

Date: May 05, 2026

Case No. 260085
Address: 95 Stewart St.

Staff Report

The applicant has submitted an application for Project Approval for work at 95 Stewart St., a Noncontributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Randy & Lori Johnston
Owner: JOHNSTON, RANDY & LORI
Constructed: 1890

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 was altered with metal siding and replacement windows and doors. Because of these alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to remove the house. The house has a large amount of water damage due to a water pipe breaking. It will cost more for repairs than to remove.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: This property was entered into the retaining wall program in 2012, and the historic wall was restored in 2013. The total cost of the wall was \$56,836.25. This structure could be returned to contributing if the inappropriate siding and windows are replaced and the resource rehabilitated. In 2018 the water was shut off to the structure, and the structure had remained vacant since. Staff has not had the opportunity to conduct a site visit to understand the interior conditions. The owner is not sure as to what will be done with the lot if the house is removed.

Recently the Housing Task Force identified this structure as an underutilized housing opportunity. The Task Force encourages rehabilitation of vacant and underutilized housing stock to assist in providing a wide variety of housing options within the City of

Deadwood. If current owners of these properties are not interested in rehabilitating the resource, perhaps they should put it on the market.

While currently, not a contributing resource, it is within the period of significance and with appropriate work and changes, it would contribute at that time.

The proposed work and changes does not encroach upon, damage or destroy a historic resource; however, removal of the property would have an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Furthermore, the historic retaining wall which was rebuilt using Historic Preservation funds would lose it's association with the site due to a lack of structure on the property.





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.