

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 27, 2018 ~ 4:00 - 5:00 p.m.

Tour of the Adams Museum

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 27, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. March 13, 2019 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Extensions – **Exhibit A**
 - i. Tom McNary – 14 Van Buren – Wood Windows and Doors
 - ii. Brett Bauman – 35 Jackson – Wood Windows and Doors
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Iver & Monica Gibbs – 850 Main Street – RLF Life Safety Loan Request
5. Hearing – Demolition by Neglect – 824 Main Street
6. Old or General Business
 - a. Main Street Initiative Update
 - b. Ghost Mural Grant Recommendation – **Exhibit C**
 - c. Deadwood Masonic Center – Not-For-Profit Grant Request -- **Exhibit D**
 - d. HP Bonding Update – Staff Report
7. New Matters before the Deadwood Historic District Commission
 - a. COA H190028 15 Seventy Six Drive – City of Deadwood – **Exhibit E**
8. New Matters before the Deadwood Historic Preservation Commission
9. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
10. Staff Report (*Items considered but no action will be taken at this time.*)
11. Committee Reports (*Items will be considered but no action will be taken at this time.*)
12. Other Business

Adjournment -- **All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 13, 2019 ~ 1:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. February 27, 2019 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Revolving Loan Program Voucher Approval
 - c. Revolving Loan – Loan Requests – **Exhibit A**
 - i. Eugene Hunter – 38 Van Buren – Extension Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Vacant Window Displays **Exhibit B**
 - c. Historic Publication Fund – **Exhibit C**
 - d. Marsha Morse – 20 Washington Street – Request for Extension – **Exhibit D**
 - e. Set Demolition by Neglect Hearing for 824 Main Street on March 27, 2019 – **Exhibit E**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190024 – Todd & Jill Weber – 251 US Hwy 14A – Development of Slag Pile Property - **Exhibit F**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business

Adjournment -- **All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3^d Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, March 13, 2019

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse, Robin Carmody, Dale Berg and Tom Blair

Absent:

Present City Commission:

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Bonny Anfinson, Program Coordinator and Jessica McKeown, Finance Officer

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, March 13, 2019 at 1:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

February 27, 2019 Regular Meeting

It was moved by Ms. Ochse and seconded by Mr. Blair to approve the HPC minutes of Wednesday, February 27, 2019. Aye – All. Motion Carried.

Voucher Approval:

Mr. Kuchenbecker stated there is a question on an invoice in the Chamber payment request for \$5,000 and will check with the Chamber on what it is for. ***It was moved by Mr. Toews and seconded by Ms. Posey to not pay the invoice in question for \$5,000 from the Chamber and approve the HP Operating Account in the amount of \$111,187.81. Aye – All. Motion carried.***

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$3,936.42 based on information as presented. Aye - All. Motion carried.

Revolving Loan Program Voucher Approval

It was moved by Mr. Toews and seconded by Ms. Ochse to approve the Revolving Loan Program Vouchers in the amount of \$4,378.13 based on information as presented. Aye – All. Motion carried.

Revolving Loan Program – Exhibit A

- i. Eugene Hunter – 38 Van Buren – Extension Request

It was moved by Mr. Toews and seconded by Mr. Blair to approve the grant extension as submitted. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker stated he has not been able to attend the Design Committee, Promotion Committee or Economic Restructuring Committee. HP Commissions who attended the meetings gave a report. Mr. Toews stated the Design Committee is working on Urban Trails. Ms. Posey stated John Martinisko has been attending the trails meetings. Mr. Toews stated they are getting quotes for utility box wraps at the V.F.W., Deadwood Gulch and Adams Museum. The window covering project is going before HP today. Ms. Posey stated we will be getting information from the parks department to let us know where unused benches, trash cans and urns are going. Mr. Toews stated plans are to unpack the items that haven't been used. They are working on identifying pedestrian way finding signs. Locations identified are the railroad parking lot, Whitewood Creek, Taylor Avenue and Homestake trail. Mr. Kuchenbecker needs to talk to P & T about funding. They are trying to come up with ways to reward those who are participating in the Window Covering Program. Mr. Blair asked if there will be a space requirement. Mr. Toews stated he will have the committee discuss it. They would do a quarterly award for the best window display. They have ordered twelve new hanging pots. The placement will be decided by Mr. Kuchenbecker and Louie Lalonde. The City will water the flowers again this year. It has been suggested the HP Commission look into modifying the Ghost Mural program to keep interest into the program such as 100% coverage with a covenant. Ms. Posey stated at the Neighborhood Block Club meeting there was concerns brought up about the Methodist Park in that it needs attention and who is responsible for maintaining the park. Mr. Kuchenbecker stated Scott Reif in the parks department. Ms. Posey stated Ronda Brunson requested getting a flower pot at the park. My concern is if we start doing flowers other than Main Street it will cause an issue. Mr. Kuchenbecker stated if the neighborhood could commit to the care of the flowers we could order them and take it out of their budget. The parks department would not be responsible for watering the flowers. Mr. Berg stated Betsy did a wonderful job watering the flowers on Main Street last year. Mr. Johnson

stated the flower pots are at Gages right now and have already been planted. Mr. Johnson stated there is a progressive dinner on March 21 for \$50 per person. Hops and Hogs is April 25. Tickets are \$35 and will be at 39 locations. There will be a Deadwood shopping spree on May 4 and 5. There is a plant swap party on May 30 at the Welcome Center.

Vacant Window Displays – Exhibit B

Mr. Kuchenbecker stated the Main Street Initiative Design Committee, Deadwood History Inc. and the Historic Preservation Commission have been working in tandem on the overall beautification of historic Main Street. They are presently looking at putting historic photographs in the windows. Deadwood History would be able to prepare the photographs for a cost of \$85 each to be used in the windows. A variety has been identified. The total cost of the project would be \$2,700 and would come out of the Public Ed and Advocacy Funds. ***It was moved by Mr. Berg and seconded by Ms. Posey to recommend to the City Commission to approve the use of Public Ed and Advocacy funds, not to exceed \$2,700.00, for the vacant building window display project.*** Mr. Kuchenbecker thanked Mr. Toews and Daryl Nelson for their work on this project. Mr. Johnson suggested having an ad for the trial in one of the windows. Mr. Kuchenbecker stated we could also advertise the Broken Boot and Deadwood History.

Historic Publication Fund – Exhibit C

Mr. Kuchenbecker stated the subcommittee has put this together and Meghan Wittmis worked hard at putting this together. This has been reviewed several times. Program guidelines and an application are before you. Highlights of the guidelines are; this program is for printing costs only; \$5,000 is the maximum amount available per applicant until it is paid off; the application deadline is April 15; there is a list of criteria; there is a right to approve or deny any or all of the applications; they will be required to provide quarterly reports and pay 50% of the net sales; after the 36 months an interest rate of 2% above prime will be assessed on remaining amount. ***It was moved by Ms. Ochse and seconded by Ms. Posey to recommend to the City Commission to approve creating the Historical Publication Fund to come out of the Advocacy line item and will not exceed \$25,000. Ms. Carmody abstained. Aye – All. Motion carried.***

Marsha Morse – 20 Washington Street – Request for Extension – Exhibit D

Mr. Kuchenbecker stated the applicant is requesting a 90 day extension on completion of the project at 20 Washington. They have not been able to complete the work due to winter weather conditions. Weather wise it is justifiable at this time. Ms. Posey asked if we are going to verify if they have done anything. Ms. Ochse stated the building inspector should verify the work has been completed. ***It was moved by Mr. Blair and seconded by Mr. Berg to grant a ninety (90) day extension for exterior work to be completed at 20 Washington Street and the City of Deadwood Building Inspector will verify the completion of the work. Aye – All. Motion carried.***

Set Demolition by Neglect Hearing for 824 Main Street on March 27, 2019 – Exhibit E

Mr. Kuchenbecker stated a letter has been sent to Kenneth Ortiz in Montebello, CA regarding the investigation and inspection of the property at 824 Main Street. It has been determined this property falls under demolition by neglect. The HP Commission now needs to set a public hearing date. ***It was moved by Mr. Toews and seconded by Ms. Posey to set the Demolition by Neglect hearing day for 824 Main Street on Wednesday, March 27, 2019, 5:00 p.m. in the City Commission Chambers at 108 Sherman Street. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

New Matters before the Deadwood Historic Preservation Commission

PA 190024 – Todd & Jill Weber – 251 US Hwy 14A – Development of Slag Pile Property – Exhibit F

Mr. Kuchenbecker stated the applicant is requesting permission to construct portable structures to house rescue animals. Portions of this property are within the district and portions are outside of district. A map showing the districts and location of structures was presented for review. The main focus is the view shed of the structures. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark. Mr. Kuchenbecker met with the applicant to determine the locations of the structures. Probable two or three are in the district. They are planning on putting wood siding on five portable buildings. The applicant will be constructing a false front on all of the structures to resemble boom town architecture. The roofs will be painted green or brown. Mr. Blair asked if there were guideline for cleanup. Mr. Kuchenbecker stated that would fall under the Nuisance Ordinance. There are ordinances dealing with livestock. Planning and Zoning has reviewed. Ms. Carmody asked if they will have to put up fencing. Mr. Kuchenbecker stated they will put up temporary corals and fencing. They are aware if they do any excavation over 10 cubic yards archeology will be required. ***It was moved by Mr. Toews and seconded by Ms. Ochse based upon all the evidence presented, I find that this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and***

therefore move to grant a project approval for development of the slat pile property located at 251 US Hwy 14A. Aye – All. Motion carried.

Items from Citizens not on Agenda

Staff Report: *(items will be considered but no action will be taken at this time.)*

Mr. Kuchenbecker stated Outlaw Square bid package two is ready to go out for bid. This is for foundation and utility work. There has been a situation of the electrical on the Silverado corner. It has been encased in concrete so it has delayed the project. The design and development drawings are complete and we should have an updated budget within a week or so. The bond resolution was passed by the City Commission. Working with Four Points on the archeology for the Ten Lizzies project. I have reviewed their scope of work and it looks like part of this will be part of their TIF project. Phase one of the façade easement of the Franklin is almost complete. They plan to do the project in two phases. The first phase being the pediment and parapet which is almost complete. We will complete the easement on this portion and do a second easement on the remaining portion of the project. This will cash flow better for us and them. Bob Nelson Jr. and Bonny have been working on a Community Development Block Grant to help fund the Recreation Center Addition Senior Center. Public Works has hired a consultant who will help with the demolition by neglect issues. They have a meeting next week. Flower baskets are ordered. There is a bid opening for Whitewood Creek cleanup at 2:00. They have conducted interviews for the Outlaw Square Manager. There were nearly 40 applicants.

Committee Reports:

Other Business:

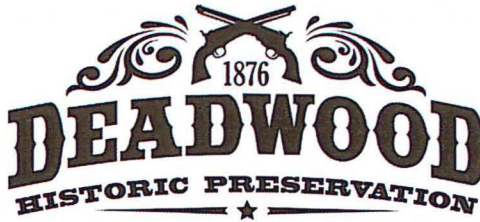
The Historic Preservation Commission Meeting adjourned at 1:35 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Bonny Anfinson, Historic Preservation Office/Recording Secretary

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EXHIBIT A



MEMORANDUM

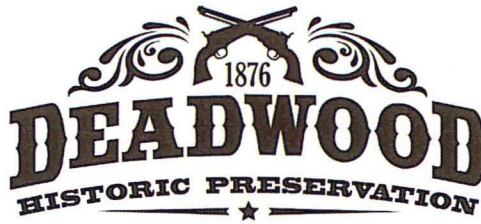
Date: March 22, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Grant Extensions

The following Historic Preservation Program applicants are requesting an extension of their Grant. Staff's recommendation follows for the extension requests.

- Tom McNary.... 14 Van Buren Wood Windows & Doors
The grant expires on 03/22/19. The applicant has two windows remaining in the kitchen to be done. Staff recommends extending the grant for an additional three months which will expire 06/22/19.
- Brett Bauman.... 35 Jackson Wood Windows & Doors
The grant expires on 03/19/19. The windows have been purchased and delivered to the applicant. When weather permits they will be installed. Staff recommends extending the grant for an additional three months which will expire 06/19/19.

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EXHIBIT C



MEMORANDUM

Date: March 20, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Ghost Mural Conservation Easement Program

In 2016 the Historic Preservation Commission began a pilot project for the restoration of ghost murals in the historic district of Deadwood. The program was an 80/20 split with the property owner paying their 20% of the costs first and Historic Preservation paying the remaining 80% of the project costs. A covenant would be recorded to protect the mural as well as the view of the mural.

The first recipient of this program was the Celebrity Hotel's Champion Sparkplugs mural. The total cost of the mural was \$5,185 with the city portion being \$4,148 and the owner's portion \$1,307. A covenant was recorded to protect this mural.

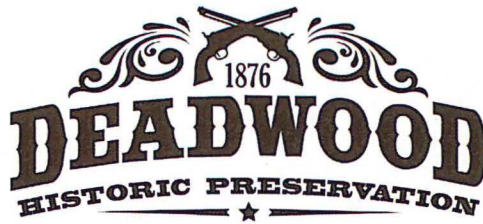
There are at least twelve murals in the historic district. In an effort to protect these historic ghost murals the Main Street Initiative Design Committee and the Loan Committee would like to see this program grow. Since the pilot project of the Champion Sparkplug mural there has not been any new interest from the building owners to partake in this program. Because the owners do not see any kind of return from this investment, it is being recommended to the Historic Preservation Commission to fund 100% of the mural in exchange for a conservation easement of the building wall. A budget of \$10,000.00 per year could be established and based on the cost to restore the mural; the Commission could do one or two murals per year.

The Main Street Initiative Design Committee and Loan Committee are requesting the Historic Preservation Commission change the program to pay 100% of the costs to restore a mural and by doing so purchase the wall as a conservation easement to protect the murals in the future.

Recommended Motion:

Move to approve changing the current Ghost Mural Program from an 80/20 cost agreement to pay 100% of the cost for the mural along with a conservation easement to own the mural wall and to establish a budget of \$10,000 per year to restore one or two murals each year based on the cost of restoration.

EXHIBIT D



MEMORANDUM

Date: March 22, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Deadwood Not-For-Profit Grant Request

The Historic Preservation Commission has received a Not-For-Profit Grant request from Deadwood Masonic Center for interior and exterior interpretation and signage. Plans are to construct two display cases and two wall storage cabinets for a cost of \$4,000. These cases will be placed in the front foyer of the Masonic Temple and will house Deadwood Lodge Masonic Artifacts and historical documents. These exhibits will be available for public viewing whenever the facility is open and during the Trial of Jack McCall performances.

The Deadwood Masonic Center did have a similar grant in 2014 for \$9,750 for interpretative banners, shadow boxes and signage. They only used \$4,985 of the grant with \$4,765 remaining. Because of the age and no extension requests for this grant staff closed the grant in the Foundant Program.

Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five year period. Since 2014 the Deadwood Masonic Center has been granted \$43,750 in funds but has only received \$38,478.87. It is staff's recommendations to approve the grant request to the Deadwood Masonic Center in the amount of \$4,000.

RECOMMENDATION: *Move to approve the Not-For-Profit grant to the Deadwood Masonic Center Association in the amount of \$4,000 for the construction of display cases and wall cabinets.*

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Deadwood Masonic Center Association
PO Box 357
Deadwood, SD 57732

Deadwood Historic Preservation Commission
102 Sherman Street
Deadwood, SD 57732

RE: Grant Application

March 18, 2019

Deadwood HPC Commissioners--

As part of the not-for-profit grant awarded to the Deadwood Masonic Center for interior and exterior interpretation and signage, we are submitting the attached request for \$4,000 in foyer display cases.

This is part of our educational mission to showcase the involvement of the Masons in Deadwood's history. Because of the Trial of Jack McCall, thousands of visitors stream into our building every summer season.

We thank you for awarding us the initial grant and look forward to working with you to tell one of Deadwood's great historical stories.

Thank you,

Willie Steinlicht, President
Deadwood Masonic Center Association
605-580-0274

Enc.

APPLICATION # _____

DEADWOOD HISTORIC PRESERVATION COMMISSION

DEADWOOD NOT-FOR-PROFIT GRANT PROGRAM FOR
SITES NOT ELIGIBLE FOR STATE PROPERTY TAX MORATORIUM

Application

The Deadwood Historic Preservation Commission reviews all applications. Please read the attached Policy Guidelines and provide the requested information below.

1. **Property Address:**

715 Main Street	Deadwood	SD	57732
Street	City	State	Zip

2. **Applicant Details:**

TODAY'S DATE: 03/18/2019

Willie Steinlicht	(605) 580. 0274	dewill@vastbb.net
Name	Daytime Telephone	E-mail Address

42 Washington Street	Deadwood	SD	57732
Street	City	State	Zip

3. **Owner of Property**:**

****NOTE:** Applicant must own/retain property;

OR

Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;

OR

Applicant must have a firm written commitment with the owner to purchase the property.

(Complete 'Owner of Property' only if different from that of applicant)

Masonic Center Association (605) 578-1428

715 Main Street	Deadwood	SD	57732
Street	City	State	Zip

GRANT FUND –
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM

1. Property Address

SAME

Street City State Zip

2. Description of work to be performed as part of this project:

Building and installation of display cases in front
Porch of the Masonic Temple. These cases will display
Dea Wood Lodge Masonic Heirifacts and historical
documents. These items will be available for
public inspection whenever the facility is open and
during the trial of Jack McCall performances.

3. Project budget – itemized and showing disbursement of funding

Description (i.e. roof)	Grant	Total
Custom Display Cases	\$ 4,000	\$ 4,000
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
Total:	\$ 4,000	\$ 4,000

4. Total Project Cost: \$ 10,000 (2014) Grant Amount: \$ 10,000

*GRANT FUND –
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM*

The following information must be presented with this application as attachments before being reviewed by the Deadwood Historic Preservation Commission (incomplete applications will not be reviewed)

- a. Floor plan(s) (when necessary)
- b. Site plan(s) (when necessary)
- c. Photographs
- d. Copy of deed or notarized letter of authorization
- e. Verification of listing on or eligibility for listing on the National Register of Historic Places
- f. Submission of specifications and contracts

Estimate

588147

Statement

DATE

3/4/19

TERMS

TO

Masonic Center Asse.

IN ACCOUNT WITH

Keith Umenthum

Po Box 231 920-1282

Deadwood, SD 57732

Estimate to construct
and install:

1- 44" x 24" display case

1- 30" x 18" display case

2- 48" x 30" wall storage cabinets

display cases, oak w/ tempered glass
wall storage cabinets, oak

Total

\$ 4,000-

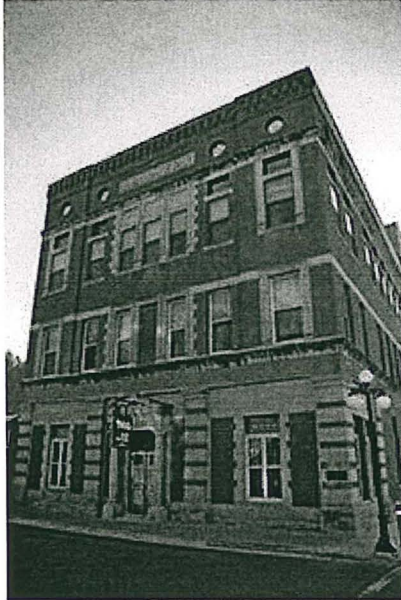
CURRENT

OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT

Deadwood Historic Preservation to fund \$10K in exterior and interpretive signage for Masonic Temple building



Deadwood Historic Preservation funds will help with around \$10,000 in exterior and interpretive signage for Deadwood's Historic 1902 Masonic Temple building. Pioneer photo by Jaci Conrad Pearson

Posted: Monday, October 13, 2014 11:30 am

By Jaci Conrad Pearson Black Hills Pioneer

DEADWOOD — One of Deadwood's oldest and most well-preserved buildings will soon have a new exterior sign, as well as interpretive signage to better tell its historic story.

The Deadwood City Commission approved the Masonic Center Association's application for the 2014 Not-For-Profit Grant Program.

"The Masonic Center Association requested funding to help with costs for the creation and installation for the interpretation and signage associated with the Masonic Temple building in the amount of \$9,750," said Deadwood Historic Preservation Officer Kevin Kuchenbecker. "This project will provide visitors a better appreciation for the historic building, as well as improve the understanding and interpretation of the Masons in Deadwood, which meets the guidelines of the grant program."

The materials historic preservation will help provide include double-sided portable interpretive banners that will be used for the history of the Trial of Jack McCall, which is housed in the Masonic Temple May through September.

"It will also include interpretation of a variety of masons responsible for the founding and ongoing development of Deadwood," Kuchenbecker said. "In the vestibule, shadowboxes will contain and interpret a variety of Deadwood Masonic Lodge artifacts, ephemera and a new sign on the exterior of the building."

The Masonic Temple building was erected in 1902 and includes three stories, as well as a basement. In the third floor is a theater. The second floor contains meeting and lodge rooms, while the first floor contains the kitchen, ballroom, office and restrooms.

"The building houses both the Deadwood and Lead Lodges," Kuchenbecker said. "It also still contains the original cage elevator and original pressed metal ceilings. It is one of the few buildings in Deadwood that is in near-original condition. It is used by the community for a variety of programming needs, such as the Trial of Jack McCall and is used by this office for a variety of meetings. We also use the theater for symposiums."

Mike Rodman, Senior Grand Warden of the Grand Lodge of Masons of South Dakota, said that around 80 Deadwood Masons, 60 Lead Golden Star #9 Lodge Masons and 350 Deadwood Valley of the Scottish Rite members are based out of the Masonic Temple.

"It also houses the Temple for the Naja Shrine, of which there are around 500 members," Rodman said. "We are absolutely thrilled that the city and Deadwood Historic Preservation have awarded this grant. We have a very unique story to tell about our current membership, as well as the founding and development of Deadwood."

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EXHIBIT E

Date: 03/20/2019

Case No. H190028

Address: 15 Seventy Six DR

Staff Report

The applicant has submitted an application for Certificate of Approval for work at 15 Seventy Six DR, a contributing structure located in First Ward Planning Unit in the City of Deadwood.

Applicant: City of Deadwood

Owner: City of Deadwood

Constructed: 1937

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: This structure is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Constructed by the Works Progress Administration, it is a good example of the types of public works construction which benefitted local communities.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to change an area of the Juso Brothers Grandstands from a "Band Shell" area in the middle of the grandstands to a handicap seating area with a vertical shaft wheelchair lift. This lift will provide access from the ground level near the concession area to the main walking platform. This lift will enter the handicap seating area and the access will be one level from there to either end of the grandstands. In addition, the City requests approval to remove the existing ramp system on the north end of the grandstands and replace it with a staircase. The removal of the ramp and construction of the staircase will not take place until a ramp access is created to supplement the proposed vertical lift.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Staff is working with Planning and Zoning and Facilities Director to ensure the changes minimize the character of the historic resource.

The proposed work and changes does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

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Motions available for commission action:

A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

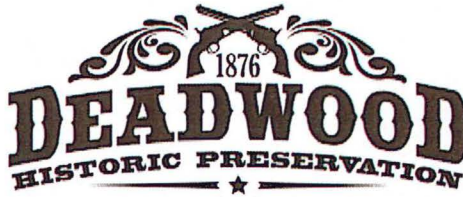
OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE USE ONLY

Case No. 190038
☐ Project Approval
☒ Certificate of Appropriateness
Date Received 3/20/19
Date of Hearing 3/27/19

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION

Property Address: 15 Seventy-Six Drive

Historic Name of Property (if known): Juso Brothers Grandstands

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: City of Deadwood
Address: 102 Sherman Street
City: Deadwood State: SD Zip: 57732
Telephone: 578-2082 Fax: _____
E-mail: bobjr@cityofdeadwood.com

Architect's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: PL Carpentry
Address: 22894 S. Rochford Road
City: Hill City State: SD Zip: 57745
Telephone: 591-9870 Fax: _____
E-mail: P_L_cowboy@yahoo.com

Agent's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT

- | | | | |
|---|---------------------------------------|---|--|
| <input checked="" type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Re-Roofing | <input checked="" type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | <input type="checkbox"/> Windows | <input type="checkbox"/> Fencing |
| Other <u>ADA ACCESS</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | |

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Case No. _____

SIGNATURES

I **HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

 3/19/19
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

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Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)Project Start Date: 03/19/2019Project Completion Date (anticipated): 06/06/2019☐ **ALTERATION** ☐ Front ☐ Side(s) ☐ Rear☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other _____☐ **ROOF** ☐ New ☐ Re-roofing
☐ Front ☐ Side(s) ☐ Rear☐ **GARAGE** ☐ New ☐ Rehabilitation
☐ Front ☐ Side(s) ☐ Rear☐ **FENCE/GATE** ☐ New ☐ Replacement
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____ Dimensions _____

☐ **WINDOWS** ☐ **STORM WINDOW** ☐ **DOORS** ☐ **STORM DOORS**
☐ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____

☐ **SIGN/AWNING** ☐ New ☐ Restoration ☐ Replacement

Material _____ Style/type _____ Dimensions _____

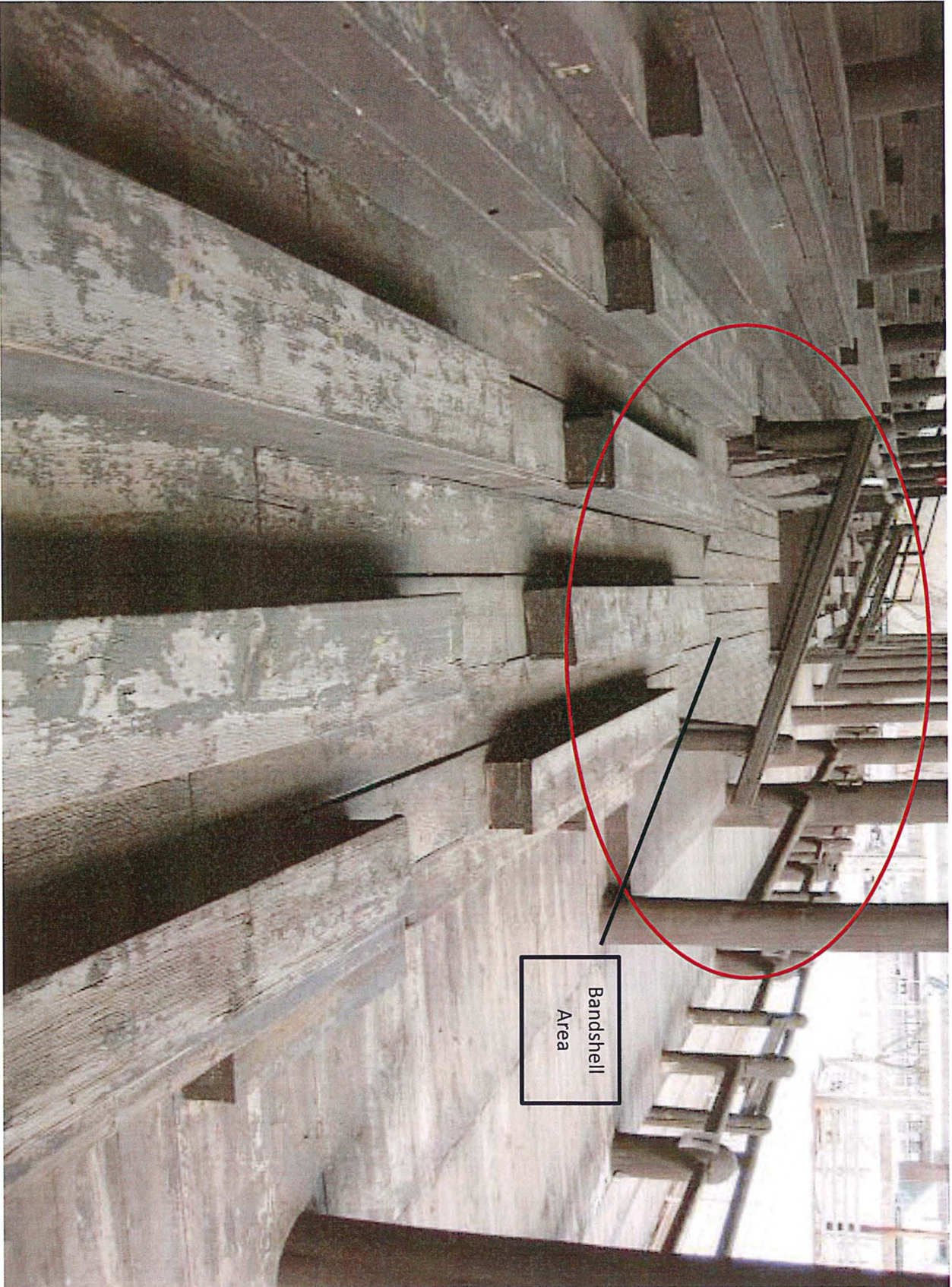
☒ **OTHER** – Describe in detail below or use attachments**DESCRIPTION OF ACTIVITY**

Describe, as specifically as possible, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

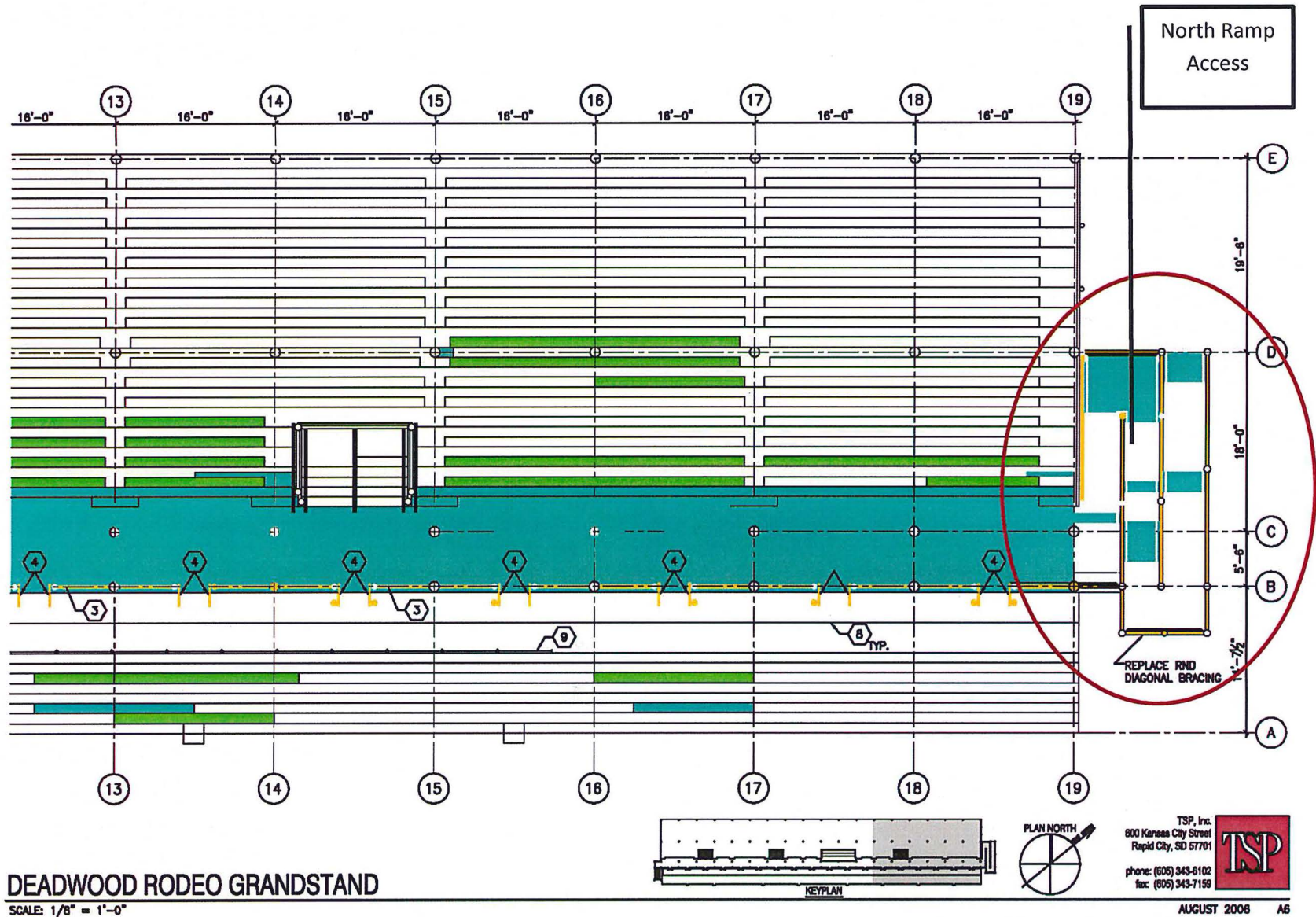
Failure to supply adequate documentation could result in delays in processing and denial of the request.

The City of Deadwood would like to change an area of the Juso Brothers Grandstands from a "Band Shell" area in the middle of the grandstands to a handicap seating area with a vertical shaft wheelchair lift. This lift will provide access from the ground level near the concession area to the main walking platform. This lift will enter the handicap seating area and the access will be one level from there to either end of the grandstands. In addition, The City requests approval to remove the existing ramp system on the north end of the grandstands and replace it with a staircase. The removal of the ramp and construction of the staircase will not take place until a ramp access is created to supplement the proposed vertical lift.

All materials used for these projects will be treated rough sawn materials from Wheeler Lumber in Whitewood SD. The construction of the staircase will mirror the South Entrance staircase.



Bandshell
Area



Back to Agenda