

CITY OF DEADWOOD  
HISTORIC PRESERVATION COMMISSION

Tuesday, August 14, 2007

**Present Historic Preservation Commission:** Darin Derosier, Ronda Feterl, Mary Ann Oberlander, Mike Olsen, Steve Olson, Matt Pike and Willie Steinlicht. Historic Preservation Officer Kevin Kuchenbecker was also present.

**Absent Historic Preservation Commission:** None.

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A quorum being present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission special meeting to order on Tuesday, August 14, 2007 at 5:00 p.m. in the Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

*It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to adopt a resolution to remove "review minutes" from the agenda.*

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

**The commission referred to the staff report, attached and made part of this record.**

**Slime Plant Rehabilitation Project - Wayne Lund**

Mr. Lund stated that he had been working extensively with Mr. Kuchenbecker to come up with a design alternative to the parking ramp. He explained that no changes have been made to the preliminary drawings as of yet, but would be happy to address any concerns that the commission may have.

Mr. Olsen stated that after comparing the "slime plant" with the architect's rendering, it is his belief that the design is not accurate and the structure is more asymmetrical than the rendering depicts. Mr. Lund explained the county remodeled the "slime plant" and the new design is based on the original structure, not the building there today. Mr. Kuchenbecker stated that this is not the final design. Due to the fact that TenTexKota is applying for tax credits, the final design will be governed by the Secretary of the Interior's Standards and must be approved by the National Park Service. Therefore, Mr. Kuchenbecker explained, the owners and the architect are, at this point, only asking for approval of the overall "concept" of the design. He then recommended that the commission approve the concept with the final design subject to the National Park Service certification. Mr. Kuchenbecker explained that this would allow the architect to get a building permit and move forward with the site work. Mr. Lund assured the commission that the final design would meet the Secretary of the Interior's Standards because his intention is to meet with the National Park Service and "say tell us how you want this because we are going to do it exactly how you want".

Mr. Derosier stated that he was "very much in favor" of the project. Mr. Olsen agreed, but stated that he is uncomfortable approving the project without seeing the final design. He went on to say that he does not want any building to begin without a chance to review the final project. Mr. Pike stated that he was also uncomfortable, due to the fact that once the certificate of appropriateness is granted, "subsequent changes to the design are no longer, from a legal point of view, under the preview of this committee". Mr. Lund assured Mr. Pike that they would be required to seek the commission's approval on any and all design changes, and in fact would have "no problem" having that stated in the motion. Ms. Feterl agreed, stating that that was in fact part of the facade easement agreement.

*It was moved by Mr. Derosier, seconded by Ms. Feterl to adopt a resolution to approve a Certificate of Appropriateness for TenTexKota with the stipulation that they take the design to the National Park Service for review and come before the commission with their comments.* City Attorney Jason Campbell suggested that the motion be amended to allow for

excavation of the "footprint", as well as stipulate that no construction be done on any structures before design approval. Mr. Wheeler stated that the word construction needed to be defined. Mr. Lund agreed, and explained that some of the excavation work had to be done under the existing building therefore the structure would need to be propped up and a new foundation put in place. *Mr. Derosier rescinded his motion and Ms. Feterl rescinded her second.*

*It was moved by Mr. Olsen, seconded by Mr. Pike and carried unanimously to adopt a resolution to approve the Certificate of Appropriateness for the "Slime Plant" rehabilitation project at 30 Pine Street, located in the Historic Overlay Zone, to begin excavation following a phase one archeological survey with construction subject to final review by the Historic Preservation Commission, as proposed by TenTexKota, applicant and property owner, as presented.*

*It was moved by Mr. Olsen, seconded by Mr. Pike, and carried unanimously to adopt a resolution to appropriate funds up to \$1.7 million from the bonded account for a facade easement and recommendation to the Deadwood City Commission to enter into an agreement with the developer, TenTexKota, as presented.*

### OLD BUSINESS

#### HPC Supplemental Budget Review & Recommendation

*It was moved by Mr. Olsen, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to approve the Historic Preservation Commission 2007 Supplemental Budget and present it to the Deadwood City Commission for their approval, as presented.*

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

None.

### ITEMS FROM CITIZENS NOT ON AGENDA:

#### 27 Deadwood Street - Hickok's Iron Horse Inn - Bobby Rock

*It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to adopt a resolution to rescind the previous motion made on July 25, 2007 to approve the Sign Permit Application at 27 Deadwood Street, Hickok's Iron Horse Inn.*

*It was moved by Mr. Olson, seconded by Mr. Olsen and carried, with the following commissioner voting NO: Mr. Pike, to adopt a resolution to accept the Sign Permit Application for a sign to be located on the rear of the Iron Horse Inn at 27 Deadwood Street, with two (2) variances due to the height and location of the sign, with the stipulation that the sign be placed no higher than the second story window, as proposed by Hickok's Iron Horse Inn, as presented.*

### COMMITTEE ACTIONS AND REPORTS:

No reports were given.

### OTHER BUSINESS:

None.

### ADJOURNMENT:

Hearing no further business to come before the commission at this time and no objections from the commission or the audience, Chairman Steinlicht adjourned the meeting at 6:20 p.m.

ATTEST:

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Willie Steinlicht  
Chairman, Historic Preservation Commission  
Heather Pleinis, Recording Secretary