

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, July 26, 2006

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

Absent Historic Preservation Commission: Ronda Feterl

A quorum being present, Chairman Rose Speirs called the Deadwood Historic Preservation Commission meeting to order on Wednesday, July 26, 2006 at 5:05 p.m. in the Deadwood City Hall Century Room located at 108 Sherman Street, Deadwood, SD.

Review Minutes – July 12, 2006

Mr. Olsen noted a correction to the minutes on page eight (8) where several proposed project locations were entered into the Retaining Wall Program. The minutes shall be corrected to state that Mr. Olsen abstained from the vote on the motion to approve as follows: It was moved by Mr. Olsen, seconded by Mr. Derosier and carried with Ms. Feterl and Mr. Olsen abstaining due to conflicts of interest, to adopt a resolution to approve the Retaining Wall Grant Program Applications for 17 Fillmore, 45 Forest Avenue, 47 Forest Avenue, 17 Selbie, 10 Denver, and 18 Denver.

Review Minutes – Budget Sessions, July 11 and 12, 2006

It was moved by Mr. Olsen, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to approve the minutes of the budget sessions conducted on Tuesday, July 11th and Wednesday, July 12th, 2006 as presented.

Voucher Approval:

Operating Account:

It was moved by Ms. Oberlander, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution approving the HP Operating Account in the amount of \$42,050.03.

Bonded Account:

None.

Additions, Deletions and Corrections to the Agenda:

It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to delete the following item from the agenda under New Matters Before the Deadwood Historic Preservation Commission:

e. 382 Williams – Windows – Rand Williams

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

225 Cliff Street – Banners – Comfort Inn

Building Inspector Keith Umenthum reported having left a telephone message for the property owner regarding the need to complete a separate sign permit application for each of the two events and pay an application fee for both events. This matter was continued at the last meeting. It was moved by Mr. Steinlicht, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Sign Permit Applications for the Comfort Inn, 225 Cliff Street, for placement of a banner during two upcoming events (Kool Deadwood Nites and the Days of '76 Rodeo), as proposed by the Comfort Inn, contingent upon completion of a separate sign permit application for each event.

Request from Deadwood Chamber:

Waive Sign Ordinance for Additional Days during the Rally for Bike Parking on Main Street

George Milos, Executive Director of the Chamber of Commerce explained that the City Commission recently approved motorcycle parking on Main Street from Saturday, August 5th through Saturday, August 12th, 2006. The official start date of the Sturgis Motorcycle Rally is Monday, August 7th. The sign ordinance states that banners can be displayed seventy-two (72) hours prior to the start of the event. Since the City Commission approved motorcycle parking on Main Street starting on Saturday, he requested the commission consider Saturday, August 5th as "our start date" for this event. Representatives from Budweiser, one of the major sponsors of the event, could then place the Sturgis Rally banners while in the process of removing banners that are currently in place for the Days of '76 rodeo. It was moved by Mr. Derosier, seconded by Mr. Steinlicht and carried unanimously to adopt a resolution to approve the request from the Deadwood Chamber of Commerce to consider Saturday, August 5, 2006 as "our start date" for the upcoming Sturgis Motorcycle Rally & Races, allowing banners to be placed seventy-two (72) hours prior to Saturday, August 5, 2006 with the banners to be removed no more than forty-eight (48) hours after August 12, 2006.

Temporary Harley Davidson Sign – 628 Main Street

Building Inspector Keith Umenthum informed the commission that the proposed sign measures four feet by five feet (4' x 5'). This particular sign has been allowed for the past couple years. It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve placing a temporary "Harley Davidson" sign at 628 Main Street with the stipulation that the sign be placed no more than seventy-two (72) hours prior to the event starting Monday, August 7th with removal of the sign no more than forty eight (48) hours after Saturday, August 12, 2006.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

Request from Adams Museum & House for a Temporary Chinese Artifact Exhibit

Mary Kopco, Director of the Adams Museum & House requested permission to exhibit some of the Chinese archeological artifacts in the museum on a temporary basis for a period of two years. The proposed exhibit would be located in one of the quadrants in the mezzanine area of the Museum, where a Native American collection is currently located. That collection will be removed temporarily, as some of the items are in need of conservation.

The museum staff is proposing an exhibit focusing on the importance of archeology in the City of Deadwood and which highlights Deadwood's Chinatown community. The exhibit would also serve as a way to honor the Wong family. Ms. Kopco stated that Beatrice Wong has long been involved in the Adams Museum and she would appreciate an opportunity to recognize her and the family. Ms. Kopco stated only a small portion of the artifacts could be displayed in this area and she anticipates an opening date of September 2007 for the proposed Chinese exhibit. She stated the archeological artifacts would be returned to the City of Deadwood in September 2009.

Additionally, the museum is planning to submit a grant proposal to the South Dakota Humanities Council seeking funds to produce a sixteen (16) page "gallery guide" about archeology and the Deadwood Chinatown community. Ms. Kopco plans to seek assistance from City Archivist Mike Runge and Archeologist, Rose Estop Foscha with the State Archeology and Research Center (SARC), in compiling the guide, if the commission permits her to do so. Within the gallery guide, Ms. Kopco plans to draw attention to other locations featuring temporary exhibits of the Chinese archeological artifacts so people could view these exhibits as well.

Mr. Olsen expressed concern with the fact that, at this point, the commission "doesn't really know what the Chinese archeological collection consists of, nor do we know the status of the work being completed" by Ms. Estop Fosha.

Chairman Speirs reported having attended a meeting of the Lawrence County Historical Society approximately a year and a half ago. Ms. Estop Fosha was also in attendance and brought several of the artifacts to the meeting. Mr. Kuchenbecker spoke in support of the proposal. There are six hundred twenty five (625) boxes of artifacts from the archeological dig of Deadwood's Chinatown. Those items are being analyzed, accessioned and catalogued. At the present time, temporary exhibits are currently on display at city hall; the library, the Interpretive Center, and at the Journey Museum in Rapid City. Mr. Kuchenbecker feels "it is very important that we continue to get these artifacts out and tell the history of the Chinese culture in the settling of Deadwood and the American West". Mr. Olsen is supportive of the proposal but has concerns regarding the

status of the work on the project. Ms. Kopco explained the Museum would use only those items that have been processed and prepared for display. It was moved by Mr. Olsen and seconded by Ms. Oberlander to approve the request from the Adams Museum to exhibit a portion of the Chinese artifacts in the Adams Museum from September 2007 to September 2009. Mr. Olson suggested the motion be amended to include the stipulation that the City of Deadwood and the Historic Preservation Commission be given full credit on all publications. Mr. Kuchenbecker stated the stipulation can be included, but doesn't need to be. He plans to create documentation in the form of a loan agreement between the City of Deadwood and any entity receiving archival materials for exhibit. Terms can be included to ensure City entities are properly recognized. Ms. Kopco stated the museum would like to have access to the Chinese artifacts in January 2007, however would not take possession of the materials until September 2007. These terms would also be addressed in the loan agreement. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

Highland Park – Dirt Work for New Construction – Butch Osbey

The commission referred to the following staff report:

STAFF REPORT

Case No. 06069

July 21, 2006

Address: Highland Park Addition - Block 14 Lots 1-12; Block 15 Lots 1-7;
Block 3 Lots 1-3; Block 4 Lots 1-4; Block 1 Lots 8-12

The applicant requests Project Approval to grade and clear property in Highland Park Addition (Block 14 Lots 1-12; Block 15 Lots 1-7; Block 3 Lots 1-3; Block 4 Lots 1-4; Block 1 Lots 8-12) located in the Highland Park Addition Historic Overlay District in the City of Deadwood.

Applicant: Butch Osbey
Owner: Deadwood Mountain Developers, LLC
Constructed: N/A

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

1. Historic significance of the resource: This is a tract of land in the Highland Park Addition which includes several lots including the Friendship Home structure.

2. Architectural design of the resource and proposed alterations: The applicant proposes to grade and clear property to get ready for streets, water, sewer, storm sewer, erosion control, and curb & gutter. An engineered grading plan has been submitted to the Deadwood Planning & Zoning Office.

Attachments: Yes

Plans: N/A

Photos: Yes

Recommended Decision: This property is listed as a non-contributing resource to the Deadwood National Historic Landmark District, therefore, 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 Historic Landmark District; however, there is evidence of archeological features upon the proposed site. Information should be garnered about the archeologically significant features that may be affected by the proposed grading. The Historic Preservation Commission should request detailed analysis of such features (Phase I, II, III investigations as warranted).

If the application is approved, the HPC should look for compensation for the loss incurred to the heritage of Deadwood. Compensation measures should include Recordation documentation and archeological preservation.

Project Approval (grading permit) should be contingent upon agreement for recordation, archeological research and a complete set of plans for the site upon excavation.

Bruce Osbey presented preliminary plans which have been developed for the "Timberline Development", which will consist of seventeen (17) single family residential lots for construction of homes. He has been working with city staff since April, reviewing the plans and discussing the infrastructure needed including roadways, streets, sewer, water and storm sewer. He would like the commission to approve the "dirt work and grading permit" aspects of the project.

The development includes extension of Highland Street and Burnham Street and construction of Minnesota Streets. Dakota Street is an existing paved street. Mr. Osbey stated that the original plans indicate that Summit Street that went through has been vacated. He is working on an easement to grant the City access to a gravel road leading to a well house. Mr. Derosier asked Mr. Osbey to point out the location of St. Ambrose Cemetery on the plans he displayed, specifically a tin building on the site. Public Works Director Jim Raysor and Donovan Renner have reviewed the preliminary plans and utility infrastructure has been discussed which Mr. Osbey hopes to complete in the Fall.

Mr. Osbey is "in the rock and gravel business and one of the partners is in the underground sewer and water business". Britton Engineering completed the preliminary plans including the plans for the water/sewer/storm sewer. American Technical will do the soils testing. While doing the dirt work, Mr. Osbey plans to pursue demolition of the "Old Friendship House". Mr. Osbey informed the commission that there is a lot of cleanup work that needs to be done on the site. The property itself has been neglected.

Mr. Kuchenbecker and City Archivist Mike Runge have conducted a site visit. Archeological features are evident on the site as it appears that other homes were present at one time where basements and retaining walls remain. There is an existing house situated next to the Friendship House that has long been neglected but is not of the proposed project. Mr. Kuchenbecker recommends a professional archeologist be hired to complete phase I of an archeological analysis, and subsequent analysis if necessary; and to complete a pedestrian survey for recordation of what was there. It was moved by Mr. Olsen and seconded by Ms. Oberlander to recommend approval of the Application for Project Approval to grade and clear the property in the Highland Park Addition, Block 14 Lots 1-12; Block 15 Lots 1-7; Block 3 Lots 1-3; Block 4 Lots 1-4; and Block 1 Lots 8-12, located in the Highland Park Addition Historic Overlay District in the City of Deadwood, as proposed by Butch Osbey and Deadwood Mountain Developers, LLC, the applicant and property owner respectively, with the following stipulation: that a phase I archeological survey be completed prior to the start of work; and subsequent completion of phase II and/or phase III, if warranted. Mr. Kuchenbecker explained phase I includes a pedestrian survey through which any archeological features on the site will be identified and the locations mapped out; phase I also includes a written report to provide the necessary recordation. The findings in phase I will determine the need for completing subsequent phase II and/or phase III archeological surveys. Mr. Kuchenbecker stated the recordation for the Friendship House will be handled separately. Mr. Derosier questioned the need to stipulate that an archeologist be on site monitoring the dig, at the developer's expense, consistent with what the commission has required in the past for First Gold and Ken Conrad, for example. Mr. Olsen amended the motion with the concurrence of the Ms. Oberlander to further stipulate 2) that an archeologist be on-site during the dig, at the property owner's expense.

Mr. Olson is of the opinion that archeological study should be completed prior to approving a grading permit. He would like to see an orderly progression, completing the archeology, then the dirt work. He would like to review a detailed site plan that shows what the neighborhood will look like including architectural renditions of the types of houses that might be constructed and landscaping designs. Chairman Speirs agreed. Mr. Kuchenbecker explained that Mr. Osbey is aware of the city's design guidelines for new construction. Mr. Olson stated his main concern is that the archeological work be completed first. "It's fine to have streets and curb and gutter up there" but review of a detailed site plan for the neighborhood prior to grading and excavation is appropriate. "Heaven forbid, we end up with a pile of rubble and rock and streets". He does not want the property "bulldozed and leveled to make suitable sites for home construction". Mr. Osbey was agreeable to completion of an archeological survey with a follow-up report to the commission. Hearing no further discussion, a roll call poll resulted in a tie with the following commissioners voting AYE: Mr. Steinlicht, Mr. Olsen and Mr. Derosier and the following commissioners voting NO: Ms. Oberlander, Chairman Speirs, Mr. Olson.

Mr. Olsen questioned if the commission could approve the street construction since the streets are already platted, but stipulate the lots shall not be disturbed at this time. Mr. Osbey would prefer to wait until they have project approval to complete the entire project. Mr. Kuchenbecker suggested the commission direct Mr. Osbey to proceed with retaining an archeologist with the necessary qualifications to complete phase I of the archeological survey, and continue the Application for Project Approval for the dirt work contingent upon receipt of a more complete set of plans that show the future development in

more detail. Ms. Oberlander suggested the commission be given an opportunity to read the covenants once those have been completed.

It was moved by Mr. Olson and seconded by Mr. Olsen to adopt a resolution authorizing Butch Osbey to proceed with completion of a phase I archeological study in the Highland Park Addition (Block 14 Lots 1-12; Block 15 Lots 1-7; Block 3 Lots 1-3; Block 4 Lots 1-4; Block 1 Lots 8-12 located in the Highland Park Addition Historic Overlay District in the City of Deadwood, with the following stipulations: 1) that a qualified archeologist be on location; and 2) the fees associated with the archeological study be paid by the developer. Mr. Derosier questioned if soils testing should be included. Mr. Kuchenbecker explained that the soils testing will be completed by an professional engineer, separate from this work. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

Mr. Osbey requested permission to place a Realtor sign on the site advertising property is for sale. Mr. Olson stated a standard Realtor sign can be placed without a permit of any kind.

Mr. Osbey will begin work on a conceptual drawing of the homes, although no designs have been finalized at this time. He will request that the engineering plans be reduced to a size that can be distributed to the each member of the commission.

12 Lincoln – Windows – Lynn Namminga

The commission referred to the following staff report:

STAFF REPORT

Case No. 06070
Address: 12 Lincoln

July 21, 2006

The applicant requests Project Approval to replace rotted wood windows with new wood windows at 12 Lincoln, a contributing structure located in the Ingleside Historic Overlay Zone of the City of Deadwood.

Applicant: Lynn Namminga
Owner: Same
Constructed: circa 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 City of Deadwood.

2. Architectural design of the resource and proposed alterations: The applicant has added a stained-glass window on the side of his house.

Attachments: N/A

Plans: N/A

Photos: Yes

Recommended Decision: The proposed work and changes has not had an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District. Staff understands the applicant is in violation of City code regarding not obtaining proper approvals – Project Approval and Building Permit prior to beginning work.

Mr. Kuchenbecker reported that Mr. Namminga has been in violation of City Building Code requiring the issuance of a building permit for the window replacement project which he completed some time ago. Mr. Namminga is subject to the fee for a building permit plus an investigation fee, which, is double the amount of a building permit fee. Chairman Speirs called upon Mr. Kuchenbecker for an opinion on a procedural matter. He stated the fees he described are "standard operating procedure" so a motion is not required. The question before the commission at this time, is the window itself, which is already installed.

Mr. Olson recalled the window issue having been before the commission at an earlier date. Mr. Kuchenbecker reported that Mr. Namminga initially presented the window replacement project to the commission in 2001, at which time, his request was denied. He reiterated that this is a separate application from the previous one. Mr. Kuchenbecker explained that there are no applications on file (Project Approval or Building Permit) so "if you deny it, he can appeal it".

Mayor Toscana explained there is nothing to prohibit a property owner from coming back a second time. At one time, there was discussion about preventative measures that could be implemented to prevent an individual from coming back with the same request at every meeting. The commission talked about requiring a time period of at least one-year before a resubmittal could be heard, but the Mayor doesn't recall official action on the matter. Mr. Kuchenbecker stated that Applications for Project Approval and Certificates of Appropriateness are valid for a period of one year. Current city ordinance does not address the number of times a property owner can present the same request nor does it address the frequency of those requests. Mayor Toscana explained they were trying to alleviate the problem of "someone continuing to badger the commission meeting after meeting after they have been denied". In this particular matter, Mayor Toscana feels an appropriate amount of time has passed since the project was originally denied.

Mr. Kuchenbecker has "no problem with placement of this window after the fact. It looks good and does not dramatically alter the appearance or have an adverse effect on the character of the building". It was moved by Mr. Derosier and seconded by Ms. Oberlander to adopt a resolution to approve the Application for Project Approval to put in a stained-glass window on the side of his house 12 Lincoln, a contributing structure located in the Ingleside Historic Overlay Zone of the City of Deadwood, as proposed by Lynn Namminga, the applicant and property owner. Mr. Olson suggested the motion include recordation for the file. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

32 Jackson – Siding and Garage Door – Josh Morrison

The commission referred to the following staff report:

STAFF REPORT

*Case No. 06071
Address: 32 Jackson*

July 21, 2006

The applicant requests Project Approval to remove steel siding, replace garage door and install new wood window sashes at 32 Jackson, a contributing structure located in the Ingleside Historic Overlay Zone of the City of Deadwood.

Applicant: Josh Morrison
Owner: Same
Constructed: circa 1903

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

1. Historic significance of the resource: This residential property is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the City of Deadwood. The original full-width porch at the front was likely removed and the overdoor and awnings added in the 1930's or early 1940's. The

attached garage at the right was probably built at this time as well. The metal siding, sliding windows, metal-sash storms and the garage door are modern.

2. Architectural design of the resource and proposed alterations: The applicant proposes to remove steel siding from front of the house along with the removal of awnings above the windows. Applicant proposes to scrap, repair, prime and paint the original siding under the steel siding. Applicant proposes to remove and replace siding on garage with similar siding on the house and replace fiberglass garage door with wooden door (see attached). Finally, the applicant proposes to replace window sashes in three windows with wooden replacements.

Attachments: Yes

Plans: N/A

Photos: 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.

On behalf of the property owner, Mr. Kuchenbecker described the proposed alterations, summarizing the information provided in paragraph two (2) in the General Factors section of his staff report. The original lap siding under the steel siding will be repaired or replaced, depending on the degree of damage. The overdoor and awnings added in the 1930's or 40's will be removed. The existing inappropriate fiberglass garage door will be removed and replaced with a wooden door. Three window sashes will be replaced with wooden replacements.

This is another example of a property owner restoring a structure back to its original state. Mr. Kuchenbecker has provided the homeowner with information regarding the City's siding program and wooden window program. It was moved by Mr. Steinlicht, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Application for Project Approval for removal of the steel siding, garage door replacement and new wood window sash installation at 32 Jackson, a contributing structure located in the Ingleside Historic Overlay Zone of the City of Deadwood, as proposed by Josh Morrison, the applicant and property owner.

Mr. Derosier requested that the record reflect our appreciation to the property owner for his efforts to restore the home back to its original historic state.

50 Van Buren – Siding – Dan & Trish Roe

The commission referred to the following staff report:

STAFF REPORT

Case No. 06073

July 26, 2006

Address: 50 Van Buren

The applicant requests Project Approval to replace existing wood lap siding with an identical wood (cedar lap) siding at 50 Van Buren, a contributing structure located in the Ingleside Historic Overlay Zone of the City of Deadwood.

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

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

1. Historic significance of the resource: This residential property, built in 1879 for A.W. Hastie, is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the City of Deadwood. This is of the Folk Victorian style.

2. Architectural design of the resource and proposed alterations: The applicant proposes to replace all wood siding (and trim where needed) with a wood (cedar lap) siding same size as existing. This will be done in conjunction with new windows (already approved). Current siding is broken and rotten. Once siding is replaced it will be painted with already approved colors.

Attachments: No

Plans: N/A

Photos: 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. Kuchenbecker stated this request is part of the ongoing rehabilitation of the property at 50 Van Buren. Mr. & Mrs. Roe would like to replace the existing wooden lap siding with identical wood, cedar lap siding. He reported the commission approved the window replacement project a couple meetings ago. In the process of replacing the windows, the homeowners determined that much of the existing siding was rotted.

Mr. Steinlicht commended the property owner and stated this is another example of "people going above and beyond". It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Application for Project Approval to replace the existing wooden lap siding with identical wood, cedar lap siding at 50 Van Buren, a contributing structure located in the Ingleside Historic Overlay Zone of the City of Deadwood, as proposed by Dan & Trisha Roe, the applicants and property owners.

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:

Joy McCracken, Executive Director of Neighborhood Housing Services (NHS) introduced Mike Roberts, the new loan officer for NHS.

Ms. McCracken provided the following reports to the commission.

Revolving Loan Request

None.

Revolving Loan Fund Cash Disbursements Journal

It was moved by Mr. Steinlicht, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the historic preservation revolving loan fund cash disbursements journal totaling \$15,660.09 to the following: Rebecca Sullivan, \$1,325.74; Lawrence County Register of Deeds, \$44; Rebecca Sullivan, \$4,979.51; Missy Morse, \$1,094.40; Missy Morse, \$216.44 and Lehman Construction Company, \$8,000, as presented.

The loan delinquency report consists of The Gillmore and Valerie Wayne. Ms. Wayne is an out of state property owner and, from time to time, her loan reaches the delinquent status.

Marvin Lehman's loans on the property have matured and need to be rewritten.

Retaining Wall Grant Disbursements

None.

NHS Monthly Financial Reports

None.

Hickok's – 685 Main

Hickok's has been in the process of restoring the second and third floors of the facility creating thirty two (32) rooms and suites. Some major structural damage was discovered resulting in cost overruns in excess of \$1 million. The total project costs have exceeded \$5.8 million. Historic preservation previously approved a zero percent (0%) life safety loan in the principal amount of \$200,000.

Ms. McCracken presented a request for loan funding in the amount of \$600,000 with an interest rate of six percent (6%) per annum with a three (3) year balloon. If approved, total loans outstanding to Hickok's will amount to \$1,146,009, which will represent twenty-two (22%) of the total loan portfolio. City Finance Officer Mary Jo Nelson was present at the loan committee meeting and explained that the city's auditor has "flagged" loan transactions to this level in the past. The three (3) year balloon, as opposed to the traditional seven (7) year balloon, will reduce the principal loan balance sooner, which will positively enhance NHS's total loan portfolio as well. She reported that Hickok's is a strong borrower and has an excellent payment history.

It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve six percent (6%) loan financing in the principal amount of \$600,000 to Hickok's Inc., 685 Main Street, with a three (3) year balloon, as presented.

Tom Wentz – 31 Jefferson

Ms. McCracken explained that a new resident of Deadwood recently purchased this home and the foundation is in need of repair. It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve zero percent (life safety) loan financing in the principal amount of \$10,000 to Tommy Wentz, 31 Jefferson, as presented.

ITEMS FROM CITIZENS NOT ON THE AGENDA:

None.

COMMITTEE REPORTS:

Cemetery: Commission representatives: Mary Ann Oberlander, Steve Olson and Rose Speirs.

Mr. Olson reported on a recent meeting of the committee including the status of ongoing maintenance and repair at the three cemeteries. The committee also talked about expanding the membership of the committee to include other members of the community with more insight on the cemeteries. Ms. Oberlander reported that the committee plans to meet on either the first or third Wednesday of each month.

Mr. Kuchenbecker would like to set a standard time and date for each committee meeting. E-mail correspondence or reminder telephone calls can be provided as needed.

Archeology: Commission representatives: Darin Derosier, Willie Steinlicht and Mike Olsen.

Mr. Olsen announced that the committee met today. City Archivist Mike Runge presented the revised draft of the Policies and Procedures for Archeology: Phase I, II and III. Mr. Runge stated that "guidelines" should have been developed prior to "policies and procedures". He will begin to formulate the guidelines, using federal guidelines and guidelines implemented in Alabama and Alaska, in addition to other resources. The information will be presented to the Policies and Procedures committee tomorrow morning.

On Tuesday, August 15, the Archeology Committee is scheduled to meet with Rose Estep Fosha in Rapid City. Mr. Olsen, being new to the commission, requested input from other members of the commission regarding matters to be discussed.

Loan: Commission representatives: Darin Derosier, Ronda Feterl and Willie Steinlicht.

Mr. Steinlicht reported that the loan committee met this week and reviewed the loans presented to the commission this evening.

Representative to NHS: Commission representative: Willie Steinlicht.

Mr. Steinlicht attended a board meeting last week at which time a report was given summarizing the work accomplished by the hundreds of young people participating in the Youth Work Camp recently.

He also stated a contractor from Lead is looking for dirt for a project there, if anyone has of a source of dirt.

In the interest of moving the agenda along in a timely fashion, Mr. Olsen requested that Chairman Speirs appoint a representative or chairman of each committee to provide the report to the commission at every meeting.

Mr. Olsen requested a commission representative be appointed to the Days of '76 Museum Board, similar to the representative to the Adams Museum. Steve Olson is the current commission representative to the Days of '76 Museum and the Days of '76 Rodeo. Chairman Speirs stated that Rhonda Feterl is the representative to the Homestake-Adams Research Center. New committees were established when Mr. Kuchenbecker came on board.

OTHER BUSINESS:

Mr. Kuchenbecker referred the commission to the Archival Monthly Report for June 2006.

Mr. Kuchenbecker informed the commission of a recent donation of a tourist pamphlet dating back to 1910.

Mr. Kuchenbecker referred the commission to a copy of a letter sent to the Mineral Palace regarding an air conditioning unit, for information only

Mr. Kuchenbecker referred the commission to a memorandum regarding 18 Adams, for information only.

The commission discussed the dates of the upcoming Sturgis Motorcycle Rally which coincide with the date of the next commission meeting. The commission agreed to meet at the regularly scheduled date and time, Wednesday, August 9, 2007 at 5:00 p.m.

Mr. Kuchenbecker distributed Volume IV of the family histories compiled by the Society of Black Hills Pioneers.

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 6:25 p.m.

ATTEST:

Rose Speirs
Chairman
Historic Preservation Commission
Mary Burket, Recording Secretary