

Wednesday, May 24, 2006
HPC

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, May 24, 2006

Present Historic Preservation Commission: Darin Derosier, Dr. Michael Guilbert, Louie Lalonde, Mary Ann Oberlander, Steve Olson, Rose Speirs, and Willie Steinlicht. Historic Preservation Officer Kevin Kuchenbecker was also present.

Absent Historic Preservation Commission: None

Chairman Rose Speirs called the meeting of the Deadwood Historic Preservation Commission to order on Wednesday, May 24, 2006 at 5:15 p.m. in the Deadwood City Hall Meeting Room located at 108 Sherman Street, Deadwood, SD 57732.

Review Minutes – May 10, 2006

It was moved by Mr. Steinlicht, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the minutes of the May 10, 2006 meeting, as presented.

Additions, Deletions and Corrections to the Agenda:

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

5-a-1. St. John's Episcopal Church, Request for Grant Funds
thus making the Phase I Database Conversion for Oakridge Cemetery item 5-a-2.

It was moved by Mr. Steinlicht, seconded by Ms. Lalonde and carried unanimously to approve the following addition to the agenda under Items from Citizens Not on the Agenda:

a. Days of '76 Rodeo Grounds

Voucher Approval:

Operating Account:

It was moved by Ms. Lalonde, seconded by Mr. Olson and carried unanimously to adopt a resolution approving the HP Operating Account in the amount of \$25,222.92, as presented.

Bonded Account:

It was moved by Mr. Steinlicht, seconded by Ms. Lalonde and carried unanimously to adopt a resolution approving the HP Bonded Account in the amount of \$22,816.86, as presented.

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

Deadwood Alive Banners – 4 Aces, Silverado and Celebrity

Stan Hope, business manager with Deadwood Alive, requested renewal of the sign permit application for Deadwood Alive for placement of three (3) informational signs announcing live daily performances to be displayed at the Four Aces Casino, Celebrity Hotel and the Silverado from Memorial Day through Labor Day weekend. It was moved by Mr. Steinlicht, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Sign Permit Application submitted by Deadwood Alive for placement of three banners to be displayed in the Four Aces Casino, Celebrity Hotel and the Silverado, as presented.

Hickok's Hotel and Gaming – 8 new signs

Coree Anne Foster, Project Manager with Robert Sharp and Associates presented a request for the installation of eight (8) new signs for Hickok's Hotel and Gaming, 685 Main Street.

Sign #1:

This is a replacement sign to be located in front of the front entrance suspended from the existing awning. Building Inspector Keith Umenthum stated a variance is required because the location of the sign is not near an entrance. The size and height of the sign comply with the ordinance. The sign will be constructed of wood; the letters are high-density polyurethane. It was moved by Mr. Olson, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Sign Permit Application for Sign #1 at Hickok's Hotel and Gaming, 685 Main Street, as proposed by the property owner, Hickok's Inc. as presented, and a variance approving the location.

Sign #2:

This is a new sign to be located above the recessed entry between the Waite Block and Waite Block Annex. It was moved by Mr. Olson, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Sign Permit Application for Sign #2 at Hickok's Hotel and Gaming, 685 Main Street, as proposed by the property owner, Hickok's Inc. as presented.

Sign #3:

This is a new sign to be located above the single door entry on the left side of the building. The design of the hand painted sign has been modified, removing the green border, reducing it in size to comply with the ordinance. It was moved by Ms. Lalonde, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Sign Permit Application for Sign #3 at Hickok's Hotel and Gaming, 685 Main Street, as proposed by the property owner, Hickok's Inc. as presented.

Sign #4:

This is a new sign to be located above the double door entry on the left side of the building. Again, the design of the hand painted sign has been modified, removing the green border, reducing it in size to comply with the ordinance. It was moved by Mr. Olson, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Sign Permit Application for Sign #4 at Hickok's Hotel and Gaming, 685 Main Street, as proposed by the property owner, Hickok's Inc. as presented.

Sign #5:

This is a new sign to be located on the backside of the building facing Deadwood Avenue, painted directly on the brick. A revised design was distributed to the commission. Chairman Speirs explained that the placement of the sign as proposed would require a variance for height. Mr. Kuchenbecker with the concurrence of the commission suggested the sign be redesigned as a vertical sign. It was moved by Mr. Olson, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to table the Sign Permit Application for Sign #5 at this time, for Hickok's Hotel and Gaming, 685 Main Street, at this time, pending review of a revised vertical design.

Sign #6:

This is a new sign to be hand painted on the lower portion of each of the thirteen-(13) windows on the first floor of the building. It was moved by Ms. Lalonde, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Sign Permit Application for Sign #6 at Hickok's Hotel and Gaming, 685 Main Street, as proposed by the property owner, Hickok's Inc. as presented.

Signs #7 & #8:

The proposed bronze plaques are new signage. Sign [plaque] #7 will be mounted on the wall to the left of the single door entryway on the left side of the building. Sign [plaque] #8 will be mounted on the wall between the Waite Block and the Waite Block Annex on the right side of the recessed entryway.

Building Inspector Keith Umenthum explained that installation of these types of plaques require approval by the commission but do not count against the maximum signage allowed based on the square footage of the building. It was moved by Mr. Olson, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Sign Permit Application for Sign #7 and Sign #8 at Hickok's Hotel and Gaming, 685 Main Street, as proposed by the property owner, Hickok's Inc. as presented.

Adams Museum - Banner

Kate Bentham, representing the Adams Museum, was present to request permission to continue placement of the banners on the outside of the museum for the past five-(5) years. The banners, which have been displayed for the past five (5) years, announce the exhibits on display through the summer season. It was moved by Mr. Steinlicht, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Sign Permit Application for placement of two (2) banners for the Adams Museum, 54 Sherman Street, as proposed by the applicant and property owner, the Adams Museum and the City of Deadwood , as presented.

Deadwood Tobacco Sign – 628 Main Street (Fairmont Hotel)

John Boyd, owner of Deadwood Tobacco, requested permission to place projecting signs advertising the new cigar bar located in the basement of the Fairmont Hotel. The signs would be placed near the front basement stairway and one by the rear Wall Street entrance. The signs are made of metal and a composite. It was moved by Mr. Steinlicht, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Sign Permit Application for Deadwood Tobacco Company and Cigar Bar, 628 Main Street, as proposed by the applicant and property owner, John and Vaughn Boyd, as presented.

Franklin Hotel Sign

At this time, Chairman Speirs recused herself from the commission and relinquished the chair to Vice Chairman Lalonde.

It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the revised design of the graphics for the new front doors of the Franklin Hotel presented at this meeting.

Rose Speirs returned to chair the meeting at this time.

649 Main Street – Harley Davidson Banner

Linda Johndreau, representing Conrad Big C Signs, was present to respond to questions from the commission. It was moved by Mr. Derosier and seconded by Mr. Olson to adopt a resolution to approve the Sign Permit Application for the sign and awning for Deadwood Harley Davidson, 649 Main Street, as proposed by the applicant and property owner, Black Hills Harley Davidson, as presented. Mr. Kuchenbecker questioned whether the commission had approved the awning. Chairman Speirs stated this awning would replace an existing awning at this location. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

St. John’s Episcopal Church

Bob Nelson presented a request for a non-matching grant due to life/safety issues dealing with the leaking roof, falling ceilings, electrical wiring and potential deterioration of the wooden structure. At the present time, there is no insulation between the ceiling and roof and a considerable amount of ice builds up as a result. Mr. Nelson reported having received two bids for the work; the low bid was \$26,326.20.

There was a question regarding the balance of funds remaining in the Deadwood grant fund. It was moved by Mr. Steinlicht, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve non-matching grant funds due to life/safety issues to St. John’s Episcopal Church to replace the roof in the amount of \$26,326.20, contingent upon funding availability as determined by the finance office.

Phase I database conversion for Oakridge Cemetery – Mike Runge

Archivist Mike Runge, presented a request to retain the services of Cemetery Updating Services, a contractor based out of Winona, Minnesota, to complete Phase I of the database conversion for the Oakridge Cemetery. This is a budgeted item. Deborah Wiszak will be the contractor for this project. The existing ledger will be converted to a database; computer drafted maps of the cemetery will be created showing locations where individuals are buried.

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This information will assist the GIS IMS (Internet Mapping Server) website and assist the finance office in determining which plots are available. It was moved by Mr. Olson, seconded by Ms. Lalonde and carried unanimously to adopt a resolution authorizing staff to hire Cemetery Updating Services to complete Phase I of the database conversion for the Oakridge Cemetery at an amount of \$11,496.30 as presented, with funding having been allocated in the 2006 GIS budget.

GIS/Information Technology Services Contract – Mike Runge

Archivist Mike Runge, presented a request to hire Bimende Malik of MapIT, LLC, to complete the first phase in integrating the building imaging system for the City of Deadwood. The purpose of this project is outlined in the Scope of Services on page two (2) of the contract. It was moved by Mr. Steinlicht, seconded by Ms. Oberlander and carried unanimously to adopt a resolution authorizing staff to enter into a professional GIS/Information Technology Services Contract with the Bimende Malik of MapIT, LLC, for an amount not to exceed \$1,000 as presented, with funding having been allocated in the 2006 GIS budget.

Homestake-Adams Research Center (HARC) – Request for Proposals (RFP)

Mary Kopco, Director of the Adams Museum & House, presented a draft request for proposals (RFP) for completion of a design study on the conversion of the former F.L. Thorpe building, located at 148 Sherman Street, into a research center. Input has been received from the HARC Committee, Jay Vogt, State Historic Preservation Officer, Mayor Toscana and city staff. She asked for direction on the procedure. Mr. Kuchenbecker offered assistance with regard to a list of design specialists. The completed RFP's should be submitted to Mr. Kuchenbecker as well.

Mr. Olson noted that the RFP states proposals are due on June 12th with a decision to be made by June 15th. He questioned whether that was a sufficient amount of time to evaluate the proposals. Upon hearing input from the commission and other members of staff present, that date will be changed to July 12th. The completion date of September 15, 2006 was deemed appropriate. It was moved by Ms. Lalonde and seconded by Ms. Oberlander to adopt a resolution authorizing staff to distribute a revised Request for Proposals (RFP) for completion of a design study on the conversion of the former F.L. Thorpe building located at 148 Sherman Street into a research center. In response to a question by Mr. Olson, Mayor Toscana stated both the historic preservation commission and the city commission should approve this matter. Mr. Kuchenbecker will present it to the city commission. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

Introduction of Carolyn Pirnat

At this time, Adams Museum & House board member, Terri Keene, introduced Carolyn Pirnat, archivist for the museum. She stated the City of Deadwood and Adams Museum and House should feel very privileged and fortunate to have received such a significant and generous donation from Homestake Mining Company. She described the collection as "outstanding".

President's Hill Block Grant Request

At this time, several members of the commission offered to recuse themselves from the discussion as they reside in this neighborhood. Mayor Toscana stated that would not be necessary. However, as a member of the board, Dr. Guilbert recused himself from the commission during discussion of this item.

Wyatt Morse approached the commission representing the President's Hill Block Club. The group has requested funding assistance to plant fifty (50) mountain ash trees in the "tree lawn" on Lincoln Avenue in the President's Hill neighborhood area. Mr. Kuchenbecker's written report on the matter stated that historic photographs indicate evidence this street had several large deciduous trees creating a canopy. These trees, apparently Elm, died and/or were removed due to disease. Mr. Morse reported having located a supplier to provide a generous number of mountain ash trees for approximately \$1,500. Public Works Director Jim Raysor has requested this species of tree.

Michelle Eddy, representing Neighborhood Housing Services, explained having met with Dr. Guilbert and Lynn Naminga, president of the President's Hill Block Club today. Because the trees should be planted in early April to properly grow and thrive, the project will actually occur in 2007. The trees will be purchased using historic

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preservation funding allocated to the block clubs and the neighborhood council. This expenditure will be included in the 2007 budget request.

22 Van Buren, Adams House Museum – place gazebo back of house

The commission referred to the following staff report:

Case No. 06040
Address: 22 Van Buren

May 15, 2006

STAFF REPORT

The applicant requests Project Approval to place a gazebo behind the Adams House on a concrete slab at 22 Van Buren.

Applicant: Adam House Museum
Owner: City of Deadwood
Constructed: 1892

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. This home's architectural style is considered Queen Anne and is among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations: The applicant proposes to place a gazebo on a concrete slab in the rear of the property. The gazebo is 9' x 10' and is made of a steel frame and a polyester canvas top. The steel frame will remain on the concrete slab throughout the year but the polyester canvas top will be removed during the winter months. The gazebo will be a removable structure.

Attachments: Yes

Plans: No

Photo: Yes

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 addition follows the standards in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Mary Kopco, Director of the Adams House, requested permission to replace a deteriorated wooden gazebo at the Adams House. Historically, the Adams house had a wooden lattice gazebo in the side yard. With the sprinkler system, Ms. Kopco suggested that type of material would deteriorate. She is seeking permission from the commission to place an iron gazebo on a concrete slab in the rear of the property. Sufficient funds exist within the budget for this expenditure. Chairman Speirs asked about removal of the gazebo during the winter months. Ms. Kopco stated the awning would be removed. It was moved Ms. Lalonde and seconded by Mr. Steinlicht to adopt a resolution to approve the Application for Project Approval to place the iron gazebo on a concrete slab behind the Adams House at 22 Van Buren, as proposed by the Adams House Museum and the City of Deadwood, the applicant and property owner respectively, as presented. Ms. Oberlander called up Mr. Kuchenbecker regarding the appropriateness of replacing an historically correct wooden gazebo with an iron gazebo. He views the gazebo as a temporary structure since it can be removed at any time and has no preference on the material. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

51 Lincoln, Chad Larsen – replace screen door

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The commission referred to the following staff report:

Case No. 06038
Address: 51 Lincoln

May 15, 2006

STAFF REPORT

The applicant requests Project Approval to replace an old screen door with a new one that is brown in color at address 51 Lincoln Ave.

Applicant: Chad Larsen
Owner: Chad Larsen
Constructed: 1905

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

1. Historic significance of the resource: *This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. This home is a vernacular cottage with a T-gable plan.*

2. Architectural design of the resource and proposed alterations: *The applicant proposes to replace an old screen door with a new one. The old screen door is metal and silver in color. The new screen door will be consistent in materials as the old door but will be dark brown in color and match existing rear screen door.*

Attachments: *Yes*

Plans: *No*

Photo: *Yes*

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.

Mr. Olson noted that the applicant, Chad Larsen, was not present. In terms of consistency, he questioned whether the replacement door on this contributing structure should be made of wood, as the commission has required in the past. Mr. Kuchenbecker stated the property owner has already installed a brown aluminum screen door on the rear entry and plans to install a matching door on the front entry. Ms. Lalonde stated, if a house has already been altered over time, the commission has allowed metal screen doors and windows. It was moved by Mr. Olson, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve the Application for Project Approval to replace the screen door at 51 Lincoln Avenue, as proposed by Chad Larsen, the applicant and property owner, as presented.

360 Main Street, Cadillac Jacks – install hand rail

The commission referred to the following staff report:

Case No. 06039
Address: 360 Main Street

May 16, 2006

STAFF REPORT

The applicant requests Project Approval to install a handrail on the east end of the building at 360 Main Street.

Applicant: Cadillac Jacks
Owner: Paul Bradsky
Constructed: 2006 Parking Lot

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: N/A

2. Architectural design of the resource and proposed alterations: The proposed handrail will be consistent in material and color as the hand rail that already exists on part of the retaining wall located at Cadillac Jacks. It will be green in color and 50' long and 42" high. The top piece of pipe will be 1 5/8" round and the remaining pipe will be 1" round. The pipe will be spaced 4" apart.

Attachments: Yes

Plans: Yes

Photo: Yes

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. The owner has indicated this is for safety purposes.

Mike McClain, manager of Cadillac Jacks, presented a request for installation of a handrail on the east end of the building. The handrail will be approximately forty feet (40') in length, similar to "some of the others we have on the property". The handrail will serve as a safety precaution at the drop to the parking lot. It was moved by Ms. Lalonde, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the Application for Project Approval for installation of a handrail on the east end of the building at 360 Main Street, as proposed by Cadillac Jacks and Paul Bradsky, the applicant and property owner respectively, as presented.

25 Denver Avenue, Felece Marks – changing roofing material

The commission referred to the following staff report:

Case No. 06041
Address: 25 Denver Avenue

May 19, 2006

STAFF REPORT

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

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVAL

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

General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It was built in 1900. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-Gable plan, occasionally featured limited Queen Anne detailing. A number of these homes are scattered throughout Deadwood. The survey indicates that the vestibule and asphalt roofing are non-historic.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting approval for roofing material. The applicant's first choice in material type is a metal tin roof – muratic washed. The applicant's second choice is wooden shingles. The current material is asphalt shingles and there is evidence of wooden shingles under the asphalt shingles. Wood shingles were popular throughout the country in all periods of building history.
- 3. Attachments:** Enclosed
- 4. Photos:** Enclosed

Recommended Decision: Staff is recommending the roofing material be replaced with a similar roofing material. Because the over-enthusiastic use of substitute materials can greatly impair the historic character of a historic structure, all preservation options should be explored thoroughly before substitute materials are used. Therefore the applicant's second choice of wooden shingles would be more appropriate than the metal tin roof. If the economics do not allow the applicant to install the appropriate wooden shingles as desired then asphalt shingles would be appropriate.

In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. The decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.

Asphalt shingles is a common substitute material intended to duplicate the appearance of wood shingles. Fire-retardant, treated wood shingles are currently available. The treated wood tends, however, to be brittle, and may require extra care (and expense) to install. In some instances, shingles laid with an interlay of fire-retardant building paper may be an acceptable alternative.

Cost and ease of maintenance may dictate the substitution of a material wholly different in appearance from the original. The practical problems (wind, weather, and roof pitch) should be weighed against the historical consideration of scale, texture, and color. Sometimes the effect of the alternative material will be minimal. But on roofs with a high degree of visibility and patterning or texture, the substitution may seriously alter the architectural character of the building.

Roof replacement, wooden shingles, asphalt or an in kind material, will have no adverse effect on the historic character of the Deadwood National Landmark Historic District.

In the absence of the applicant and property owner, Felece Marks, Mr. Kuchenbecker stated this is a resubmittal of a matter the commission previously considered. Ms. Marks is seeking approval to replace the existing asphalt shingles with a metal tin roof or wooden shingles. Chairman Speirs noted the request for metal tin roofing material was denied and suggested the commission considered either cedar shake shingles or asphalt. Ms. Lalonde questioned the use of wooden shingles in the forest.

It was moved by Mr. Olson, seconded by Dr. Guilbert and carried unanimously to adopt a resolution to approve the Application for Project Approval to approve the replacement of the roof at 25 Denver as proposed by Felece Marks, the applicant and property owner, stipulating the use of wood shingles or asphalt shingles.

81 Charles Street, Gary Miller – replace siding and windows

The commission referred to the following staff report:

Case No. 06043
Address: 81 Charles Street

May 19, 2006

STAFF REPORT

The applicant requests Project Approval to reside house with revere cedar wood steal siding and window replacement at 81 Charles Street.

Applicant: Mark Lalonde – Spearfish Seamless
Owner: Gary Miller
Constructed: 1970

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

1. Historic significance of the resource: This house is less than 50 years old, it cannot contribute to the Deadwood National Historic Landmark District at this time.

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2. Architectural design of the resource and proposed alterations: The applicant proposes to replace the existing siding with steel maintenance free siding. The siding will be Maple Tan. The applicant also proposed to replace all the windows in the house and both entry doors.

Attachments: Yes.

Plans: No.

Photo: Yes.

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. Furthermore, staff recommends the new proposed steel siding be installed with the optional 4" reveal.

Gary Miller recently purchased the property located at 81 Charles Street. He presented a request to reside the home with steel siding, replace eight (8) windows and replace the door. Chairman Speirs recalled that approximately three years ago, the commission denied a request for the installation of steel siding to the owner of the "Old Gorder house" which is located across the street from Mr. Miller.

Dr. Guilbert noted that Mr. Miller's property is a noncontributing building. Chairman Speirs stated the location is an historic neighborhood.

Mr. Miller described the proposed steel siding as that with the appearance of wood grain. Mr. Olson asked if consideration had been given to installation of a composite siding material. Mr. Miller explained that steel siding is the option the seemed "to fit the property", was within his budget and offered the maintenance free aspect.

Discussion commenced regarding the window replacement project. Mr. Miller explained that previously, this house was a garage. When it was remodeled to a home, a combination of crank windows and sliding windows were installed. Double hung replacement windows are proposed for two of the windows.

The molding and trim for replacement doors and windows would be "wrapped" during the siding installation project. It was moved by Ms. Lalonde to adopt a resolution to approve the Application for Project Approval for the installation of cedar wood steel siding at 81 Charles Street, and replacement of the windows and doors, as proposed by Gary Miller, the applicant and property owner, as presented. The motion died for lack of a second. Mr. Olson suggested the motion include stipulating siding with a four inch 4" reveal. Mr. Miller stated the actual color of the proposed siding is referred to as "maple tan". Mr. Miller responded to a question by Historic Preservation Officer Kevin Kuchenbecker by explaining the house will be resided in its entirety including the existing vertical siding on the upper part of the gable. Upon hearing this, Mr. Kuchenbecker stated his recommendation would then change. Going from a horizontal to vertical would change look of the house. A determination needs to be made regarding what other material options might be available for the top part of the gable so it doesn't change the look of the house.

Mr. Olson noted that the picture shows the house adjacent to this, has four-inch (4") lap siding all the way up to the gable end. Mr. Kuchenbecker requested time to review this matter further. Mr. Miller questioned the need for a continuance. City attorney John Frederickson would like additional time to review the matter with Mr. Kuchenbecker. Chairman Speirs reiterated her concern with steel siding. Mr. Steinlicht called the question. It was moved by Ms. Lalonde, seconded by Mr. Steinlicht and carried unanimously to continue this matter to the meeting on June 14th, pending further review by the historic preservation officer and city attorney.

79 Stewart Street, Pauline West - replace roof

The commission referred to the following staff report:

Case No. 06044
Address: 79 Stewart

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The applicant requests Project Approval to replace tin roof with asphalt shingles and 2 doors at 79 Stewart Street.

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Applicant: Wilbur and Pauline West
Owner: Wilbur and Pauline West
Constructed: 1885

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

1. Historic significance of the resource: This historic house has been altered with modern siding and windows. Because of these alterations, the house has lost integrity and does not contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations: The applicant proposes to replace their corrugated tin roof with modern asphalt shingles. They also propose to replace two doors in their home and reside the front porch.

Attachments: Yes.

Plans: No.

Photo: Yes.

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. Furthermore, staff recommends the siding on the porch (currently T 1-11 vertical siding) be replaced with horizontal lap siding and match the reveal of the existing siding on the original house and side of porch.

Pauline West, owner of the property located at 79 Stewart Street, presented a request for replacement of the roof and doors on this historic house. She described the existing roof as corrugated tin with two or three layers of asphalt underneath. Mrs. West would like to replace the tin with black asphalt shingles; install "old fashioned lap siding" on the front porch; and replace the exterior door on the front of the home. The property owners have already replaced the rear entry door, without obtaining a permit prior to doing so. At this time, they have not decided on a paint color for the exterior of the house. It was moved by Mr. Olson to adopt a resolution to approve the Application for Project Approval to replace the corrugated tin roof with asphalt shingles. The motion died for lack of a second. At this time, he called upon Mr. Kuchenbecker for an opinion regarding the color of the shingles being black. Mr. Kuchenbecker stated a color lighter than black would be preferred in this neighborhood. It was moved by Mr. Olson to adopt a resolution to approve the Application for Project Approval to approve the replacement of the corrugated tin roof with asphalt shingles, the color of which shall be appropriate to the color of the house. At this time, Mr. Kuchenbecker extended an invitation to Mrs. West to meet with him, review some samples and choose the color. Mrs. West explained that the shingles have already been purchased. Dr. Guilbert suggested she meet with Mr. Kuchenbecker regarding an appropriate color for the exterior paint. Mrs. West stated it will be some time before the home will be painted. Mr. Olson withdrew the motion.

It was moved by Mr. Olson, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Application for Project Approval to replace the corrugated tin roof with modern asphalt shingles.

It was moved by Mr. Olson, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve Application for Project Approval to reside the porch with horizontal lap siding to match the reveal of the existing siding on the original house and side of the porch.

It was moved by Ms. Lalonde, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve Application for Project Approval to replace the exterior door on the front entry and approve the rear entry door that has already been installed.

Chairman Speirs called for a five-minute recess at this time; the commission reconvened at 6:33 p.m.

Lots 7, 8, 9, 10 and 11, Block D, Porter Addition – Construction of Four Townhouses

The commission referred to the following staff report:

Case No. 06042
Address: Lots 7, 8, 9, 10 & 11 Block D
Porter Addition, Williams Street

Date: May 22, 2006

STAFF REPORT

The applicant requests Project Approval for new construction of four (4) town homes on Williams Street, Deadwood, South Dakota.

Applicant: Tim Davis
Owner: Tim Davis
Constructed: New Construction

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 project area lies on lots 7, 8, 9, 10 & 11 of Block D in the Porter Addition, Williams Street in Deadwood. In researching the history of this property, staff has identified previous structure(s) which appear to be on this property circa 1900. This is evident in both historic photos and Sanborn Insurance maps. Additional research is needed to better understand and record the history of the proposed project site

2. Architectural design of the resource and proposed alterations: New construction (see attached rendering, site plans and floor plans).

Attachments: Yes

Plans: Yes

Photo: Yes (Architectural Rendering and Historic Photos)

Recommended Decision:

Staff has met with applicant’s representative, Marshall Goodman, and requested color samples, material samples and an overall height of the proposed structure as defined by City of Deadwood Zoning Code – Title 17 prior to a complete review of this project.

Upon a site visit by HPC staff, there is physical evidence of a road leading to the entrance of St. Ambrose Catholic Cemetery and two structures within the vicinity of the proposed project based on photographic evidence. Therefore a Phase I archeological survey should be completed and deed search conducted to identify and record the history of the property.

Furthermore, it is the staff’s recommendation that a complete soil engineering and engineering geology report be required for the proposed excavation and grading projects. The reports shall include information appropriate for the site including any retaining wall construction, hillside stabilization, grading plans and specifications.

Upon completion of the reports, HPC staff will review the application against the below rules regard new construction in historic districts. Any approval must also be subject to review by the Deadwood Planning and Zoning Commission, issuance of a building permit and issuance of an excavation permit.

**South Dakota Administrative Rule
Standards for new construction and additions
in historic districts**

24:52:07:04. Standards for new construction and additions in historic districts. New construction or additions within a historic district must comply with **The Secretary of the Interior's Standards for the Treatment of Historic Properties** as incorporated by reference in § 24:52:07:02. In addition the following standards apply:

- (1) Compatibility of design. Massing, size, and scale of new construction must be compatible with surrounding historic buildings. Overall architectural features of new construction must be of contemporary design which does not directly mimic historic buildings. Architectural elements such as windows, doors, and cornices must be similar in rhythm, pattern, and scale to comparable elements in adjacent historic buildings. The overall visual appearance of new construction may not dominate or be distracting to the surrounding historic landscape;

- (2) Height. The height of new buildings or additions to existing buildings may not exceed a standard variance of ten percent of the average height of historic buildings on both sides of the street where proposed new construction is to be located;
- (3) Width. The width of new buildings or additions to existing buildings must be similar to adjacent historic buildings;
- (4) Proportion. The relationship between the height and width of new buildings or additions to existing buildings must be similar in proportion to existing historic buildings. The proportion of openings in the facades of new construction or additions must be compatible with similar openings in adjacent historic buildings;
- (5) Rhythm and scale. The rhythm, placement, and scale of openings, prominent vertical and horizontal members, and separation of buildings which are present in adjacent historic buildings must be incorporated into the design of new buildings or additions to existing buildings;
- (6) Materials. Materials which make up new buildings or additions to existing buildings must complement materials present in nearby historic properties. New materials must be of similar color, texture, reflective qualities, and scale as historical materials present in the historic district;
- (7) Color. The colors of materials, trim, ornament, and details used in new construction must be similar to those colors on existing historic buildings or must match colors used in previous historical periods for identical features within the historic district;
- (8) Details and ornament. The details and ornament on new buildings or additions to existing buildings must be of contemporary design that is complementary to those features of similar physical or decorative function on adjacent historic buildings;
- (9) Roof shape and skyline. The roof shape and skyline of new construction must be similar to that of existing historic buildings;
- (10) Setting. The relationship of new buildings or additions to existing buildings must maintain the traditional placement of historic buildings in relation to streets, sidewalks, natural topography, and lot lines; and
- (11) Landscaping and ground cover. Retaining walls, fences, plants, and other landscaping elements that are part of new construction may not introduce elements which are out of character with the setting of the historic district.

Source: 16 SDR 239, effective July 9, 1990; 21 SDR 50, effective September 21, 1994; 24 SDR 73, effective December 4, 1997; 28 SDR 182, effective July 10, 2002.

General Authority: SDCL 1-19A-5, 1-19A-11, 1-19A-29.

Law Implemented: SDCL 1-19A-5, 1-19A-11.1.

Marshall Goodman, representative for Tim Davis, addressed the commission regarding the proposed new construction of four townhouses on Williams Street in Deadwood.

Chairman Speirs referred to the staff recommendations requiring significantly more information prior to a complete review of the proposed project. At this time, Mr. Goodman presented a report from American Technical Services, Inc. regarding the completed analysis of and recommendations for the slope cut to make room for the structure. There was discussion regarding the archeological survey requested by staff; Mr. Goodman questioned whether that was completed "as part of the survey you guys already have in place on that property. At this time, Mr. Kuchenbecker is not aware of an archeological survey of the site having already been completed but will continue to research that matter. Discussion commenced regarding the boundaries of the proposed site and its proximity to city-owned property and the proposed rear elevation of the structure. It was moved by Ms. Oberlander, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to continue the Application for Project Approval for new construction of four (4) townhomes on Williams Street, as proposed by Tim Davis, the applicant and property owner, to the commission meeting on June 14th.

Ramkota Project Design

The commission referred to the following staff report:

Case No. 06045
Address: 100 Pine Crest Lane

Date: May 19, 2006

STAFF REPORT

Wednesday, May 24, 2006
HPC

The applicant requests Project Approval for new construction of The Lodge at Deadwood at address 100 Pine Crest Lane, Deadwood, South Dakota.

Applicant: Mike Wordeman & Wayne Lund
Owner: Deadwood Resorts, LLC
Constructed: New Construction

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 project area lies immediately south of Highway 85 and sits on the north-facing slope of Sunrise Mountain. Sunrise Mountain is situated on the northeastern part of what is locally known as Deadwood Hill. Much of the project area was disturbed with a 1959 wild fire. Additionally, the construction of modern Highway 85, and the newly developed *Tatanka: Story of the Bison* has dramatically changed the historic setting of the Pine Crest Tourist Park which opened in 1924. This facility represented one of the early auto tourist camps with “modern” facilities in South Dakota and the Black Hills and was the first in Deadwood.

In March 2005, a National Register of Historic Places evaluation of this site was conducted to determine if the site of the Pine Crest Tourist Camp was eligible for listing under the National Register regulations or as contributing to the Deadwood Historic District. It was determined that the site does not contain the integrity for listing nor is contributing to the district.

Adjacent to the proposed undertaking is an eligible National Register of Historic Places site (39LA789) – Deadwood Dick’s cabin, which was once part of the Pine Crest Tourist Park.

2. Architectural design of the resource and proposed alterations: New construction (see attached rendering, site plans and floor plans).

Attachments: Yes

Plans: Yes

Photo: Yes (Architectural Rendering and Historic Photos)

Recommended Decision:

Staff has requested color and material samples, additional renderings from the perspective of Highway 85 and an overall height of the structure as defined by City of Deadwood Zoning Code – Title 17 prior to a complete staff review of this significant project.

In research the archeological survey information and the history of this property, we identified mediation agreements from 1995 between the following entities; Deadwood Historic Preservation Commission, Black Hills National Forest and the South Dakota Historical Society with regards to this property.

Staff concurs with the recommendations from the National Register of Historic Places Evaluation (39LA3000-PC) conducted in April 2005 by Quality Services, Inc. for the Ramkota Hotel Facilities. The recommendation from this report is an interpretive sign or display be created describing the history and significance of the Pine Crest Tourist Park due to the historical significance as a part of the proposed project. Furthermore, the previous 1995 Deadwood Historic Preservation Commission and Black Hills National Forest recommendations regarding Deadwood Dick’s cabin (39LA789) should be followed to ensure no adverse effects to this adjacent site.

Upon complete information, HPC staff will review the application against the below rules regard new construction in historic districts. Any approval must also be subject to review by the Deadwood Planning and Zoning Commission.

South Dakota Administrative Rule Standards for new construction and additions in historic districts

24:52:07:04. Standards for new construction and additions in historic districts. New construction or additions within a historic district must comply with **The Secretary of the Interior's Standards for the Treatment of Historic Properties** as incorporated by reference in § 24:52:07:02. In addition the following standards apply:

(12) Compatibility of design. Massing, size, and scale of new construction must be compatible with surrounding historic buildings. Overall architectural features of new construction must be of contemporary design which does

not directly mimic historic buildings. Architectural elements such as windows, doors, and cornices must be similar in rhythm, pattern, and scale to comparable elements in adjacent historic buildings. The overall visual appearance of new construction may not dominate or be distracting to the surrounding historic landscape;

- (13) Height. The height of new buildings or additions to existing buildings may not exceed a standard variance of ten percent of the average height of historic buildings on both sides of the street where proposed new construction is to be located;
- (14) Width. The width of new buildings or additions to existing buildings must be similar to adjacent historic buildings;
- (15) Proportion. The relationship between the height and width of new buildings or additions to existing buildings must be similar in proportion to existing historic buildings. The proportion of openings in the facades of new construction or additions must be compatible with similar openings in adjacent historic buildings;
- (16) Rhythm and scale. The rhythm, placement, and scale of openings, prominent vertical and horizontal members, and separation of buildings which are present in adjacent historic buildings must be incorporated into the design of new buildings or additions to existing buildings;
- (17) Materials. Materials which make up new buildings or additions to existing buildings must complement materials present in nearby historic properties. New materials must be of similar color, texture, reflective qualities, and scale as historical materials present in the historic district;
- (18) Color. The colors of materials, trim, ornament, and details used in new construction must be similar to those colors on existing historic buildings or must match colors used in previous historical periods for identical features within the historic district;
- (19) Details and ornament. The details and ornament on new buildings or additions to existing buildings must be of contemporary design that is complementary to those features of similar physical or decorative function on adjacent historic buildings;
- (20) Roof shape and skyline. The roof shape and skyline of new construction must be similar to that of existing historic buildings;
- (21) Setting. The relationship of new buildings or additions to existing buildings must maintain the traditional placement of historic buildings in relation to streets, sidewalks, natural topography, and lot lines; and
- (22) Landscaping and ground cover. Retaining walls, fences, plants, and other landscaping elements that are part of new construction may not introduce elements which are out of character with the setting of the historic district.

Source: 16 SDR 239, effective July 9, 1990; 21 SDR 50, effective September 21, 1994; 24 SDR 73, effective December 4, 1997; 28 SDR 182, effective July 10, 2002.

General Authority: SDCL 1-19A-5, 1-19A-11, 1-19A-29.

Law Implemented: SDCL 1-19A-5, 1-19A-11.1.

Wayne Lund came before the commission at this time regarding the proposed new construction of "The Lodge at Deadwood", a convention center with an attached 125-room hotel, water park and casino. The commission packet contained extensive information concerning this significant project including a site plan, master first floor plan, various elevation views and written correspondence from numerous sources.

Mr. Lund stated the city convention center was part of the tax increment financing (TIF) package completed last year. The original design of the complex has been revamped. Construction details of the proposed complex were presented which includes an underground parking garage under the complete area of the convention center consisting of approximately 125 spaces.

Mr. Lund reported the grading work will be completed in the next two weeks and putting the entire project out for bid is anticipated by the end of June.

Responding to questions regarding the building elevations, Mr. Lund stated a variance will be required for height which at its highest point measures seventy four feet (74') feet from ground to peak. Mr. Olson inquired about the width of the entire project, which he estimated at approximately three hundred feet (300') feet.

Mr. Derosier spoke against the height and comparisons to Cadillac Jacks were made. Mr. Lund explained that situating a three-story hotel high enough to offer window views over the convention center was part of the focus in the design process. The commission reviewed the site views anticipated from the highway and across the highway.

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Chairman Speirs commented on the significant height variance the proposed design will require. Dr. Guilbert feels that the location needs to be considered in this situation. Mr. Lund described the conscientious effort made to create a design more compatible and less obtrusive than some of the existing facilities leading to the historic district which have been granted variances.

Mr. Olson noted that "there is no entrance to the convention center other than through another person's private property".

Ms. Lalonde reminded the commission that two new people will have been appointed to the commission by the next meeting, replacing herself and Dr. Guilbert. It was moved by Mr. Olson and seconded by Mr. Derosier to table this matter to the meeting on June 14th to allow time to for further review. Mr. Lund requested the commission act as soon as possible. Mr. Derosier explained the commission received the meeting packet today. Although the deadline for receipt of material for the commission packets was noon last Friday; Mr. Kuchenbecker explained staff had to review the information, complete the staff report and archeological aspects of the project. Mr. Lund stated "there isn't a 'plan b' for this project". He encouraged the commission to contact him with any questions or concerns as soon as possible. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

None.

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 Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the historic preservation revolving loan fund cash disbursements journal totaling \$9,889.79 to the following: Koala Electric, Inc., \$.00; Missy Morse, \$281.31; Missy Morse, \$721.83; Lawrence County Register of Deeds, \$22.00; and Rushmore Energy, 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.

The loan delinquency report consists of The Gillmore. Chairman Speirs requested an update on this matter.

51, 53, 55 Sherman, Mary Dunne, Loan Subordination

It was moved by Mr. Derosier, seconded by Ms. Lalonde and carried unanimously to adopt a resolution to approve a loan subordination for Mary Dunne, 51, 53, 55 Sherman, as presented.

374 Williams, Martin Gaspers, Place in the Retaining Wall Grant Program

It was moved by Mr. Steinlicht, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Retaining Wall Grant Program Application for 374 Williams, as presented by Martin Gaspers, the applicant and property owner.

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Upon further review of the information provided in the packet, Mr. Olson noted that this particular project was previously approved for the program, let for bid and no bids were received. Mr. Kuchenbecker stated the records show 374 Williams was accepted into the program in August 2005 but no bids were received. In May 2006, the project was let for bid a second time and two bids were received. It was moved by Mr. Steinlicht, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve Retaining Wall Grant Program funds in the amount of \$2,983.50 for 374 Williams, Martin Gaspers, as presented.

ITEMS FROM CITIZENS NOT ON THE AGENDA:

Days of '76

Ron Burns came before the commission at this time regarding the relocation of a building that was part of the original façade to the rodeo grounds. This structure will replace two cabins on the rodeo grounds and will be used for ticket sales and a will call booth. The installation of a walkway is proposed alongside the bronze statue created by Tony Chytka. Regarding the log cabins that are currently on the rodeo grounds, Mr. Burns explained they initially served as information booths at various locations. They are nonhistoric structures. It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution for Project Approval for placement of a building to serve as a ticket booth and will call window at the Days of '76 rodeo grounds and removal of the existing cabins.

COMMITTEE REPORTS:

Loan:

The committee will meet on Thursday, May 25, 2006.

Scholarship:

Ms. Lalonde explained that the Scholarship Committee recently met and reviewed the two applications delivered to the Historic Preservation Office by Ron Pray, Guidance Counselor for Lead-Deadwood High School. A unanimous decision regarding the recipient could not be reached.

Ms. Oberlander explained that "clear cut guidelines" were not been established for the first offering of the scholarship. Programmatic policies and procedures will be developed to include the frequency of payment (lump sum or \$250 per year for four years) and how the payee will be listed. Ms. Oberlander reported that both candidates met the criteria; she suggested splitting the scholarship monies between the two individuals. Ms. Lalonde suggested offering two \$1,000 scholarships this year, considering sufficient funds remain in the public education line item to do so. Dr. Guilbert suggested distributing the scholarship funds in two payments of \$500 for a period of two semesters. Mr. Derosier concurred.

It was moved by Mr. Derosier and seconded by Ms. Lalonde to adopt a resolution to approve an additional \$1,000 scholarship this year to be awarded to Caleb Storm of Lead and Stephanie Wilder of Deadwood with funds to be disbursed in two payments of \$500 over two semesters to the university of their choice. Mayor Toscana requested that HPC receives some publicity regarding the scholarship funds. Mr. Olson suggested a formal presentation to the two recipients at the next commission meeting. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

Advocacy/HistoryLink/Public Education:

Chairman Speirs announced the committee will meet on Tuesday, May 30th at 8 a.m.

Hall of Fame and Recognition:

Nothing to report at this time.

Cemetery:

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Mr. Kuchenbecker reported having recently received some of the GIS information. He would like to do a walk-through with the committee. A meeting will be scheduled in the next week or so.

Mr. Olson commented on the deterioration of the masonry walls around Wild Bill Hickok's grave. Mr. Kuchenbecker acknowledged his concern and is in the process of correcting the method of mortar repairs completed by the public works staff and has scheduled a masonry company to visit the site in June.

Museum/Homestake Archives:

The next meeting of the committee will be in July.

Representative to Adams Museum Board:

Rose Speirs reported on a meeting last week at which time the long-range plans for the museum were discussed.

Representative to Chamber of Commerce:

Mr. Derosier reported on the items discussed at the recent meeting of the chamber of commerce including billboard replacement projects and sending a letter of support for the "Running of the Bison". The new chamber president, Pat Roberts, was introduced as well as other new officers.

Representative to NHS:

The President's Hill Block Club's tree-planting project was all Dr. Guilbert had to report at this time.

Representative to Planning & Zoning:

Louie Lalonde stated the Planning and Zoning Commission will also review the proposed Deadwood Resorts project.

ITEMS FROM CITIZENS NOT ON THE AGENDA:

None.

OTHER BUSINESS:

At this time, Mayor Toscana presented plaques to outgoing commission members, Dr. Mike Guilbert and Louie Lalonde, and publicly thanked each of them for years of service to the city as members of the Historic Preservation Commission.

EXECUTIVE SESSION:

Chairman Speirs announced there would be a brief executive session to discussion legal matters with no action to be taken thereafter.

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 7:25 p.m.

ATTEST:

Rose Speirs
Chairman
Historic Preservation Commission

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Mary Burket, Recording Secretary