CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Tuesday, October 10, 2006

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

Absent Historic Preservation Commission: Steve Olson

A quorum being present, Chairman Rose Speirs called the Deadwood Historic Preservation Commission meeting to order on Tuesday, October 10, 2006 at 5:00 p.m. in the Deadwood City Hall Century Room located at 108 Sherman Street, Deadwood, SD.

Review Minutes – September 27, 2006
It was moved by Mr. Derosier, 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, September 27, 2006 as presented.

Voucher Approval:

Operating Account:
It was moved by Mr. Steinlicht, seconded by Mr. Olsen, and carried unanimously to adopt a resolution approving the HP Operating Account in the amount of $130,826.46.

Bonded Account:
None.

Voucher Approval from September 13, 2006, Results of a Telephone Poll:

Chairman Speirs referred to a memorandum from Administrative Assistant Deanna Berglund dated October 6, 2006 reporting the results of the telephone vote conducted on Thursday, September 14, 2006 to consider approval of the HP operating and bonded account vouchers from the meeting on Wednesday, September 13, 2006. Vouchers totaling $125,686.71 from the HP operating account and $1,369.00 from the HP bonded account were approved by a vote of 6-0 with the following commissioners voting AYE: Derosier, Feterl, Olsen, Olson, Speirs, and Steinlicht.

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

Breast Cancer Awareness Banner, Lead-Deadwood Hospital, FYI

A memorandum from Building Inspector Keith Umenthum dated October 3, 2006 was presented to the commission for information only regarding placement of a banner during the month of October for Breast Cancer Awareness at the Northern Hills General Hospital.

Deadwood Water Tank Painting & Signage
As there was no documentation in the commission packet regarding this item, Public Works Director Jim Raysor was called into the commission meeting.

Mr. Raysor explained that the proposal includes painting the McGovern Hill water tank "Deadwood green" in color. He is proposing signage on the side of the water tank to include the word "Deadwood" and the date "1876", separated by a line and

gold in color. The commission questioned the size of the proposed letters and font style and asked Mr. Raysor to come forward with a formal request. It was moved by Mr. Steinlicht, seconded by Ms. Feterl and carried unanimously to continue the Deadwood Water Tank Painting and Signage project pending receipt of a formal request from the Public Works Director.

11 Charles – Sandwich Board Sign – Pizza Hut, 11 Charles Street

A memorandum from Building Inspector Keith Umenthum dated October 6, 2006 was included in the commission packet. Mr. Umenthum reported that the proposed wooden sandwich board sign is to be placed adjacent to the fire hydrant shown in the photograph accompanying the memo. He stated the section of the existing sign ordinance that addresses this type of sign, Section 15.32.130 - #20, needs clarification and Chairman Speirs reported the signage subcommittee is currently in the process of reviewing the sign ordinance. The commission has approved similar signs for the Deadwood Gulch Saloon and Tin Lizzie's.

Discussion commenced regarding other forms of signage that Pizza Hut has used from time to time without prior approval. It was moved by Mr. Derosier, seconded by Ms. Feterl and carried unanimously to adopt a resolution to deny the Sign Permit Application for a sandwich board sign at 11 Charles as requested by Pizza Hut.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

2 Dunlap – Privacy Fence – Rex and Sue Asselin

The commission referred to the following staff report:

AMENDED STAFF REPORT

Case No. 06098 *October 6, 2006*
Address: 2 Dunlap

The applicant requests Project Approval to build a privacy fence at 2 Dunlap, a contributing structure located in the Large's Flat Historic Overlay Zone of the City of Deadwood.

Applicant: Rex & Sue Asselin
Owner: Rex & Sue Asselin
Constructed: 1936

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:*** *There was a building contributing to the Deadwood National Historic Landmark District. It was significant for its historic association with early twentieth-century economic activity in the City of Deadwood. It is has been replaced with a modern townhouse complex.*

2. ***Architectural design of the resource and proposed alterations:*** *The applicant proposes to build a wood privacy fence six-foot in height around grassy area on side of building by street and driveway.*

Attachments: *No*

Plans: *No*

Photos: *Yes*

Recommended Decision: The proposed work may 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. He asked the commission to disregard the historical significance section of the staff report as an apartment complex has replaced the home that apparently existed when the architectural survey was completed. He and Building Inspector Keith Umenthum conducted a site visit today to alleviate concerns with the potential for "blind spots" that might be created to the general public with the installation of a proposed six-foot privacy fence and its visual appearance at this location.

Mr. Steinlicht questioned the need for the privacy fence at this location. Mr. Kuchenbecker stated he is uncertain of the exact location of the proposed fence and agreed to meet with the property owner. It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to continue the Application for Project Approval for construction of a privacy fence at 2 Dunlap, a non-contributing structure located in the Large's Flat Historic Overlay Zone of the City of Deadwood, as proposed by Rex and Sue Asselin, the applicants and property owners, and to authorize staff to meet with the property owners to request a site plan which shall indicate the location of the proposed fence.

250 Main Street – Parking Garage – Mike Gustafson
The commission referred to the following staff report:

STAFF REPORT

Case No. 06099 *October 6, 2006*
Address: 250 Main Street

The applicant requests Project Approval to build at parking structure at 250 Main Street in the Fountain City Historic Overlay Zone in the City of Deadwood.

Applicant: First Gold
Owner: Mike Gustafson
Constructed: N/A

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*** *property is listed as a contributing resource in the Deadwood National Historic Landmark District; however, there have been numerous changes since the 1993 survey.*
2. ***Architectural design of the resource and proposed alterations:*** *The applicant proposes to construct a parking garage at the rear of the property up the gulch.*

Attachments: *Yes.*

Plans: *Yes.*

Photo: *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.*

Should HPC authorize the issuance of this Project Approval a preliminary archeological survey of this property may be warranted. Perhaps in the form of a trench to determine any activity but would yield to the recommendation of a professional archeologist.

Brad Hemmah, representing Mike Gustafson and First Gold Hotel and Gaming and Wayne Lund from Lund Associates, presented a request for Project Approval for construction of a parking garage at 250 Main which will alleviate some of the

parking problems for the hotel. The parking garage consists of two stories in addition to ground level parking, will accommodate ninety-two (92) vehicles and will provide a sheltered parking area for their guests.

The commission referred to an initial rendering of the proposed parking garage. The height of the proposed facility measures twenty-nine feet (29') feet to its highest point, equivalent to the height of the second floor of the existing hotel. A concrete wall, three feet (3') high, topped by rod iron fencing will encompass the uppermost level so parked vehicles will not be visible from the ground.

Mr. Kuchenbecker questioned how much of the parking ramp is on virgin soil to which Mr. Lund responded "all of it". Chairman Speirs stated parking issues should have been addressed with Planning and Zoning at the time the casino addition and hotel expansion projects were proposed. Mr. Lund explained that the developer did in fact meet the parking requirements defined by ordinance, but in reality, on-site parking is inadequate. Ms. Feterl agreed that the issue of parking was addressed at that time, and the project met the requirements of the parking ordinance.

Chairman Speirs questioned whether this is "proper infill" for the property. Mr. Hemmah stated the property owner feels the proposal makes very good use of the property.

There was discussion regarding a master plan for the property. Mr. Lund stated "if you know Mike Gustafson, the master plan changes monthly". According to Mr. Hemmah, Mr. Gustafson is "considering possibly another hotel at some point" and now seems to be the right time to relocate the utility infrastructure on the property to accommodate further development.

The commission referred to the rendering indicated the dimensions of the ground floor as 121'-0" x 78'-6"; the dimensions of the second floor as 121'-0" x 100'-6"; and, 191'-4" x 100'-6" for the top story. Mr. Lund talked about having been involved in several projects and studies in the core district, and the effort made to design new structures that are compatible with existing buildings. He stated the "old Terrace Hotel really is still sitting there" with additions having been constructed to the rear and end of that original building. The exterior of the proposed parking ramp is neutral in color using the same materials from the hotel with the old Deadwood façade in front of it.

Chairman Speirs asked if the façade could be moved. Mr. Lund explained that the acquisition of the façade came after the project plan for the hotel expansion was approved by the city. That initial plan included construction of an eight-foot (8') ready rock, cream colored retaining wall to conceal the electrical service components. That approved design is in the project file. When the façade was sold to Mr. Gustafson, it was used to conceal the large electrical service boxes on the property. Responding to a question by Ms. Feterl, the existing parking spaces along the front of the façade will remain even if the parking ramp is constructed.

Ms. Oberlander expressed concern with the size and the scale of the proposed parking garage more so than the design or the color. She personally sees nothing of the old Terrace Hotel and feels "this is huge" compared to what was there. Mr. Hemmah stated the old Terrace Motel was a noncontributing building and "nonsignificant". Ms. Oberlander reiterated her opinion that in terms of scale "you've gone way above and beyond what was there".

Responding to a question by Ms. Feterl, Mr. Kuchenbecker stated the property is not located within in the core district but it is within one of the thirteen historic overlay zones. Mr. Derosier agreed with Ms. Oberlander's concern regarding the size and scale of the proposed building. However, considering the number of vehicles parked at the football field at the present time which serves as temporary employee parking during the construction phase, and considering the possibility of fewer public parking spaces in the lower main street lot, he sees this proposed project as providing much needed parking and feels it "blends in ok".

Mr. Hemmah responded to a question by Chairman Speirs regarding whether consideration had been given to a two-story parking structure. The property owner is trying to accommodate as many cars as possible to "help alleviate the number one problem we hear about in Deadwood". The intent is to maximize the use of the property for the guests they bring into Deadwood.

Mr. Steinlicht asked if they anticipate no longer using the football field for employee parking. Mr. Hemmah explained that was a temporary arrangement negotiated with the parking and transportation committee for parking during the construction phase. They are trying to be reliant on their own property.

Chairman Speirs again referred to the façade and feels the site rendering shows "there is just too much going on in a very strange way". Mr. Kuchenbecker stated his staff report indicates the proposed parking garage "may have an adverse effect" however, many significant changes have already taken place in that area. He agreed that placement of the façade in front of the parking garage is "visually challenging" and requested other alternatives. Mr. Lund distributed an additional rendering using brick and the same darker tan colors used on the hotel, which he felt might make it more visually acceptable. Commissioners Derosier, Steinlicht Feterl, Oberlander and Olsen spoke in favor of the second rendering. Chairman Speirs requested a rendering with the façade eliminated. Mr. Lund and Mr. Hamma were asked to meet with Mr. Kuchenbecker to develop alternatives to the proposed design. It was moved by Ms. Oberlander and seconded by Mr. Olsen to continue the Application for Project Approval to build a parking structure at 250 Main Street to the meeting scheduled for Wednesday, October 25, 2006, and requested a revised rendering to include the brickwork and to remove the façade. Mr. Lund stated the developer would like to include commence with the parking garage project within the scope of the existing construction contract and to avoid any delay in opening the expanded hotel. Ms. Feterl stated that she does not want cars parked on the third story to be visible from the ground. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

There was further discussion the façade. Mr. Kuchenbecker agreed to have the revised renderings distributed to the commission via e-mail as soon as possible, preferably within the next few days. Mr. Lund requested feedback from the commission as soon as possible.

50 Van Buren – Small Balcony – Dan and Trisha Roe
The commission referred to the following staff report:

STAFF REPORT

Case No. 06100 *October 6, 2006*
Address: 50 Van Buren

The applicant requests Project Approval to build a small balcony at 50 Van Buren, a contributing structure located in the Ingleside Historic Overlay Zone of the City of Deadwood.

Applicant: Dan and Trisha Roe
Owner: Dan and Trisha Roe
Constructed: 1879

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, built in 1879 for A.W. Hastie, 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 build a small balcony off of master bedroom (second floor). This would be only emergency escape from top level of the home.*

Attachments: *Yes*

Plans: *No*

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.*

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

Responding to a question by Chairman Speirs, Mr. Kuchenbecker stated the balcony would be visible from the street. A photograph of a Victorian home was provided by Trisha Roe, to provide an example of what they are requesting, however, there is no evidence of there having been a balcony on this particular home at any time. The dimensions of the proposed balcony were not submitted. It was moved by Ms. Oberlander, seconded by Ms. Feterl and carried unanimously to continue the Application for Project Approval to build a small balcony at 50 Van Buren, pending receipt of more detailed project plans.

Williams – Cabin – Robert Williams
The commission referred to the following staff report:

STAFF REPORT

Case No. 06101 *October 6, 2006*
Address: Williams Street

The applicant requests Project Approval to build a new residence near Williams Street located in the Fountain City Historic Overlay Zone of the City of Deadwood.

Applicant: Robert Williams
Owner: David Brenner
Constructed: N/A

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:*** *There appears to have been some structures in the locale of the proposed structure, however, it is unknown rather there are any archeological features at this time.*

2. ***Architectural design of the resource and proposed alterations:*** *The applicant proposes to build a cabin style residential home with 2x6 frame construction over a concrete basement and single car garage. Exterior finish is proposed with lap siding and shingle roof. Exterior colors and material used will be based on HPC requirements. The applicant has a complete set of construction blueprints and materials list.*

Attachments: *Yes*

Plans: *limited*

Photos: *No*

Recommended Decision: *Staff has not had an opportunity to view a complete set of plans including the site plan to determine the location on the lot. This may have an impact on any archeological features which may be on the site; however, staff has not had the opportunity to walk the site at this time. Furthermore, access to this property is unclear and is being reviewed with Planning & Zoning Director.*

Staff would like to review a complete set of plans prior to making a determination rather the proposed structure will have an adverse effect on the historic character of the Deadwood National Landmark Historic District.

David Brenner, joint owner of the property with Robert Williams, presented a request to build a new residence near Williams Street. He is proposing to build a cabin style residential home at this location.

Chairman Speirs stated that this neighborhood consists primarily of contributing structures. Mr. Brenner has not received a copy of the residential design guidelines for new construction. Mr. Kuchenbecker agreed to meet with Mr. Brenner to discuss more traditional looking home designs and to assist with site plan preparation, if necessary. It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to continue the Application for Project Approval for construction of a new residence near Williams Street, pending receipt of a site plan following review of the residential design guidelines for new construction with the Historic Preservation Officer.

Broadway – Install Ramp – Tim Conrad

The commission referred to the following staff report:

STAFF REPORT

Case No. 06102 *October 6, 2006*
Address: Broadway

The applicant requests Project Approval to build a ramp at Broadway located in the Forest Hill Historic Overlay Zone of the City of Deadwood.

Applicant: Tim Conrad
Owner: CAI
Constructed: N/A

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 property is in the Deadwood National Historic Landmark District and was a grocery warehouse for several decades. All that remains are the stone retaining walls. (See Sanborn maps)*

2. ***Architectural design of the resource and proposed alterations:*** *The applicant proposes to construct a ramp to access property for parking.*

Attachments: *Yes*

Plans: *limited*

Photos: *Yes*

Recommended Decision: *The proposed work may have an adverse effect on the historic character of the Deadwood National Landmark Historic District. Staff would recommend recordation and archeological monitoring during excavation.*

Tim Conrad requested to construct a ramp (driveway) for parking to be use by himself and the adjacent property owner, Ron Wheeler. The property in question is located "in the alley right behind the Gold Dust". Chairman Speirs requested the opportunity to conduct a site visit. Mr. Kuchenbecker sketched the proposed project on the white board in the meeting room and explained that the applicant is proposing to "cut in a ramp" so they can park a car on the property.

Mr. Kuchenbecker referred to a stone retaining wall surrounding the property. He recommends recordation prior to commencing with the project and archeological monitoring during the excavation. Mr. Conrad will obtain from staff a listing of qualified professionals to conduct the onsite archeological monitoring.

On a separate matter, the property owner was asked to provide a sketch of a proposed deck and meet with Mr. Kuchenbecker.

It was moved by Mr. Olsen and seconded by Mr. Steinlicht to adopt a resolution to approve the Application for Project Approval to construct a driveway on Broadway, Lots 16, 17, 18, Block 1, Deadwood, located in the Forest Hill Historic Overlay Zone of the City of Deadwood, as proposed by Tim Conrad, the applicant and property owner with the following stipulations: 1) receipt of appropriate recordation prior to commencing with the project and 2) an archeologist shall be onsite during the excavation. Ms. Feterl reiterated Mr. Conrad's responsibility with regard to recordation and receipt of a written report from the archeologist for the record. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

25 Denver – Siding & Facia – Felece Marks
The commission referred to the following staff report:

STAFF REPORT

Case No. 06103
Address: 25 Denver Avenue *October 6, 2006*

The applicant requests Project Approval for changes of siding materials previously approved at 25 Denver, a contributing structure located in the City Creek Historic Overlay Zone of the City of Deadwood.

Applicant:	*Felece Marks*
Owner:	*Felece Marks*
Constructed:	*1900 – Contributing*
Planning Unit:	*Eight 8A – City Creek*

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVAL

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

General Factors:

1. ***Historic significance of the resource:*** *This building is a contributing resource in the Deadwood National Historic Landmark District. It was built in 1900. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-Gable plan, occasionally featured limited Queen Anne detailing.*

2. ***Architectural design of the resource and proposed alterations:*** *The applicant is requesting approval for siding and facia changes from original application. In lieu of horizontal lap siding, applicant proposes to side with board & batten siding which is evident as the original siding.*

3. ***Attachments:*** *Enclosed*

4. ***Photos:*** *Yes*

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

Bob McNeill, the contractor on the project presented a request to approve changes for the siding, facia and soffit from the original application previously approved by the commission. When the existing siding was removed, twelve-inch (12") vertical board and batten siding was exposed throughout. The homeowner proposes to install similar siding up to a horizontal board at the eave elevation with the gable ends sided with horizontal cedar lap siding with a 4¾" exposure. Ms. Feterl questioned the colors proposed. Mr. McNeill requested permission to use a synthetic product made by a company called Miratec, which is available in twelve-inch (12") widths. Mr. McNeill referred to the facia board. The property owner is proposing to replace the facia with a taller facia board and a stepped facia board.

It was moved by Ms. Feterl, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to approve the Application for Project Approval which includes the following changes in the previously approved project at 25 Denver, a contributing structure located in the City Creek Historic Overlay Zone of the City of Deadwood, as proposed by Felece Marks, the applicant and property owner: to approve the installation of board and batten siding materials and stepped facia as presented today.

2007 South Dakota Festival of Books

Library Director Jeannette Lundquist presented a request on behalf of the South Dakota Humanities Council to conduct the South Dakota Festival of the Books in Deadwood in 2007. She requested financial support in the amount of $10,000 from the Deadwood Historic Preservation Commission for the event. Just earlier this evening, the city commission approved $10,000 from the City of Deadwood for the event. Mr. Kuchenbecker agreed to review the status of the current year budget with the City Finance Officer.

It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to continue the discussion regarding the request from the South Dakota Humanities Council for a financial commitment for historic preservation funding in the amount of $10,000 for the 2007 Festival of the Books pending a financial status report from staff.

Remote Sensing Work

Mr. Kuchenbecker referred the commission to a contract distributed via e-mail and drafted by City Attorney John Frederickson for the remote sensing at Mt. Moriah and St. Ambrose Cemeteries. Dr. Ken Kvamme, Professor of Anthropology at the University of Arkansas, and remote sensing expert, will conduct the investigations with nine graduate students and personnel from the State Archeology and Research Center (SARC). The work is scheduled to be completed October 11-15, 2006. A memorandum from Mr. Kuchenbecker dated October 6, 2006 regarding this project was included in the commission packet for information only. He encouraged members of the commission to observe the work if their schedules allow.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

None.

OLD BUSINESS:

420 Cliff – Carport – Jim Tautkus

Mr. Kuchenbecker updated the commission on recent discussions that he and City Attorney John Frederickson have had with Jim Tautkus. No formal reapplication has been received at this time.

Restoration of the house at 185 Cliff Street - FYI

A memorandum from Building Inspector Keith Umenthum dated October 4, 2006 regarding the restoration of the house at 185 Cliff Street was distributed in the commission packet for information only.

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 Ms. Feterl, seconded by Ms. Oberlander, and carried unanimously to adopt a resolution to approve the historic preservation revolving loan fund cash disbursements journal totaling $32,458.39 to the following: Felece Marks, $8,954.00; Felece Marks, $4,773.38; Felece Marks, $11,226.61; Gerving Construction, $7,416.40; Lawrence County Register of Deeds, $44.00; NHS of the Black Hills, $44.00 as presented.

The loan delinquency report consists of The Gillmore and Greg Bricher. Mr. Bricher's loan is up for renewal.

Additional Loan Financing – Rebecca Sullivan – 26 Washington
Ms. McCracken reported that the neighbor's sewer line is under Rebecca's house and it is leaking. Additional funds are needed to dig up the sewer line and repair the leak. The roof on a small addition on the rear of the home has been leaking and needs to be replaced.

Mayor Toscana initiated discussion regarding which party is responsible for the sewer line portion of the project. Further research will be conducted regarding this matter. It was moved by Mr. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve additional zero percent (0%) life safety loan financing in the amount of $3,500 to Rebecca Sullivan, 26 Washington, with the following stipulations: 1) all work completed must be reviewed and approved by the Historic Preservation Officer and City Building Inspector.

Loan Extension – Scott Oechsner – 47 Centennial
Ms. McCracken reported that two construction loans have been issued to Scott Oeschsner. The loan committee is requesting that the first loan, issued in October 2005, be extended so that it and the loan approved in October 2006 have the same maturity date. It was moved by Ms. Oberlander, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve extending the 2005 note for Scott Oechsner, 47 Centennial, as presented.

Draft Policies and Procedures for a New Loan Fund - FYI
Ms. McCracken referred the commission to the first draft of policies and procedures for establishment of a new loan fund. The objective of this loan fund is to provide for the planning, preparation and restoration of homes that will provide homeownership opportunities within the Deadwood city limits for the families working within the community and have a direct and material benefit on its historic qualities.

ITEMS FROM CITIZENS NOT ON THE AGENDA:

None.

COMMITTEE REPORTS:

Advocacy: *Commission representatives: Ronda Feterl (chair), Mike Olsen and Willie Steinlicht.*
No report was given.

Archeology: *Commission representatives: Darin Derosier (chair), Mike Olsen and Willie Steinlicht.*
No report was given.

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.*
Mr. Kuchenbecker reminded the commission of the remote sensing work to be completed October 11-15, 2006 at Mt. Moriah and St. Ambrose Cemeteries.

GIS: *Commission representatives: Mary Ann Oberlander and Steve Olson (chair).*
No report was given although this subcommittee does need to meet soon.

Grants: *Commission representatives: Ronda Feterl, Mary Ann Oberlander (chair) and Willie Steinlicht.*
No report was given although this subcommittee does need to meet soon.

Homestake Archives: *Commission representatives: Ronda Feterl (chair) and Mike Olsen.*
Ms. Feterl reported that this subcommittee met again this morning. The most recent proposal includes a "very favorable number" and the future looks good.

Loans: *Commission representatives: Darin Derosier, Ronda Feterl and Willie Steinlicht (chair).*
Mr. Steinlicht reported that this subcommittee met this morning.

Policies & Procedures: *Commission representatives: Mike Olsen, Steve Olson, Rose Speirs (chair).*
Chairman Speirs reported that the subcommittee meeting has been rescheduled to October 18th, at 4:30 p.m..

Signage: *Commission representatives: Darin Derosier, Rose Speirs and Willie Steinlicht (chair).*
Mr. Steinlicht reported that this subcommittee has been meeting, with Building Inspector Keith Umenthum also present, to discuss signage related issues. Enforcement on weekends continues to be a problem and Mayor Toscana has suggested seeking assistance from the ordinance officers. Ms. Feterl stated that Pizza Hut continues to place signage on parked cars. Mr. Umenthum has driven by several times but has never timed it right.

The subcommittee will meet next Wednesday morning at 8 a.m. at the Silverado.

Recognition: *Commission representatives: Ronda Feterl and Mary Ann Oberlander (chair).*
No report was given although this subcommittee does need to meet soon.

Representative to Adams Museum: *Commission representative: Rose Speirs.*
Chairman Speirs announced a meeting scheduled for next Tuesday, October 17, 2006 at 4:30 p.m.

Representative to Chamber: *Commission representatives: Darin Derosier (chair) and Willie Steinlicht.*
Mr. Derosier referred to Mr. Kuchenbecker for the following report. The chamber is currently considering an opportunity to receive up to one half million dollars from the state of South Dakota for a history-related marketing campaign.

Representative to Days of '76 Board: *Commission representative: Steve Olson.*
No report was given, as Mr. Olson was not present.

Representative to NHS: *Commission representative: Willie Steinlicht.*
There will be a NHS staff retreat on Friday, October 13th at the Homestake Mansion.

Representative to Planning & Zoning: *Commission representative: Mike Olsen.*
Mr. Olsen reported that the Planning & Zoning Commission recently approved a zoning change for Bank Lot 2, which is the Engine House property. The property has been rezoned from public use to C-E – Commerical Enterprise which is commercial nongaming with the stipulation that it be replatted so the city can retain ownership of the parking spaces to the north of the building.

The commission also approved a replatting of the Franklin Hotel. The property previously consisted of seven full lots and portions of four others. The Franklin Hotel now sits on one lot.

OTHER BUSINESS:

Chairman Speirs referred the commission to a letter dated October 3, 2006 from Edith C. Wong.

Mr. Kuchenbecker distributed copies of a stereotype of a Chinese burial in action at Mt. Moriah for our records.

Mr. Kuchenbecker reported that he is working on a project which involves possibly rebuilding the Chinese burner that once existed at the cemetery using the bricks salvaged from the demolition of the Wing Tsue building last December. The owners of the property understand the City is interested in the bricks should the project move forward and have agreed to set those aside for the time being.

Ms. Feterl requested an update regarding the Mickelson Trail Grant. Mr. Kuchenbecker stated that the city, through the parking and transportation department, just entered into an agreement with an engineer to do the engineering phase of this project. The project includes the rehabilitation of the Charles Street Bridge, the addition of another pedestrian bridge by the Super 8, and installation of ninety-five (95) street lights. The total estimated project cost is approximately $495,000 funded on an 82/18 match. The city's portion of the project which totals approximately $124,000 is under discussion, but will most likely be funded by the parking and transportation budget. At this time, Mayor Toscana explained that the project did not come before the historic preservation commission as it was determined the project was probably not an appropriate expenditure of HP funds.

EXECUTIVE SESSION:

The Commission went into executive session to discuss legal matters with potential action to be taken thereafter.

ACTION TO BE TAKEN FOLLOWING EXECUTIVE SESSION:
The commission reconvened following the executive session to discuss legal matters. It was determined that no formal action was necessary on the matter presented.

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 7:05 p.m.

ATTEST: Willis R. Steinhilt 10/25/06
Vice Chair

Rose Speirs
Chairman
Historic Preservation Commission
Mary Burket, Recording Secretary