

Date: July 7, 2023

Case No. 230069
Address: 358 Williams St.

Staff Report

The applicant has submitted an application for work at 358 Williams St., a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Kyle Heckman
Owner: HECKMAN, KYLE
Constructed: c 1892

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 building is a contributing resource in the Deadwood National Historic Landmark District. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood, as elsewhere in the United States, residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" styles.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to re-roof, replace siding with five-inch smooth Hardie Plank and remove the false half-gable eave. Install wooden doors and storm doors on the front and rear of the structure, replace windows on the upper rear with wooden double hung windows and install wooden storm windows on the remaining windows. Also requesting permission to remove the window on the back left side of structure. Remove the crumbling chimney of the right side of the structure. Replace concrete steps with wood and repair the terrace wall and replace with stone to match the retaining wall.

Attachments: no

Plans: no

Photos: yes

Staff Opinion:

This structure originally had a two-story bay window when first constructed and the front door was on the other side. In the 1920's or 1930's the bay window was removed, entry door moved, and the false half gable eave was added on the front wall. The applicant is also applying for the loan programs.

Staff would like additional time to conduct research to determine the effects of the proposed changes and if they have an adverse impact on the resource.



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.