

Case No. 240053
Address: 15 Jackson St

Staff Report

The applicant has submitted an application for Project Approval for work at 15 Jackson St, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Natasha Brown
Owner: BROWN, NATASHA
Constructed: 1941

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 Black Hills from the late 1920's until World War II. Spurred by a resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood--as elsewhere in the United States--residential construction from this period commonly borrowed from one or more earlier, traditional forms. There "Picturesque Revival" houses could display elements of Tudor (most common locally), Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of the Moderne or Minimal Traditional styles.

2. Architectural design of the resource and proposed alterations:

Demo fence & railing. Replace existing fence with cedar wood fencing and 5'-6' gate. 6'x9' deck Trex with black baluster cedar handrail. Adding Trex decking to the original concrete deck and stairs.

Attachments: Yes

Plans: N/A

Photos: Yes

Staff Opinion:

The applicant started the project without a project approval, building permit, or licensed contractor. A Stop Work Order was submitted.

The proposed fence does block the view of the front structure and is not appropriate for the front elevation. An addition is being added to the front porch to enlarge the current deck and extend the carport. They are requesting the use of Trex decking.

The proposed work and changes do encroach upon the historic resource and has an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

While the deck extension may not have an overall adverse impact to the resource, the tall, solid privacy fence across the front elevation does encroach upon and have an adverse impact on the resource.



Constructing addition on to deck to make a larger deck and extend the carport.



Fence covering the front window on right front side of structure.

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.