

**CITY OF DEADWOOD**  
**HISTORIC PRESERVATION COMMISSION**

Tuesday, November 22, 2005

**PRESENT HISTORIC PRESERVATION COMMISSION:** Darin Derosier, Dr. Michael Guilbert, Louie Lalonde, Rose Speirs, Willie Steinlicht, Jim Wilson – Historic Preservation Officer.

**ABSENT HISTORIC PRESERVATION COMMISSION:** Mary Ann Oberlander

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Chairman Speirs called the meeting of the Deadwood Historic Preservation Commission to order on Tuesday, November 22, 2005 at 5:15 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

**ADDITIONS, DELETIONS OR CORRECTIONS TO THE AGENDA:**

It was moved by Ms. Lalonde, seconded by Dr. Guilbert and carried unanimously to approve the following addition to the agenda:

Under New Matters before the Deadwood Historic Preservation Commission:

- l) Professional Agreement with a Fire Hall Construction Manager

**REVIEW MINUTES:**

It was moved by Mr. Steinlicht, seconded by Ms. Lalonde and carried unanimously to adopt a resolution approving the minutes of the November 9, 2005 meeting, as presented.

**VOUCHER APPROVAL:**

**Operating Account:**

It was moved by Ms. Lalonde, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution approving the HP Operating Account in the amount of \$24,786.20.

**Bonded Account:**

It was moved by Dr. Guilbert, seconded by Mr. Derosier and carried unanimously to adopt a resolution approving the HP Bonded Account in the amount of \$ 9,728.85.

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

**424 Main, Real Estate Sign**

The commission referred to the following staff report:

**STAFF REPORT**

The applicant requests permission to install the following sign.

Address: 424 Main  
Applicant: Todd Young

*Size:* 4' x 6'

*Location:* Attached to the side of the building.

*Material:* Painted metal.

*Is a variance required?* The sign ordinance in Section 15.32.140. A.1. says: "Temporary, nonilluminated signs indicating the availability for sale, rent or lease of the specific lot, building or portion of a building on which the sign is displayed, provided that such signs do not exceed five square feet in area and four feet in height, and are limited to one such sign per lot, building, dwelling or business are allowed without a permit."

The sign on the side of the building is too large and too high to conform to the ordinance.

Mr. Todd Young apologized for his absence at the commission meeting on November 9<sup>th</sup>. He was unaware of the sign ordinance restrictions and that a variance is required for the sign he installed on the building located at 424 Main. There was discussion regarding receipt of a certified letter sent by Building Inspector Keith Umenthum requesting the sign be removed by Monday, November 21<sup>st</sup>. Mr. Young confirmed that he did claim the certified letter at the post office today.

Mr. Young requested the commission consider granting a variance for the sign on a temporary basis. The sign would be removed immediately upon the sale of the property. He currently has a 90-day listing, but property listings are frequently renewed. Chairman Speirs stated this property is located in the historic district and the sign is too large and too high to conform to the ordinance. Dr. Guilbert asked staff if the commission had previously granted a variance within the historic district. Mr. Wilson responded that in recent memory, the commission has not granted variances within the historic district.

Mr. Wilson responded to a question from Mr. Young regarding the appropriateness of the "Gustafson Builders sign" on the side of Hickok's by explaining the ordinance allows for construction signs during ongoing construction projects. Mr. Young concluded by stating signage is the most effective means of selling commercial real estate.

At this meeting, the commission took no further action.

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

### **Masonic Building, Grant Request**

Commissioner Steinlicht recused himself from the meeting during the time this item was discussed.

Mike Rodman presented a request for grant funds from the Masonic Center Association, which would be used for installation of radiator valves and paving the basement floor. Bids for each aspect of the project were included in the commission packet. The low bid for the installation of the radiator valves is \$5,790 and the group is requesting up to \$27,000 for the basement floor. It was moved by Ms. Lalonde, seconded by Dr. Guilbert and carried with Mr. Steinlicht recused to approve Deadwood Historic Preservation Commission grant funds totaling \$5,790 for installation of radiator valves and grant funds not to exceed \$27,000 for paving the basement floor.

### **874 Main, McCord, Garage Rehabilitation**

The commission referred to the following staff report:

#### **STAFF REPORT**

The applicant requests Project Approval to undertake rehabilitation of the garage at 874 Main in Deadwood.

Applicant: Thomas McCord  
Owner: Thomas McCord  
Constructed: 1935

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

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

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

**1. *Historic significance of the resource:*** This is a contributing building in the Deadwood National Landmark Historic District.

**2. *Architectural design of the resource and proposed alterations:*** The new owner has removed a deteriorated rear lean-to addition. Mr. Umenthum noticed the work happening and informed the owner that a building permit and approval by the Deadwood Historic preservation Commission were necessary before exterior work could be undertaken. The Owner ceased working immediately. As is evident from the photos the rear wall is exposed. The owner wishes to replace the siding on the rear wall with the material (T-111) shown. This is somewhat similar to the historic siding. Staff would suggest that the historic siding could be duplicated on the rear of the building and that duplication of the historic siding is the desirable course of action. Siding should be replaced to match existing.

#### ***Attachments:***

##### ***Photos***

***Recommended Decision:*** Use of siding that matches the existing siding will have no adverse effect on the historic character of the building or the character of the Deadwood National Landmark Historic District. Use of T-111 would have an adverse effect on the building and the Deadwood National Landmark Historic District. The changes will not damage, destroy or encroach upon the character of the Deadwood National Landmark Historic District.

Tom McCord described the proposed garage rehabilitation project. The material on the rear wall of the garage is known as five-inch shiplap. He has been to two local hardware stores and three in Rapid City and shiplap is not available. He requested permission to use T-111 which, he feels, will be similar in appearance to the shiplap. The garage will be painted and have a metal roof.

Chairman Speirs stated the garage, having been constructed in 1935, is a contributing building and she called upon staff for input. Mr. Umenthum described T-111 as "basically plywood" and feels fairly certain that shiplap can be supplied. When Ms. Lalonde specifically asked whether he is satisfied with T-111 as an appropriate substitute, Mr. Wilson responded "no".

Mr. McCord stated the garage is not visible from Highway 14A and described the condition and appearance of a carport adjacent to his property. Chairman Speirs called upon Mr. Umenthum for direction in locating shiplap. Dr. Guilbert suggested Mr. McCord make additional efforts to locate the five inch shiplap siding; if it is cost prohibitive to purchase that type of material, the commission may be willing to reconsider. It was moved by Dr. Guilbert, seconded by Mr. Derosier and carried unanimously to adopt a resolution to table the Application for Project Approval to undertake rehabilitation of the garage at 874 Main, as proposed by the applicant and property owner, Thomas McCord, at this time.

### **890 Main, Byers, Storm Windows and Porch Restoration**

The commission referred to the following staff report:

**STAFF REPORT**

The applicant requests Project Approval to install storm windows and restore a porch railing at 890 Main in Deadwood.

Applicant: Kate Byers  
Owner: Kate Byers  
Constructed: 1895

**CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS**

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

***General Factors:***

***1. Historic significance of the resource:*** This is a contributing building in the Deadwood National Landmark Historic District.

***2. Architectural design of the resource and proposed alterations:*** The owner proposes to install storm windows on the second floor windows. The owner has suggested vinyl storms. The first floor has previously installed aluminum combination storms and screens. Staff would recommend the installation of wooden combination storms and screens on the second floor.

At one time there was a second floor porch railing on top of the first floor porch. The owner would like to install a new railing with spindles replicating those of the first floor railing. This is an appropriate solution

***Attachments:***

***Photos***

***Recommended Decision:*** Use of wooden combination storms and screens on the second floor windows would have no adverse effect on the historic character of the building or the character of the Deadwood National Landmark Historic District. Replication of the porch railing on the second story would have no adverse effect on the building and the Deadwood National Landmark Historic District. The changes will not damage, destroy or encroach upon the character of the Deadwood National Landmark Historic District.

It was moved by Ms. Lalonde and seconded by Mr. Steinlicht to adopt a resolution to approve the Application for Project Approval to install storm windows and restore a porch railing at 890 Main, as proposed by the applicant and property owner, Kate Byers, as presented. Mr. Wilson requested clarification regarding the types of material acceptable for the project. Consistent with the staff report, Ms. Lalonde stipulated installation of wooden combination storms and screens on the second floor and installation of a new railing with spindles replicating those of the first floor railing. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

**270 Main, First Gold, Entrance Canopy**

The commission referred to the following staff report:

**STAFF REPORT**

The applicant requests Project Approval to install an entrance canopy at 270 Main Street.

Applicant: Jerry Anderson  
Owner: First Gold  
Constructed: 1990, 2005

**CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS**

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

*General Factors:*

**1. Historic significance of the resource:** The existing building is not historic and is not a contributing building in the Deadwood National Landmark Historic District.

**2. Architectural design of the resource and proposed alterations:** The owner proposes to install a permanent canopy over the entrance to the new addition to the building. It is appropriately colored and will provide weather protection to patrons of the establishment.

**3. General appearance of the resource:** The canopy will not substantially alter the appearance of the building.

*Attachments:*

*Site Plan*

*Photos*

**Recommended Decision:** This project is located outside of the downtown historic district. The proposed project will have no adverse effect on the Deadwood National Landmark Historic District.

It was moved by Dr. Guilbert, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Application for Project Approval to install an entrance canopy at 270 Main, as proposed by the applicant, Jerry Anderson on behalf of the property owner, First Gold, as presented.

**5 Sampson, Reusaw, Door and Window Changes**

The commission referred to the following staff report:

**STAFF REPORT**

The applicant requests Project Approval to install a window and replace doors at 5 Sampson, Deadwood.

Applicant: Bernie Reusaw  
Owner: Bernie Reusaw  
Constructed: 1932

**CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS**

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

*General Factors:*

**1. Historic significance of the resource:** The building is a non-contributing building in the Deadwood National Landmark Historic District. It has been substantially altered to the point that it is a non-contributing building.

**2. Architectural design of the resource and proposed alterations:** The owner is proposing to install a window in the blank front wall, replace the front door and the side door in the original openings, repair the walk in door near the garage and repair/replace the roof as needed.

**3. General appearance of the resource:** The house has suffered from neglect and is being totally renovated on the interior. The proposed exterior changes will not substantially alter the appearance of the non-historic building.

**Attachments:**

**Photos**

**Recommended Decision:** The proposed changes will have no adverse effect on the building or the Deadwood national Landmark Historic District.

It was moved by Ms. Lalonde, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to approve the Application for Project Approval to install a window in the blank front wall, replace the front door and the side door in the original openings, repair the walk in door near the garage and repair/replace the roof as needed at 5 Sampson, as proposed by the applicant and property owner, Bernie Reausaw, as presented.

### **6 Sampson, Rich, Door/Window Alteration**

The commission referred to the following staff report:

#### **STAFF REPORT**

The applicant requests Project Approval to install a window and replace doors at 6 Sampson, Deadwood.

Applicant: Jerilyn K. Rich  
Owner: Jerilyn K. Rich  
Constructed: 1950

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

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

**General Factors:**

**1. Historic significance of the resource:** The building is a non-contributing building in the Deadwood National Landmark Historic District.

**2. Architectural design of the resource and proposed alterations:** The owner is proposing to replace a window under the deck with an access door to the bottom level of the house.

**3. General appearance of the resource:** The proposed exterior change will not substantially alter the appearance of the non-historic building.

**Attachments:**

**Photos**

**Recommended Decision:** The proposed changes will have no adverse effect on the building or the Deadwood national Landmark Historic District.

It was moved by Mr. Steinlicht, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Application for Project Approval to install a window and replace doors at 6 Sampson, as proposed by the applicant and property owner, Jerilyn K. Rich, as presented.

### **St. Ambrose Cemetery Recordation Proposals**

Copies of five proposals for the recordation of St. Ambrose Cemetery were distributed in the commission packet. Several staff members reviewed the proposals and Mr. Wilson presented the recommendation to accept the proposal from Ferber Engineering Company, Inc. The two lower-cost proposals did not take into consideration the difficulties associated with utilizing a GPS at the cemetery and the potential that they might have utilize other survey techniques in areas where there is overgrowth, etc. It was moved by Dr. Guilbert, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to accept the proposal from Ferber Engineering Company, Inc. for the St. Ambrose Cemetery Recordation project at a cost of \$10,690.

### **Clowser Collection - FYI**

The items that were located at the Bodega have been relocated to the Days of '76 Museum.

### **Neighborhood Signs, Telephone Phone**

Chairman Speirs reported that on Friday, November 18<sup>th</sup>, a telephone poll resulted in six commissioners voting aye, to adopt a resolution to award the bid for Neighborhood Signs to TDG Communications, the lowest responsible bidder meeting specifications.

### **Computer Purchase, Historic Preservation Office**

It was moved by Mr. Steinlicht, seconded by Ms. Lalonde and carried unanimously to adopt a resolution authorizing staff to purchase a new computer for the Historic Preservation Officer at a cost not to exceed \$1,800.

### **Days of '76 Museum Presentation**

The commission heard a presentation from the Days of '76 Museum, Inc. for construction of a 40,000 to 42,000 SF facility and a request for \$6 million in bonded funds to complete the project. Ron Burns, board member and museum and campground manager explained the history of the existing museum facility, which evolved from a pole barn built in the 1970's to house the vehicles used in the annual Days of '76 parade. The collections on display include the carriages, rodeo photographs and artifacts, costumes and the Clowser Collection. The primary need for a new facility is collections care.

Wayne Lund and Mike Gould from Lund Associates LTD presented the proposed schematic design of a new museum facility and schematic site plan for the campground improvements.

Dr. Guilbert referred to the "New Museum Income Projections" section on page eighteen (18) of the proposal, wherein Deadwood HPC is listed as a line item funded in the amount of \$50,000 per year. Mr. Burns explained that represents the historic preservation funds currently allocated for the Clowser Collection and carriage restoration. Ms. Lalonde referred to "Grants" line item of the same report and wondered if those funds were secure. She also expressed concern with the fundraising strategy section of the "Capital Campaign" report where donations of nearly \$2 million are anticipated. Museum consultant Deborah Gangloff stated the grants are not confirmed but she feels very optimistic that those estimates are realistic. Preliminary conversations with several foundations providing grant funds are "very encouraging". Funding that might be approved for the project by the City of Deadwood will be used for matching funds will be a critical factor in leveraging further grant money.

Mr. Burns explained that the committee sought assistance from the South Dakota Small Business Development Center in Rapid City in completing the pro forma income statement and he stated “those income projections are very conservative”.

Planning and Zoning Administrator Bernie Williams mentioned the proximity of the property to the floodplain. Mr. Lund stated his staff has conducted a survey of the site and extensive research regarding the location of the FEMA floodplain boundary across the property. He stated the existing Days of ‘76 Museum facility is actually set a little bit higher on a hill with the entrance coming off the area where the existing football field parking lot is located. The survey concludes that the proposed facility would be located completely out of the floodplain.

Mr. Lund commended the members of the committee for their time and effort on the proposal for construction of a new museum facility. Several members of the commission concurred. The commission requested time to read the report and consult with the city commission regarding uncommitted bonded funds.

**Fire Hall Manager**

Consistent with the action taken by the City Commission, it was moved by Mr. Steinlicht, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to approve Professional Services Agreement Amendment #1 with Thurston Design Group, LLP, for a full-time site observer throughout the construction of the Fire Station Addition.

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

**655 Main, Saloon No. 10 Expansion:**

Commissioner Lalonde recused herself from the meeting during the time this item was discussed.

The commission referred to the following staff report:

**STAFF REPORT**

The applicant requests a Certificate of Appropriateness for the construction of an addition at 655 Main.

Applicant: Saloon No. 10 Inc.  
Owner: Saloon No. 10 Inc.  
Constructed: 1880

**CRITERIA FOR THE ISSUANCE OF CERTIFICATES OF APPROPRIATENESS**

**The Historic District Commission shall use the following criteria in granting or denying a Certificate of Appropriateness:**

***General Factors:***

***1. Historic significance of the resource:*** The building is a contributing building in the Deadwood Downtown Historic District.

***2. Architectural design of the resource and proposed alterations:*** The owner proposes to add a second story addition and a two story rear addition to provide additional restaurant space for the adjoining building. The second story addition will not be visible from Main Street. This has been a determining factor in the review of previous similar proposals. The two story addition on the rear is acceptable if it

is no taller than the adjacent addition the rear of the Saloon No. 10 building and if it is clad in complementary brick. The rear elevation facing Pioneer will be part of a viewscape consisting of a series of relatively complex facades adjoining each other. The rear façade as shown is very simple and will be visually obtrusive. The architect should provide some alternative facades that show comparable complexity to the rest of the buildings, either functionally or decoratively.

**3. General appearance of the resource:** The proposed addition will have no effect on the appearance of Main Street and should enhance the view from Pioneer Way. Rehabilitation of the building will make it more usable and safer by providing long needed structural support and increased fire safety.

**Attachments:**

**Photos**

**Plans**

**Recommended Decision:** The proposed addition will have no adverse effect on the building or on the Deadwood Downtown Historic District or the Deadwood National Landmark Historic District if the recommendations in section 2 are implemented.

Ms. Lalonde, co-owner of the Saloon #10, introduced Robb Schlimgen, architect with Schlimgen Design, who presented schematic designs for the proposed second floor addition over the Prospector Building. The addition will house an expanded restaurant area upstairs and more bar and gaming space in the lower level. Mr. Wilson met Mr. Schlimgen and Ms. Lalonde to ensure that the new addition would not be visible from Main Street. It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Certificate of Appropriateness for construction of an addition at 655 Main, Saloon No. 10, as proposed by the applicant and property owner, Saloon No. 10, Inc., as presented.

**134 Sherman, Keene Partnership, Residing**

The commission referred to the following staff report:

**STAFF REPORT**

The applicant has requested a Certificate of Appropriateness to alter metal siding on the side and rear of building at 134 Sherman Street, Deadwood.

Applicant: Keene Partnership  
Owner: Keene Partnership  
Constructed: 1936/1941

**CRITERIA FOR THE ISSUANCE OF CERTIFICATES OF APPROPRIATENESS**

**The Historic District Commission shall use the following criteria in granting or denying a Certificate of Appropriateness:**

**General Factors:**

**1. Historic significance of the resource:** The building is a contributing building in the Deadwood Downtown Historic District.

**2. Architectural design of the resource and proposed alterations:** The building is presently covered with a variety of metal siding in serious disrepair. Some or all of this siding appears to be original. All of it is vertical in nature with very evident vertical design elements. Replacement of all of the siding with new siding of the same type would preserve the historic character of the building. Attached is a picture of an adjacent building with appropriate metal siding on the rear façade. Replacement metal

siding should be dark red or brown in color. It should be galvanized or have the same vertical appearance as galvanized. While doing the rear of the building appropriate windows and doors should be installed in openings that already exist or existed historically. The existing deteriorated siding is allowing moisture into the building and accentuating freeze thaw cycles and other moisture related deterioration.

#### ***Photos***

***Recommended Decision:*** The proposed siding replacement and rear façade rehabilitation will have no adverse effect on the building and will have no adverse effect on the Deadwood National Landmark District or the Downtown Historic District.

John Keene presented a request to replace the metal siding on the building located at 134 Sherman Street. Mr. Wilson stated this is the original siding and all of it is vertical in nature. Mr. Wilson stated replacement siding should be vertical in design. It was moved by Mr. Steinlicht and seconded by Dr. Guilbert to adopt a resolution to approve the Certificate of Appropriateness to alter metal siding on the rear and side of the building at 134 Sherman Street, proposed by the applicant and property owner, Keene Partnership. There was some confusion regarding which sides of the building would be resided. Mr. Keene requested approval to alter the side (north) and rear of the building, although the work may be completed in phases. Chairman Speirs informed him that Certificates of Appropriateness are valid for one year. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

#### **Deadwood Recreation Center Presentation**

Public Works Director Jim Raysor updated the commission on the rec center expansion project.

The architectural firm of Williams and Associates was retained to complete preliminary architectural, engineering and design cost estimates for expansion of the facility. Because the existing swimming pool is 45 years old and will require extensive rehabilitation, two scenarios were considered and will be presented for public comment. A cost estimate of \$3.5 million has been identified for rehabilitation of the swimming pool in the existing facility; a cost estimate of \$5.3 million has been identified for removal of the existing pool and construction of a new swimming pool in the expanded facility. Regardless of the location of the swimming pool, the existing water purification, filtration and circulation systems and heating equipment are extremely outdated and have been slated for replacement. Additional recommendations include replacement of the heating, ventilation and air conditioning (HVAC) system in the existing facility, repairing walls that have deteriorated due to excessive moisture, and upgrades to the handicap accessible restrooms and lighting system.

Mr. Raysor explained that the improvements required in the existing facility are eligible for historic preservation funding. He requested the commission earmark \$1.5 to \$2 million to complete the enhancements to the existing rec center facility, for a period of one year. If, after one year, the project is not moving forward, those funds can be reallocated. Ms. Lalonde initiated discussion regarding the funding mechanism to complete the expansion project, requiring an additional estimated \$3 million. Mayor Toscana reported that the South Dakota Municipal League is proposing amendments to the bed and booze tax, which, if approved by the legislature, would generate additional funds to be used for bonded projects. Discussion commenced regarding the overall condition of the existing facility. It was moved by Dr. Guilbert, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to allocate historic preservation bonded funds totaling \$2 million for a period of one year for the rec center expansion project.

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

[Ms. Lalonde exited the meeting at this time, 6:30 p.m.]

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

**Retaining Wall Fund Voucher**

None.

**Revolving Loan Fund Disbursements**

It was moved by Mr. Steinlicht, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to approve the historic preservation revolving loan fund cash disbursements journal totaling \$27,708.62 to the following: Air Connections, \$21,045.00; Terry Gregory, \$72.62; Alpha & Omega Enterprises, \$695.90; Terry Gregory, \$193.60; All Seasons Heating and Cooling, \$5,571.00, Lawrence County Register of Deeds, \$44.00 and Lawrence Title, \$86.50, as presented.

**NHS Financial Report**

Ms. McCracken referred the commission to the following financial reports for the month ending October 31, 2005: the HP Revolving Loan Fund Balance Sheet, Statement of Revenues and Expenditures, Deadwood HP Total Loans and Pool Trial Balance.

**Review Loan Delinquency Report**

No changes were reported.

**Loan Servicing Contract:**

Ms. McCracken referred the commission to the "Agreement for Administration of Deadwood Historic Preservation Revolving Loan and Grant Funds" and requested the agreement be renewed for another year. It was moved by Mr. Derosier, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to renew the "Agreement for Administration of Deadwood Historic Preservation Revolving Loan and Grant Funds" for a period of one year.

**628 Main, Fairmont Hotel, Loan, Refinance**

Now being the time for its annual review, it was moved by Mr. Steinlicht, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to renew two loans with the Fairmont Hotel, Inc./Ron Russo, 628 Main: the principle amount of \$225,154 at an interest rate of six percent (6%) and the principle amount of \$70,849, at an interest rate of zero percent (0%), as presented.

**52 Pleasant, VanDerVorst, Refinance**

It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve special needs elderly loan funding in the amount of \$10,000 and life safety loan funding in the amount of \$10,000, both at zero percent (0%) interest, as presented.

**53 Taylor, Lisa Rang, Loan Subordination**

Ms. McCracken provided background information on the personal matter between Lisa Rang and Tommie Derby resulting in the loan subordination request before the commission. It was moved by Dr. Guilbert, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the loan subordination for the remainder of the retaining wall grant for Lisa Rang, 53 Taylor, as presented.

**COMMITTEE REPORTS:**

**Loan:**

No report was given.

**Museum/Homestake Archives:**

Mr. Wilson reported on items discussed at the recent meeting including the Request for Proposals (RFP) for the consultant services for the archives and the job description for the archivist.

**Advocacy/HistoryLink/Public Education:**

Chairman Speirs announced the next *HistoryLink* newsletter will be distributed the end of December.

**Hall of Fame and Recognition:**

Mr. Wilson announced seven (7) of the Hall of Fame recognition plaques are displayed near the entrance to city hall. The remaining five (5) plaques are in production. He hopes to have a reception for family members before Christmas.

**Cemetery:**

There was nothing to report at this time.

**Representative to Chamber of Commerce:**

Mr. Derosier was not able to attend the meeting and, in the absence of Ms. Lalonde, no report was given.

**Representative to NHS:**

Dr. Guilbert reported that discussions continue regarding nonresident property owners. Other items discussed pertained to Christmas festivities.

**Representative to Adams Museum Board:**

Last week, Chairman Speirs attended her first meeting as a representative to the museum board. Items discussed included financial reports and staff increases for 2006.

**Representative to Planning & Zoning:**

There was nothing to report at this time.

**ITEMS FROM CITIZENS NOT ON THE AGENDA:**

**25 Terrace, Vic Utech/George Mitchell, new window and new door**

The commission referred to the following staff report:

**STAFF REPORT**

The applicant requests Project Approval to install a new window and a new door at 25 Terrace.

Applicant: Vic Utech  
Owner: George Mitchell  
Constructed: 1900

**CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS**

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

***General Factors:***

***1. Historic significance of the resource:*** This is a contributing building in the Deadwood National Landmark Historic District.

***2. Architectural design of the resource and proposed alterations:*** The owner proposes to install the front door with an appropriate door to meet code. The existing door and door opening have been so altered as to render them unsafe. The double hung window will be replaced with a similar double hung window in the existing opening and using existing interior and exterior trim.

***Attachments:***

***Photos***

***Recommended Decision:*** The proposed changes will not damage, destroy or encroach upon the character of the historic building or of the Deadwood National Landmark Historic District.

There was brief discussion regarding the exterior door and what it will be made of as this is a contributing building in the Historic District. It was moved by Dr. Guilbert, seconded by Mr. Steinlicht and carried unanimously to approve the Application for Project Approval to install a new window and a new door at 25 Terrace as proposed by the applicant, Vic Utech and property owner, George Mitchell, as presented, with the stipulation that Mr. Wilson approve the design of the door and type of material with which it is constructed, prior to installation.

**OTHER BUSINESS:**

None.

**ADJOURNMENT:**

Hearing no further business to come before the commission at this time and no objections from the commission or the audience, Chairman Speirs adjourned the meeting at 6:45 p.m.

**ATTEST:**

\_\_\_\_\_  
Ms. Rose Speirs  
Chairman  
Historic Preservation Commission  
Mary Burket, Recording Secretary