

Date: September 17, 2026

Case No. 260198
Address: 132 Williams Street

Staff Report

The applicant has submitted an application for Project Approval for work at 132 Williams Street, a Contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Todd & Kerri Kurtenbach

Owner: KURTENBACH, TODD & KERRI

Constructed: 1939

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

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 growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by a resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood--as elsewhere in the United States--residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor (most common locally), Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Moderne or Minimal Traditional styles.

2. Architectural design of the resource and proposed alterations:

This home was built in the Colonial/Cape Cod style of architecture. The owners have proposed the following projects:

SIDING: Replace siding with smooth white LP siding 6" reveal lapped so it will only be a 5" reveal. Replace siding on privacy fence as well that matches house.

WINDOWS: Replace living room picture window with two (2) double hung wood windows Replace lower level crank out window with double hung wood window and replace small dining room window with same wood style window that is currently there.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

Staff conducted a site visit a few months ago. Staff believes the original siding is sufficiently sound to repair, prime and paint as needed, making full replacement

unnecessary. It is also staff's opinion that replacing the windows would be an improvement to the character of the resource and return the picture window to two double-hung windows.

Windows: 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.

Siding: The proposed work and changes would destroy original materials on this historic resource but would not have an adverse effect the character of the building, the State and National Register Historic Districts, or the Deadwood National Historic Landmark District.



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