

June 6, 2025

Case No. 250091
Address: 802 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 802 Main St., a Contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Keri and Lonnie Johnson
Owner: ATKINSON, ROBERT D & CONNIE LHOPKINS, KERI L
Constructed: c 1930

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 put smart siding up in a white or cream color. The applicant wants to do the same siding as next door at 804 Main St. I went through this process before and was told it needs to be smooth. The smooth siding is impossible to find. I have been told by many contractors. Knecht's has been looking and no luck. The plans for the deck is the same as before. The applicant wants to keep the size the same, just replace the top with Trex. The building has been broken into and the storm door & door jam was damaged and needs to be replaced. The applicant wants to replace the screen door with the same material as the current door. The applicant wants to repair the main door that sits in front of the screen door.

Attachments: Yes

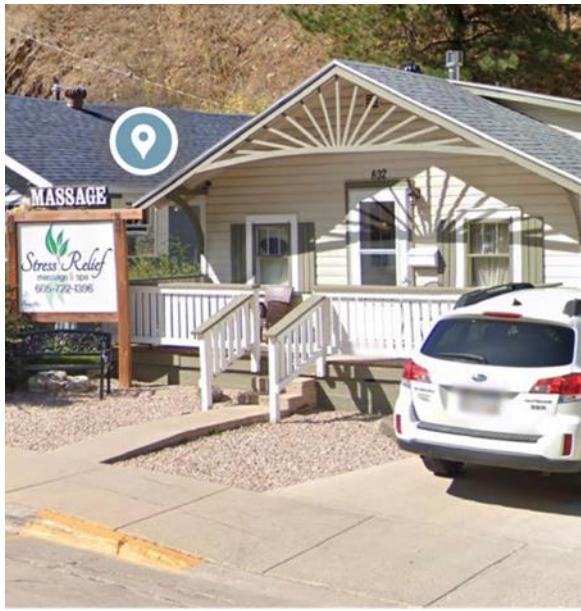
Plans: No

Photos: Yes

Staff Opinion:

The applicant was given approval for smooth Smart siding on July 26, 2023. The applicant is now requesting textured smart siding to match the neighboring structure. Staff has contacted the manufacturer and the smooth Smart siding is available at two

different Rapid City locations and one in Belle Fourche. Changing from smooth to textured siding is not recommended. The replacement of the storm door with like materials is allowed. 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.

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.