

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, December 13, 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, December 13, 2006 at 5:00 p.m. in the Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes – November 21, 2006:

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 Tuesday, November 21, 2006 as presented.

Voucher Approval:

Operating Account:

It was moved by Mr. Steinlicht, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the HP Operating Account in the amount of \$84,770.37.

Bonded Account:

None.

Additions, Deletions and Corrections to the Agenda:

It was moved by Mr. Olson, seconded by Mr. Olson and carried unanimously to approve the following addition to the agenda under New Matters before the Deadwood Historic Preservation Commission: Item (g). Public Works Department, Request to Purchase Historic Street Light Poles; and to approve deleting the following item from the agenda under New Matters before the Deadwood Sign Commission: Item (a) 484 Main Street – Mineral Palace Sign.

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

484 Main Street – Union Palace Sign:

The commission referred to the staff report provided by Building Inspector Keith Umenthum.

Linda Johndreau, representing Conrad's Big "C" Signs, presented a request for installation of a double-faced flag mount medex wood sign for the "Union Palace" at 484 Main Street. The proposed sign measures eighty four inches wide by thirty six inches (84" x 36") high. That does not include the mounting bracket and spacing between the sign and the building itself. A variance would be required for the proposed sign as the existing sign ordinance restricts projecting signs to a maximum length of seventy two (72") inches. Mr. Olson directed a question regarding the language of the existing sign ordinance and Mr. Umenthum explained that the width is measured from the building to the outermost edge of the sign.

Ms. Feterl referred to the photograph attached to the sign permit application and questioned whether additional lighting is proposed to supplement the two (2) existing lights located on the building exterior. Ms. Johndreau could not respond to any questions regarding lighting other than to say the sign itself will not be lit.

Chairman Speirs stated that the property is located within the historic core district. She noted that staff recommends approval of the sign, contingent upon the size being reduced to a width not to exceed seventy two inches (72").

There was discussion regarding the fact that the building is currently unoccupied and has been vacant for quite some time. Mr. Umenthum has not received any definite word from the property owner with regard to an inspection. Mr. Olsen questioned whether the ordinance addresses signage on vacant or non-occupied buildings. It was moved by Mr. Derosier and seconded by Ms. Feterl to adopt a resolution to approve the Sign Permit Application for a projecting sign at the building known as the Deadwood Labor Union at 484 Main Street with the stipulation that the sign be shortened to a width of seventy two inches (72") inches. Ms. Feterl called upon City Attorney John Frederickson with a procedural question. He recommended the sign permit application as presented be denied and that the property owner be asked to resubmit a new application. Ms. Johndrew agreed to attempt to contact the property owner via telephone at this time regarding the request to reduce the size of the sign. Mr. Derosier withdrew the aforementioned motion. It was moved by Mr. Derosier, seconded by Ms. Oberlander and carried unanimously to continue the Sign Permit Application for a projecting sign at the building known as the Deadwood Labor Union at the 484 Main Street pending consultation with the property owner.

8-12 Lee Street – Move Sign – Deadwood Development Co.:

Historic Preservation Officer Kevin Kuchenbecker recommended that this matter be continued until a decision is made on agenda item 5(d) 8-12 Lee Street, Alterations, Deadwood Development Company, which affects the outcome of the sign. It was moved by Mr. Olsen, seconded by Mr. Steinlicht and carried unanimously to continue the Sign Permit Application for relocation of a wall sign previously approved by the commission to a different location on the same side of the building known as "The Gallows" at 12 Lee Street, pending commission action on item 5(d).

27 Deadwood Street – Iron Horse Inn Revision:

Historic Preservation Officer Kevin Kuchenbecker explained that this matter was continued at a previous meeting. The applicant initially requested four signs; the commission rejected the applications for signs #1 and #4. The applicant has since eliminated sign #3, and at this time, is requesting permission to install sign #2. It was moved by Mr. Steinlicht and seconded by Mr. Olsen to adopt a resolution to approve the Sign Permit Application and a variance for height from the maximum height of two feet (2'), for installation of a fourteen (14') square foot vertical wall sign located on the front corner above the basement entrance of the Iron Horse Inn at 27 Deadwood Street. Mr. Olson questioned whether a height of seven feet (7') is really necessary. Mr. Umenthum stated existing ordinance would allow a standard wall sign measuring two feet (2') by twenty five feet (25') or a maximum of fifty (50) square feet, based on the size of the building. This vertical sign measures fourteen (14) square feet. Ms. Feterl referred to the painting on the windows at this location and Mr. Kuchenbecker said that painted windows are considered a sign. Mr. Steinlicht stated the applicant has "done what we've asked them to do". Mr. Olson referred to the vertical sign previously approved with a variance for the rear of the Hickok's building and sees this sign as no different. Mr. Olsen called the question. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

484 Main Street – Union Palace Sign:

Having concluded a telephone conversation with the property owner regarding the Sign Permit Application, Linda Johndreau approached the commission at this time and responded "it's fine". It was moved by Mr. Derosier, seconded Ms. Oberlander to adopt a resolution to approve the Sign Permit Application for a projecting sign at the building known as the Deadwood Labor Union at the 484 Main Street with the stipulation that the width of the sign not exceed seventy two inches (72"). Ms. Johndrew stated that the sign "will also be a little shorter" in height. Mr. Olsen questioned whether approval should be contingent upon occupancy. Building Inspector Keith Umenthum stated that the sign will have to be taken down anyway if the building is not occupied. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

Permission to pay State Preservation \$51,500 (Budgeted Item):

It was moved by Ms. Feterl, seconded by Ms. Oberlander and carried unanimously to adopt a resolution authorizing the expenditure of \$51,500 to the South Dakota State Historical Society, a budgeted item for 2006.

Julius Deetken Collection Acquisition:

City Archivist Mike Runge distributed a revised memorandum regarding the proposed acquisition of the Julius Deetken Collection from Mr. David Rapaport of Palo Alto, California. The Deadwood Historic Preservation Commission Archive's Committee recommends approval of the acquisition of the collection.

In response to a question by Ms. Feterl, Mr. Runge stated the collection consists of approximately two hundred (200) pieces including Mr. Deetken's naturalization papers and an abstract which charts the transfer of the property located 659 Main Street, known as the Julius Deetken building. Mr. Derosier questioned whether there is sufficient funding in the budget for the acquisition. It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the acquisition of the Julius Deetken collection from Mr. David Rapaport, Palo Alto, CA, and an expenditure of \$2,856.58 funded from the partial appraisals and collections line item in the 2006 archives budget.

291 Williams Street – Third Story Deck – Marcia Kautz:

The commission referred to the following staff report:

STAFF REPORT		12/8/2006
Project Approval		
Case # 06121	Project Address: 291 Williams Street	
Site # LA-DW -DW-FH-00041	Deadwood, SD 57732	
Proposed Alterations: The applicant proposes an addition of a third story deck to already existing two deck system now under construction. Deck construction will be the same style and type as existing two lower levels. Applicant also proposes to replace older style 60" windows above deck with new vinyl 60" window/door for access to new deck.		
Owner's Name: KAUTZ, MARCIA B PO BOX 3412 GILLETTE WY 82717	Applicant Name: Lyndon R. Wentz PO Box 3142 Gillette, WY 82717	
Historic Neighborhood: Forest Hill	Construction Date: circa 1895	
Historic Contribution: Non-contributing	Architecture Style:	
	Historic Name:	
Historic Significance: This house has just sustained several alterations including: metal siding; alteration of historic fenestration pattern; all new windows, mostly casement units, and doors; and removal of all the historic door, window and roof trim. Because of these alterations, the house has lost integrity and can not contribute to the Deadwood National Historic Landmark District at this time.		
Miscellaneous History:		
Historic Notes: This historic house has just sustained several alterations including: metal siding; alteration of the historic fenestration pattern; all new windows, mostly casement units, and doors; and removal of all the historic door, window, and roof trim. Because of these alterations, the house has lost integrity and can not contribute to the Deadwood National Historic Landmark District at this time.		
Staff Recommendation: The proposed work and changes will have an adverse effect on the historic character of the Deadwood National Landmark Historic District.		
Staff Notes: Due to the visual presence and scale of the proposed deck of the proposed alterations from Main Street, staff has determined the alterations would have an adverse effect on the historic district; furthermore, the proposed materials of the door and window are inappropriate.		

Lyndon Wentz approached the commission at this time with a request to expand a construction project currently underway. Mr. Wentz is proposing to install a deck on the third story on the rear of the building located at 291 Williams Street, in addition to an existing two deck system currently under construction.

Chairman Speirs referred to the staff report which states that the home has sustained several alterations over the years and asked Mr. Wentz for information regarding the dates those projects were completed. Mr. Wentz stated the property owner acquired the property approximately four years ago and all the alterations were completed prior to that time. He believes the historical assessment completed in 1993 indicates that the steel siding was in place at that time and the windows had been changed out at that time as well.

Mr. Wentz distributed several photographs of the existing property.

Chairman Speirs called upon Historic Preservation Officer Kevin Kuchenbecker for comments. He stated this is a noncontributing structure which has undergone several alterations which has jeopardized the historic character of the house. His concern is the visual appearance from Main Street. The photographs show that the property is clearly visible from Main Street. Mr. Wentz responded to his concerns by describing a plan to install a "white picket handrail on each deck" in addition to installation of white picket fencing material along the retaining wall currently located on the rear of the property. He said the property owner is trying to achieve is a look similar to the existing balcony on the Franklin Hotel or some of the other homes on Williams Street. Mr. Steinlicht questioned if the applicant also proposes to paint the six inch steel poles in place to support the decking.

Mr. Kuchenbecker cited additional concerns regarding some of the materials proposed. Mr. Wentz agreed to work with staff to discuss construction alternatives and amend the application if necessary. It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to continue the Application for Project Approval for exterior alterations to the home located at 291 Williams Street, as requested by Lyndon R. Wentz and Marcia B. Kautz, the applicant and property owner respectively.

8-12 Lee Street – Alterations – Deadwood Development Co.

The commission referred to the following staff report:

***STAFF REPORT
DEADWOOD HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS***

*Case No. 06122
Address: 12 Lee Street*

December 8, 2006

*Applicant: Deadwood Development Co.
Owner: Blake Haverberg
Constructed: 1915 – Contributing
Planning Unit: Unit 4*

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 1915. Horace Clark built most of this building*

in 1915 as a cold storage house for Cudahy Packing Company at a cost of \$15,000.00. In 1919, the Black Hills Mercantile Co., a local wholesale company was formed, with members from Lead, Deadwood, Sturgis, Rapid City and Belle Fourche. They acquired this building, and built an addition in 1925. Their base of operations was moved down the street to the Adams Block in 1950. This building was then converted into a wax museum and theater.

2. Architectural design of the resource and proposed alterations: *The applicant is proposing changes to the previously approved alterations. HPC approved on June 14, 2006 the rebuilding of the north addition (20'x70') of rough sawn pine with galvanized roofing. On the west elevation, facing the 4-lane highway, the non-historic chipboard will be removed and replaced with a rough sawn pine with galvanized roofing. It is to have the appearance of a covered loading dock. The applicant's proposed changes are outlined with the recommended decision portion of this staff report below.*

3. Attachments: *Enclosed*

4. Photos: *Enclosed*

Recommended Decision:

Note: *Staff recommendation from June 14, 2006 is as follows:*

The Chronological History of 8 Lee Street indicates there was a one story, wood-frame addition added to the North elevation. It had a composition roof and an adjoining, one-story, wood frame platform. The John Treber Beer Depot photograph located at 11-13-15 Sherman Street shows a tin roof; therefore, the tin roof may be appropriate in this instance. The proposed project will have no adverse effect on the historic character of the Deadwood National Landmark Historic District or the Deadwood Historic District.

West – 4-Lane Elevation: *(Proposed activity followed by Recommended Decision)*

- 1. Wood deck and railing on the west elevation to enhance the appearance as a railroad delivery warehouse and to provide access to the historic ice house on the upper level.
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.*
- 2. Relocation of the "Gallows" sign to be incorporated into the railing rather than being attached to the building as previously proposed.
The approval of this proposed alteration depends on the action above.*
- 3. Non operational warehouse doors (right and middle) to enhance the appearance as a warehouse storage structure.
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.*
- 4. Operational door (left) can be opened as a window.
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.*
- 5. Lights over the three doors to light for safety purposes over the public sidewalk along the 4 lane.
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.*
- 6. Light over the access door to the ice house.
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.*

South – Lee St. Elevation:

1. *Lighting over all access doors for public safety. Currently there is no lighting on Lee Street other than on the southwest corner (Wooden Nickel side of the road) and the sidewalk is dark. 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.*
2. *Change the existing metal door back to a window to match the window to the right of the main door. The opening was originally a window in the original construction of the building. 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.*

North – Parking Lot Elevation:

1. *Wood railing along the top of the structure to tie into the west elevation. 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.*
2. *Two non operational doors with windows (left two on the drawing) with lights above) 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.*

East – Sherman Street Elevation

1. *Wood railing on north elevation to tie into the overall decking. 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.*

To summarize these remarks, staff has concern over the proposed decking and railing over the additions and the effect on the historic character of the building and district. Otherwise the proposed alterations are fine.

Blake Haverberg, representing Deadwood Development Company, approached the commission at this time. A Certificate of Appropriateness was previously approved for the project at 12 Lee Street; however, in subsequent meetings with the architect, a significant amount of discussion has focused on the historic ice house located on the second floor of the building and different scenarios to ensure public accessibility to the ice house and compliance with the Americans with Disabilities Act (ADA). Mr. Haverberg referred to it as "the last remaining ice house in Deadwood".

The concept of providing access has resulted in design modifications to the project. Architectural renderings of the proposed design were presented to the commission. On Lee Street, an enclosed entrance would lead up to a deck on the roof, with a second exit from the deck down into the center of the building. Mr. Haverberg is proposing to eliminate the pimped roof and replace it with a deck, additional lighting over the windows on the exterior of the building, changes to the exterior doors to include windows, and restoration of several windows original to the building. The interior design plan of the building has been changed to include the construction of a staircase from the basement up; an installation of an elevator to provide access to the basement.

Mr. Olson requested more information to substantiate the need for public access to the ice house. Mr. Haverberg stated the design for "refrigeration, pre-electricity, is pretty unique". Mr. Kuchenbecker described Haverberg's efforts "to provide the public an opportunity to open the door to the ice house and see the design and engineering; see how refrigeration was done just after the turn of the century. Once you open that door, it is like stepping back in time". Mr. Haverberg also reported having found historic documents inside the ice house which he described as probably ten years worth of records from the original business, Black Hills Mercantile, dating back to 1919 to 1923. He has also uncovered a mining claim map which has the Homestake claim and others. The original map has been donated to the city.

Mr. Kuchenbecker offered the following comments and concerns regarding the project. Historic photographs indicate the building has always had a pimped roof. The proposal to alter that and adding a deck and railing is a concern and might have an

adverse affect on the structure. He would like to consider other alternative design solutions. Mr. Haverberg agreed and admitted he is not satisfied with the design of the railing at the present time.

Chairman Speirs called upon City Attorney John Frederickson regarding direction on how to proceed. He recommended the matter be continued, rather than piecemeal the project approval. It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to continue the Application for a Certificate of Appropriateness for alterations to the building located at 8-12 Lee Street, as proposed by Blake Haverberg and Deadwood Development Company, the applicant and property owner respectively, pending further discussions regarding the design of the deck and railing with Historic Preservation Officer Kevin Kuchenbecker. Mr. Kuchenbecker encouraged the commission to take a look at the Martin Mason Building and The Gallows if their schedules allow. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

South Dakota Main Street Meeting:

It was moved by Mr. Olsen, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to authorize Historic Preservation Officer Kevin Kuchenbecker to attend a South Dakota Main Street meeting scheduled for Tuesday, December 19, 2006 in Chamberlain, South Dakota.

Colorado State Preservation Conference:

Chairman Speirs referred the commission to information regarding the Tenth Annual Historic Preservation Conference sponsored by Colorado Preservation, Inc., scheduled for February 7-9, 2007 in Denver, Colorado. The conference is entitled "*Saving Places 2007: Planning, Growth and Preservation*". She has received e-mail correspondence from Mark Wolfe, who served as interim historic preservation officer for the city of Deadwood prior to the hiring of Mr. Kuchenbecker, who is recommending the commission attend this conference. Chairman Speirs has talked informally with the Mayor regarding the conference.

Mr. Kuchenbecker stated that the Colorado conference is one of the top national conferences on preservation. He feels it meets or exceeds the National Trust. He requested permission to attend and encouraged members of the commission to attend as well. He believes there is sufficient funding available in the staff development and training line item and/or the public education line item in the 2007 budget.

Mr. Olson questioned out of state travel restrictions in place for city employees. Chairman Speirs called upon City Commissioner Georgeanne Silvernail for clarification and input. Several members of the commission expressed an interest in attending the conference. City Commissioner Georgeanne Silvernail suggested Planning and Zoning Administrator Bernadette Williams attend the seminar. City Attorney John Frederickson stated a new city attorney will be on board by that time and should attend as well. It was moved by Mr. Olsen, seconded by Mr. Olson and carried unanimously to adopt a resolution recommending the following persons be allowed to attend the Tenth Annual Historic Preservation Conference sponsored by Colorado Preservation, Inc., entitled "*Saving Places 2007: Planning, Growth and Preservation*", scheduled for February 7-9, 2007 in Denver, Colorado: Historic Preservation Officer Kevin Kuchenbecker; Planning & Zoning Administrator Bernadette Williams; the new city attorney; and any interested member of the Historic Preservation Commission. Mr. Kuchenbecker agreed to attach a fiscal note to accompany the request presented to the city commission. Ms. Oberlander noted the deadline for early-bird registration is December 20th, with conference registration costs increasing by \$30 per person thereafter.

Public Works Department, Request to Purchase Light Poles:

Historic Preservation Officer Kevin Kuchenbecker presented a request for permission to purchase three (3) historic street light poles for replacement purposes as needed. It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to authorize staff to purchase three (3) replacement historic street lights at a cost of \$2,239.00 per post for a total of \$6,717.00.

Old Business:

388 Main Street – Deadwood Cottages – Wayne Morris:

Wayne Morris, owner of the Deadwood Cottages, responded to questions by the commission.

Mr. Olsen asked where the bench would be located specifically. Mr. Morris stated the signs "will not be on the easement and will probably be recessed back from my neighbor's property line". He pointed out what he described as a favorable location near where the bench was shown on a photograph. Ms. Feterl asked about the size of the bench and the wording that will be listed.

Historic Preservation Officer Kevin Kuchenbecker reiterated that this particular type of sign is not defined within the existing sign ordinance. Mr. Kuchenbecker called upon city attorney John Frederickson for an opinion on the matter. He was not able to definitively make a determination as to whether the commission has jurisdiction over a request such as this. He feels it appears to be intended as a sign, however, he requested permission to review the sign ordinance definition of a sign.

City Commissioner Georgeann Silvernail recalled a similar request from Cadillac Jack's for signage on benches that were being placed around town. The commission denied that request.

Mr. Morris stated this is the only sign he will have in front of his property. He feels it should be considered landscaping. Chairman Speirs stated the request originally before the commission was for a welcome sign and the bench. Mr. Frederickson requested the photographs from Mr. Morris. It was moved by Mr. Olsen, seconded by Mr. Olson and carried unanimously to continue this matter to afford the city attorney time to review the sign ordinance and make a determination regarding jurisdiction for this type of signage.

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 Disbursements:

It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve the historic preservation revolving loan fund cash disbursements journal totaling \$18,405.48 to the following: Tommy Wentz, \$60.85; Hills Interior, \$7,430.88; Rebecca Sullivan, \$913.75; and, Western Design Construction, \$10,000.00, as presented.

Loan Delinquency Report:

The loan delinquency report consists of The Gillmore and Greg Bricher. Ms. McCracken explained that NHS is having trouble getting in contact with Mr. Bricher and assured the commission this is a construction loan that has matured and just needs to be renewed.

Retaining Wall Disbursements:

None.

Loan Request – 378 Williams - Balkenhol:

It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the loan refinancing for Ferd Balkenhol, 378 Williams, and loan funding in the principal amount of \$22,623.41 at an interest rate of five percent (5%) per annum, as presented.

Loan Request – 140 Sherrman - Conrad:

It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the loan refinancing for Tim and Monica Conrad, 140 Sherman Street, and loan funding in the principal amount of \$44,343.83 at an interest rate of six percent (6%) per annum, as presented.

Draft Proposal for Loan Program:

Ms. McCracken presented draft guidelines for a new revolving loan fund product which would allow a borrower to purchase property in Deadwood, complete necessary repairs and resell the property to a family that is going to occupy the property as their primary residence. It is intended to promote homeownership opportunities for families who live and work in our community.

Chairman Speirs requested that the program guidelines be revised to require the property be owner-occupied for a period of ten years, which is consistent with all the other loan programs. Historic Preservation Office Kevin Kuchenbecker requested that Section V. Program Requirements be revised to state the International Building Code not Uniform Building Code. Mr. Olsen suggested Building Inspector Keith Umenthum be contacted for proper verbiage for information pertaining to building code.

Ms. Feterl called upon Mr. Kuchenbecker for comments. He spoke in support of the program and added some general rules of thought as well. When it comes to preservation of our historic resources, his focus will always be on the building itself, whether or not it is owner occupied. He does not want to see an historic building suffer "because of a technicality" such as restricting assistance to owner-occupied buildings.

Ms. Feterl requested more time to review the program guidelines. She offered additional comments on the high cost of housing in the community and the issue of affordability to first time homebuyers.

City Attorney John Frederickson questioned whether there is a provision within the loan documents to protect homes against waste or demolition by neglect. Ms. McCracken agreed to contact Mr. Frederickson for appropriate language to include in loan documentation.

Mr. Olsen requested the revised loan program guidelines be reviewed by the loan committee prior to consideration by the commission.

ITEMS FROM CITIZENS NOT ON AGENDA:

Cedar Wood Inn, 103 Charles, Sign Alterations

Gordon Mack presented the revised design for the size and style of the lettering on the sign at the Cedar Wood Inn located at 103 Charles Street. It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the signage for the Cedarwood Inn as presented this evening including the proper variance for the proposed sign measuring forty eight inches by seventy three inches (48"x 73") on a boxed-in eight inch metal pole.

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.

Budget: *Commission representatives: Ronda Feterl (chair) and Mike Olsen*
Ms. Feterl reported having been unable to schedule a meeting with City Finance Officer Mary Jo Nelson, however, it appears that historic preservation funds are being spent.

Cemetery: *Commission representatives: Steve Olson (chair), Mary Ann Oberlander and Rose Speirs*
No report was given.

Demolition by Neglect: *Commission representatives: Mike Olsen (chair) Rose Speirs, and Steve Olson*

Mr. Olsen referred the commission to Mr. Kuchenbecker's notes from the committee meetings on November 29th and December 13th. Individual structures to be placed on the "demolition by neglect list" are being reviewed by Building Inspector Keith Umenthum so we can be very specific about the action to be taken.

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

No report was given.

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

Ms. Oberlander reported a meeting will be scheduled soon to hear an update from Mr. Kuchenbecker who has received numerous responses to his letter from recipients of unspent grant funds.

Homestake Archives: *Commission representatives: Ronda Feterl (chair) and Mike Olsen*

No report was given.

Loans: *Commission representatives: Willie Steinlicht (chair), Darin Derosier and Rose Speirs*

Mr. Steinlicht reported that the loan committee met last Thursday and reviewed the policies for the proposed new loan program discussed this evening.

Policies and Procedures: *Commission representatives: Rose Speirs (chair), Mike Olsen and Steve Olson*

No report was given.

Signature: *Commission representatives: Willie Steinlicht (chair), Darin Derosier and Rose Speirs*

No report was given.

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

No report was given.

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

Chairman Speirs reported that she and Mr. Kuchenbecker attended the "annual board meeting" last night for the Adams Museum. There are several events planned at the museum during the month of January. The HARC review completed by Kevin Britz will be reviewed at the next board meeting.

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

Mr. Steinlicht stated that a budget report was heard at a recent meeting of the chamber.

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

Mr. Olson reported that the board of directors met Tuesday morning with a potential source of grant funds. Fundraising efforts continue for the new museum. Construction is tentatively planned to begin in the spring, with construction of an interim facility to replace the existing shop building. This building which will provide storage space and provide work areas for ongoing conservation and preservation of museum items.

Representative to NHS: *Commission representative: Willie Steinlicht*

Mr. Steinlicht reported that NHS recently received a donation in the amount of \$5,000 from Wells Fargo.

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

Mr. Olsen reported on proceedings from recent meetings of the Planning & Zoning Commission including approval of a variance for 12 Ryan Road; the commission recommended approval of TID #8, located above Cadillac Jack's and stretches down toward First Gold, which will allow for development of approximately 140 residences. The developer has agreed to work with city officials to include development of affordable housing. The commission also recommended that the engine house be rezoned

to public use and vacate the plat. It has been difficult to attain a quorum at recent meetings, and the city commission was asked to appoint a fifth member to the Planning & Zoning Commission. The commission asked Bernie Williams to draft rules and regulations for new subdivisions with setback requirements, etc.

OTHER BUSINESS:

Archives Monthly Report:

The monthly report for October 2006 for the Archives Department compiled by City Archivist Mike Runge was distributed in the commission packet for information only.

GIS Monthly Report:

The monthly report for October 2006 for the GIS Department compiled by GIS Coordinator Rob Mattox was distributed in the commission packet for information only.

Chairman Speirs referred the commission to correspondence from Mr. Kuchenbecker regarding the city attorney.

The November edition of the *HistoryLink* newsletter was distributed to the commission.

Mr. Kuchenbecker announced that the City of Deadwood was recently ranked as 7th in the top 10 outstanding western communities in the most recent True West magazine.

Mr. Kuchenbecker announced that he will be meeting with Rose Foscha, archeologist with the State Archeological Research Center tomorrow regarding the existing budget and proposed budget for 2007 in addition to discussing some archeological sites with her for potential recordation.

Mr. Kuchenbecker announced that he will be meeting with a new field representative with the Midwest Office of the National Trust tomorrow.

Mr. Kuchenbecker reported that he should be prepared to present a Request for Proposals (RFP) for the new design guidelines shortly after the first of the year. The guidelines will address the historic overlay zones and new developments.

EXECUTIVE SESSION:

Chairman Speirs announced there will be an executive session to discuss legal matters with possible action to be taken thereafter.

The commission reconvened at approximately 7:40 p.m. following executive session. No further action was taken.

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 7:40 p.m.

ATTEST:

Rose Speirs
Chairman, Historic Preservation Commission
Mary Burket, Recording Secretary