

Date: September 18, 2025

Case No. 250185
Address: 900 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 900 Main St., a noncontributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Blackwood Properties LLC
Owner: BLACKWOOD PROPERTIES LLC
Constructed: 1937

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 historic 1930's era house that has been massively remodeled. The house is clad with modern, wood siding, and there is a large gabled modern addition on the house's front elevation. A modern deck wraps around the front elevation of the house. Because of the loss of integrity caused by these changes, this building cannot currently contribute to the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to repair the garage wall that is leaning in by digging out backfill and pushing back and bracing on inside of garage with I-beam and bracing before back filling. The applicant is also requesting permission to replace the retaining wall at the back of the house. Plans have been prepared by Albertson Engineering.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

Staff reviewed this project with the owner and the engineer and does not have any concerns. These walls are not historic nor going through the retaining wall program and will be privately funded. 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.