

OFFICE OF  
 PLANNING, ZONING AND  
 HISTORIC PRESERVATION  
 108 Sherman Street  
 Telephone (605) 578-2082  
 Fax (605) 578-2084



| FOR OFFICE USE ONLY                                     |             |
|---|-------------|
| Case No.  | _____       |
| <input type="checkbox"/> Project Approval               |             |
| <input type="checkbox"/> Certificate of Appropriateness |             |
| Date Received   | ___/___/___ |
| Date of Hearing   | ___/___/___ |

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood  
 Deadwood Historic Preservation Office  
 108 Sherman Street  
 Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

| PROPERTY INFORMATION   |
|--|
| Property Address: 390 Main Street, Deadwood, SD 57732                |
| Historic Name of Property (if known): Wayne Morris "Bullock" Cottage |

| APPLICANT INFORMATION   |
|---|
| Applicant is: <input checked="" type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other _____ |

|                                    |
|------------------------------------|
| Owner's Name: <u>Optima LLC</u>    |
| <small>A<br/>C<br/>T<br/>E</small> |

|                                     |
|-------------------------------------|
| Architect's Name: <u>N/A</u>        |
| Address: _____                      |
| City: _____ State: _____ Zip: _____ |
| Telephone: _____ Fax: _____         |
| E-mail: _____                       |

|   |
|---|
| Contractor's Name: <u>Kenny Gardner</u> |
| <small>A<br/>C<br/>T<br/>E</small>      |

|                                     |
|-------------------------------------|
| Agent's Name: <u>Austin Burnham</u> |
| <small>A<br/>C<br/>T<br/>E</small>  |

| TYPE OF IMPROVEMENT   |                                       |                                      |  |
|---|---------------------------------------|--------------------------------------|--|
| <input type="checkbox"/> Alteration (change to exterior)        | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition    | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction                       | <input type="checkbox"/> Re-Roofing   | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting   |
| <input type="checkbox"/> General Maintenance                    | <input type="checkbox"/> Siding       | <input type="checkbox"/> Windows     | <input type="checkbox"/> Porch/Deck          |
| <input checked="" type="checkbox"/> Other <u>Relocate House</u> | <input type="checkbox"/> Awning       | <input type="checkbox"/> Sign        | <input type="checkbox"/> Fencing             |

| <b>ACTIVITY: (CHECK AS APPLICABLE)</b>  |   |  |                                      |   |
|---|---|--|--------------------------------------|---|
| Project Start Date: _____   |   | Project Completion Date (anticipated): _____ |                                      |   |
| <input type="checkbox"/> ALTERATION   | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)             | <input type="checkbox"/> Rear        |   |
| <input type="checkbox"/> ADDITION   | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)             | <input type="checkbox"/> Rear        |   |
| <input type="checkbox"/> NEW CONSTRUCTION   | <input type="checkbox"/> Residential <input type="checkbox"/> Other _____ |  |                                      |   |
| <input type="checkbox"/> ROOF   | <input type="checkbox"/> New  | <input type="checkbox"/> Re-roofing          | <input type="checkbox"/> Material    |   |
|   | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)             | <input type="checkbox"/> Rear        | <input type="checkbox"/> Alteration to roof |
| <input type="checkbox"/> GARAGE   | <input type="checkbox"/> New  | <input type="checkbox"/> Rehabilitation      |                                      |   |
|   | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)             | <input type="checkbox"/> Rear        |   |
| <input type="checkbox"/> FENCE/GATE   | <input type="checkbox"/> New  | <input type="checkbox"/> Replacement         |                                      |   |
|   | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)             | <input type="checkbox"/> Rear        |   |
| Material _____ Style/type _____ Dimensions _____  |   |  |                                      |   |
| <input type="checkbox"/> WINDOWS  | <input type="checkbox"/> STORM WINDOWS                                    | <input type="checkbox"/> DOORS               | <input type="checkbox"/> STORM DOORS |   |
|   | <input type="checkbox"/> Restoration                                      | <input type="checkbox"/> Replacement         | <input type="checkbox"/> New         |   |
|   | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)             | <input type="checkbox"/> Rear        |   |
| Material _____ Style/type _____   |   |  |                                      |   |
| <input type="checkbox"/> PORCH/DECK   | <input type="checkbox"/> Restoration                                      | <input type="checkbox"/> Replacement         | <input type="checkbox"/> New         |   |
|   | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)             | <input type="checkbox"/> Rear        |   |
| Note: Please provide detailed plans/drawings  |   |  |                                      |   |
| <input type="checkbox"/> SIGN/AWNING  | <input type="checkbox"/> New  | <input type="checkbox"/> Restoration         | <input type="checkbox"/> Replacement |   |
| Material _____ Style/type _____ Dimensions _____  |   |  |                                      |   |
| <input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments |   |  |                                      |   |

**DESCRIPTION OF ACTIVITY**

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

See Memorandum dated 04/23/26 from Optima LLC attached hereto and made a part hereof.

---



---



---



---



---



---

**SIGNATURES**

I **HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a **PUBLIC HEARING** by the **DEADWOOD HISTORIC PRESERVATION COMMISSION**.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

[Redacted Signature]

SIGNATURE OF OWNER(S)                      DATE

[Redacted Signature]

SIGNATURE OF AGENT(S)                      DATE

SIGNATURE OF OWNER(S)                      DATE

SIGNATURE OF AGENT(S)                      DATE

**APPLICATION DEADLINE**

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Please use the attached criteria checklist as a guide to completing the application.** Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

## Memorandum

**To:** Deadwood Historic Preservation Commission

**From:** *Optima, LLC*

**Re:** Relocation of the Historic Garage, Auer House & Wayne Morris Cottages – 306, 308, 388, 390 & 390 ½ Main Street, Deadwood, SD

**Date:** 04.23.26

### Request for Approval

*Optima LLC* respectfully requests approval from the Historic Preservation Commission to relocate the Historic Garage, Auer House, and Wayne Morris Cottages from their current locations on Main Street to Charles Street, preserving these structures and enabling their continued residential use in a historically appropriate setting.

### Project Summary

|                    |   |
|--------------------|---|
| Project            | Relocation and preservation of the Historic Garage, Auer House & the Wayne Morris Cottages                |
| Existing Location  | 306, 308, 388, 390, and 390½ Main Street, Deadwood  |
| Proposed Location  | Charles Street Property, Deadwood   |
| Zoning at New Site | CH – Commercial Highway; To be rezoned Residential  |
| Proposed Use       | 2 Residential Houses with accessory dwellings/garages & 1 Vacation Home Establishment (short-term rental) |

### Why This Project Should Be Approved

This proposal achieves three critical objectives:

1. **Preservation** – Protects historic structures from deterioration
2. **Compatibility** – Places them in a residential-scale, historically appropriate setting
3. **Long-Term Viability** – Enables economically sustainable use

*Optima, LLC* requests approval to relocate the historic garage located at 306 Main Street, the historic structure located at 308 Main Street, known as the Auer House, and to relocate the historic structures located at 388 and 390 Main Street, along with the non-contributing structure at 390½ Main Street, collectively known as the Wayne Morris Cottages, all to vacant property located on Charles Street in Deadwood.

Relocation is the only feasible means of ensuring long-term preservation of these historic structures. The proposed relocation will preserve and rehabilitate one contributing historic

garage, three contributing historic residential structures and retain a third non-contributing structure, all currently located within an area of Lower Main Street that has transitioned over time to predominantly commercial uses associated with Highway 14A and nearby gaming establishments. Without relocation, these structures face eventual deterioration or loss due to incompatible surrounding uses, diminished viability of residential occupancy in this corridor, and economic infeasibility of preservation in their current location.

This relocation effectively removes the structures from a commercially encroaching corridor and places them in a setting that ensures long-term residential stability, eliminating redevelopment pressure and aligning with Deadwood's preservation priorities. Relocation represents the most responsible preservation strategy.

Attached hereto as **Exhibit 1** are the dimensions and pictures of the respective structures as they now exist at 306, 308, 388, 390, and 390 ½ Main Street. The legal description and picture of the Charles Street property are set forth on attached **Exhibit 2**. The Charles Street property will need to be replatted. The proposed replat is attached as **Exhibit 3**.

*Optima LLC's* request includes placing the Historic Garage, three contributing houses, and one non-contributing structure on the Charles Street property as shown in **Exhibit 4**. **Exhibit 4** illustrates how the structures will be repositioned to maintain spacing, orientation, and residential character consistent with historic patterns. **Exhibit 5** is the 1903 Sanborn Fire Insurance Maps showing the historical configuration of prior houses on the Charles Street property, which is like what *Optima LLC* is now proposing.

The Historic Garage, Auer House and the Wayne Morris Cottages are representative vernacular structures of their respective periods and are of a size and form appropriate for Deadwood neighborhoods. They are similar in residential scale, massing, shape, and appearance to surrounding residential structures in the proposed relocation area. They have compatible orientation and setbacks. They are wood-framed structures. 306 Main St. was constructed c.1920. 308 Main St. was constructed c.1895. 388 Main St. was constructed c.1900. 390 Main St. was constructed c.1940. 390½ Main Street is classified as a non-contributing structure.

Most recently, the Wayne Morris Cottages have been used as vacation rentals and temporary employee housing for the adjacent Cadillac Jack's Gaming Resort. The Auer House is vacant and *Optima LLC* has just begun its rehabilitation.

### **Zoning and Long-Term Land Use Strategy**

The Charles Street property is currently located within the CH – Commercial Highway zoning district. This district accommodates both commercial and residential uses. Historically, the Charles Street property was used as single family homes. Once the CUP to operate a Vacation Home Establishment is obtained and a Short-Term Rental License received for what's depicted on Exhibit 4 as the 388 Main Street House, then *Optima LLC* will rezone the Charles Street property to residential, ensuring long-term residential use and eliminating future commercial redevelopment risk.

Historic residential structures adapted for reuse as single-family residential homes and for a vacation home are common throughout Deadwood and represent an effective way to maintain historic buildings while supporting the community's tourism-based economy and need for single-family dwellings.

### **Historic Preservation Precedent**

Relocation of historic structures has precedent within Deadwood when necessary to preserve important historic resources.

The Springer House (384 Main Street) and the Fountain House (370 Main Street) were previously relocated from Lower Main Street with the support of the State Historic Preservation Office and the City of Deadwood. The Fountain House was relocated to a CH - Commercial Highway zoned neighborhood in Historic Planning Unit #3, just a couple houses away from the proposed location for the Historic Garage, Auer House and the Wayne Morris Cottages, which would be relocated to the same CH-Commercial Highway zoned neighborhood. The exception in this case is that the Charles Street Lots would eventually be rezoned to residential to preclude any commercial uses in the future. These relocations demonstrated that historic structures can be successfully moved to compatible sites while maintaining their historic significance and their contributing status.

The proposed relocation of the Historic Garage, Auer House and Wayne Morris Cottages follows this same preservation strategy. The proposed relocation is consistent with the Secretary of the Interior's Standards for Rehabilitation, which recognize relocation as appropriate when it is the only feasible means of preserving a historic structure.

### **Preservation Benefits**

While relocation changes the original site context, the proposed Charles Street location maintains a similar scale, residential character, and orientation consistent with the historic form of the Historic Garage, Auer House and Wayne Morris Cottages. This ensures the structures retain their integrity of design, materials, and setting to the greatest extent practicable. The relocation will ensure the long-term preservation and rehabilitation of historic residential buildings that might otherwise face deterioration or loss within an increasingly commercial corridor.

The Charles Street property provides a setting where the houses' historic residential scale and character are more appropriate and can be maintained.

The project represents a significant private investment in historic preservation while supporting Deadwood's tourism economy and the City's desire for more single-family homes. The project results in a net preservation gain by ensuring the long-term survival of contributing historic structures that would otherwise face uncertain future conditions.

This project not only preserves historic structures but activates underutilized property, contributes to Deadwood's tourism economy, and provides appropriately scaled housing consistent with the City's historic character.

The project aligns with the City of Deadwood's long-standing policy of encouraging adaptive reuse and preservation of historic structures in a manner that supports historic integrity, residential uses, and economic vitality.

### Common Questions & Responses

**Q: Does relocation harm historic integrity?**

A: The Secretary of the Interior's Standards allow relocation when necessary to preserve a structure, which applies here. This project does not move history---it ensures that it survives.

**Q: Why not preserve in place?**

A: Surrounding land use and economic constraints make long-term preservation infeasible.

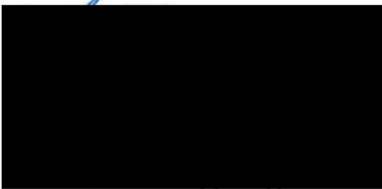
### Conclusion

Approval of this application ensures the preservation of multiple historic structures that would otherwise face uncertain futures, while reinforcing Deadwood's commitment to thoughtful, economically viable historic preservation.

For these reasons, and in furtherance of Deadwood's long-standing commitment to historic preservation, *Optima, LLC* respectfully requests approval from the Historic Preservation Commission to relocate the Historic Garage, Auer House and Wayne Morris Cottages to the Charles Street property as shown in the attached exhibits. The relocation will preserve contributing historic structures, place them within a compatible setting, and allow their adaptive reuse as historic residences and a vacation home in a manner consistent with the City of Deadwood's historic preservation objectives.

Thank you for your consideration.

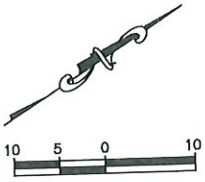
Respectfully submitted,



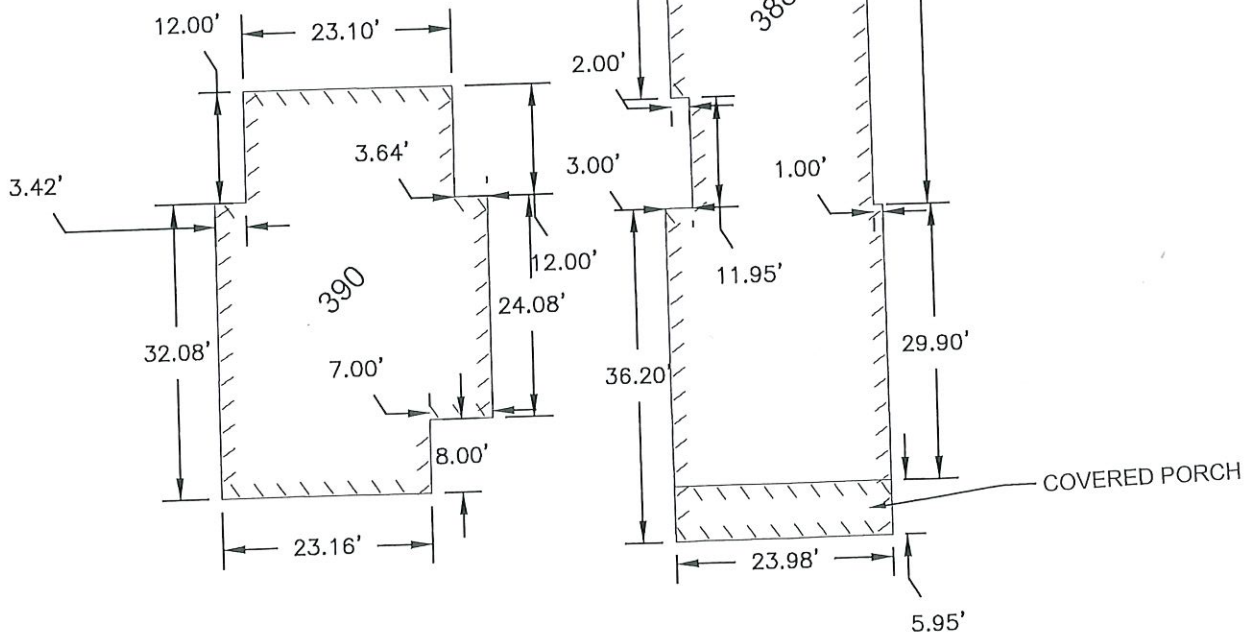
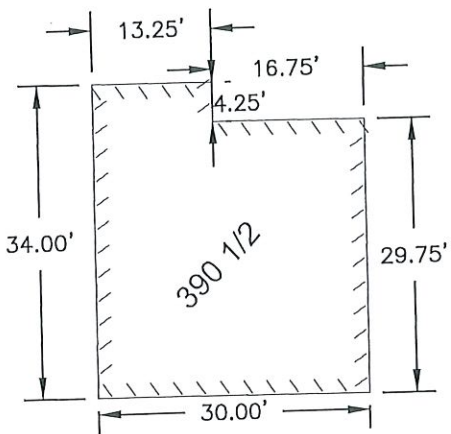
Optima, LLC



EXHIBIT 1



WILLIAMS STREET



MAIN STREET

EXHIBIT 1 CONTINUED

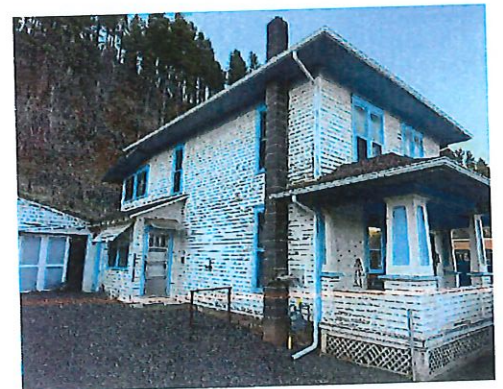
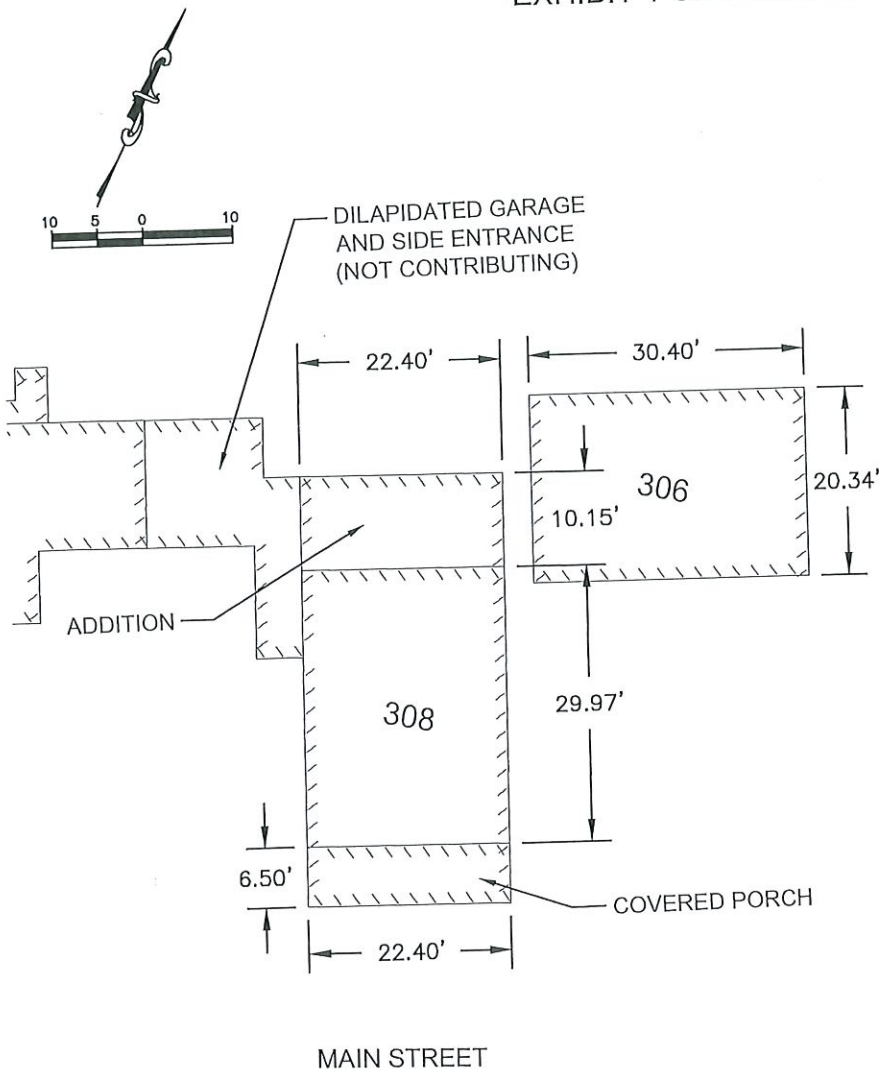


390 MAIN STREET

388 MAIN STREET

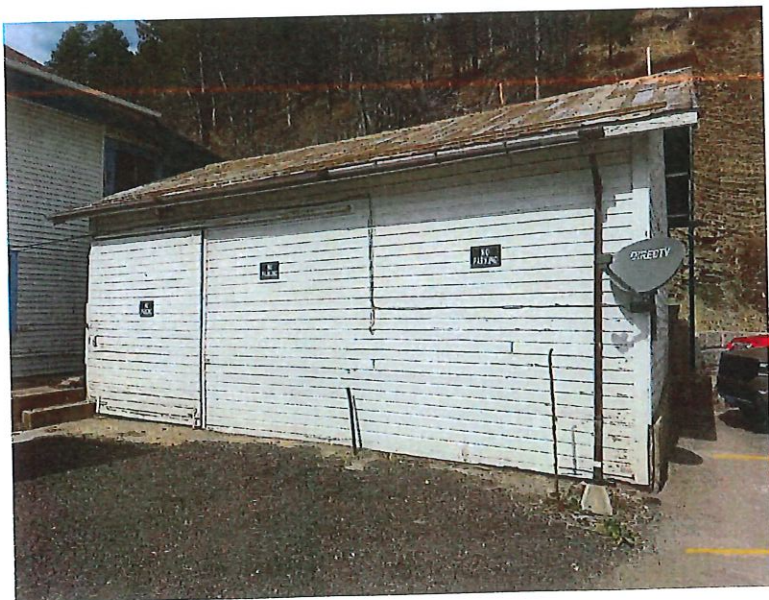
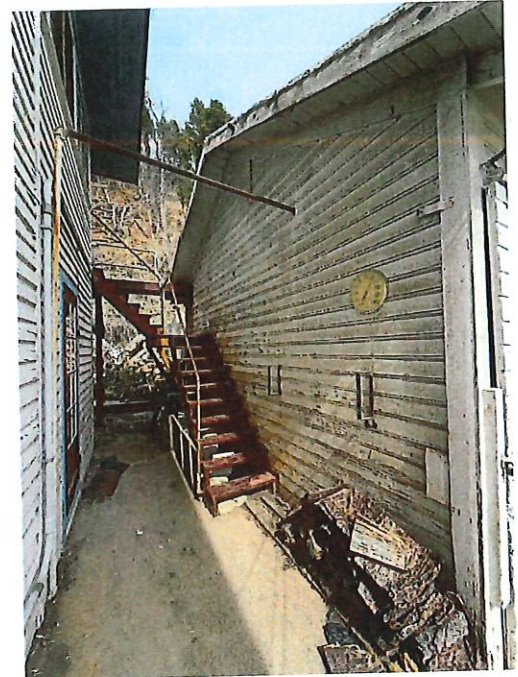
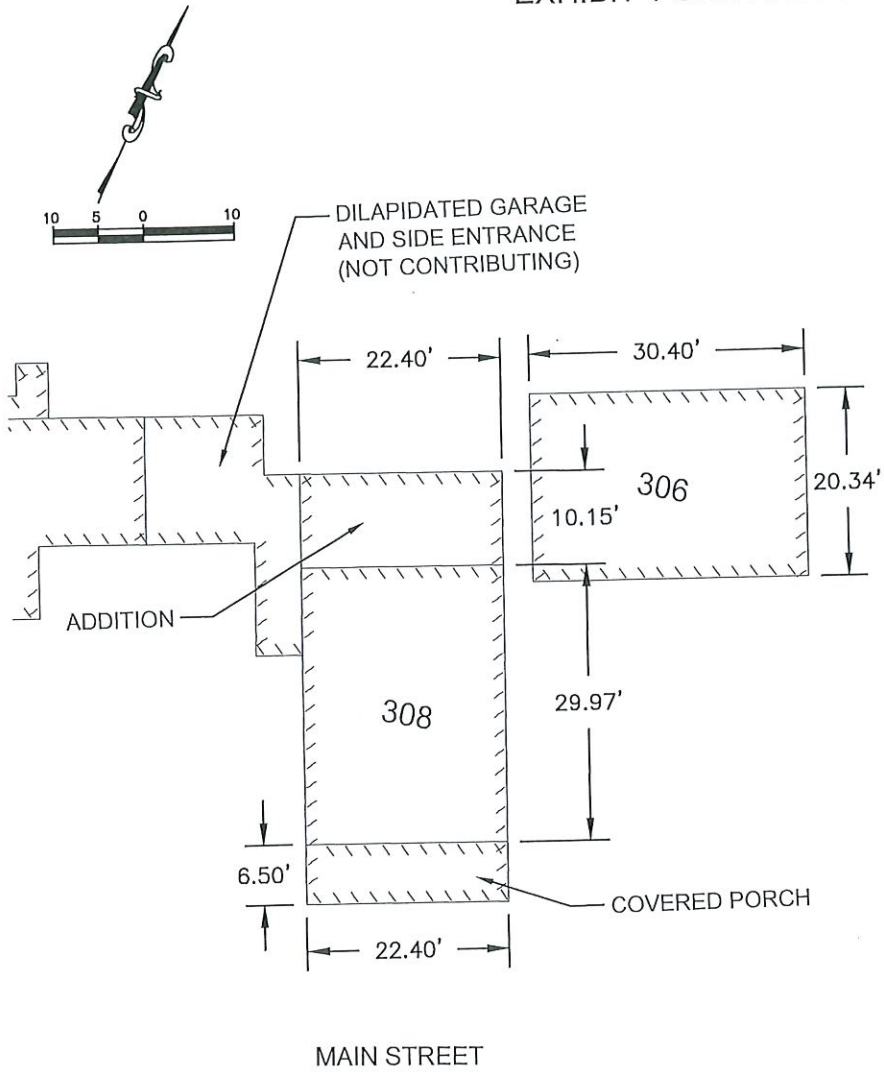
390 1/2 MAIN STREET

EXHIBIT 1 CONTINUED

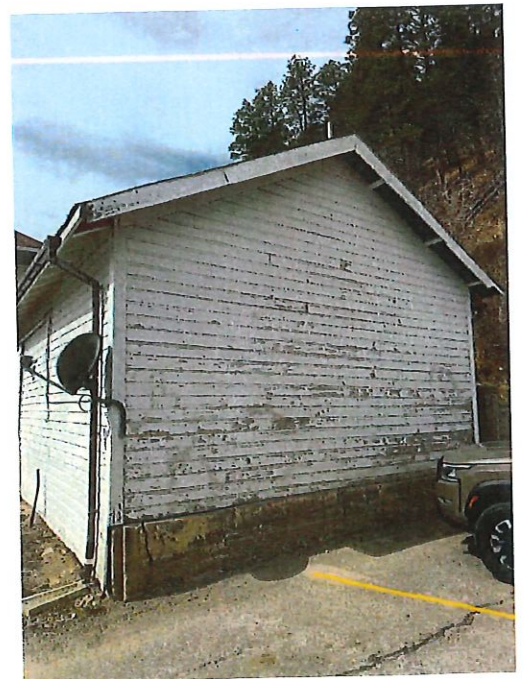


308 MAIN STREET

EXHIBIT 1 CONTINUED



306 MAIN STREET



## EXHIBIT 2

### CHARLES STREET LOTS LEGAL DESCRIPTION:

LOTS 9, 11 AND 13 IN BLOCK 71, ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD;

LOTS 15 AND 17 IN BLOCK 71, ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD, BEING ALSO DESCRIBED AS LOTS 17 AND 19 IN BLOCK 1 OF CLEVELAND ADDITION TO THE CITY OF DEADWOOD;

LOT 107B OF BLOCK 71, ORIGINAL TOWN OF DEADWOOD;

ALL IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



# EXHIBIT 3

## PROPOSED REPLAT OF CHARLES STREET LOTS

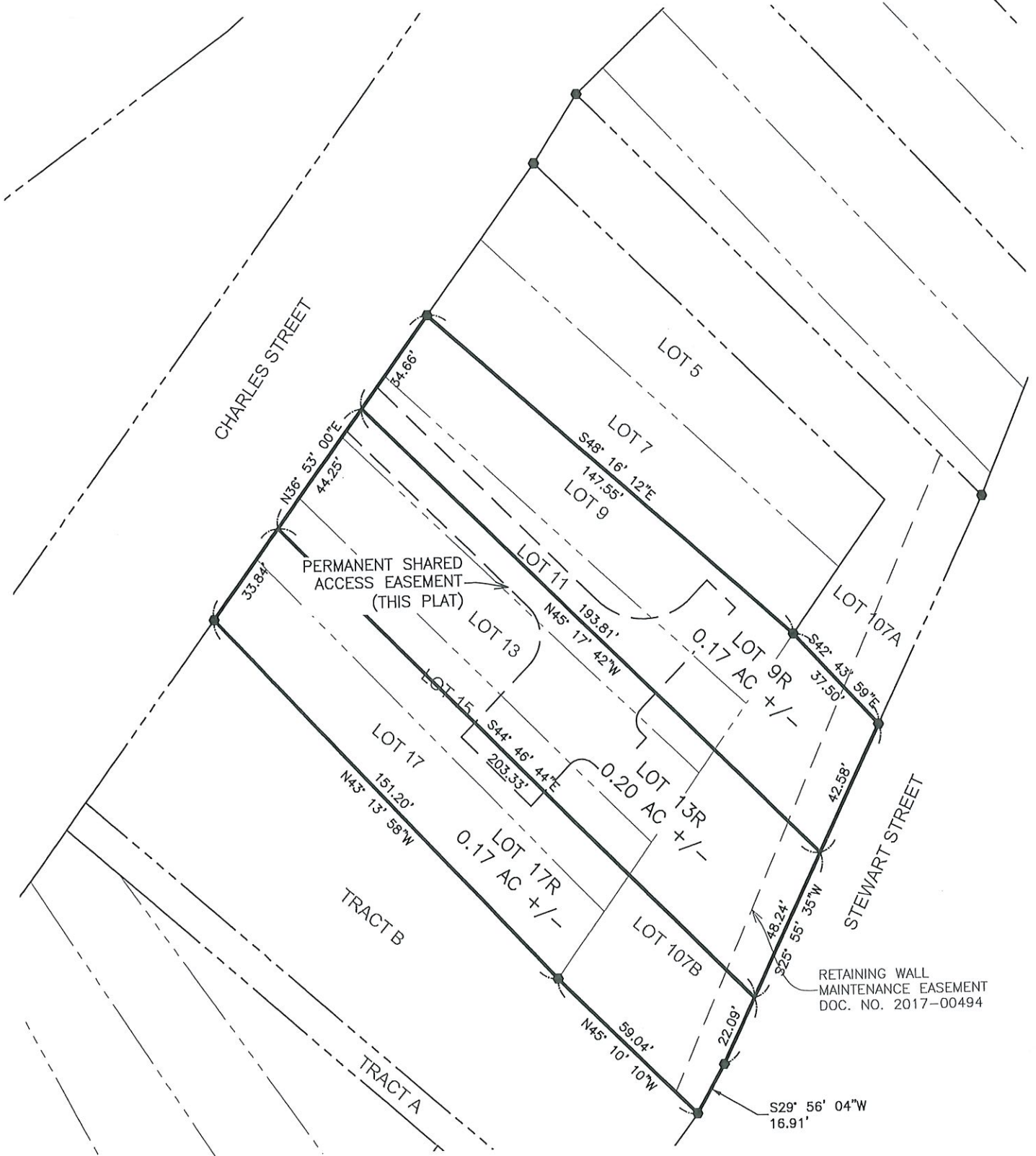
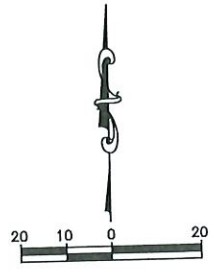


EXHIBIT 4

PROPOSED REPLAT OF CHARLES STREET LOTS  
WITH CONCEPTUAL LAYOUT OF RELOCATED MAIN STREET BUILDINGS

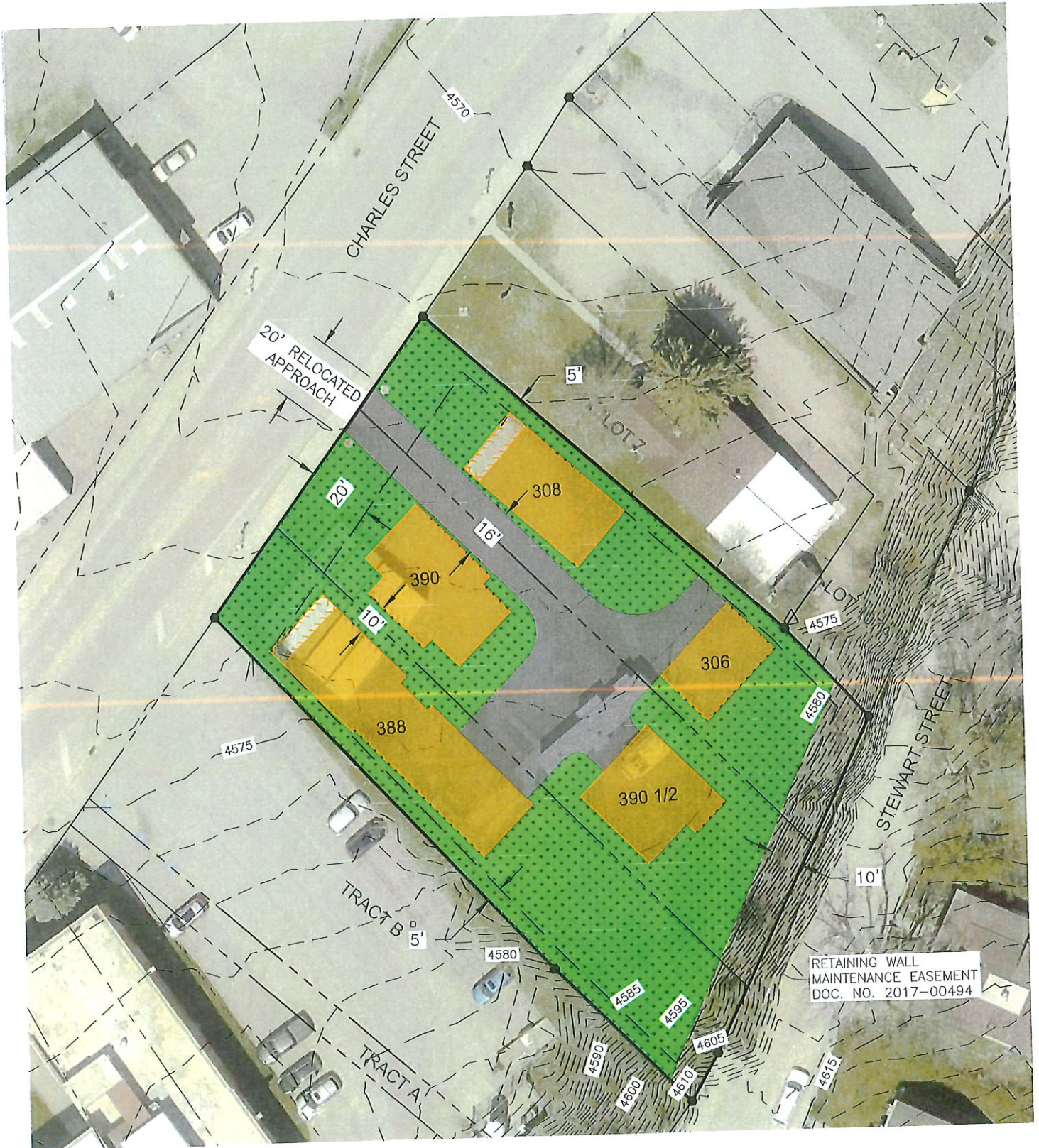
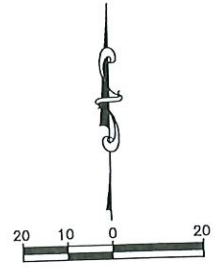


EXHIBIT 5

1903 SANBORN FIRE INSURANCE MAPS SHOWING  
3 HOUSES WITH ACCESSORY STRUCTURES  
(WITH GIS PARCELS HIGHLIGHTED IN BLUE)

