

Date: November 18, 2025

Case No. 250221
Address: 12 Dakota

Staff Report

The applicant has submitted an application for Project Approval for work at 12 Dakota, a Non-contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Annie Tice-Poseley Owner: SMITH, EDWIN K & ANITA LTICE-POSELEY,
VIRGINIA
Constructed: c 1900

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 turn-of-the century house which has sustained numerous modern alterations: the exterior siding is modern, most windows are non-historic, and there is a non-historic two-story rear addition. Because of these changes, the building has lost integrity and 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 build an addition onto the back left side of the structure. The shingles will match the original structure.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: This project has not been reviewed yet by Planning and Zoning Department to determine setback requirements. The existing resource while dating from around 1900 has lost the majority of its historic significance and does not contribute to the historic district. The addition does appear to be a large structure, the resource is no longer considered historic. As such, the proposed work and changes do not encroach upon, damage or destroy a historic resource but does have an adverse effect on the character of the building. In its location, it is staff's opinion, the proposed project is not adverse to 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

