

Date: November 20, 2025

Case No. 250225

Address: 5 CHARLES ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 5 CHARLES ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Darin Buskohl

Owner: OLE GREY BARN LLC0

Constructed: c. 1888

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

The Historic District Commission shall use the following criteria in granting or denying the Certificate of Appropriateness:

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. It is vernacular style.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace 4 windows in the upper part of the structure and on the main floor, replace a window on the right side of the house with a storm window and the window right next to the garage door, the applicant is requesting to repair and add a wood-framed storm window. All remaining windows on the main floor, the applicant is requesting to add wood frames to storm windows. The applicant will repair trim as needed on exterior of the structure.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Staff conducted a site visit to review the proposed project. The main floor windows will be restored and storm windows installed. The second story windows, which are not historic, will be replaced except the windows on the right far back which will be restored. A double-hung swinging egress window will also be installed on the right. The window will not have to be enlarged to meet requirements. 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 Landmark District.

Motions available for commission action:

A: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

OR

B: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to deny Certification of Appropriateness.





