

Date: January 06, 2022

Case No. 220004
Address: 849 Main St.

Staff Report

The applicant has submitted an application for work at 849 Main St., a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Iver & Monica Gibbs
Owner: GOLD RUSH PROPERTIES LLC
Constructed: c 1925 c 1940

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:

Garage one was constructed in 1925 and the current garage doors are not original to the structure. Garage two was constructed in 1940.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace five garage doors on the two garage structures. Currently they do not match nor operate properly. Plans are to replace with wood panel style doors with new rails and hardware. These garages are rented to neighbors and the doors do pose a safety risk. The asphalt in front of the garages is broken and decaying as the public uses this area as a turn around. Because asphalt would require too much maintenance, plans are to replace with concrete. Also, once a contractor is secured the issue with the front steps of the house will be resolved.

Attachments: No

Plans: No

Photos: Yes

Staff 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.