

United States Department of the Interior  
National Park Service

JUN 20 1989

National Register of Historic Places  
Continuation SheetSection number \_\_\_\_\_ Page 1 Deadwood Historic District Amendment

## DEADWOOD HISTORIC DISTRICT

AMENDMENT TO NOMINATION: CHANGE IN PERIOD OF SIGNIFICANCE  
ADDITION TO AREAS OF SIGNIFICANCE

It has become apparent to the South Dakota SHPO that the period of significance and areas of significance in the original nomination for the Deadwood Historic District, a designated National Historic Landmark, fall short of encompassing the true historical character and significance of the resources contained within its boundaries. Therefore, this document proposes extending the period of significance and adding areas of significance. The new proposed period of significance extends from 1875, the beginning date of settlement in Deadwood, to 1939, the established 50-year cut-off date for the National Register. Proposed areas of significance, in addition to industry as indicated in the original nomination, include: architecture, commerce, entertainment/recreation, and transportation. This document has been prepared in compliance with procedures set forth in "National Register Bulletin 8: Use of Nomination Documentation in the Part 1 Certification Process," (09-24-81, rev. 04-84) and in "National Register Bulletin 16: Guidelines for Completing National Register Forms," (09-30-86) and its supplement (05-14-87). Much of the work here is based on an historic sites survey of the commercial core of the city conducted by the Deadwood Historic Preservation Commission (certified local government) in the summer of 1988 and on a citywide reconnaissance survey for planning purposes conducted jointly by the commission and the State Historical Preservation Center. The following description and statement of significance are extensions of the original nomination. All other items of the original document should remain unchanged.

1. NAME OF PROPERTY: Deadwood Historic District (Reference No. 66000716).
2. LOCATION: Deadwood, Lawrence County (SD 081), South Dakota (SD).
7. DESCRIPTION:

As is discussed in the original nomination form, Deadwood is a sprawling linear community laid out in several gulches, between peaks of the northern Black Hills formation. Founded in 1875 and 1876, it grew very rapidly in response to the mass insurgence of gold seekers and their followers. Although not a large city by any means, its population and relative prosperity has remained fairly constant since its infancy. As other towns around it grew into ranching or mining camps, Deadwood took on more urban airs. Famous as a raucous mining town primarily due to a self-determined image, its physical resources are more that of a commercial service community. A wide variety of cultural resources are found within the city's borders. Its historic building stock ranges from that of the mid-19th Century to the late 1930s.

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**SOME PRINCIPAL BUILDINGS IN THE DISTRICT:** The following properties are only a few of the many contributing resources from the late 19th and early 20th centuries in the Deadwood Historic District. They have been selected for description in this document to illustrate samples of the various kinds of properties and themes discussed in the amended statement of significance.

Adams House: Built in 1892 for W. E. Adams, prominent businessman and six-term mayor, the house is one of the best surviving examples of Queen Anne domestic styling in the state. Now used as a popular bed-and-breakfast establishment, the house was unoccupied, yet left furnished, from 1936 to 1987; thus, it offers an excellent picture of period appointments. The exterior features include typical asymmetrical fenestration, fishscale shingles, and a huge 2-1/2 story tower with a conical roof.

Central Main Street Commercial Buildings: The commercial core is a cohesive collection of 19th Century and 20th Century brick or brick-faced buildings ranging in style from Italianate, Queen Anne, and Commercial to a few modern intrusions. Much of the building stock is in need of repair due to years of overuse and neglect.

Old Fremont, Elkhorn, and Missouri Valley Railroad Depot (CNWRR Depot): Used as City Hall since the 1950s, this one-story brick depot is fairly typical of the style and form commonly used by the Chicago and North Western Railroad and its affiliates for their depots. Built between 1892 and 1903, it is a long rectangular building featuring several broad half-timbered gables.

Franklin Hotel: Built in 1903, this four-story building of rusticated stone and tan brick construction has a long history of hotel service to the city and surrounding region. Situated near the end of Deadwood's commercial row not far from the old CNWRR depot, it is truly a local landmark. In good to excellent condition, the Franklin features Renaissance Revival design elements. The building has witnessed very few changes to either its exterior or interior since its construction. A noteworthy item is its projecting canopy/balcony supported by Doric columns and wrapped by a balustrade.

Deadwood Carnegie Public Library: Built in circa 1905 with a Carnegie donation, the small Neo-Classical Revival building still serves the city as a library. Featuring a simple pediment supported by heavy Doric columns and a small cupola, the building is in excellent condition.

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Old Lawrence County Courthouse: One of scores of Neo-Classical and Renaissance Revival courthouses erected throughout the state after the turn of the century, this massive stone building was designed in 1908 by the Minneapolis firm of Bell and Detweiler. It features a copper dome and classical columns. No longer open to the public, it has suffered severe neglect for many years and is now in need of considerable repair. A county-sponsored restoration project of this building is currently in progress. It remains a good example of its architectural style and a representative of the city's post-1900 expansion.

Adams Memorial Museum: W. E. Adams bequeathed the initial funding for this museum devoted to regional history. It houses many rare items from Deadwood's past and has always been a popular tourist stop. Built in 1930 of light brown brick it is very eclectic in stylistic treatment, but it includes some stylized references to the 20th Century Classical Revival movements.

Franklin Garage: Of the automobile era, this sprawling dark brown brick building, located across from the Franklin Hotel, was an early automobile dealership facility for both sales and service. Its design is based on Mission Revival influences popular at the time of its construction in 1932.

Sinclair Stations: At least two good period examples of early gas stations are extant in the city. Dating from the late twenties or early thirties, these concrete block buildings are faced with stucco and feature large plate glass windows, typical oil company color motifs of white with a green band, and Streamline or International design influences.

Homestake Slime Plant: This large wood frame building was constructed in 1935 by the Homestake Mining Company for use as an ore processing plant. It is now owned by Lawrence County and used for equipment storage. It is in need of considerable repair.

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**8. STATEMENT OF SIGNIFICANCE:**

Under Criteria A and C of the National Register Criteria, the Deadwood Historic District is significant in the areas of commerce, entertainment/recreation, transportation, and architecture. Since its founding in 1875 and 1876 into the present day it has served as a vital commercial hub for the region. Until the 1950s, it was also a major rail transportation center serving both passenger and freight customers. During the early 20th Century, the city became a prominent Black Hills tourist stop, another role it continues today. Because of the dynamic nature of its growth, the city also exhibits good specimens of a vast variety of architectural styles, ranging from those of the mid-19th Century to trends popular into the late 1930s. Predominant styles and stylistic influences include Queen Anne, Eastlake, Stick Style, Italianate, modified Second Empire, English Vernacular Revival, vernacular one-and-two-story cube shaped houses from both centuries, various versions of the Commercial Style, Neo-Classical Revival, Mission Revival, Colonial Revival, Craftsman, Art Deco, Moderne, and International.

While Deadwood does retain some of its old mining boom town atmosphere as the original nomination purports, the city's historical ambiance derives principally from its role as a support community for regional hardrock mining activity outside of the city. The great gold rush mania ended quickly when the early placers in the northern Black Hills gave out by the late 1870s. They were soon replaced by serious hardrock mining ventures, which required considerable capital in order to finance the extensive milling facilities needed in the minerals extraction process. Thus, East and West Coast investors generally took over the business in the region. In 1876, pioneer prospectors Moses and Fred Manuel discovered the famous Homestake lode at the town of Lead, to the west and south of Deadwood. They promptly sold this rich vein of low-grade gold ore to George Hearst of San Francisco. Under his control the Homestake Mine became the largest, most productive gold mining operation in the Western Hemisphere. Lead became distinctively a company town, which it remains today. Many other smaller operations proliferated throughout the northern Hills area, almost all surrounded by little company towns of their own, all devoted solely to the interests of the employer. In contrast, Deadwood became the cosmopolitan service town for the region. Although a few extraction mills were located in Deadwood, it was primarily reserved as a city of auxiliary services, ranging from restaurants, hotels, and saloons to clothing stores, law offices, and entertainment facilities.

Just as the initial gold rush was ending, and many of Deadwood's buildings were standing empty, a devastating fire swept through the downtown commercial core destroying most of the original building stock. But, the community's merchants had already firmly established themselves from the early boom town trade and rapidly rebuilt their stores to take advantage of new commerce from



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the burgeoning hardrock mining movement. By that time, the city's character was evolving from that of a mining camp to a small but very urban commercial center, evidenced by the early arrival of a street car line that provided passenger service along the gold belt, a modern expansive commercial district, an extensive telephone system, electric lighting, and several community and self-improvement organizations. With these luxuries, it soon became the premier city of the northern Black Hills.

In 1890, the Fremont, Elkhorn, and Missouri Valley Railroad, a subsidiary of the Chicago and North Western [CNWRR], connected the city to outside supply centers bringing an end to the stagecoach era. From then until the 1950s, Deadwood served as a major rail center for the surrounding region serving both mining and cattle ranching industries. Even Rapid City, at the east-central foothills of the Black Hills formation and which eventually became the second largest city in the state, was not served by direct rail connections until as late as 1907. Indeed, for many years the bulk of freight coming in and going out of the region came through Deadwood. At the close of the century the railroad had erected a fine one-story brick depot, signaling its faith in Deadwood's future. Except for Lead, no other northern Black Hills town had as great a capacity to serve rail customers.

However, in the 1950s, the CNWRR instituted a streamlining program closing hundreds of depots in favor of larger regional centers. Thus, in 1952, the Deadwood depot was sold to the city and now serves as City Hall. Due to heavy demand by mining customers, a huge rail yard was once located in the midst of the city. Some remnants from this facility are still visible. Other artifacts from the railroad days include wood frame warehouses, some trackage, and railbeds.

Also, unlike the mining company towns, the city's ethnic makeup was mostly of old-American migrant stock. Except for a substantial Chinese enclave, and a small but noticeable Jewish population, there were no particular pockets of immigrants like those found in Lead. Although often labeled as laundrymen, the Chinese also ran a sizable number of stores and restaurants. Often a distrusted and oppressed group, much of their history in Deadwood is shrouded by mystery. It is widely believed among local circles that tunnels beneath the streets were used for secret rituals including the use of opium. A great deal more research, including historical archaeology, is needed in this area to discern myth from fact.

From the late 1880s to the early 1890s, mining in the region suffered a decline due to the inability of technology to keep pace with the needs of the industry. Specifically, many ores were not free milling and required better processes to make extraction affordable. By the mid-1890s, however, regional mining engineers introduced and developed the use of cyanide to extract gold,

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which revived the industry. The advent of this new process caused a new boom era to descend upon the region, as it witnessed a period of lavish capital investment. In response, Deadwood's commercial district doubled in size and continued to grow into the next century. Expansion of the mining industry and therefore commercial advancement in Deadwood peaked just before the beginning of World War One. Indeed, the bulk of the present city was built by 1914. Some of the landmark public buildings erected just after 1900 include the old Lawrence County Courthouse, the Deadwood Carnegie Library, and the Franklin Hotel.

After the war, demand for gold dropped dramatically, and the mining industry once more went into a slump, but again the downturn was only very temporary. In the 1920s and 1930s, mining was a thriving business. Even when the rest of South Dakota suffered the economic chaos of the Great Depression, the mining industry, especially Homestake, remained stable. Interest in strategic minerals such as tin, mica, and feldspar also developed. In Deadwood, however, things were fairly quiet in terms of new construction. The few ore processing plants that had operated within its boundaries closed, and the city came to rely more upon a fainting commercial trade.

Yet, new hope sprang out of a budding tourist industry. Although intrigue for the natural beauty and recreational potential of the Black Hills goes back to the early 1890s, it was not until widespread use of the automobile and development of a reliable road system three decades later that tourists came to the area in great enough numbers to create a new regional industry. In 1916, both the federal and state governments launched a massive road and bridge construction campaign. Eventually, an interstate network of paved trunk roads connected major communities, with state and local roads branching out to smaller settlements. Across the nation, many roadside service stations, motels, and diners were established along these new routes to service the needs of business and vacation travelers. Combined with a general interest in tourism in the 1920s, these improved travel facilities made a tourist industry in the Black Hills possible. Creation of state and national parks along with the carving of the Mount Rushmore Memorial (in the central Hills) provided even greater impetus. The Black Hills tourist industry continues with considerable force into the present day. Merchants in Deadwood have lured this new clientele to their city by taking advantage of its pioneer history. Many have projected an Old Wild West image to sell to the tourists.

Several attractions in the city were and still are based on its days as a rowdy mining camp in a somewhat fictitious facade. Yet, several authentic local landmarks including tourist homes, motels, and gas stations as well as the ever-popular Adams Museum date from the early days of tourism development. Boosted by the tourist trade and by the relatively stable mining industry, Deadwood continued to thrive in the thirties despite worldwide depression.

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In fact, only one building in the city is known to have been commissioned by the Works Progress Administration in contrast to the state's agricultural areas where government assistance programs were the mainstay of the economy. Year-round tourism remains the principal industry in the city today.

In summary, for the most part, the extant physical remains of the historic city date from between 1880 to 1914, with notable additions in the late 1920s and early 1930s. Its building stock reveals the history of its commercial enterprises, including hotels, business blocks, etc. Most of its industrial, transportation, and Chinese ethnic heritage lies buried beneath the streets as strata of historical archaeology. Deadwood retains its urban feel with a dense concentration of commercial buildings and an extraordinary catalog of architectural styles found throughout the city.

9. BIBLIOGRAPHY:

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Selentic, Joe. Deadwood Gulch: The Last Chinatown. Deadwood, SD: Deadwood Gulch Art Gallery, 1975. passim.

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Torma, Carolyn. "History of the Development of Deadwood." Draft Ms., 1989. (Prepared for and housed at the State Historical Preservation Center, Vermillion, SD).

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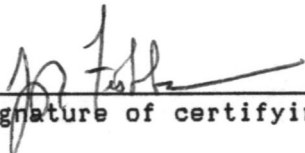
11. FORM PREPARED BY:

John E. Rau, National Register Coordinator  
South Dakota State Historical Preservation Center  
P. O. Box 417, Vermillion, SD, 57069  
phone: 605-677-5314.

April 6, 1989.

4. CERTIFICATION:

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria  See continuation sheet.

  
\_\_\_\_\_  
Signature of certifying official

6/16/89  
\_\_\_\_\_  
Date

South Dakota SHPO  
\_\_\_\_\_  
State or Federal agency or bureau

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PHOTO DOCUMENTATION

1.

Deadwood Historic District

Deadwood, Lawrence County, South Dakota

Image from C. Peterson, Black Hills Views, c. 1904

c. 1904

Neg.: South Dakota Historical Preservation Center

Historic photo-- View of central Deadwood looking south-southwest  
with Main Street lying diagonally along center of frame

Photo No. 1

2.

Deadwood Historic District

Deadwood, Lawrence County, South Dakota

Image from C. Peterson, Black Hills Views, c. 1904

c. 1904

Neg.: South Dakota Historical Preservation Center

Historic photo-- View of "Terraville Gold Mining Camp" (no longer extant)  
located southwest of Deadwood, illustrates typical mining company  
towns with haphazard platting, lack of concentrated commercial zone,  
and relatively little high style architectural influence;  
contrast to Deadwood

Photo No. 2

3.

Deadwood Historic District

Deadwood, Lawrence County, South Dakota

by John Rau

May 1989

Neg.: South Dakota Historical Preservation Center

Concentration of historic commercial buildings along Main Street,  
camera facing south from Forest Avenue

Photo No. 3

4.

Deadwood Historic District

Deadwood, Lawrence County, South Dakota

by John Rau

May 1989

Neg.: South Dakota Historical Preservation Center

Concentration of historic commercial buildings along Main Street,  
camera facing southeast from Forest Avenue

Photo No. 4



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5.  
Deadwood Historic District  
Deadwood, Lawrence County, South Dakota  
by John Rau  
May 1989  
Neg.: South Dakota Historical Preservation Center  
600 block of Main Street with Fairmont Hotel in center of frame,  
camera facing northeast  
Photo No. 5

6.  
Deadwood Historic District  
Deadwood, Lawrence County, South Dakota  
Image from C. Peterson, Black Hills Views, c. 1904  
c. 1904  
Neg.: South Dakota Historical Preservation Center  
Historic photo-- Franklin Hotel, 700 Main Street  
Photo No. 6

7.  
Deadwood Historic District  
Deadwood, Lawrence County, South Dakota  
by John Rau  
May 1989  
Neg.: South Dakota Historical Preservation Center  
Franklin Hotel, camera facing northwest  
Photo No. 7

8.  
Deadwood Historic District  
Deadwood, Lawrence County, South Dakota  
by John Rau  
May 1989  
Neg.: South Dakota Historical Preservation Center  
Adams Museum, 54 Sherman Street, camera facing northwest  
Photo No. 8

9.  
Deadwood Historic District  
Deadwood, Lawrence County, South Dakota  
by John Rau  
May 1989  
Neg.: South Dakota Historical Preservation Center  
Deadwood Public Library, 435 Williams Street, camera facing south  
Photo No. 9

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10.

Deadwood Historic District

Deadwood, Lawrence County, South Dakota

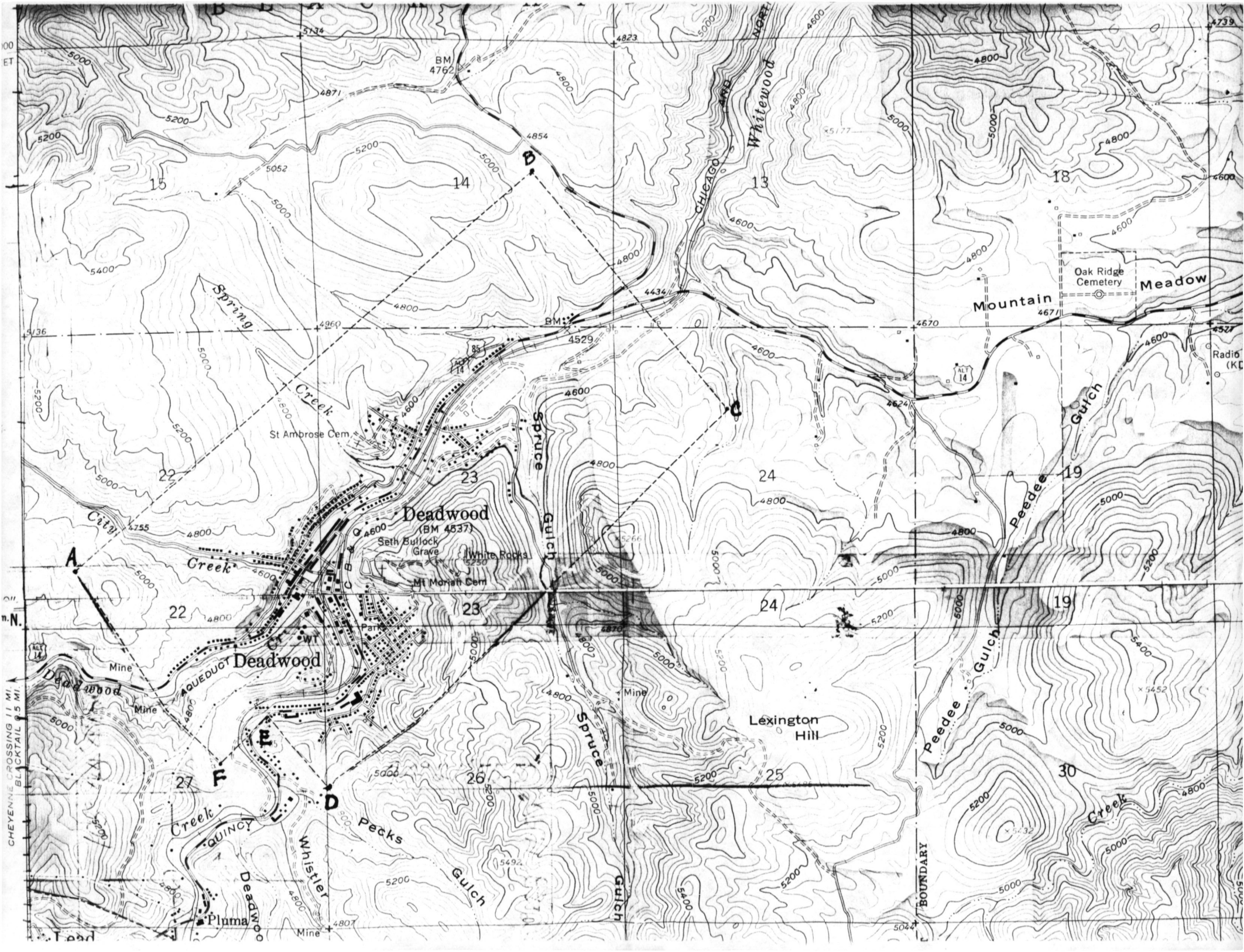
by Paul Putz

November 1984

Neg.: South Dakota Historical Preservation Center

Lawrence County Courthouse, 78 Sherman Street, camera facing northwest

Photo No. 10



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Deadwood Historic District

Lawrence County, SOUTH DAKOTA

ADDITIONAL DOCUMENTATION APPROVAL

Keeper

Beth Boland 7/27/89

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Deadwood Historic District

MULTIPLE NAME:

STATE & COUNTY: SOUTH DAKOTA, Lawrence

DATE RECEIVED: 6/20/89 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/04/89  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 66000716

NOMINATOR: OTHER

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: Y PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 7/27/89 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept new info  
REVIEWER Boland  
DISCIPLINE Historian  
DATE 7/27/89

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



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CLASSIFICATION

count       resource type

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STATE/FEDERAL AGENCY CERTIFICATION

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FUNCTION

historic       current

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DESCRIPTION

architectural classification  
 materials  
 descriptive text

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SIGNIFICANCE

Period      Areas of Significance--Check and justify below

Specific dates      Builder/Architect  
Statement of Significance (in one paragraph)

summary paragraph  
 completeness  
 clarity  
 applicable criteria  
 justification of areas checked  
 relating significance to the resource  
 context  
 relationship of integrity to significance  
 justification of exception  
 other

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BIBLIOGRAPHY

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GEOGRAPHICAL DATA

acreage       verbal boundary description  
 UTM's       boundary justification

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ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps       USGS maps       photographs       presentation

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OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_