

Date: July 18, 2023

Case No. 230080  
Address: 802 Main St.

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 802 Main St., a Contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Keri Johnson  
Owner: ATKINSON, ROBERT D & CONNIE LHOPKINS, KERI L  
Constructed: c 1930

### **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. It is significant for its historic association with early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period.

**2. Architectural design of the resource and proposed alterations:**

The applicant is requesting permission to replace siding with smooth Smart Siding, replace rotting wood railing around porch with black iron, and replace concrete stairs and sidewalk which currently do not meet ADA requirements.

**Attachments: No**

**Plans: No**

**Photos: Yes**

**Staff Opinion:** It's staff's opinion the siding does not need to be replaced but could be painted and repaired in a few places; however, the proposed siding would be an appropriate replacement if the commission approves. The railing and proposed siding will match the neighboring structure which was approved by the commission previously.

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.

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**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.