

Date: May 05, 2026

Case No. 260089
Address: 18 Denver
Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 18 Denver Ave., a Contributing structure located in the City Creek Planning Unit in the City of Deadwood.

Applicant: Erika Laine Drummond
Owner: DRUMMOND, ERIKA LAINE
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 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 town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the windows. The bathroom window won't open, the dining room window slams shut after opening, Olivia's room opens great because it is on a track. Office window is tough to open and no storm window on it, so I don't open it. The only two windows I open are the ones in Olivia's room and my room but both of these windows are on the same side of the house so I get no air flow.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: This resource was entered into the foundation, siding and windows and doors programs in 2022. The applicant is now wanting to replace the windows that were previously repaired and restored using Historic Preservation funding. Staff conducted a site visit and determined two of the windows in question do need routine maintenance (waxed and adjusted) and the window in the dining room does need a repair to keep the stop in place.

The applicant did state during the site visit that the windows did work when they were first restored. The previous applicant (late husband) received \$11,650.00 in grant funds to restore these windows. Per the grant agreement, the grantee agrees to maintain the property to the minimum maintenance standards.

It is staff's opinion that, due to the investment from the Historic Preservation Commission to restore and retain the original windows and install new storm windows, it should be the responsibility of the homeowner to maintain and repair these windows under the agreement.

Furthermore, it is staff's opinion, the proposed work and changes would damage or destroy a historic resource (materials) but not 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.



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.