



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, May 04, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. Approval of April 20, 2022 Meeting Minutes
4. **Sign Review Commission**
5. **Planning and Zoning Commission**
 - a. a. Public Hearing - Request for Conditional Use Permit - 29 Van Buren Avenue
 - b. Conditional Use Permit - Deanna & Thomas Smith - 29 Van Buren Avenue
The Southerly 57 feet of Lots 21, 22, 23 and 24, Block 50 Original Townsite, City of Deadwood Lawrence County, South DakotaAction Required:
 - a. Approval/Denial by Planning and Zoning Commission
 - b. Approval/Denial by Board of Adjustments
6. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)
7. **Items from Staff**
8. **Adjournment**

Planning and Zoning Commission meetings are not available by Zoom unless requested.



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, April 20, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Martinisko on Wednesday, April 20, 2022 at 5:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

2. Roll Call

PRESENT

Commissioner (Chair) John Martinisko
 Commissioner (Vice-Chair) Josh Keehn
 Commissioner (Secretary) Dave Bruce
 Commissioner Kevin Wagner
 Commissioner Vicki Dar

City Commissioner Charlie Struble

STAFF PRESENT

Jeremy Russell, Planning and Zoning Administrator
 Trent Mohr, Building Inspector
 Bonny Anfinson, Program Coordinator

3. Approval of Minutes

a. Approval of March 2, 2022 Minutes

It was moved by Commissioner Wagner and seconded by Commissioner Keehn to approve the March 2, 2022 minutes. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Approve/Deny Application for Temporary Vending at 692 Main Street for Steven Soffa.
- b. Approve/Deny Application for Temporary Vending at 555 Main Street for Leather Headquarters.

Chair Martinisko stated these items can be voted on together. Mr. Russell stated these two applications are for two temporary vending licenses for the rally. These applicants are not new to Deadwood as they come here every year. Our investigations into these applicants have found nothing fraudulent. ***It was moved by Commissioner Wagner and seconded by Commissioner Dar to approve the Temporary Vending Permits for 692 Main Street for Steven Soffa and***

555 Main Street for Leather Headquarters. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar

c. Final Plat - Creating Property Lines/Sale of Property - Stage Run - Deadwood Stage Run, LLC (William Pearson)

LOTS 12A, 12B, 13A AND 13B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA FORMERLY A PORTION OF LOT 1, BLOCK 4A

Mr. Russell stated the applicant, WJP Holdings, LLC, is submitting this plat to facilitate the transfer of property and establish property lines in Stage Run Phase 2. Legally described as: LOTS 12A, 12B, 13A AND 13B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA FORMERLY A PORTION OF LOT 1, BLOCK 4A. ***It was moved by Commissioner Keehn and seconded by Commissioner Wagner to approve the plat legally described as LOTS 12A, 12B, 13A AND 13B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA FORMERLY A PORTION OF LOT 1, BLOCK 4A. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar***

d. Final Plat - Development and Creating Property Lines - 62 Denver Avenue - Louis & Linda Stojack

LOTS 1 AND 2 OF TRACT 1 OF BLOCK N, O.T. DEADWOOD; FORMERLY THE E. PART OF LOT 13 AND PART OF LOT 12, BLOCK N, O.T. DEADWOOD, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Mr. Russell stated Louis and Linda Stojack are submitting a final plat for the purpose of creating a new lot for future sale. Legally described as: LOTS 1 AND 2 OF TRACT 1 OF BLOCK N, O.T. DEADWOOD; FORMERLY THE E. PART OF LOT 13 AND PART OF LOT 12, BLOCK N, O.T. DEADWOOD, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. The property is located on Denver Avenue. The owners have been informed if they do sell this lot the new buyers will need to provide off street parking. This is a requirement for new construction in Deadwood. Mr. Martinsko asked how the city plans to enforce the off-street parking requirement. Mr. Russell stated when the design comes in for the project approval and building permit every department reviews it. ***It was moved by Commissioner Wagner and seconded by Commission Dar to approve the final plat at 62 Denver Avenue legally described as: LOTS 1 AND 2 OF TRACT 1 OF BLOCK N, O.T. DEADWOOD; FORMERLY THE E. PART OF LOT 13 AND PART OF LOT 12, BLOCK N, O.T. DEADWOOD, CITY OF***

***DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea:
Martinisko, Keehn, Bruce, Wagner, Dar***

6. Items from Citizens not on Agenda

(Items considered but no action will be taken at this time.)

7. Items from Staff

Mr. Russell stated there probably won't be too many gaps between meetings anymore. At the next meeting there is a change of zoning request coming up on Water Street and a Conditional Use Permit on 29 Van Buren. The city has received five Form Es for Medical Cannabis. The first reading of the Food Truck Ordinance has gone before the City Commission. Trucks will be allowed in the Pluma parking lot. It will be approved at the City Commission's May 2, 2022, meeting.

8. Adjournment

It was moved by Commissioner Wagner and seconded by Commissioner Keehn to adjourn the meeting of the Planning and Zoning Commission. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar

There being no further business, the Planning and Zoning Commission adjourned at 5:38 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Bonny Anfinson, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Deadwood, SD 57732



Jeremy Russell
Planning and Zoning Administrator
Telephone (605) 578-2082
jeramyr@cityofdeadwood.com
Fax (605) 578-2084

**STAFF REPORT
PLANNING & ZONING
BOARD OF ADJUSTMENT
REQUEST FOR A CONDITIONAL USE PERMIT
May 4, 2022**

APPLICANT: Deanna & Thomas Smith

PURPOSE: Application for CUP - Bed and Breakfast

GENERAL LOCATION: 29 Van Buren Avenue

LEGAL DESCRIPTION: The Southerly 57 feet of Lots 21, 22, 23 and 24, Block 50 Original Townsite, City of Deadwood Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed

ZONE: R1 – Residential

STAFF FINDINGS:

Surrounding Zoning:

North: Residential
South: Residential
East: Residential
West: Residential

Surrounding Land Uses:

Residential Housing
Residential Housing
Residential Housing
Residential Housing

SUMMARY OF REQUEST

The applicant has submitted a request for a Conditional Use Permit to operate a Bed and Breakfast establishment at their residence located at 29 Van Buren Avenue. The subject property is in the Residential Neighborhood surrounded by residential homes.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential.
2. The site was originally built in the 1880’s and is on the National Historic Registry.

3. The subject property has access from Van Buren Avenue.
4. The subject property is located within a low-density land use classification on the adopted Land Use Map.
5. The property is not located in the Flood Zone.
6. Adequate public facilities are available to serve the property.
7. The area is characterized by a mixture of single-family dwellings and multi-family dwellings.

STAFF DISCUSSION

The applicant has submitted a request for a Conditional Use Permit for a Bed and Breakfast establishment and City regulations permit Bed and Breakfast establishments in R1 – Residential District with an approved Conditional Use Permit. The subject property is currently being utilized as their residence. The applicant indicates they intend to rent four bedrooms for their operation. According to their application, they have adequate off-street parking for their guests.

The Deadwood Zoning Code 17.08 and South Dakota Codified Law defines a Bed and Breakfast as the following:

“Bed and breakfast establishment” means:

Any building or buildings run by an operator that is used to provide accommodations for a charge to the public, with at most five rental units for up to an average of ten guests per night and in which family style meals are provided.

Deanna and Thomas intend to rent four bedrooms for their operation.

1. No bed and breakfast home shall be located on a lot closer than two hundred (200) feet or eight residences, whichever is greater, from any other lot containing a bed and breakfast home. However, the planning and zoning commission may waive the distance limitation if the structure is listed on the National Register of Historic Places or eligible for individual listing on the National Register of Historic Places. The Deadwood building inspector shall inspect the premises to ensure compliance with the Building Code;

In this instance there are bed and breakfasts within the two hundred feet required buffers. The Smith’s home sits within the boundary of two approved bed and breakfast establishment’s, Massa residence at 15 Washington (Not active) and the Flaigg residence at 28 Lincoln. The Planning and Zoning Commission may waive the distance limitation if the structure is listed on the National Register of Historic Places or eligible for individual listing on the National Register of Historic Places. 29 Van Buren Avenue is listed on the National Register of Historic Places.

2. Applicants proposing tandem parking shall be required to provide a control board for the keys of the guests. The owner/manager shall be responsible for the control board. The subject residence proposed for a bed and breakfast shall be required to provide the following: Off-street parking for four vehicles.

The Deadwood Zoning Code requires a bed and breakfast establishment to be occupied by the owner(s). The code also states a requirement of one off-street parking space per guestroom in section 17.64.060 of the ordinance book. The property does have four off street parking spaces on site.

COMPLIANCE:

1. The Zoning Officer provided notice identifying the applicant, describing the project and its location, and giving the scheduled date of the public hearing in accordance with Section 10.10.B.
2. A sign was posted on the property for which the requests were filed.
3. Notice of the time and place was published in the designated newspaper of the City of Deadwood.

GENERAL USE STANDARDS FOR CONDITIONAL USE PERMITS:

In reviewing any application under the authority of this chapter and as a further guide to its decision upon the facts of the case, the Commission(s) shall consider, among other things, the following facts:

- A. The proposed use shall be in harmony with the general purposes, goals, objectives, and standards to the City Policy Plan, the ordinance, the district in which it is located, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the City of Deadwood.

The City Comprehensive Plan encourages a variety of uses and a mixture of housing types. Preserve the existing stock of historic structures by working with the individuals and guiding the uses is an acceptable means. Traffic and parking should not significantly affect the neighborhood if the applicant abides by the parking requirements associated with a Bed and Breakfast. This area has a mixture of single family and multi-family dwellings.

- B. Whether or not a community need exists for the proposed use at the proposed location in light of existing and proposed uses of a similar nature in the area and of the need to provide or maintain a proper mix of uses both within the city and also within the immediate area of the proposed use: (a) the proposed use in the proposed location shall not result in either a detrimental over concentration of a particular use from previously permitted uses within the city or within the immediate area of the proposed use.

The subject area is zoned R1 – Residential District and is intended to provide locations for low to medium density residential. Medium density residential is designed to provide apartment and multi-family dwellings as well as parks and recreation areas. There are two B&Bs within 200 feet of the proposed B&B. A third (1899 Inn) is located nearby but not in the buffer.

- C. The proposed use at this location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvement, public sites, or rights-of-way.

If the applicant only uses off street parking and prevents any public nuisance issues that are often associated with Bed and Breakfasts and Short-Term Rentals, the proposed use would not result in a substantial or undue adverse effect on adjacent property, or the character of the neighborhood and the use would not alter the character of the neighborhood. There will be no change in the size of the dwelling. To support a denial of a conditional use permit on the grounds that it will cause increased traffic problems, there must be a high degree of probability that the increase would pose a substantial threat to the health and safety of the community.

- D. Whether or not the proposed use increases the proliferation of non-conforming uses as well as previously approved Conditional Use Permits which are still in use, when influenced by matters pertaining to the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Policy Plan, this ordinance, or any other plan, program, map or ordinance adopted, or under consideration pursuant to official notice, by the city or other governmental agency having jurisdiction to guide growth and development.

For any conditional use, lot and performance standards shall be the same as similar type uses located in specific districts. The character and use of buildings and structures adjoining or near the property mentioned in the application shall be considered in their entirety.

The proposed use would not increase the proliferation of non-conforming uses. The subject residence is in an area that has an apartment building and additional bed and breakfasts nearby. The appearance of the structure will not change; therefore, the character and use of the buildings and structures adjoining the subject property will not be adversely affected.

- E. Whether or not the proposed use in the proposed area will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this section.

The proposed use will not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or other services. Existing services are available onsite.

CONDITIONS GOVERNING APPLICATIONS AND PROVISIONS:

- A. Following the issuance of a conditional use permit pursuant to the provisions of this ordinance, such permit may be amended, varied, or altered only pursuant to the standards and procedures established by this section for its original approval.
- B. The Board of Adjustments can revoke conditional use permits, once granted, for cause after a hearing is held before them. Complaints seeking the revocation of such permit shall be filled with the Zoning Administrator and may be initiated by the Planning and Zoning Commission OR any three (3) residents within three hundred (300) feet of the property lines of which the application has been filed. All such revocation hearings shall be conducted in the same manner as for the Conditional Use Permit application hearings.
- C. The Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and/or on an annual basis and place additional stipulations to mitigate a problem.
- D. If the use permitted under the terms of a Conditional Use Permit has not been started within six (6) months of the date of issuance thereof, said permit shall expire and be canceled by the City Planning Department. Written notice thereof, shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new conditional use permit has been obtained.
- E. If the use permitted under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, said permit shall expire and be canceled by the City Planning Department. Written notice thereof, shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new conditional use permit has been obtained.

If approved, staff recommendations for stipulation(s):

- 1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void.**
- 2. The Bed and Breakfast must be owner occupied.**
- 3. Proof of a state sales tax number shall be provided to the Planning and Zoning Office for their files.**
- 4. Proof that the Building Inspector has inspected the building and it meets all the building codes.**
- 5. Proper paperwork is filed with the City of Deadwood Finance Office for BID taxes.**

- 6. Proof of City of Deadwood Business License.**
- 7. Obtain lodging license after inspection from the South Dakota Department of Health.**
- 8. All parking shall be off street.**

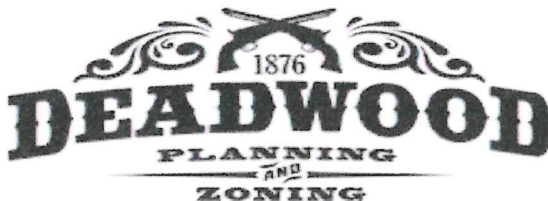
ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approve / Deny by the Planning and Zoning Commission.
2. Approve / Deny by the Board of Adjustment.

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 Corinda Smith Date: 4-1-2022

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

Fee: \$ _____	Paid On _____	Receipt Number _____
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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,

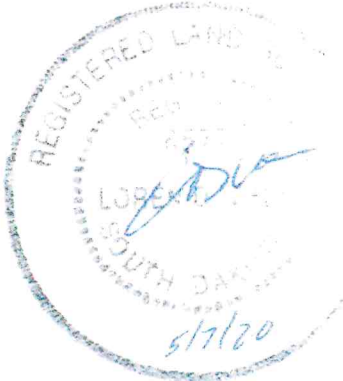
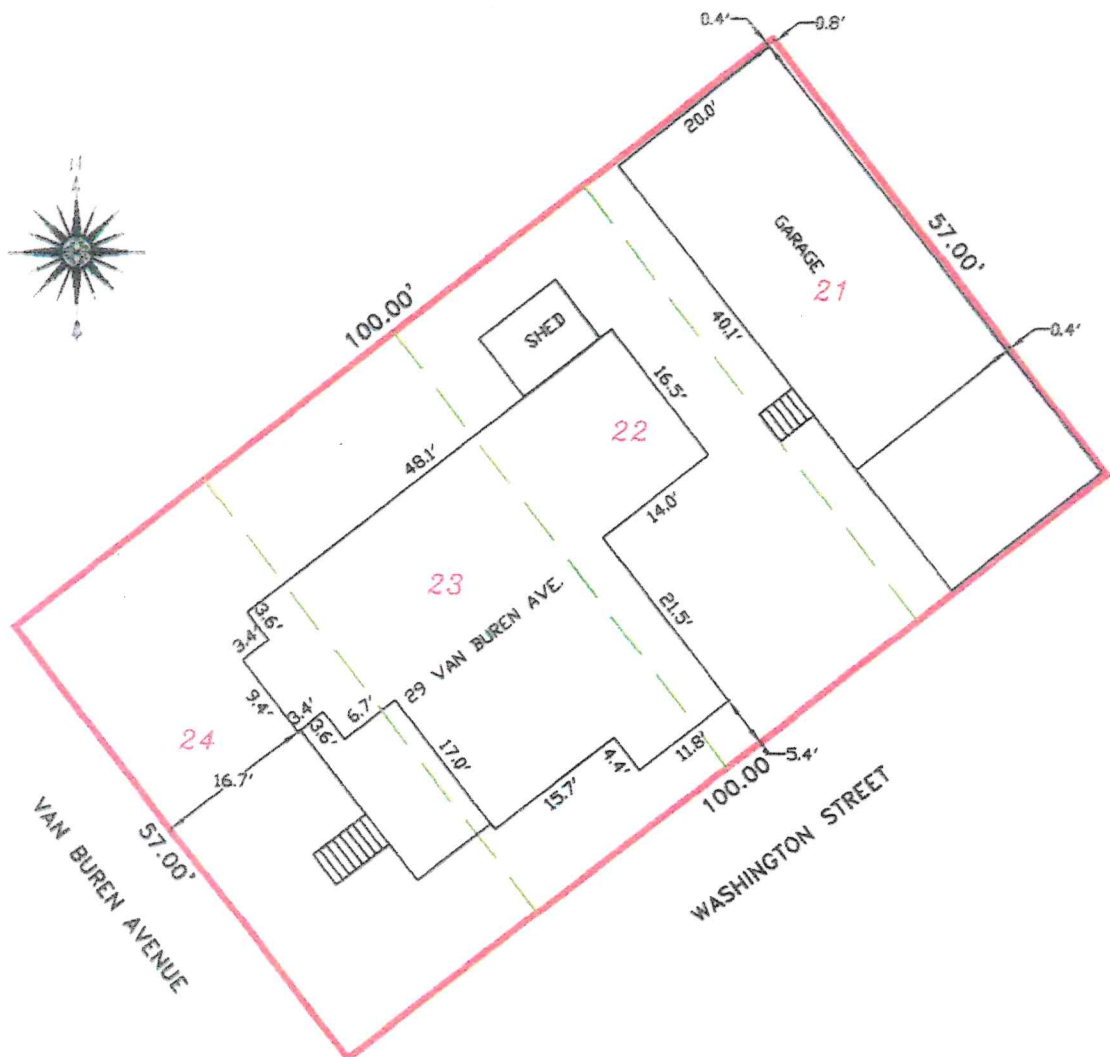
Tom & Deanna Smith

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

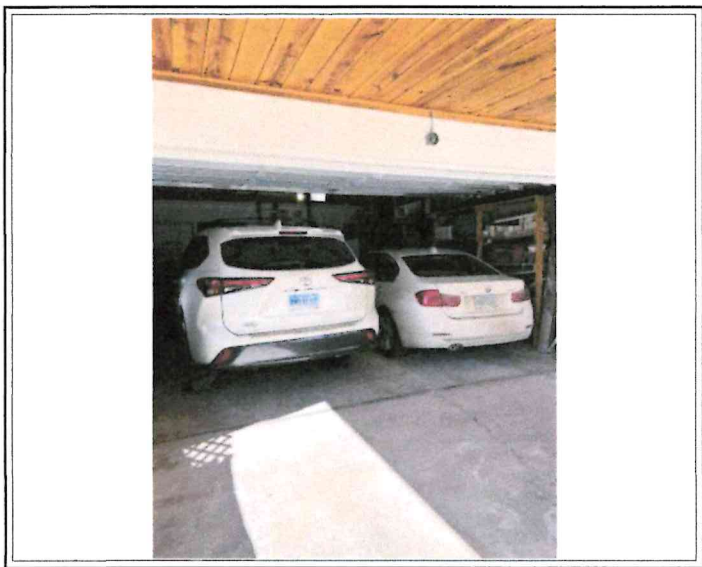


SURVEYOR'S CERTIFICATE:

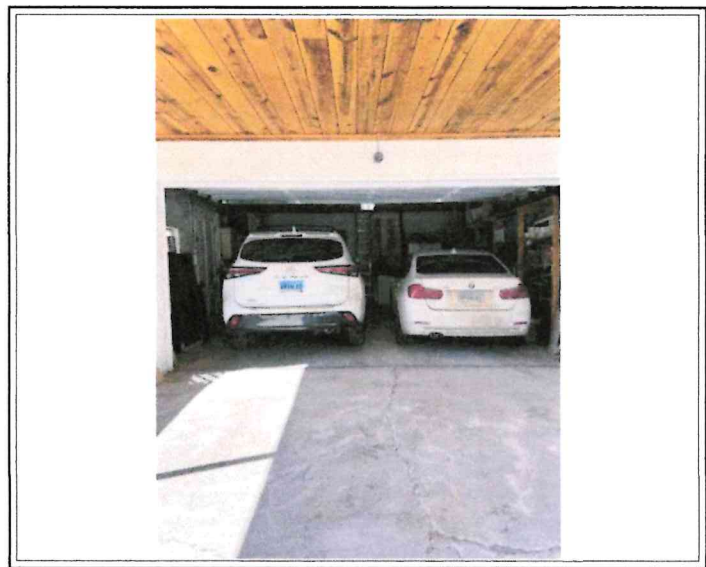
I HEREBY CERTIFY THAT THIS MORTGAGE LOAN INSPECTION REPORT'S SOLE PURPOSE IS TO OBTAIN MORTGAGE TITLE INSURANCE. THIS IS A MINIMUM SERVICE THAT YOUR LENDER REQUIRES FOR CLOSING YOUR LOAN. IT IS A LOCATION OF IMPROVEMENTS AND CURSORY CHECK FOR VIOLATIONS OR ENCRDACHMENTS ONTO OR FROM THE SUBJECT PROPERTY 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.

 <p>Prepared By: PONDEROSA LAND SURVEYS, L.L.C. 332A WEST MAIN ST. LEAD, SD 57754 (605) 722-3840</p>	Date:	5/7/2020	MORTGAGE LOAN INSPECTION
	Drawn By:	L. D. Vrem	Certified to: Buyer: THOMAS SMITH & DEANNA SMITH Buyer: SHANE VETTEL & COURTNEY VETTEL
	Project No.:	20-156	
	Dwg. No.:	20-156.dwg	

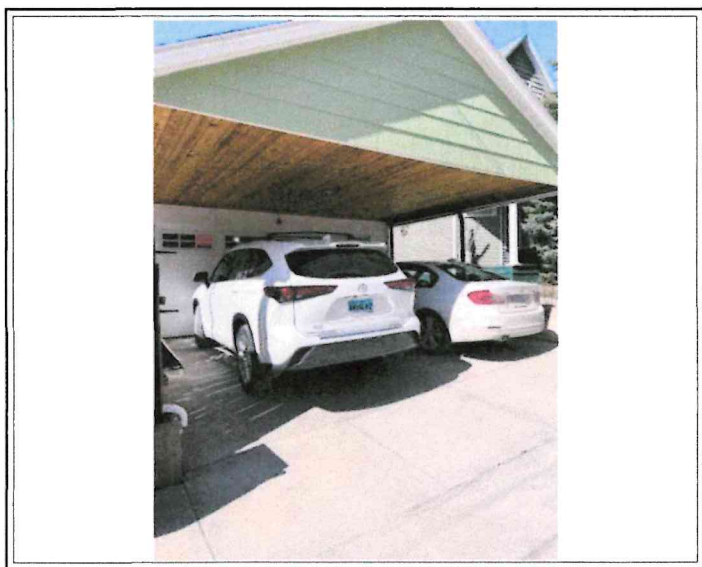
Borrower: SMITH/VETTEL	File No.: 29 VAN BUREN STREET	
Property Address: 29 VAN BUREN STREET	Case No.:	
City: DEADWOOD	State: SD	Zip: 57732
Lender: N/A		



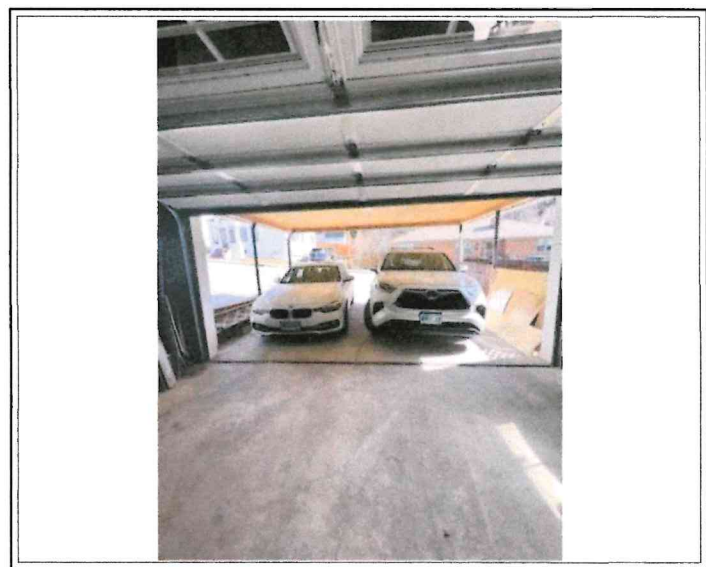
2 CAR PARKING INSIDE GARAGE



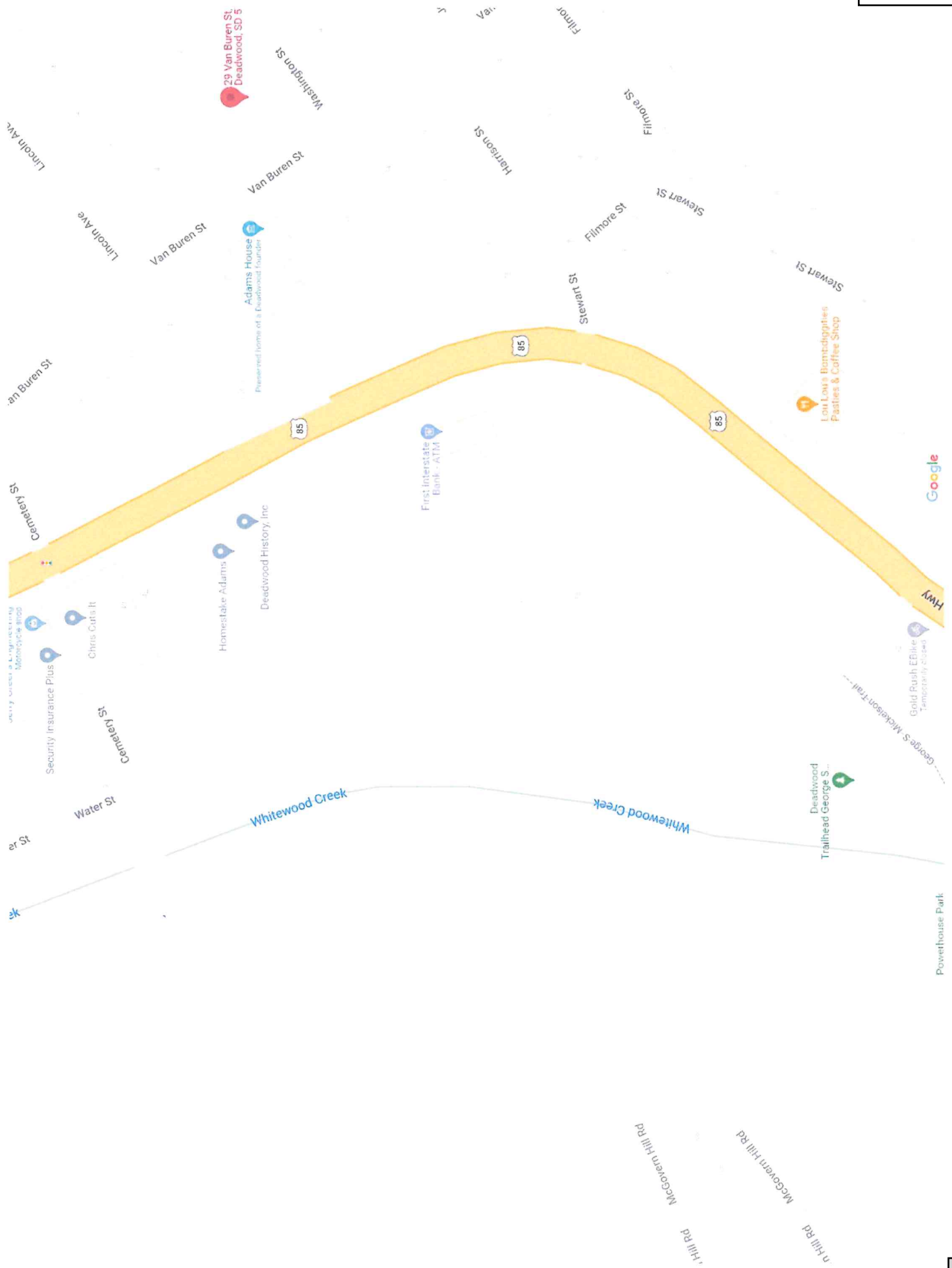
ADDITIONAL VIEW 2 CARS IN GARAGE



TO PARKING SPACES IN CARPORT



ADDITIONAL VIEW OF 2 PARKING SPACES IN CARPORT



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.

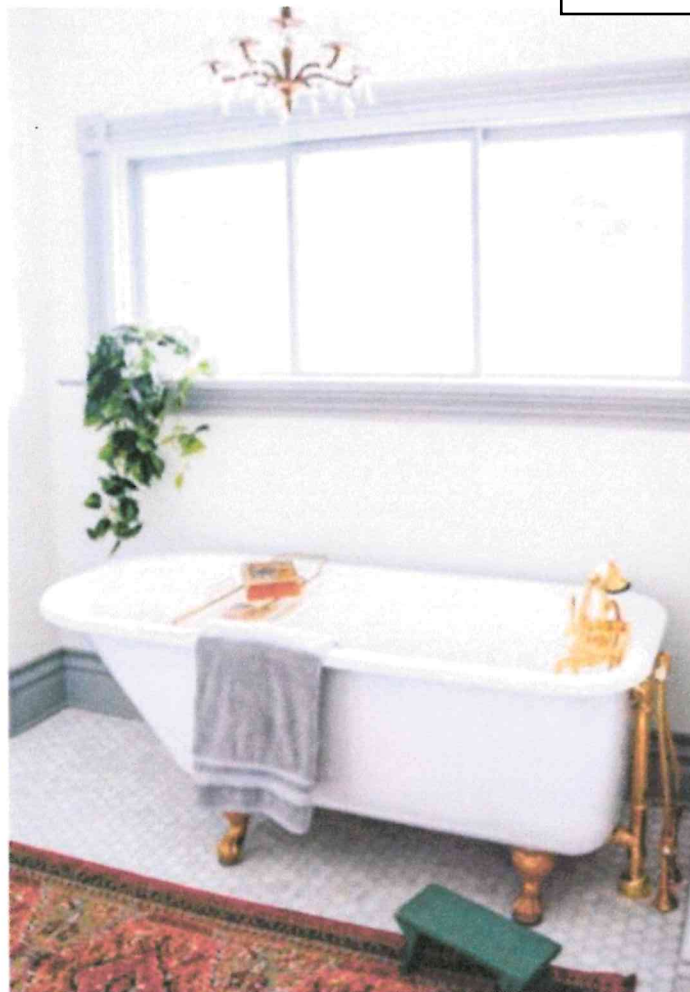
We lovingly call this room the parlor room. It has an original gold wood trim that adorns the ceiling. The Golden Lighting chandelier accentuates the trim and the original medallion.



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	File No.: 29 VAN BUREN STREET	
Property Address: 29 VAN BUREN STREET	Case No.:	
City: DEADWOOD	State: SD	Zip: 57732
Lender: N/A		



FRONT VIEW OF HOME



VIEW OF SIDE FENCE (WASHINGTON ST. SIDE)



REAR FENCED IN PATIO AREA



CARPORT/GARAGE



REQUEST FOR A CONDITIONAL USE PERMIT
29 VAN BUREN AVENUE
DEANNA & THOMAS SMITH

