

Date: May 23, 2025

Case No. 250044  
Address: 874 Main St.

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 874 Main St., a contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Dale & Susan Berg  
Owner: BERG, DALE N TRUSTEE / BERG, SUSAN R TRUSTEE  
Constructed: c 1935

### **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. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

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

*UPDATE: Attached is the most recent concept for a proposed building. The applicant has removed the other structure.*

**Attachments: Yes**

**Plans: Yes**

**Photos: Yes**

#### **Staff Opinion:**

**UPDATE 05-23-2025:** Staff has met and discussed the proposed project with the applicant on a few occasions over the past several weeks including conversing with the drafting company. Attached are the plans for the new structure. The plan bases its design from Victorian carriage houses and is more compatible with the existing contributing house and historic district than previous designs.

Based on the submitted scaled drawings, the size has been reduced to 44' in length and 18'-6". The height of the covered porch has also been reduced from 13'-0" to 8'-4". This plan is more appropriate than the previous structure and design alternatives submitted.

**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.