

Date: September 02, 2021

Case No. 210169  
Address: Lot P2 Dunlop

### **Staff Report**

The applicant has submitted an application for Project Approval for new construction on Lot P2 Dunlop, located in the First Ward Planning Unit in the City of Deadwood.

Applicant: JoLynn Lawson  
Owner: JoLynn Lawson  
Constructed: New Construction

### **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:**

Because this is an open lot and new construction there is no historic significance on this resource. Archaeological investigation will be done prior to construction to determine any other historic significance of the lot.

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

The applicant is requesting permission to place a modular type log structure onto a 14x46 concrete foundation and construct a deck on one side. In addition the applicant wishes to construct a 20x20 two car garage with siding and color to match the adjacent condominium building.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:** Using the guidelines set forth by the Deadwood historic Preservation Commission, it is staff's 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.