

29 VAN BUREN
DEADWOOD, SD 57732
Victorian on Van Buren



Return Completed Form To:
Planning and Zoning
108 Sherman Street
Deadwood, SD 57732



Questions Contact:
Jeremy Russell
(605) 578-2082 or
jeramyr@cityofdeadwood.com

Application No. _____

APPLICATION FOR CONDITIONAL USE PERMIT

Application Fee: \$200.00

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Name of Proposed Development: Victorian on Van Buren

Street Location of Property: 29 Van Buren St., Deadwood, SD 57732

Legal Description of Property: THE SOUTHERLY 57 FEET OF LOTS 21, 22, 23, AND 24. BLOCK 50 ORIGINAL TOWNSITE, CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA

Zoning Classification of Property: R1 - Residential District

Name of Property Owner: Deanna & Thomas P. Smith/S&C Vettel Telephone: (605) 484-3436

Address: 29 Van Buren St., Deadwood, SD 57732
Street City State Zip

Name of Applicant: Deanna & Thomas P. Smith/S&C Vettel Telephone: (605) 484-3436

Address: 29 Van Buren St., Deadwood, SD 57732
Street City State Zip

1. The following documents shall be submitted:

- a. An improvement survey, including all easements,
- b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
- c. A written statement addressing the criteria for approval.

Uses of Building or Land: Residential

Signature of Applicant: Deanna Smith Thomas P. Smith Sharon Vettel Corenda Smith Date: 4-1-2022

Signature of Property Owner: Deanna Smith Thomas P. Smith Sharon Vettel Corenda Smith Date: 4-1-2022

Fee: \$ _____ Paid On _____ Receipt Number _____

Legal Notice Published Date: _____ Hearing Date: _____

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): _____



April 1, 2022

TO: Deadwood Planning & Zoning Commission

Re: Victorian on Van Buren Conditional Use Permit Application for 29 Van Buren Street, Deadwood, SD

We purchased the historic home and property located at 29 Van Buren Street in the Presidential district of Deadwood, SD in May of 2020. At the time of the purchase, the house was very dilapidated and much of the original historical character had been ripped away. We have spent the past two years bringing the historic B.P. Dague home back to life. We would now like to share that hard work and history with others by beginning a bed & breakfast, which we lovingly will call the Victorian on Van Buren.

We are completing the rehabilitation of an existing studio apartment in the rear of the two car garage that is close to completion. Historically, the home was a multi-family property. This will be the owner's quarters when the house is used for the bed and breakfast. We have four off street parking spaces that will be available to guests of the B&B. Two spaces that are in the garage and two that will be in the carport. We intend to rent up to four bedrooms of the house with the required four off street parking spaces. We have attached pictures of the garage space and carport parking spaces.

There is no change in the size of the home proposed. There is a fenced in side and rear yard that will insure privacy for the guests and for our neighbors. There will be no undue adverse effect on any adjacent property or the neighborhood. Our residence is located in an area with apartment buildings and the historical Adams House. The home has access from Cemetery Street or Steward Street off of CanAm Hwy/Hwy. 85.

Our home is listed on the National Register of Historic Places and is located across the street from the Adams House which is a tourist attraction for many history enthusiasts. Almost daily, tourists ask if they can take a picture of our home, which we appreciatively welcome, being very proud of the work we have accomplished on our home.

We are in the process of pursuing our South Dakota lodging license as a bed and breakfast with the necessary South Dakota state excise tax number and this will be in place prior to any rentals. Applicable staff recommendations will be put in motion upon approval of the Conditional Use Permit by the Deadwood Planning and Zoning Commission.

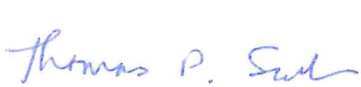
We have lived in the Black Hills for the past 25 years and have embraced the community of Deadwood as our home for the remainder of our years. We worked very diligently with the guidance from the Deadwood Historic Preservation Committee to ensure the history of our home

was preserved. We enjoy spending time with our family in Deadwood and plan to continue those traditions with our growing family.

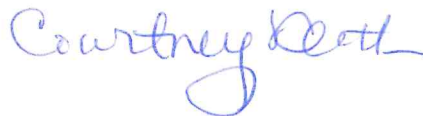
We took on this project during a very difficult time, when much of the historic preservation monies were on moratorium. The restorations we have made to the house have not only improved the look and feel of the neighborhood, but also brought national attention to Deadwood as our home has been featured in several magazine articles including *American Farmhouse Style & Flea Market Décor* magazine.

Thank you for your consideration of our application for a Conditional Use Permit for Victorian on Van Buren Bed and Breakfast. We welcome your guidance and/or any questions that we can answer for you during the process.

Sincerely,



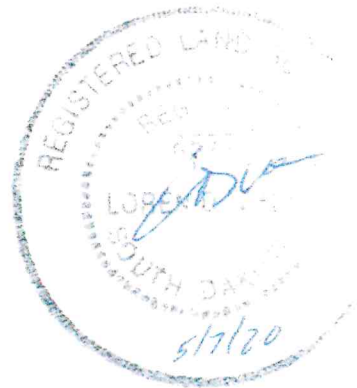
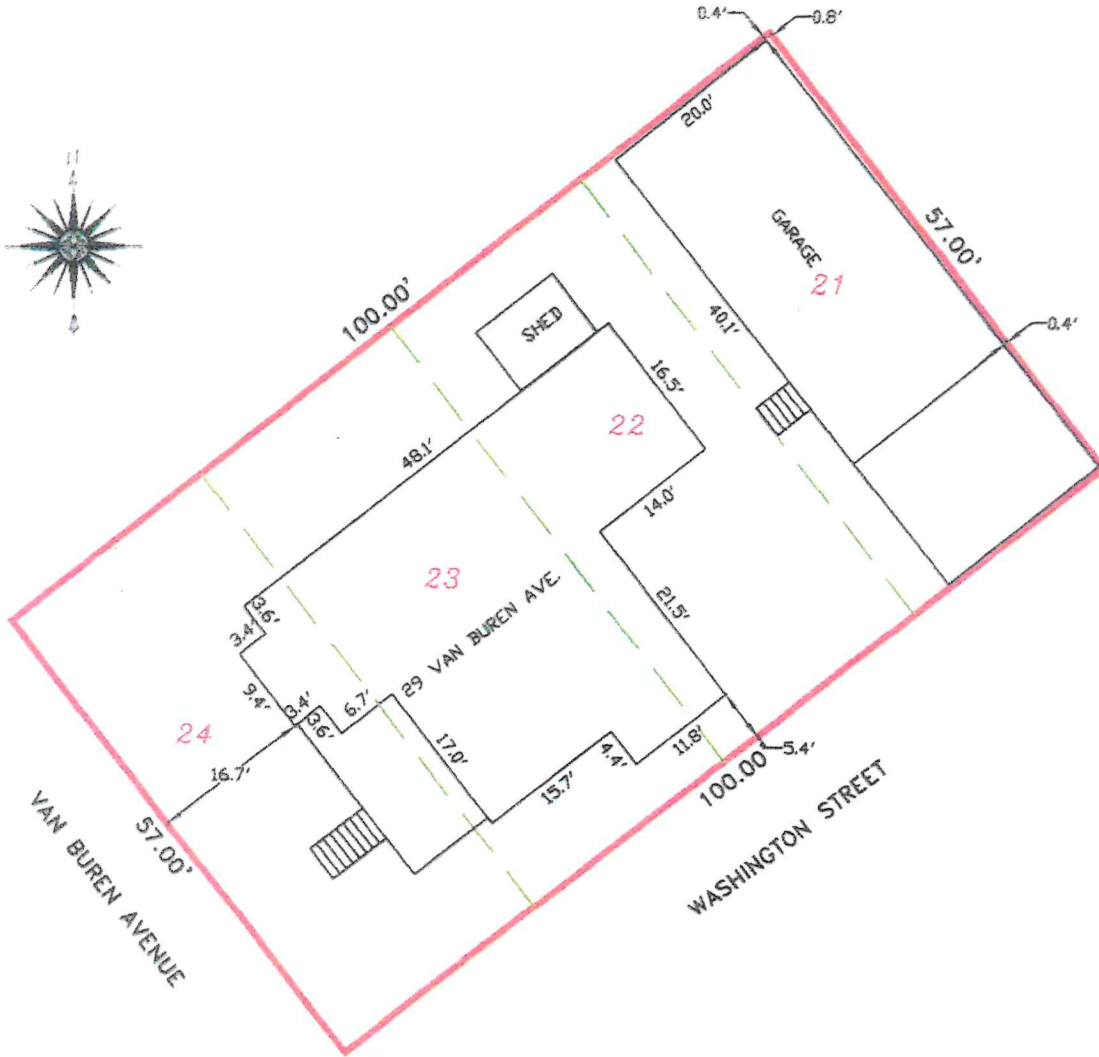
Tom & Deanna Smith



Shane & Courtney Vettel

Attachments

THE SOUTHERLY 57 FEET OF LOTS 21, 22, 23, AND 24, BLOCK 50
ORIGINAL TOWNSITE, CITY OF DEADWOOD
LAWRENCE COUNTY, SOUTH DAKOTA



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS MORTGAGE LOAN INSPECTION REPORT'S SOLE PURPOSE IS TO OBTAIN MORTGAGE TITLE INSURANCE. THIS IS A MINIMUM SERVICE THAT YOUR LENDER REQUIRES FOR CLOSING YOUR LOAN. IT IS A LOCATION OF IMPROVEMENTS AND CURSORY CHECK FOR VIOLATIONS OR ENCRDACHMENTS ONTO OR FROM THE SUBJECT PROPERTY BASED ON EXISTING BUT NOT CONFIRMED EVIDENCE. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. NO PROPERTY CORNERS WILL BE SET AND IT SHOULD NOT BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, STRUCTURE OR OTHER IMPROVEMENT. NO WARRANTY OF ANY KIND IS EXTENDED THEREIN TO THE PRESENT OR FUTURE OWNER OR OCCUPANT.



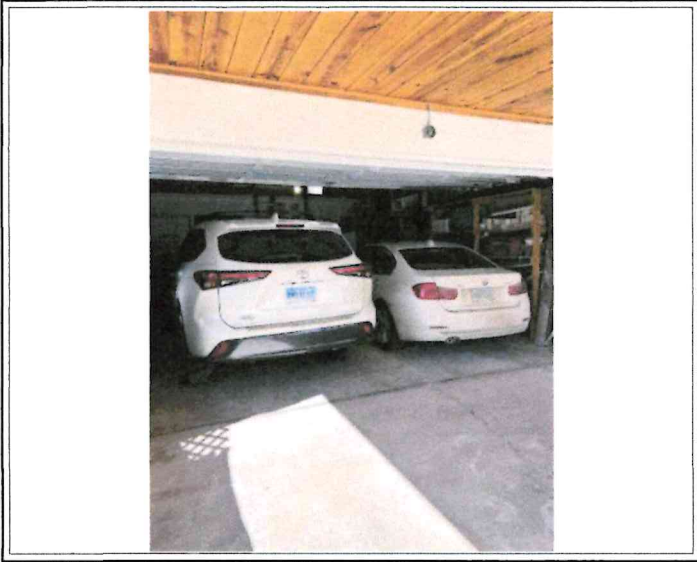
Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
332A WEST MAIN ST.
LEAD, SD 57754
(605) 722-3840

Date:	5/7/2020
Drawn By:	L. D. Vrem
Project No.:	20-156
Dwg. No.:	20-156.dwg

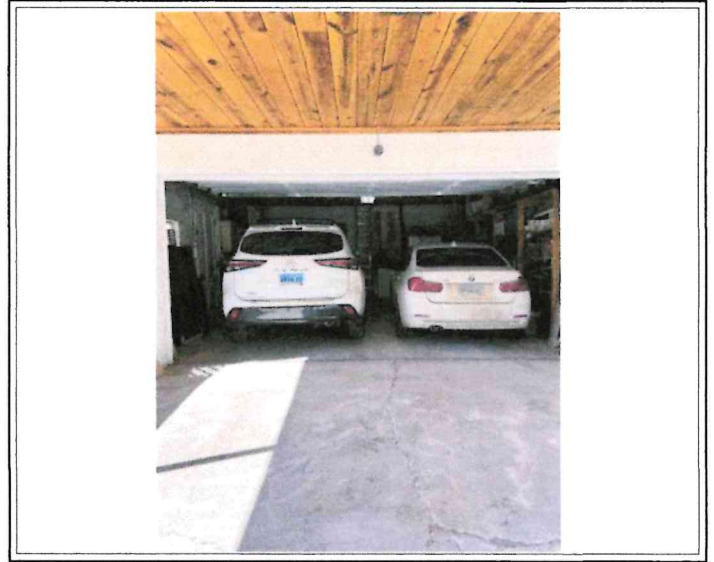
MORTGAGE LOAN INSPECTION
Certified to: Buyer: THOMAS SMITH & DEANNA SMITH Buyer: SHANE VETTEL & COURTNEY VETTEL

Borrower: SMITH/VETTEL
Property Address: 29 VAN BUREN STREET
City: DEADWOOD
Lender: N/A

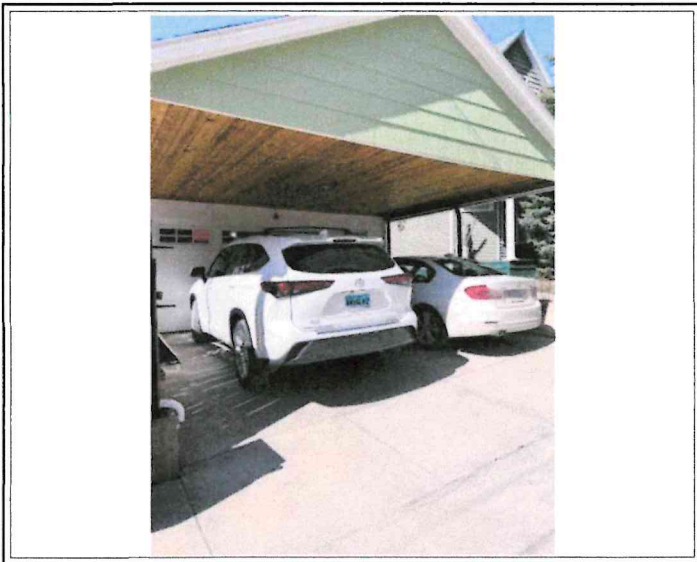
File No.: 29 VAN BUREN STREET
Case No.:
State: SD
Zip: 57732



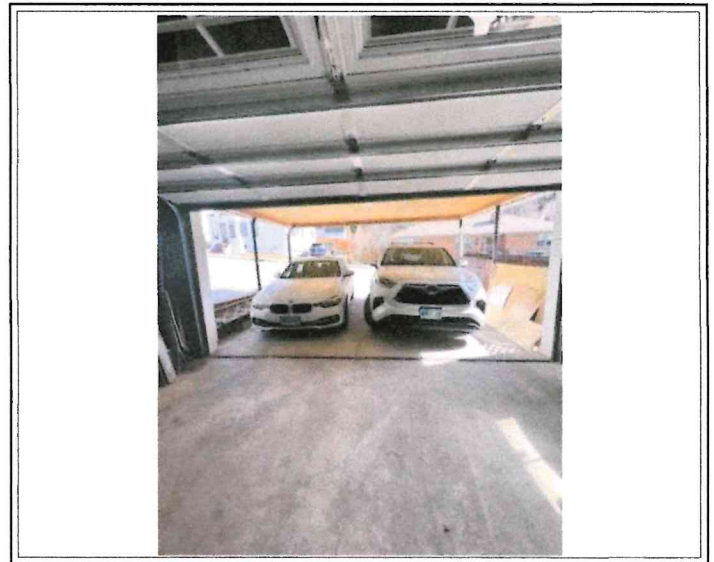
2 CAR PARKING INSIDE GARAGE



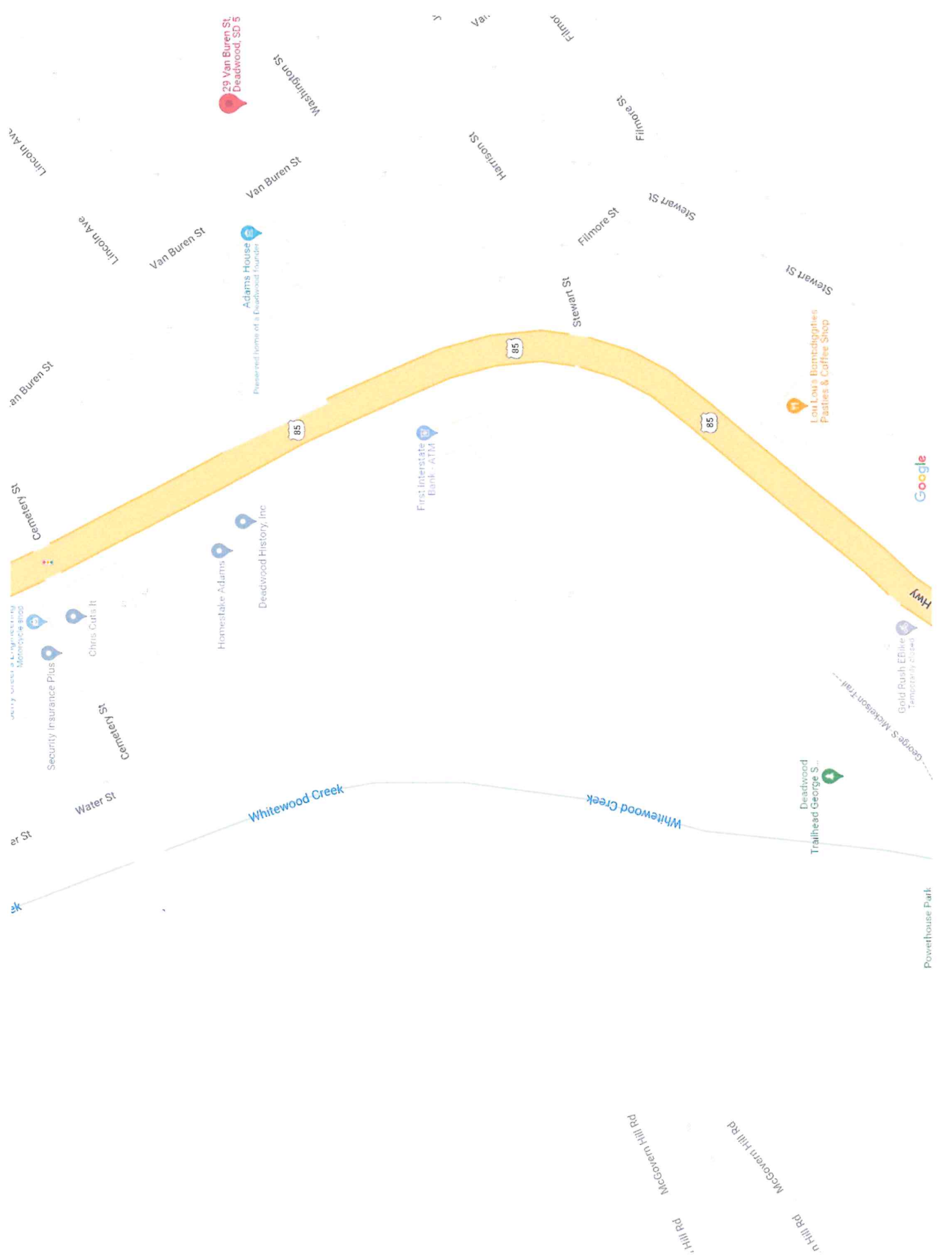
ADDITIONAL VIEW 2 CARS IN GARAGE



TO PARKING SPACES IN CARPORT



ADDITIONAL VIEW OF 2 PARKING SPACES IN CARPORT



79 Van Buren St
Deadwood, SD 5

Adams House
Preserved home of a Deadwood founder

First Interstate
Bank - ATM

Homestake-Adams
Deadwood History, Inc

Lou Lou's Bismalldiggities
Pastries & Coffee Shop

Gold Rush EBikes
Temporary closed

Deadwood
Trailhead George S...

Powertehouse Park

Google

HWY

Whitewood Creek

Whitewood Creek

Lincoln Ave

Lincoln Ave

Van Buren St

Van Buren St

Washington St

Van

Harrison St

Filmor

Filmore St

Stewart St

Stewart St

an Buren St

Cemetery St

Security Insurance Plus

Chris Cuttitt

Cemetery St

Water St

er St

St

McGovern Hill Rd

Hill Rd

McGovern Hill Rd

n Hill Rd

1:44 Feet



Overview Map

Quick Search

Lat Lon [Clear](#)

PARCEL_ID

CURRENT OWNER

SMITH, THOMAS P & DEANI

911 ADDRESS

ROAD NAME

SECTWPRNG

Advanced Search

Search Builder

Coordinate Search

Comparable Search

Excel 2000/2003

PARCEL_ID	CURRENT OWNER	OWNER2	MAIL_ADD	LEGAL	911 ADDRESS	Acres	PLAT	SEC TV RANGE
1	30025-05000-240-10	SMITH, THOMAS P & DEANNA	29 VAN BUREN ST DEADWOOD, SD 57732	Original Town Deadwood S 57' of Lots 21, 22, 23 & 24 Blk 50	29 VAN BUREN ST, DEADWOOD, SD	0		--



VETTEL FARM VINTAGE

HISTORIC

BY COURTNEY VETTEL

Victorian

REVIVAL

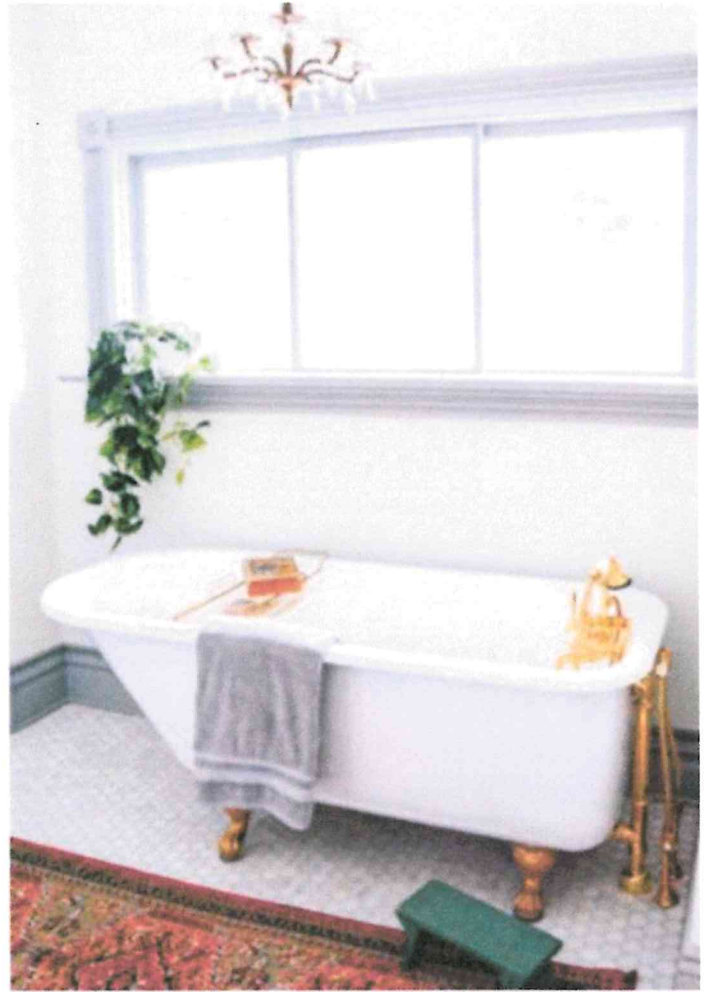
Our 2021 Brand Ambassador shares about the historic home renovation she's doing in South Dakota.

We lovingly call this room the parlor room. It has an original gold wood trim that adorns the ceiling. The Golden Lighting chandelier accentuates the trim and the original medallion.

For many years I have dreamt of restoring a historic home, and this year we struck gold when we found a historic 1885 Folk Victorian house in the heart of Deadwood, South Dakota. It was the home we had been searching for—one with history, good bones and the charming characteristics that make old houses so captivating.



above, left: In the renovation of the kitchen we wanted to have a rustic feel, so we incorporated painted wood flooring, beadboard cabinets and the original farmhouse sink.



above, right: Blending a mix of old and new was important in the bathrooms. An original claw-foot tub paired with new, modern fixtures to give the best blend of both worlds.

INTERIOR

In the renovation of this historic beauty, we held onto its historic gems while also updating amenities. Miraculously, the home had original hardware, maple flooring, trim and fretwork. The kitchen and bathrooms needed full renovations, but we incorporated the original claw-foot tub and marble sinks we uncovered in the attic. For lighting, we used a mix of vintage-style fixtures from Golden Lighting, as well as authentic antique fixtures. The Golden Lighting fixtures add some of my signature farmhouse style while working well with the historic architecture.

EXTERIOR

The exterior of the home was in rough shape. We removed all the old siding and discovered original clapboard from the 1890s, which had intricate fish scale patterns. We mimicked this with new siding, which was the best choice for longevity and durability in our area. The new siding is a lovely shade of jadeite green.

DECOR

Incorporating antique elements into the home was important to honor its colorful history. Eastlake furniture, deep emerald greens and rich wood tones are a few of the elements we used throughout. Deadwood, South Dakota, is known for its gold, and this was a feature we were able to highlight in fixtures, trim, mirrors and décor.

Ed Sykes once said, "To be successful in life sometimes you need to go through the mud to get to the gold." Restoring this historic home has been just that—a massive project. But it's been so rewarding in the end.

SEE SOURCES, PAGE 128.



Courtney Vettel is our 2021 Brand Ambassador, and the voice behind The Vettel Farm. Courtney is a wife and mom, and lives in North Dakota with her family. Follow along with her online as well:

Website: thevettel.com

Instagram: [@thevettel](https://www.instagram.com/thevettel)

Facebook: [@thevettel](https://www.facebook.com/thevettel)

Pinterest: [@thevettel](https://www.pinterest.com/thevettel)

Borrower: SMITH/VETTEL
Property Address: 29 VAN BUREN STREET
City: DEADWOOD
Lender: N/A

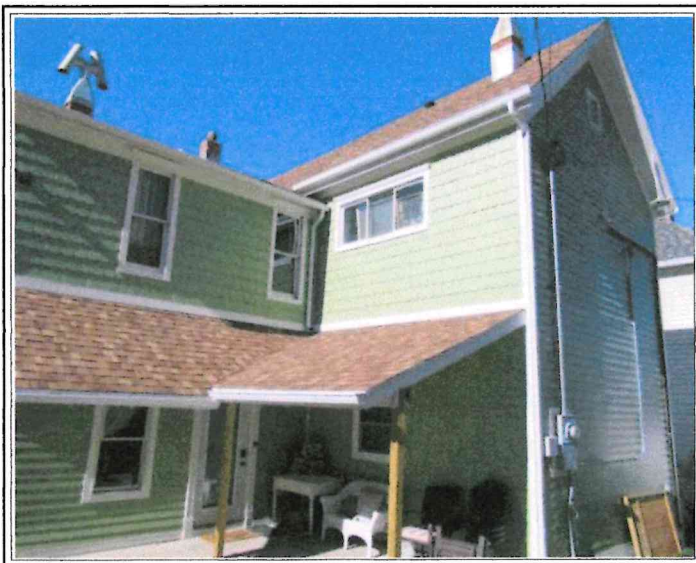
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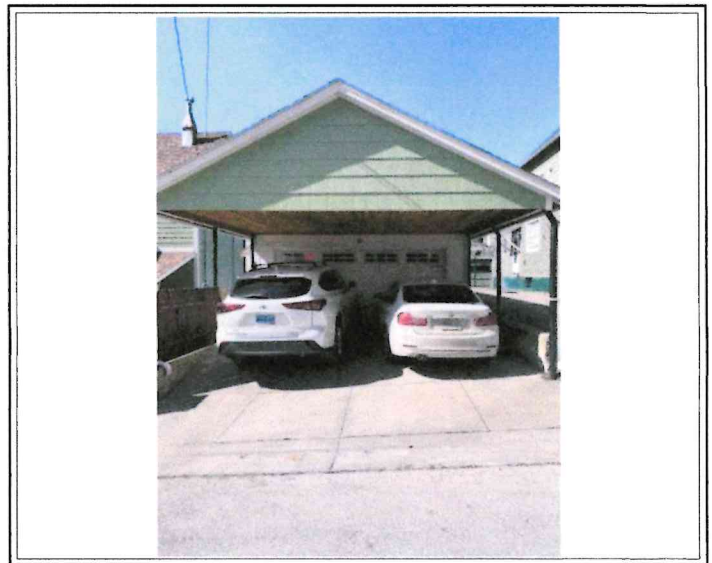
FRONT VIEW OF HOME



VIEW OF SIDE FENCE (WASHINGTON ST. SIDE)



REAR FENCED IN PATIO AREA



CARPORT/GARAGE