

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.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. February 13, 2019 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Applications – **Exhibit A**
 - i. James and Christine Mikla – 30 Adams – Foundation Program
 - ii. Jody Ritz – 18 Pleasant – Foundation Program
 - c. HP Grant Extensions – **Exhibit B**
 - i. Dave Akrop – 98 Charles – Elderly Resident Program
 - ii. Melody Lopez – 67 Stewart – Foundation/Siding/Windows & Doors Programs
 - iii. Brad Peterson/Shirlene Joseph – 766 Main – Foundation Program
 - iv. Amy Gorzalka – 50 Van Buren – Windows & Doors Program
 - v. Michael Johnson – 8 Van Buren – Windows & Doors/Siding/Foundation Programs
 - vi. Glenn Fasnacht – 74 Van Buren – Siding/Windows & Doors Programs
 - vii. Margaret Sulentic – 23 Van Buren – Windows & Doors Program
 - viii. David Zurey – 23 McKinley – Elderly Resident Program
 - ix. Kathleen Lane – 53 Forest – Siding/Elderly/Foundation/Windows & Doors Programs
 - x. Jo Roebuck-Pearson – 36 Lincoln – Windows & Doors Program
 - xi. Kracht Family Trust – 4 Lincoln – Siding/Windows & Doors/Elderly Programs
 - xii. Tyson Almonza – 62 Taylor – Siding/Windows & Doors Programs
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan – Loan Requests – **Exhibit C**
 - i. David Herdt – 97 Forest – RLF Preservation Loan Request
 - ii. Dennis Bammer – 10 Van Buren – Request to Forgive
 - iii. Lance Bobolz – 84 Van Buren – Loan Extension Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Presentation and Update on GIS online programs and applications
 - c. Historic Publication Fund – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190021 – James and Christine Mikla – 30 Adams – Foundation Repairs – **Exhibit E**
 - b. PA 190022 – NHS of the Black Hills – 158 Williams – Siding/Porch/Steps/Rail Repairs – **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 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

Back to Agenda

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, February 27, 2019

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

Absent: Dale Berg and Tom Blair

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Bonny Anfinson, Program Coordinator and Meghan Wittmis, Administrative Assistant

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, February 27, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

February 13, 2019 Regular Meeting

It was moved by Ms. Carmody and seconded by Ms. Posey to approve the HPC minutes of Wednesday, February 13, 2019. Aye – All. Motion Carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$15,022.52. 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. Ochse to approve HP Grant Fund disbursements in the amount of \$9,719.47 based on information as presented. Aye - All. Motion carried.

HP Grant Applications – Exhibit A

- i. James and Christine Mikla – 30 Adams – Foundation Program
- ii. Jody Ritz – 18 Pleasant – Foundation Program

It was moved by Mr. Toews and seconded by Ms. Posey to enter James and Christine Mikla, 30 Adams, into the Foundation Program and Jody Ritz, 18 Pleasant, into the Foundation Program. Aye – All. Motion carried.

HP Grant Extensions – Exhibit B

- i. Dave Akrop – 98 Charles – Elderly Resident Program
- ii. Melody Lopez – 67 Stewart – Foundation/Siding/Windows & Doors Programs
- iii. Brad Peterson/Shirlene Joseph – 766 Main – Foundation Program
- iv. Amy Gorzalka – 50 Van Buren – Windows & Doors Program
- v. Michael Johnson – 8 Van Buren – Windows & Doors/Siding/Foundation Programs
- vi. Glenn Fasnacht – 74 Van Buren – Siding/Windows & Doors Programs
- vii. Margaret Sulentic – 23 Van Buren – Windows & Doors Program
- viii. David Zurey – 23 McKinley – Elderly Resident Program
- ix. Kathleen Lane – 53 Forest – Siding/Elderly/Foundation/Windows & Doors Programs
- x. Jo Roebuck-Pearson – 36 Lincoln – Windows & Doors Program
- xi. Kracht Family Trust – 4 Lincoln – Siding/Windows & Doors/Elderly Programs
- xii. Tyson Almonza – 62 Taylor – Siding/Windows & Doors Programs

It was moved by Mr. Toews and seconded by Ms. Posey to approve the grant extensions as submitted. Mike Johnson abstained from the vote. Aye – All. Motion carried.

Revolving Loan Program Voucher Approval

It was moved by Mr. Toews and seconded by Ms. Posey to approve the Revolving Loan Program Vouchers in the amount of \$1,511.10 based on information as presented. Aye – All. Motion carried.

Revolving Loan Program – Exhibit C

- i. David Herdt – 97 Forest – RLF Preservation Loan Request
- ii. Dennis Bammer – 10 Van Buren – Request to Forgive
- iii. Lance Bobolz – 84 Van Buren – Loan Extension Request

It was moved by Ms. Ochse and seconded by Ms. Posey to approve the loan RLF Loan Request for David Herdt, 97 Forest; Request to Forgive for Dennis Bammer, 10 Van Buren; Loan Extension Request for Lance Bobolz, 84 Van Buren. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker stated the Design Committee will have an item for the next agenda to have historic photos in the windows of vacant buildings until they are occupied. They will be partnering with Deadwood History. The Economic Restructuring Committee is working on bringing retailers into Deadwood. They are working on an ordinance to not allow first floor housing on Main Street. They will be presenting their request to Planning and Zoning. On Outlaw Square they are looking at using synthetic ice. It would be a tremendous cost savings on operations. The public gathering space can also be set up to allow 40 vendors for events such as an arts festival. Mr. Toews asked if the synthetic ice would be covered for special events. Mr. Kuchenbecker stated in the summer it would be covered with artificial turf. In two weeks we are anticipating to have the cost estimate based on design development drawings. We will be finishing the second and third excavations of the wall. Two large cast iron pieces have been discovered in the fill which appear to be the front of the vault at the original City Hall. The Promotion Committee is working on a progressive dinner.

Presentation and Update on GIS online programs and applications

Mr. Kuchenbecker stated they have partnered with Parking and Transportation on the GIS portal which we are getting ready to go public. This allows anyone to preview trolley tracker, receive information on historic structures and grant programs. We are still testing the site to work out any glitches or changes necessary to utilize the information.

Historic Publication Fund – Exhibit D

Mr. Kuchenbecker reviewed the proposed Historic Publication Fund. Recommended comments and suggestions were discussed. HP Commission directed staff to make suggested changes and present at the next meeting. ***It was moved by Mr. Toews and seconded by Ms. Ochse to continue the Historic Publication Fund to the next meeting. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

New Matters before the Deadwood Historic Preservation Commission

PA 190021 – James and Christine Mikla – 30 Adams – Foundation Repairs – Exhibit E

Mr. Kuchenbecker stated this is a non-contributing structure located in the Ingleside Planning Unit circa 1903. It has lost its integrity because of its windows and siding. The applicant is requesting permission to expose the sill plate and repair the foundation as needed, break out concrete steps up against existing siding and sill plate, and correct drainage creating positive drainage away from the foundation and sill. Staff has met with the applicants on site and will coordinate with them during the project to ensure the project meets the guidelines. 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 District. ***It was moved by Ms. Ochse and seconded by Mr. Toews 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 foundation repairs at 30 Adams. Aye – All. Motion carried.***

PA 19022 – NHS of the Black Hills – 158 Williams – Siding/Porch/Steps/Rail Repairs – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Park Planning Unit in the City of Deadwood. The applicant is requesting permission to replace damaged and non-matching, porches, steps and rails. Materials for replacement would be same type of wood or comparable milled to look alike. Prime and paint siding and stain porches and steps. 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 District. ***It was moved by Ms. Posey 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 work at 158 Williams. Aye – All. Motion carried.***

Items from Citizens not on Agenda

Todd and Jill Weber are renting the slag pile to relocate their horse rescue operation to Deadwood from Las Vegas, Nevada. They have sold their ranch in Nevada and will be moving animals to this location. They will be presenting a project approval for the next meeting for the construction of the barns.

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

Mr. Kuchenbecker stated the State History Conference is coming up in April and if anyone wishes to attend to let Bonny or Meghan know. Before the next HP Commission meeting there will be a tour of the Adams Museum at 4:00 p.m. They are working on the final bonding numbers to present to City Commission.

Committee Reports:

Other Business:

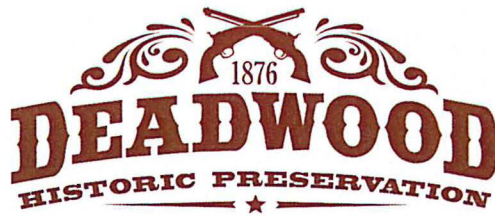
The Historic Preservation Commission Meeting adjourned at 6:03 p.m.

ATTEST:

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

EXHIBIT B

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



Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

Date: March 4, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Vacant Building Window Displays

The Main Street Initiative Design Committee along with the Historic Preservation Commission is working in tandem on the overall beautification of Historic Main Street and the National Historic Landmark District. One issue noticed on Main Street is the empty store fronts with unattractive window displays. The Design Committee decided a good solution to this problem is to place panels of historic photographs in the windows. These panels will be reusable and can be moved to other windows once the building is sold or reopened.

Deadwood History, Inc. is able to print the photograph and prepare for installation at a cost of \$85 each. The Historic Preservation Office is requesting to utilize Public Ed and Advocacy funds for this project at a cost not to exceed \$2,700.00.

See attached information for additional details.

Recommended Motion: *Move to approve the use of Public Ed and Advocacy funds, not to exceed \$2,700.00, for the vacant building window display project.*

Back to Agenda



Midnight Star

North End - 54", 56", 22", door, door, 22" 45", 45" 68" South End

All windows 84" high.

Frosted Trim is ~ 4" wide around main windows and 3" wide around the two windows next to the doors.



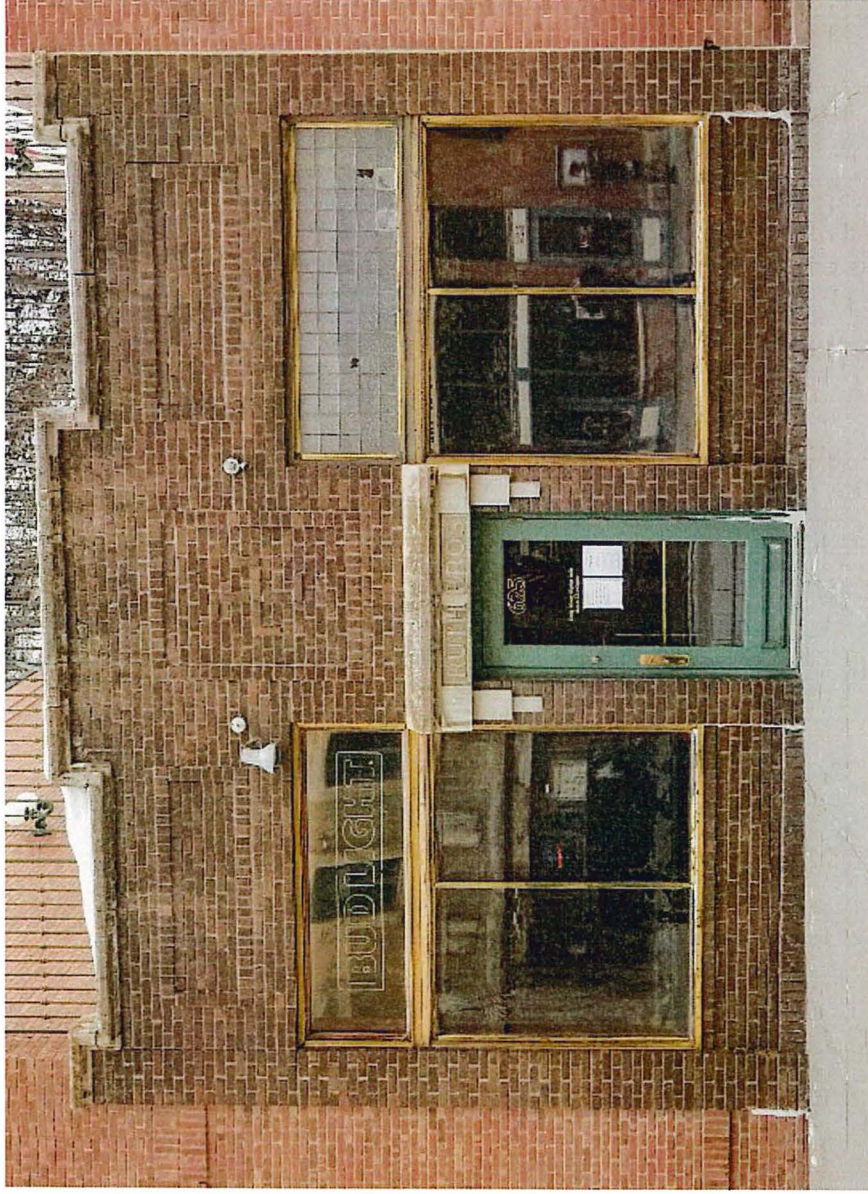
Dairy Queen

North End - 11", 40", 46", 54", 36", 36", door, door, 36" 54", 46", 40", 11" South End
All windows 79" high.



Celebrity (South Building)

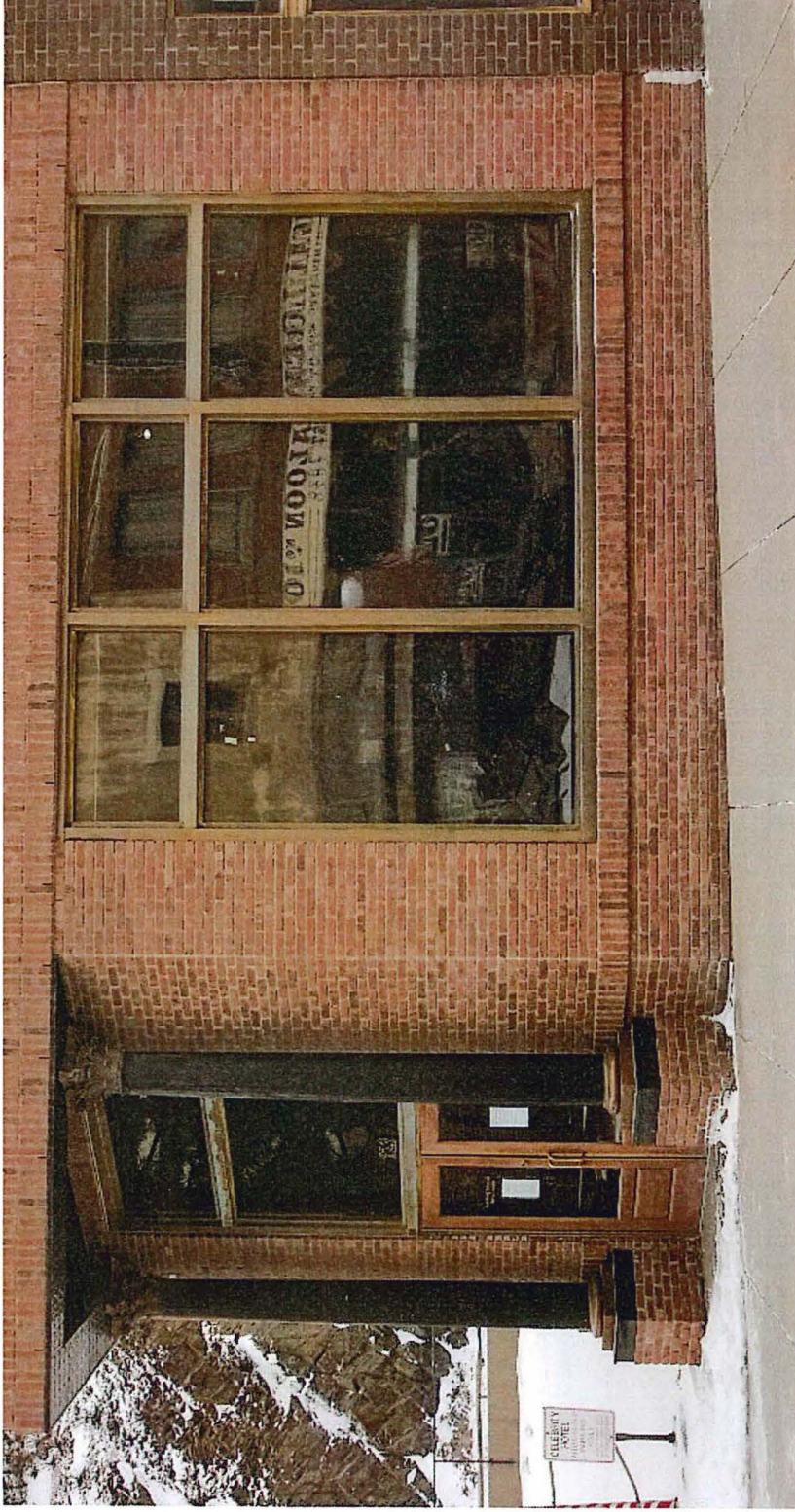
North End - 43", 43", 43", 32", door, 28" 61", 61", 48", 48" South End
All windows 87" high.



Celebrity (Middle Building)

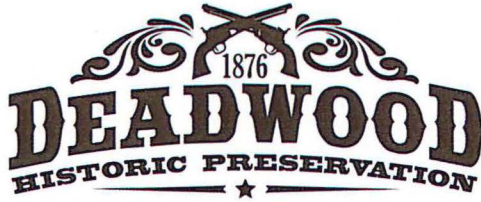
North End - 43", 43", door, 43", 43" South End

All windows 74" high.



Celebrity (North Building)
North End - 51", 51", 51", 51", South End
All windows 99" high.

EXHIBIT C



Historic Publication Fund Policy Guidelines

1. Statement of Purpose:

The City of Deadwood's Historic Preservation Commission believes great books are the lifeblood of any historic community. Therefore, it is beneficial to have a program to assist in the publication of well-written, well-researched books on Deadwood and Black Hills history.

2. Objective:

The objective of the program is to financially assist publication projects with funding for upfront cost to publish a book(s) on the history of Deadwood and/or the Black Hills.

3. Eligibility:

To be eligible for the Historic Publication Fund the book(s) must relate to the history of Deadwood and/or the the Black Hills. Preference will be given to authors from Deadwood first, followed by authors from Western South Dakota, South Dakota and then the surrounding states.

4. Application:

The Applicant must submit an application form including the following supporting documentation:

- a. A copy of the author's curriculum vitae or resume, including contact information, occupation, education, past book publications (with publisher, publication date, and estimated unit sales), and journal or magazine articles.
- b. Proposed Work
 - i) A copy of the manuscript.
 - ii) Tell why people will want to read this book.
 - iii) A description of how the book relates to Deadwood and/or Black Hills history.
 - iv) A list of any other comparable books including the title, author, publisher and date of publication.
- c. Provide names and addresses of two or more experts in the author's field of study who might be willing to review the manuscript and do so objectively. In addition the manuscript must be reviewed by Historic Preservation Commission or their designated representative.
- d. Has the book(s) been edited? If so, by whom?
- e. List the primary target audience for the book(s).
- f. Provide sections of the author's previously published work.
- g. Include a sample bibliography.
- h. Provide a business plan showing how the book will be priced, distributed, marketed, and projected sales.
- i. Provide comparative cost estimates for printing.

5. Deadline:

The application deadline is **April 15th**, annually, with all applications being delivered to the Historic Preservation Office on or before 5:00 p.m., MST. Acceptable forms of delivery are e-mail, hpadmin@cityofdeadwood.com, mail, as long as the envelope is postmarked by the due date, or hand delivery. Use the method that is most

convenient for you. Please send only copies of original information as we retain all submitted materials for our records.

6. Selection Process:

Completion and submittal of this application and conformance with the terms of the application does not guarantee funding. All applications will be reviewed by the Deadwood Historic Preservation Commission's Projects Committee consisting of the Mayor of Deadwood, three members of the Historic Preservation Commission, and staff from the Historic Preservation Office. The Committee will make funding recommendations to the Deadwood Historic Preservation Commission and the Deadwood City Commission.

Due to the limited availability of funds, the Deadwood Historic Preservation Commission reserves the right to rank each application and establish the maximum loan amount available for each project. The Commission also reserves the right to deny any or all applications.

7. Partnership Information and Conditions:

- a. The Historic Publication Fund is a partnership between Deadwood Historic Preservation Commission and the applicant. This partnership offers an interest free advance on funds to assist with upfront printing costs. The applicant has 36 months to repay the advance. If after 36 months the full amount has not been paid, interest of 2% above prime rate at that date will be charged on the remaining balance of the advance.
- b. \$5,000 is the maximum amount available per applicant.
- c. The applicant will need to provide quarterly income and expense statements.

Sample Quarterly Income and Expense Statement					
Title of Book					
Applicant Name					
Year					
Quarter					
	January	February	March	Quarterly Totals	
Number of Books Sold	10	20	25	55	
Price per Book	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	
Gross Revenue	\$ 100.00	\$ 200.00	\$ 250.00	\$ 550.00	
Less Sales Tax (6.5%)	\$ 6.50	\$ 13.00	\$ 16.25	\$ 35.75	
Net Sales	\$ 93.50	\$ 187.00	\$ 233.75	\$ 514.25	
 50% of Net Sales due to					
Deadwood Historic					
Preservation					
	\$ 257.13				
 I certify, to the best of my knowledge, the above figures are accurate and true.					
Signature			Date		

- d. Payments shall be made to the City of Deadwood c/o Historic Publication Fund.

- e. Payments shall be a minimum of 50% (determined by the projected time frame for sales) of your Net Sales reported on your quarterly income and expense statements. Payment and Statement due dates are as follows:

Due Date	Quarter	Months
February 1 st	4 th Quarter	October - December
May 1 st	1 st Quarter	January - March
August 1 st	2 nd Quarter	April – June
November 1 st	3 rd Quarter	July – September

8. Funding Conditions:

- Funds are to be used for printing costs only and will be paid directly to the printing company.
- The Deadwood Historic Preservation Commission must be listed as a supporter in the book along with any additional printed material or publicity releases and include our official logo as shown below.



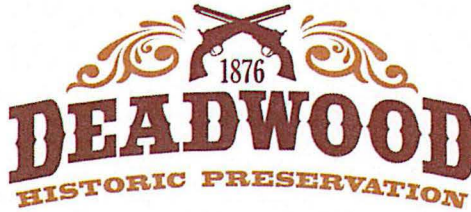
This publication is funded, in part, by the Historic Publication Fund provided by the City of Deadwood and the Deadwood Historic Preservation Commission.

9. Application Locations:

Applications are available at the Deadwood Historic Preservation Office located at:

Deadwood City Hall
108 Sherman Street
Deadwood, SD 57732
Tel.: (605) 578-2082

Or online at: www.cityofdeadwood.com **Click on Permits, Licenses & Forms on the left hand side of page and scroll down to Historic Preservation.

**FOR OFFICE USE ONLY**

Application # _____
Date Received ____/____/____
Date of Hearing ____/____/____

Historic Publication Fund Application

Applications must be received by April 15th annually.

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

1. Applicant Information

Name:	Telephone :		
Email Address:			
Address:			
	Street	City	State Zip

2. Author's Information

Please provide a copy of the author's curriculum vitae or resume. Include the following information:

- Contact information
- Occupation
- Education
- Past book publications (include publisher, publication date and estimated unit sales)
- Journal or magazine articles

3. Why will people want to read this book?

4. Describe how the book relates to Deadwood and/or Black Hills history

<hr/> <hr/>

5. List other comparable books

Title:	Author:
Publisher:	Date of Publication:
Title:	Author:
Publisher:	Date of Publication:
Title:	Author:
Publisher:	Date of Publication:

6. List experts willing to review the manuscript

Name:	Telephone :
Email Address:	
Address:	
Street	City State Zip
Name:	Telephone :
Email Address:	
Address:	
Street	City State Zip
Name:	Telephone :
Email Address:	
Address:	
Street	City State Zip

7. Has the book(s) been edited? If so, by whom?

<input type="checkbox"/> Yes <input type="checkbox"/> No	
Name:	Telephone :
Email Address:	
Address:	
Street	City State Zip

8. List the primary target audience for the book(s)

9. Attachments

The following must be submitted with this application before being reviewed by the Deadwood Historic Preservation Commission. Incomplete applications will not be reviewed.

- Sections of the author's previously published work
- Sample bibliography
- A business plan showing how the book will be priced, distributed, marketed, and projected sales
- Comparative cost estimates for printing

10. Non Guarantee

Completion and submittal of this application and conformance with the terms of this application does not guarantee funding.

11. Signature

I HEREBY CERTIFY if funding is received, I agree to comply with the Historic Publication Fund guidelines. I also acknowledge that I have read and understand this program's policy guidelines and confirm that I understand that in failure to act in accordance with these terms may result in legal action.

Signature of Applicant

Date

10. Application Submittal/Contact Information

Applications may be mailed, emailed or hand delivered to:

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

For Questions Please Contact:
(605) 578-2082 or
hpadmin@cityofdeadwood.com
kevin@cityofdeadwood.com

EXHIBIT D

March 5, 2019

We would request an extension on our time for repairs on our home at 20 Washington Street, Deadwood.

Before the extreme weather hit we did repair and paint the back entry stairway and build, install and paint an electrical box cover and paint the outside wall on the rear entry room.

We are happy to have found and purchased soffits to match the soffits in need of replacement.

We have not been able to install them or work on the upper story because of the snow, cold and ice.

Sincerely
Misty Morse

EXHIBIT E

OFFICE OF
CITY ATTORNEY
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084
griggins@law.com

DEADWOOD

"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

March 7, 2019

Via U.S. Certified Mail

Kenneth Ortiz
805 W. Yorktown Ave.
Montebello, CA 90640

Re: 824 Main Street

Dear Mr. Ortiz:

The City of Deadwood's building inspector has conducted an investigation and inspection of your property at 824 Main Street in Deadwood, South Dakota. It is the opinion of the City's Zoning Administrator, Director of Public Works and the Historic Preservation Officer that the resource is suspected of being destroyed, damaged or lost through or by neglect or intentional neglect.

As the City Attorney it is my duty to schedule a hearing before the Historical Preservation Commission to review and take action of the possible demolition by neglect based on the report from the building official.

Please consider this formal written notice of the time and date of the hearing which is scheduled for 5:00 p.m. on Wednesday, March 27, 2019 in the City Commission Chambers at 108 Sherman Street in Deadwood, South Dakota.

At this hearing the Historic Preservation Commission shall receive evidence on the issue of whether the subject resources should be repaired, vacated, stabilized, or can be demolished. At the hearing, the Historic Preservation Commission shall require the owner to present a preliminary plan including a timetable to the historic preservation commission within thirty (30) days generally identifying the work necessary to abate the demolition by neglect.

The owner or owners or their agents shall submit an application for a certificate of appropriateness and/or project approval for all proposed work. The Historic Preservation Commission must review and act on all applications before issuance of a building permit. All work shall be completed within ninety (90) days of approval from the Historic Preservation Commission.

Should the Historic Preservations Commission find that the owner or owners have not pursued the necessary repairs with reasonable diligence, the historic preservation commission may pursue civil and/or criminal penalties under Section 17.68-120 and/or request that the city cause the required work to be completed with any costs associated thereto attached to the property as a tax lien.

Back to Agenda

GUNDERSON, PALMER, NELSON & ASHMORE, LLP

Page -2-

If you desire to have staff work with you or if you have any questions or need further information, you must contact this office. The City is interested in helping you resolve issues with your property at 824 Main Street; however, if the repairs and improvements are not brought into compliance the City may pursue legal recourse, which may include seeking reimbursement on expenses incurred but the City.

Thank you for your understanding, cooperation and support in preserving. Protecting and promoting the rich and unique heritage of Deadwood – A National Historic Landmark. The City of Deadwood looks forward to working with you in resolving these concerns.

Best regards,

Quentin L. Riggins
City Attorney

QLR:jdf

Cc: David R. Ruth, Jr., Mayor
Deadwood Historic Preservation Commission
Ron Green, Public Works Director
Kelly Fuller, Chief of Police
Trent Mohr, Building Inspector

EXHIBIT F

Case No. 190024
Address: 251 US Hwy 14A

Staff Report

The applicant has submitted an application for Project Approval for work at 251 US Hwy 14A, a Non-contributing structure located in the 1st Ward - Industrial Planning Unit in the City of Deadwood.

Applicant: Todd and Jill Wber
Owner:
Constructed: New Construction

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 area is the location of the Deadwood & Delaware as well as the Golden Reward Smelting Plants. These were destroyed by fire at some point in time. There are also remnants of the Railroad beds in the vicinity of this area.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct barns to house their rescue animals as submitted.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The National Landmark District bisects this project site. Portions of the project will be within the districts and portions outside the districts. Since the proposed work is not permanent it is easily reversible. The main concern is keeping the area attractive to the public viewshed. As presented, 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 District.

[imagerepeater]

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.	196024
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	3/4/19
Date of Hearing	3/13/19

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: <u>Slag Pile location</u>
Historic Name of Property (if known): _____

APPLICANT INFORMATION
Applicant is: <input type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other _____

Owner's Name: <u>Todd & Jill Weber</u>
Address: <u>562 Williams St</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>702-590-8526</u> Fax: <u>702-666-0360</u>
E-mail: <u>theluckytraveller@gmail.com</u>

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

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

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input 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"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>April 1 2019</u>		Project Completion Date (anticipated): <u>Dec 2019</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other <u>Ranch outbuildings</u>	
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> 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.

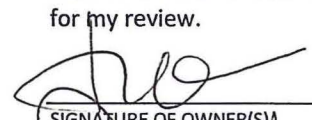
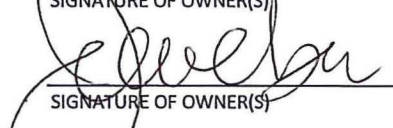

We are going to develop the Slay pile area/property to house livestock and eventually open to the public. We are planning to create historic type buildings. Currently we are moving the animals in and setting up basic infrastructure.

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.

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

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF AGENT(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.

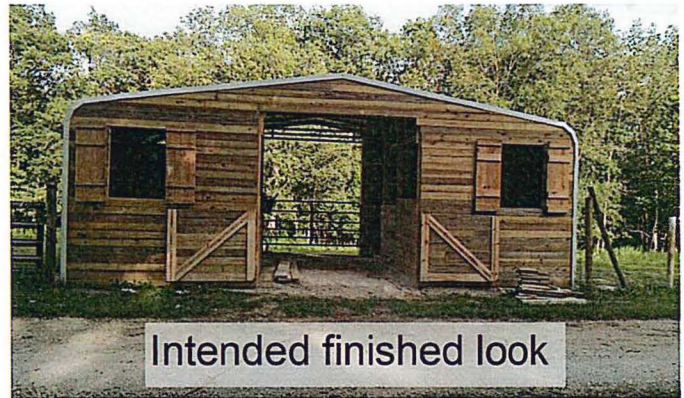
The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

Shiloh Horse Rescue Infrastructure move to slag pile in Deadwood, SD.

Current Shelters being shipped
from Las Vegas



Shelters are 21 x 15
Red tin roof
Anchored to the ground
with Rebar and RV anchors



Jill and Todd Weber currently run Shiloh Horse Rescue and Sanctuary in Las Vegas Nevada. They are moving the infrastructure and animals up to Deadwood starting March 23rd with a complete move in by April 30th.

Some of the infrastructure is already in place on the lower slag pile.

They are contracting with Deadwood Electric to bring power to the property, and will get water from the Fire Department or the creek (Todd is contacting the BLM about a creek permit for watering the livestock)

The Slag Pile is being leased with the intent to give our animals a comfortable location to live out their days. After we get all the animals here and get our pastures and structures set up we plan to embrace the history of the site. Ultimately, we would like to open to the public as a "Rescue Zoo" populated by older rescue animals. Working with DWHP we would like to include some structures and possibly a tour of the smelting area

List of animals coming

35 horses (Includes 10 minis)
4 Burros (2 Mini)
4 Goats
5 Potbellied Pigs
1 Mini Zebu Bull
1 Alpaca
1 Llama
1 Great Pyrenees Ranch Dog

