

Date: July 07, 2025

Case No. 250120  
Address: 31 Sampson

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 31 Sampson, a Non-contributing structure located in the Spruce Gulch Planning Unit in the City of Deadwood.

Applicant: Greg Schnatzel  
Owner: MCKENZIE, PATRICIA A0  
Constructed: Circa 1980s

### **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:**

The resource is outside the period of significance and cannot contribute to the National Historic Landmark District at this time.

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

The Applicant is requesting permission to replace siding with 7" Shiplap. The North side has already been replaced due to hail damage and leaks through the wall furthering into the house. Currently, there's a cheap metal siding that's approximately 20 years old. This is consistent with the neighborhood which has log homes, stucco, various sidings, etc. Additionally, plan to remodel the interior but won't be seen from the exterior.

**Attachments:** No

**Plans:** No

**Photos:** No

#### **Staff Opinion:**

Staff have determined the proposed work and changes does not encroach upon, damage, or destroy a historic resource nor do they have an adverse effect on the historic character of the buildings listed as a contributing resource(s) in the State and National Register of Historic Places.

**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.