

Date: July 17, 2024

Case No. 240119
Address: 23 Washington St.

Staff Report

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

Applicant: Larry & Jenica Griffith
Owner: HUITINK, HENRY DHUITINK, JUDY
Constructed: c 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 growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s 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. These "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 Modern or Minimal Traditional styles.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to install a six-foot picket fence with space between pickets being two to three inches. A solid privacy fence would be installed on the north side of the lot. The fence will be at a 45-degree angle on the corner of Jackson & Washington if needed.

Attachments: Yes

Plans:

Photos: Yes

Staff Opinion:

The Historic Preservation Commission reviewed a previous request at the June 13, 2024 meeting and it was denied based on concerns regarding the sightlines with vehicular traffic in addition to the visual impact to the neighborhood and the entire perimeter of the lot being a privacy fence.

The applicant has submitted a revision to the original request. Based on the proposed work and changes (location and style of fence), the revised plan limiting the "privacy" portion to the rear of the lot is acceptable, however, it is staff's opinion, the six-foot picket fence portion would still encroach upon a historic resource as well as 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.

It should be noted that the angle of the fence does address some of the City's concerns on the sightline.

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.