

Date: February 19, 2026

Case No. 260019  
Address: 46 Wabash

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 46 Wabash, a Noncontributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Roger & Sharon Styer  
Owner: STYER, ROGER A & SHARON K  
Constructed: 1985

### **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 is a roughly constructed, modern building. It was used as an outbuilding when a future house was being constructed and neither structure contributes to the historic integrity of the National Historic Landmark District.

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

The applicant is requesting permission to enclose the carport. The north side of Carport will have two windows, and the sides will be Smart Siding. South side will have a walk-through door. East side (front) will have an overhead door.

**Attachments: Yes**

**Plans:**

**Photos: Yes**

#### **Staff Opinion:**

The carport was approved in March of 2025 and completed. 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.