

Case No. 210200
Address: 23 Monroe St.

Staff Report

The applicant has submitted an application for Project Approval for work at 23 Monroe St., a Noncontributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Justen Coupens
Owner: COUPENS, JUSTIN P COUPENS, SHAUNA R
Constructed: 1895

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 house has sustained several modern alterations such as: wide hardboard siding, that covers over some historic window openings; all replacement windows, mostly casement units, and doors; and reconstruction of the front porch. Because of these modifications, the house lost integrity and cannot contribute to Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace siding with smooth LP Smart Side, 5" reveal. Install new windows, doors and storm doors. Replace existing fence and make modifications to the deck.

Attachments: yes

Plans: no

Photos: yes

Staff Opinion:

Staff has conducted a site visit and assisted in developing the scope of work for the project. Attached is the details of the proposed alterations. The proposed rehabilitation of this structure will be correcting inappropriate modification which will in turn make it eligible once again for the historic register.

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.

The applicant is also entering into the loan and grant programs.

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.