

Date: February 17, 2022

Case No. 220018  
Address: 36 Jackson St.

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 36 Jackson St., a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Jeff & Tracy Munce

Owner: MUNCE, JEFFREY SCOTT TRUSTEE MUNCE, TRACY LYNN TRUSTEE ETAL

Constructed: 1903

### **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 the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scatter throughout Deadwood's neighborhoods.

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

The applicant is requesting permission to construct a 12'x14' wooden deck on the north (right) side of the structure. The deck would follow the white concrete foundation for the ledger, 12' across. The deck walking surface will be trex or similar composite material for longevity and safety from splintering. The entrance to the deck would be off the adjacent upper concrete patio with a small deck platform bridging the concrete patio and the deck. This will allow both access from the concrete patio to both the backyard and the deck. The deck will come out from the house 14'. This will allow room to add stairs to the west side of the deck and still have adequate top and bottom landings and required rise/run on the treads. The railing would be wire hog/horse with 2x6 top rail. The railing will be all wood.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff 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.

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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.