

Date: November 07, 2025

Case No. 250212
Address: 58 Pleasant

Staff Report

The applicant has submitted an application for Project Approval for work at 58 Pleasant, a Noncontributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Donna Wiese
Owner: KELLAR, DONNA
Constructed: NA

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 will be new construction on an open lot adjoining 58 Pleasant.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a 30'x36' single story residence. The 1080 square foot includes a 20x13' single car garage and the rest will be made into a living space. The roof will be a 5/12 hip roof with a small gable above front entry door to resemble the neighboring house on next lot. Materials list is attached for review.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

The applicant has submitted preliminary plans for the proposed structure. Official drawings are being completed for review for the Building Official and Planning and Zoning Departments.

Any major changes from the conceptual design to final drawing of any substance would be reviewed by staff and brought back to the commission for review. The applicant and contractor are aware of the archaeological requirements and have contacted a qualified archaeologist to start the survey work and research.

Based on the guidelines, it is staff's opinion the proposed new construction meets the guidelines with regards to site, setting, size, scale and overall compatibility to the historic district. Based on this, it is further staff's opinion, the proposed work and changes do not encroach upon, damage, or destroy a historic resource or 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.