Mr. Olson and carried unanimously to adopt a resolution to approve Zero Percent (0%) Special Needs/Elderly loan financing for Gale Grinager, 850 Main Street, in the principal amount of \$10,000.00 with the following stipulations: 1) all work completed must be reviewed and approved by the Historic Preservation Officer and the City Building Inspector; and 2) the homeowner shall provide proof of insurance. Ms.

McCracken offered clarification by stating no payments are required for a period of ten (10) years. ***Hearing no further discussion, upon vote being taken thereon, the motion carried unanimously.***

44-48 Sherman, Deadwood Development Corporation:

Ms. McCracken referred to the loan request from Deadwood Development Corporation seeking Zero Percent (0%) Life Safety loan financing in the principal amount of \$50,000 and Six Percent (6%) Restoration loan financing in the principal amount of \$200,000 to complete restoration of the basement of the Martin/Mason building. She referred the commission to the underwriter's review of the loan request. At this time, this borrower has outstanding loans totaling \$728,878 which is 13.4% of the total loan portfolio. This is a concern for NHS auditors and she recommended no further funds to this borrower in the future. ***It was moved by Mr. Olsen and seconded by Ms. Feterl to adopt a resolution to approve Zero Percent (0%) Life Safety loan financing in the amount of \$50,000 and Six Percent (6%) Restoration loan financing in the amount of \$200,000 to Deadwood Development Corporation at 44-48 Sherman Street, with the following stipulations: 1) all work completed must be reviewed and approved by the Historic Preservation Officer and the City Building Inspector; 2) the property owner shall provide proof of insurance; and, 3) receipt of signed compliance with city code statement.*** Historic Preservation Officer Kevin Kuchenbecker initiated discussion regarding three properties owned by Blake Haverberg situated at 1, 3, and 5 Burnham Street. The loan committee and members of city staff members have walked through the properties and he invited members of the commission to do the same; he described the dilapidated physical condition of the properties. Mr. Kuchenbecker stated he has had preliminary discussions with the property owner to discuss alternatives and perhaps a redevelopment plan. He said Mr. Haverberg has a building permit and is working with city staff; Mr. Kuchenbecker urged the commission not to let the status of the properties on Burnham Street affect this particular loan. Mr. Olsen referred to the outstanding restoration of the Martin Mason Building. Mr. Haverberg described the dilemma regarding what to do with those three houses. The houses can be restored but have no economic use not to mention the financial burden associated with a restoration project. He would like to continue working with staff to come up with an alternative that addresses "the fabric" of the historic district instead of the individual buildings. ***Hearing no further discussion, upon roll call vote being taken thereon, the aforementioned motion carried unanimously.***

20 Washington, Marsha "Missy" Morse, Loan Extension

Ms. McCracken reminded the commission that this particular loan project has been underway for 18 months. Loan extensions have been approved twice in the past and the project remains incomplete. At this time, the loan committee recommends commencing with monthly payments on the preservation loan and extending the life safety loan for an additional three months. To date, the borrower has used one half of the life safety loan funding authorized by the commission. ***It was moved by Mr. Olsen, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve a three month extension of the zero percent (0%) life safety loan financing in the amount of \$5,100 and to setup monthly payments on the five percent (5%) preservation loan financing in the amount of \$9,900.***

ITEMS FROM CITIZENS NOT ON AGENDA:

None.

COMMITTEE ACTIONS AND REPORTS:

Committee reports were not given at this time.

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

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

Archives: Commission representatives: Mike Olsen (chair), Steve Olson and Matthew Pike

Budget: Commission representatives: Ronda Feterl (chair) and Mike Olsen

Cemetery: Commission representatives: Steve Olson (chair), Mary Ann Oberlander and Matthew Pike

Demolition by Neglect: Commission representatives: Mike Olsen (chair) and Steve Olson

GIS: Commission representatives: Steve Olson (chair), Mary Ann Oberlander and Matthew Pike

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

Homestake Archives: Commission representatives: Ronda Feterl (chair), Mary Ann Oberlander and Mike Olsen

Loans: Commission representatives: Ronda Feterl (chair), Darin Derosier and Willie Steinlicht

Policies and Procedures: Commission representatives: Matthew Pike (chair) plus entire HPC

Signage: Commission representatives: Willie Steinlicht (chair) and Darin Derosier

Recognition: Commission representatives: Mary Ann Oberlander (chair) and Ronda Feterl

Representative to the Adams Museum: Commission representative: Mary Ann Oberlander

Representative to the Chamber: Commission representatives: Darin Derosier (chair) and Willie Steinlicht

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

Representative to NHS: Commission representative: Willie Steinlicht

Representative to Planning & Zoning: Commission representative: Mike Olsen

Historic Preservation Staff:

OTHER BUSINESS:

Blake Haverberg offered a suggestion concerning signage and variances. He suggested a policy change so that variances granted are subject to a review period. Chairman Steinlicht stated this suggestion will be taken under advisement at the next sign committee meeting.

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 Steinlicht adjourned the meeting at 7:07 p.m.

ATTEST:

Willie Steinlicht
Chairman, Historic Preservation Commission
Mary Burket, Recording Secretary