

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

Wednesday, April 26, 2006

**Present Historic Preservation Commission:** Darin Derosier, Dr. Michael Guilbert, Louie Lalonde, Mary Ann Oberlander, Steve Olson, Rose Speirs and Willie Steinlicht.

**Absent Historic Preservation Commission:** None.

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Chairman Rose Speirs called the meeting of the Deadwood Historic Preservation Commission to order on Wednesday, April 26, 2006 at 5:15 p.m. in the Deadwood City Hall Meeting Room located at 108 Sherman Street, Deadwood, SD 57732.

**Additions, Deletions and Corrections to the Agenda:**

It was moved by Ms. Lalonde, seconded by Mr. Olson and carried unanimously to approve the following addition to the agenda under New Matters before the Deadwood Historic District Commission:

c. Fred Thurston, New front door of Franklin Hotel – Chimney

and to delete the following item from the agenda under New Matters before the Deadwood Historic Preservation Commission:

c. JoAnn Eastman, Arbor Day, Request for \$200

**Review and Approve – April 12, 2006 Minutes**

It was moved by Mr. Steinlicht, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the minutes of the April 12, 2006 meeting, as presented.

**Voucher Approval for Operating Fund:**

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 \$37,366.50, as presented.

**Voucher Approval for Bonded Fund:**

None.

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

**Continued – Mineral Palace signage for addition – 601 Main Street**

The commission referred to the following staff report:

Joni Hamann and Rich Turbiville, representing the Mineral Palace Hotel and Gaming, presented the following requests for signage for the building. Mr. Turbiville stated that a variance is required for each of the proposed signs due to size and location.

List of variances for non-complying signs.

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FRONT: Mineral Palace: square feet, height, location  
Green Front: height, location  
Gem Theater: height, location

Existing Building Side: Green Front: The sign ordinance allows signs above a public entrance.

REAR: Mineral Palace: square feet, height, location  
Green Front: height, location  
Gem Theater: height location

Celebrity Side – Gem Theater: height, location

NOTE:

- The signage proposed is under the maximum of 180 square feet allowed per building side.
- Any additional signage such as shown on the elevation drawing as window signs or a projecting sign is to be approved by Historic Preservation Commission.
- *Fifty (50) square feet is the maximum allowable size for a wall sign.*
- *Maximum height of a wall sign is two (2) feet.*
- *The top of wall signs are to be located no higher than the following:*
  1. *Twenty-five (25) feet above grade.*
  2. *The bottom of the sills of the first level of windows above the first story.*

Mr. Olson stated most of the existing signs throughout the core district downtown are projecting signs rather than wall signs and asked if any consideration had been given to that type of sign versus the flat wall signs. Mr. Turbiville stated there has been and “they still have room for those in our square foot requirements”. Mr. Olson expressed concern with setting precedence should the commission approve a variance for the signs exceeding the maximum vertical dimension allowed by ordinance. He would prefer that the signs be “more conforming in height and type of signs” and more consistent with the existing signs downtown. Mr. Turbiville identified the existing signs on the Comfort Inn, AmericInn and Hampton Inn as similar to those requested. Ms. Hamann and Mr. Turbiville added that there are currently two signs on the existing Mineral Palace property that are larger than the proposed new signage. Ms. Lalonde spoke in favor of the proposed signage considering the height of the building and the overall size of the building.

#### **Sign A: Green Front Theatre, front elevation**

It was moved by Mr. Derosier and seconded by Mr. Steinlicht to adopt a resolution to approve the Sign Permit Application for the Mineral Palace Hotel and Gaming, 601 Main Street, Sign A, Green Front Theater, front elevation, and a variance for height and location to allow a vertical dimension of 2.75 feet and placement of the sign at 40 feet above grade. Mr. Olson requested a description of the material from which the signs will be constructed; Ms. Hamann described them as exactly like those at the Silverado and Cadillac Jack’s. She said that none of the signs are backlit. Ms. Lalonde sought additional information regarding the potential for even more signs for the building as previously mentioned by Mr. Turbiville. Although the specifics have not been finalized, Mr. Turbiville and Ms. Hamann stated they have come nowhere near the overall square footage available to them. Ms. Oberlander stated concern with the fact that a variance is required for every single sign, although the design of the signs seems appropriate. Following a clarification offered by Dr. Guilbert, Mr. Derosier amended the motion to adopt a resolution to approve the Sign Permit Application for the Mineral Palace Hotel and Gaming, 601 Main Street, Sign A, Green Front Theater - front elevation, and a variance for height and location to allow a vertical dimension of 2.75 feet and placement of the sign at 40 feet above grade, due to the scale and design of the building. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

#### **Sign B: Mineral Palace, front elevation**

Mr. Turbiville stated the sign has a vertical dimension of 6 feet x 13 feet, which equates to 78 total square feet. A similar sign is requested for the rear elevation (referred to as Sign G). Mr. Turbiville noted this sign is comparable to the signs already in place at Deadwood's Comfort Inn, Cadillac Jack's, and AmericInn. It was moved by Mr. Olson, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Sign Permit Application for the Mineral Palace Hotel and Gaming, 601 Main Street, Sign B, Mineral Palace – front elevation, and a variance to approve the following: a vertical dimension of 6 feet; a total square footage of the sign of 78 square feet, and placement of the sign at 40 feet above grade, due to the scale and design of the building.

**Sign C: Gem Theater, front elevation**

Mr. Turbiville stated the sign has a vertical dimension of 3 feet x 5.4 feet, which equates to 16.2 total square feet. It was moved by Mr. Steinlicht, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Sign Permit Application for the Mineral Palace Hotel and Gaming, 601 Main Street, Sign C, Gem Theater – front elevation, and a variance to approve the following: a vertical dimension of 5.4 feet and placement of the sign at 40 feet above grade, due to the scale and design of the building.

**Sign D: Gem Theater, right elevation or the Celebrity side of the building**

Mr. Turbiville stated the sign has a vertical dimension of 4.8 feet x 9 feet, which equates to 43.2 total square feet. It was moved by Mr. Olson, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Sign Permit Application for the Mineral Palace Hotel and Gaming, 601 Main Street, Sign D, Gem Theater – right elevation or the Celebrity side of the building, and a variance to approve the following: a vertical dimension of 4.8 feet and placement of the sign at 40 feet above grade, due to the design and scale of the building.

**Sign E: Green Front Theater, left elevation or the existing building side**

Mr. Turbiville stated the sign has a vertical dimension of 2.75 feet x 9 feet, which equates to 24.75 total square feet. The proposed location for this sign is not over an entrance. After questioning the necessity of a sign at this location, it was moved by Mr. Olson, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to deny the Sign Permit Application for the Mineral Palace Hotel and Gaming, 601 Main Street, Sign E, Green Front Theater – left elevation or the existing building side.

**Sign F: Gem Theater, rear elevation**

Mr. Turbiville stated the sign has a vertical dimension of 4.4 feet x 8 feet. Ms. Oberlander corrected the total square footage of the sign, which should be 35.2 square feet. This sign is to be placed over the third floor window however it is still placed over an entrance. It was moved by Mr. Steinlicht, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Sign Permit Application for the Mineral Palace Hotel and Gaming, 601 Main Street, Sign F, Gem Theater – rear elevation, and a variance to approve the following: a vertical dimension of 4.4 feet and placement of the sign at 40 feet above grade, due to the design and scale of the building.

**Sign G: Mineral Palace, rear elevation**

It was moved by Mr. Olson, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Sign Permit Application for the Mineral Palace Hotel and Gaming, 601 Main Street, Sign G, Mineral Palace – rear elevation, and a variance to approve the following: a vertical dimension of 6 feet; a total square footage of the sign of 78 square feet, and placement of the sign at 40 feet above grade, due to the scale and design of the building.

**Sign H: Green Front Theater, rear elevation**

It was moved by Mr. Olson, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Sign Permit Application for the Mineral Palace Hotel and Gaming, 601 Main Street, Sign H, Green Front Theater - rear elevation, and a variance to approve the following: a vertical dimension of 2.75 feet and placement of the sign at 40 feet above grade, due to the scale and design of the building.

**Sign Permit, Goldberg's – 670 Main Street**

The commission referred to the following staff report:

**STAFF REPORT**

April 21, 2006

This sign replaces the Biff Malibu's sign and is in compliance with the sign ordinance.

It was moved by Ms. Lalonde, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Sign Permit Application for Goldberg's, 670 Main Street, as presented.

**Sign Permit – Main Street Espresso/Big Dipper, 652 Main**

The commission referred to the following staff report:

**STAFF REPORT**

Re: Main Street Espresso sign at 652 Main Street.

The building at 652 Main Street contains two (2) businesses. One business, Dakota Gold has fifteen (15) square feet projecting sign. Proposed, is another projecting sign of 21 square feet to be placed on the other side of the entry. A variance is required for this sign because the sign ordinance limits a public entrance to one (1) wall sign and or one (1) projecting sign.

However, in this case, the commission might consider substituting the projecting sign for the available wall sign. The size of this sign requires a variance of eleven (11) square feet. Other existing signage including window signs would need to be removed to comply with the ordinance.

Building Inspector Keith Umentum stated this is an unusual situation with two businesses operating from a building with one public entrance. There was discussion regarding a variance to allow substituting a secondary projecting sign at this location stipulating all other window signs shall be removed. The existing projecting sign for Dakota Gold is 15 square feet.

Dina Flores informed the commission that an additional projecting sign would enhance the visibility of the Main Street Espresso also located at 652 Main Street. She agreed to remove all window signs. She said the projecting sign is similar in color to the project sign for Dakota Gold, constructed of wood, and the signs are the same size. She explained how the signs would be hung. There was discussion regarding the neon ice cream sign currently in the window. Mr. Umentum explained that sign could be relocated in the interior of the building. It was moved by Ms. Lalonde, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Sign Permit Application for Main Street Espresso/Big Dipper, 652 Main Street, and a variance to allow an additional projecting sign measuring 11 square feet, with the following stipulations: 1) all other window signage must be removed; and 2) the neon "ice cream" sign shall be moved back.

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

**Jeremy Banner/Alisha Baudino, RE: Request to demolish shed – 9 Wabash**

The commission referred to the following staff report:

Case No. 06034  
Address: 9 Wabash Avenue

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**DEADWOOD HISTORIC PRESERVATION**  
**PROJECT APPROVAL**

The applicant is requesting a demolition permit due to safety concerns. Keith Umenthum, Deadwood Building Inspector, is in agreement that the shed presents a hazard as it stands.

**Applicant:** Jeremy Bammer and Alisha Baudino

**Owner:** Jeremy Bammer and Alisha Baudino

**Constructed:** 1897-1898

**CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS**

**The Historic District Commission shall use the following criteria in granting or denying an applicant:**

*General Factors:*

1. **Historic significance of the resource and proposed alterations:** This is a contributing resource in the Deadwood Historic District and National Landmark Historic District. The residence and shed are located in Neighborhood 3 – Cleveland.

Architectural design of the resource and proposed alterations:

The owners are proposing to demolish the dilapidated shed since it is uninsurable.

2. **The relationship of the above factors to, and their effect upon the immediate surroundings and upon the District as a whole and its architectural and historical character and integrity.**

The shed at 9 Wabash Avenue is not mentioned as a contributing resource in the survey; however, since it was constructed in 1900, it would be eligible to be considered a contributing structure.

3. **General appearance of the resource:** During a flood, the shed was inundated with water and it contributed to the corrosion and rundown state of the resource.

4. **Condition of the resource:**

It is felt that the current condition of the shed poses a serious and imminent threat to public safety due to its deteriorated condition, and the owners of the shed are requesting the issuance of an emergency demolition permit from the Building Inspector. The shed is a non-habitable building and is uninsurable.

5. **Materials composing the resource:**

The construction method of the shed is wood frame with steel siding and a flat roof made up of corrugated metal.

6. **Size of the resource:** This is a 29'3" x 11'6" one story structure and it sets in the rear yard of 9 Wabash Avenue.

**Attachments:** See Enclosures

**Photos:** See Enclosure

**Recommended Decision:** Due to the declined state of the resource and safety concerns, removal of the resource will have no adverse effect on the historic or architectural character of the Deadwood National Landmark Historic District. The owners are required to record the building prior to demolition. This would include the development of a short history of the building, photographs of the exterior and any significant exterior or interior features and a dimensioned floor plan of the resource.

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It was moved by Mr. Olson, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Application for Project Approval for a demolition permit to remove the shed at 9 Wabash Avenue due to a life safety issues with the following stipulation: 1) the owners are required to record the building prior to demolition to include development of a short history of the building, photographs of the exterior and any significant exterior or interior features and a dimensioned floor plan of the resource.

**James Buttke – 2 John Street – Request for Building Permit for siding**

The commission referred to the following staff report:

Case No. 06035  
Address: 2 John Street

April 20, 2006

**DEADWOOD HISTORIC PRESERVATION  
PROJECT APPROVAL**

The applicant is requesting a building permit for new siding and kitchen cabinets.

**Applicant:** James Buttke  
**Owner:** James Buttke  
**Constructed:** 1954

**CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS**

**The Historic District Commission shall use the following criteria in granting or denying an applicant:**

***General Factors:***

**1. Historic significance of the resource and proposed alterations:** This is a non- contributing resource in the Deadwood Historic District and National Landmark Historic District. The residence is located in Neighborhood 8C – Highland Park.

**2. Architectural design of the resource and proposed alterations:**

This is a modern ranch-style house. The applicant is proposing new cement board, 7” horizontal lap siding. The kitchen cabinets are not reviewed since they are on the interior of the structure.

**3. The relationship of the above factors to, and their effect upon the immediate surroundings and upon the District as a whole and its architectural and historical character and integrity.**

The residence located at 2 John Street is a non-contributing resource. The home is a residential resource and cannot contribute to the Deadwood National Historic Landmark District at this time.

**4. Condition of the resource:**

The residence is in good structural condition.

**Attachments:** See Enclosures

**Photos:** See Enclosure

**Recommended Decision:** The proposed work and changes will not have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District. This means that there will be a discernable effect that will not harm the historic character of the historic district.

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It was moved by Dr. Guilbert, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to approve the Residential Building Permit Application for 2 John Street for the installation of new siding and kitchen cabinets, as proposed by James Buttke, the applicant and property owner, as presented.

**Marsha Morse – 20 Washington**

It was moved by Ms. Oberlander, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Retaining Wall Grant Program Application for 20 Washington, Marsha E. Morse, as presented.

**Grand Opening, Elkhorn Ridge RV Park & Campground**

Chairman Speirs referred the commission to the invitation to the grand opening of the Elkhorn Ridge RV Park and Campground, May 4, 2006 at 1:00 p.m.

**Felece Marks – Sample of roofing for 25 Denver Street**

The commission referred to the following staff report:

*TO: Deadwood Historic Preservation Commission Members*

*I am including a copy of the staff report from the last meeting. At that time, staff recommended a roof with similar material to an asphalt shingle roof. Ms. Marks has sent a sample of the type of roofing for the meeting.*

*Enclosed is a copy of a letter from Kurt von Puttkammer from Von Visions, Park City, Utah regarding a short history on tin roofs and Western mining towns. Rand Williams does have a tin roof and his house is located in the vicinity. Researching tin roofs in this era indicate that most tin roofs were used for commercial type structures. No documentation has been presented that there were tin roofs in the vicinity or that 25 Denver had a tin roof. Reviewing the Stimson photo's of 1909, Keith and I could not find a metal roof in this area. I would defer this decision to Kevin Kuchenbecher, the new historic preservation officer on whether this type of roofing is appropriate on a contributing structure.*

Planning & Zoning Administrator Bernie Williams displayed a sample of the tin roofing material requested by Ms. Marks at the last meeting. She also reported speaking to Steve Rogers, State Historic Officer with the South Dakota State Historical Society, who concurred that this type of material is inappropriate on a contributing residential structure.

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

**Certificate of Appropriateness, Blake Haverberg, Old Town Hall, 12 Lee Street**

The commission referred to the following staff report:

Case No. 06036  
Address: 12 Lee Street

April 21, 2006

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

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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 to repair and replace deteriorating stucco and repaint stucco and trim with colors approved by historic preservation on the south elevation facing Lee Street and the east elevation, facing Sherman Street. On the north elevation, Haverberg is proposing to rebuild the north addition that has been partially removed. The new addition will measure 20'x70'. The addition will be rough sawn pine with historic tin or galvanized roofing. On the west elevation, facing the 4-lane highway, a none historic chipboard will be removed and replaced with a rough sawn pine with historic tin or galvanized roofing. It will have the appearance of a covered loading dock.
3. **Attachments:** Enclosed
4. **Photos:** Enclosed

**Recommended Decision:** 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.

Blake Haverberg presented a detailed description of the proposed renovation of the historic Old Town Hall located at 12 Lee Street.

Responding to a question by Mr. Olson regarding demolition "of a structure on the west side where the chipboard building is", Mr. Haverburg admitted that "what is sitting on top of those footings" would be leveled. Chairman Speirs then noted the moratorium for demolition permits expires May 15<sup>th</sup>.

Mr. Olson commended Mr. Haverberg for the considerable amount of information provided to the commission; however, he requested time to review it. He feels it would be beneficial to obtain input from the historic preservation officer who begins employment May 1<sup>st</sup> regarding the appropriateness of the siding and roofing material proposed. It was moved by Mr. Olson, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to table the Application for a Certificate of Appropriateness for Deadwood Development Company/Blake Haverberg, the applicant and property owner, for the

renovation and construction project proposed at the Old Town Hall, 12 Lee Street, to the meeting on May 10, 2006.

**Jimmy Mattson, 65 – 67 Sherman Street, Sign-paint tables in public right of way**

The commission referred to the following staff report:

Case No. 06037

Address: 65-67 Sherman Street

April 21, 2006

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

Applicant: Jimmy Mattson  
Owner: Danny Gray  
Constructed: 1892-1928/1929  
Planning Unit: Unit 4

**CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS**

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

***General Factors:***

1. **Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It was built between 1892 and 1929. The offices of the local electric light company were located on this site as early as 1892. The original building was constructed in that year, and occupied what is now the right side of the present building. The power plant itself was housed in the rear portion of the building. A creamery occupied the lot next door. The electric company retained ownership of the structures and used it for storage and repair work. They later moved their offices back into the building, and in 1928 they tore down the frame building next door. They built a new structure, remodeling the front of the old building as part of the new construction.
2. **Architectural design of the resource and proposed alterations:** The applicant is proposing to open a coffee shop. He proposes to paint the front door and add a canopy to display the business name. Also, he is requesting permission to place tables and chairs in front of the business so customers can sit outside. Actually, there is a parking lot located to the North and if they wish to place chairs and tables, they could place a few out in that area. Allowing tables and chairs into the public right-of-way (r-o-w) presents an obstacle to the public using the sidewalks. This area is not as busy as the core district; however, I do not know if there is any liability to the city by allowing the chairs and tables in the r-o-w.
3. **Attachments:** Enclosed
4. **Photos:** None

**Recommended Decision:** The color of paint for the door should be approved by the Historic Preservation Officer. The business name of the canopy has been allowed in the past and it must meet the requirements of the sign code. These items will have no adverse effect on the historic character of the Deadwood National Landmark Historic District or the Deadwood Historic District. The setting of the

tables and chairs would not have an adverse effect on the Deadwood National Landmark Historic District or the Deadwood Historic District since they are removable items and do not affect the structures themselves. They could be considered a sign since they would attract attention. In my opinion, it is not a good idea to allow the placement of furniture on the sidewalk in a public r-o-w; it retards freedom of movement and what happens if someone gets hurt in the r-o-w. Possibly the City Commission should address this issue since it is a public r-o-w.

Mr. Steinlicht expressed concern with allowing tables and chairs in front of the business. Chairman Speirs stated similar requests have been denied in the past. Ms. Lalonde stated there is a large area to the north for tables and chairs.

Ms. Lalonde noted the need for more information regarding the color of paint for the door and proposed installation of a canopy displaying the business name. It was moved by Ms. Lalonde, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to deny the request to place tables and chairs in the public right-of-way at 65 and 67 Sherman; and, to table the Application for a Certificate of Appropriateness for changes to the front door and installation of a canopy at 65 and 67 Sherman Street, as proposed by Danny Gray, the applicant and property owner, pending receipt of additional information regarding the color of the canopy and paint.

### **Franklin Hotel - Fred Thurston, New front door and chimney**

Chairman Speirs recused herself from the commission at this time with Vice Chairman Lalonde conducted this portion of the meeting.

Dave Stafford, representing enVision, began his presentation with discussion of the original front doors on the Franklin Hotel. Based on the research completed to date, there is no evidence of what the original doors looked like. In the historic photographs they have examined, the doors are swung wide open to the inside. Therefore, they designed something that seemed to be appropriate to the building. He has located interior doors with floral panel patterns that "pretty much repeat what's gone inside". Lacking any physical evidence to prove it, he said it's a really good guess that there was glass in the doors. The side light panels had glass above. The plans he created for the doors include woodwork "a little bit on the fancy side", keeping with the Victorian style in the hotel and picking up on some of the molding profiles on the inside. They continue working with a glass artist regarding the exact details. He described the locksets proposed which are constructed of modern material but very similar to the thumb latch hardware on the rest of the doors. The exterior doors themselves will be constructed of quarter sewn white oak.

He then referred the entrance doors to Callahan's, where the original doors remain in place today. The doors are a "multi-layer laminate sort of construction". The doors are in terrible condition. He will "attempt to properly resurrect the doors". If the doors have to be reproduced, he will reproduce what is there now. White oak will probably not be used to construct this set of doors. The original doors do not appear to be oak and the woodwork in that side of the building is not white oak. It was not done as expensively as the rest of the building. He also reported that some of the wainscoting around the elevator shaft is pine, not oak.

Ms. Lalonde requested an opinion from Building Inspector Keith Umentum who said the proposed plans seemed appropriate. He said it is rumored that "we may have some old blueprints for the Franklin" and Archivist Mike Runge will provide assistance in that regard. Ms. Lalonde spoke in favor of the work completed to duplicate what existed; however, she questioned whether the design for the proposed front entry doors to the Franklin Hotel was historically appropriate.

Mr. Olson questioned whether having a logo and picture on the front doors is considered signage. Mr. Umentum reported that would count very little toward the total signage allowed. Regarding Callahan's

and the fact that the existing doors appear to be the original doors, Mr. Olson stated the Department of Interior standards highly recommends restoration of the doors if at all possible. If the original doors are not damaged beyond repair, he would like to see them restored. Owning an historic building herself, Ms. Lalonde explained that the framework may not be strong enough or stable enough to support the door itself.

It was moved by Mr. Steinlicht to adopt a resolution to approve the doors as presented and that an effort be made to salvage and restore the original Callahan's doors and that they work closely with the historic preservation officer. Discussion commenced regarding the proposed design of the front door of the Franklin utilizing glass and incorporating the logo and a picture. Mr. Olson suggested consideration of safety issues with installation of an opaque or translucent glass in the doors. Mr. Stafford stated the millwork is his biggest concern right now. Mr. Steinlicht amended the motion, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the millwork and the proposed doors at the Franklin Hotel and restoration of the existing original Callahan's doors as presented, following an opinion by the historic preservation officer regarding the appropriateness of the glazing and restoration of the doors.

Chimney:

Mr. Stafford reminded the commission that the original project plans included construction of a new elevator tower. It has been determined, however, that the existing elevator can be restored to comply with ADA regulations. With the proposed tower removed from the project, a couple metal chimneys and downspouts will be visible. "They are almost but not quite out of site". He presented this report for information only. A later phase of the renovation project includes construction of another addition and those things will not be visible.

At this time, Planning & Zoning Administrator Bernie Williams referred to a letter from Jay D. Vogt, State Historic Preservation Officer with the South Dakota State Historical Society regarding the 20% federal income tax credit for historic preservation of the Franklin Hotel historic interior. She noted the historic commission agreed with Mr. Vogt's encouragement of following the advice and direction of the National Park Service.

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

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 Ms. Lalonde, seconded by Dr. Guilbert and carried unanimously to approve the historic preservation revolving loan fund cash disbursements journal totaling \$144.00 to the following: Lawrence Title, \$144.00 as presented.

**NHS Financial Report**

Ms. McCracken referred the commission to the following financial reports for the month ending April 30, 2006: the HP Revolving Loan Fund Balance Sheet, Statement of Revenues and Expenditures, Deadwood HP Total Loans and Pool Trial Balance.

**Felece Marks, 25 Denver**

It was moved by Ms. Oberlander, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to approve loan financing in the principal amount of \$25,000.00 with an interest rate of five percent (5%), to Felece Marks, 25 Denver, as presented.

**Misty Morse, 20 Washington**

It was moved by Dr. Guilbert, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve loan financing in the principal amount of \$9,900 with an interest rate of five percent (5%), and loan financing in the amount of \$5,100 with an interest rate of zero percent (0%) (life safety), to K. Michael Chaput, 87 Sherman, subject to the following underwriter's recommendations:

- all work completed must be reviewed and approved by the historic preservation officer and the city building inspector;
- title search;
- proof of insurance;
- signed copy of ordinance number 1022-nightly residential rentals;
- post an HP sign on the property during construction; and
- proper maintenance of the property during construction.

**COMMITTEE REPORTS:**

**Loan:**

Chairman Speirs reported the committee met last week.

**Advocacy/HistoryLink/Public Education:**

Nothing to report at this time.

**Hall of Fame and Recognition:**

Nothing to report at this time.

**Museum/Homestake Archives:**

Ms. Lalonde reported the committee met recently and stated things are moving ahead in at a positive rate.

**Representative to Adams Museum Board:**

Chairman Speirs reported the committee met yesterday. The long range plan and budget were reviewed.

**Representative to Chamber of Commerce:**

Nothing to report at this time.

**Representative to NHS:**

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Chairman Speirs suggested historic preservation have a team for Paint the Town this year.

**Representative to Planning & Zoning:**

Planning & Zoning Administrator Bernie Williams announced the meeting will be held tomorrow at 5 p.m.

Ms. Feterl updated the commission on the Days of '76 museum committee. They are in the process of developing a website and moving ahead with development of endowment funds and fundraising efforts.

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

None.

**OTHER BUSINESS:**

None.

**EXECUTIVE SESSION:**

None.

**ADJOURNMENT:**

Hearing no further business to come before the commission at this time and no objections from the commission or the audience, Chairman Speirs adjourned the meeting at 6:50 p.m.

**ATTEST:**

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Rose Speirs  
Chairman  
Historic Preservation Commission  
Mary Burket, Recording Secretary