

Date: July 17, 2024

Case No. 240120  
Address: 18 Denver

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 18 Denver Ave., a contributing structure located in the City Creek Planning Unit in the City of Deadwood.

Applicant: Erika Laine Drummond  
Owner: DRUMMOND, NICHOLAS W0  
Constructed: 1890

### **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 founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

##### **2. Architectural design of the resource and proposed alterations:**

The applicant is requesting permission to replace the current porch floor/railing and raise the porch one foot higher to bring it closer to the current door threshold. Add a ten foot-nine inch extension to right side of porch to span the full front of the house. The porch frame would be made of pine and the porch floor would be replaced with cedar. Replace stairs from street, adding a landing midway up and second railing to cover both sides of stairway. Stair stringers, treads and railing would be pine to match current stair construction and pitch.

**Attachments: Yes**

**Plans: Yes**

**Photos: Yes**

#### **Staff Opinion:**

Staff reviewed the plans with the contractor, raising the porch would eliminate the number of current stairs to the threshold reducing it down to two steps which would allow more space on the porch. Furthermore, it is the staff's opinion, the reconstruction of the porch should include painted posts and railing to be more compatible with the resource. Staff is reaching out to the applicant on these details for affirmation that they would follow staff's recommendations.

If the staff's recommendations are included in the motion, the proposed work and changes would 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.

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**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.