



MEMORANDUM

Date: May 25, 2021
To: Deadwood Historic Preservation Commission
From: Jeremy Russell – Planning & Zoning Administrator
Kevin Kuchenbecker – Historic Preservation Officer
Re: City Property Surplus

Staff has requested the City Commission's consideration to declare a city owned parcel of land surplus and exchanging it with like land in the adjacent vicinity. Staff believes this land and associated structure is served better in private ownership to ensure its rehabilitation. The land and building is located at 227 Williams Street and is legally described as follows:

Lot B of Probate Lot 227, City of Deadwood, Lawrence County, South Dakota, according to Plat Document No. 2015-5499.

Included with this memo are the plat and GIS maps to help you locate and evaluate the property under consideration.

Lot B of Probate Lot 227 consists of 0.17± acres and contains a contributing resource (ca. 1880s) in the Deadwood National Historic Landmark District. This is an early Deadwood house which has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s.

The Deadwood Historic Preservation Commission received this property in an effort to save the property and encourage its rehabilitation. Neighboring property owner, Michael Johnson, currently of Belle Fourche, South Dakota, has have expressed interest in obtaining the property for the purpose of restoring the original structure and reconstructing its historic wings. This would result in an exchange for two parcels of land located directly north and west of 227 Williams Street and they are legally described as follows:

Parcel 1 - School Lot 67 in the City of Deadwood, Lawrence County, South Dakota according to the P.L. Roger's map of said City of Deadwood.

Parcel 2 - A tract of land in the City of Deadwood, Lawrence County, South Dakota described as follows: Beginning at the Northwest corner of lot on the Southeast side of Williams Street, from which corner No. 2 of the M.S. 71 bears S.43°50'W. 1726 feet distant, and running thence N.61°30'E. 105.5 feet, thence S.32°E. 65 feet, thence South 59°15'W. 114 feet, and thence N.24°15'W. 59 feet to the place of beginning, and known as probate Lot 511, variation 15° East.

This property exchange protects the hillside directly above Williams Street and below Forest Avenue from future development and expansive cut as well as facilitates the property of 227 Williams Street put into private ownership for future rehabilitation.

The City Commission has directed staff to develop a resolution to surplus and transfer to Deadwood-Lead Economic Development which would allow them to transfer the parcels to the adjacent landowner.