

Date: September 13, 2021

Case No. 210176
Address: 849 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 849 Main St., a contributing structure located in the Deadwood Upper Main Planning Unit in the City of Deadwood.

Applicant: Iver & Monica Gibbs
Owner: Gold Rush Properties
Constructed: 1923

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 early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the front door, add a wood storm door and remove the front porch and replace with a deck.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The applicant received a project approval on May 12, 2021, to remove the shed roof on the front stoop and replace with a gable that will be tied into the hip of the existing roof and match the roof pitch. Also included was the removal of the picture window on the left side of the structure and replace it with two wood double hung windows. The application stated if siding cannot be repaired plans are to replace the siding.

During the construction process the applicant did additional work to the structure that was not part of the original Project Approval submitted to the Historic Preservation Commission. The front door was replaced with a new door and the front stoop was removed and replaced with a wood deck and stairs. The siding was previously approved, but it was not replaced with siding that did not match the original reveal. Furthermore, the applicant did not apply for a building permit which is required and stated in the application process and approval letter.

The applicant is now requesting permission for the replacement of the front door, add a wood storm door and replace the front porch with a wood deck along with the replacement of the siding.

It is staff's opinion, based on the evidence submitted and the rules, regulations and guidelines adopted by the Historic Preservation Commission, the completed work of the siding, roof and door does not encroach upon, damage or destroy a historic resource albeit the siding reveal does not match the

original proportions. Furthermore, it is my opinion, based on the evidence submitted and the rules, regulations and guidelines adopted by the Historic Preservation Commission, the deck and stairs constructed on the front of the resource does encroach upon the historic resource and has 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.