

Date: July 18, 2024

Case No. 240124  
Address: 25 McKinley

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 25 McKinley, a non-contributing structure located in the Large's Flat Planning Unit in the City of Deadwood.

Applicant: Jeff & Kris Sampson  
Owner: SAMPSON, JEFFERY R & KRIS0  
Constructed: 1938

### **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 resource is a non-contributing structure due to an inappropriate roof line, windows and siding, however, it does fall within the period of significance. In 2018 the siding and windows were replaced with the appropriate materials to reverse the inappropriate alterations previous done to the structure.

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

The applicant is requesting permission to install a wood privacy fence along the back east (right) side of the house to garage with a small gate along the house, 39 ft. long approximately 7 ft wide and 6'high.

**Attachments: Yes**

**Plans: No**

**Photos: Yes**

#### **Staff Opinion:**

This privacy fence is not readily visible from the public right-of-way along McKinley Street and therefore, as presented it is staff's opinion 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.