

Date: May 08, 2025

Case No. 250070
Address: 52 Van Buren

Staff Report

The applicant has submitted an application for Project Approval for work at 52 Van Buren, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Benjamin Greenlee

Owner: GREENLEE, BENJAMIN B TRUSTEE GREENLEE, SHERI L TRUSTEE

Constructed: 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 early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period.

2. Architectural design of the resource and proposed alterations:

The applicant has submitted an application to replace the siding. When remodeling the interior, we found black mold on the exterior walls. This is due to inadequate vapor barriers on the exterior. The only way to prevent this from happening again is to replace the siding. The existing siding is also brittle with some rotting and won't take paint. This is a health safety issue that must be corrected.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The Historic Preservation Commission reviewed a request to replace the siding at the April 9, 2025 meeting. The request was approved contingent upon the project being repaired rather than replaced using wood siding with the same reveal.

The applicant is now stating that the siding needs to be removed because of mold which was not presented in their previous application nor was it discussed or witnessed when staff did a site visit of the siding project. The applicant has submitted pictures of the interior sheathing when the applicant was remodeling the interior. The City Building Inspector did inspections during the remodel process and took photos of the exposed sheathing and exterior window installation which are included in this staff report. Additional photos from the proposed contractor show poor siding repairs above windows, which is a result of the replacement windows being installed which were smaller than the original windows.

The self-reported mold (no test results submitted) was apparently treated when the walls were opened during the interior remodel. The photos appear to show staining in the attic likely a result of leaking roof.

Staff still believe the siding can be repaired in small areas of the resource; however, if approved for replacement, the siding should be smooth and match the original reveal and trim details.

The proposed work and changes does damage or destroy a historic resource by losing the original material which can be restored but would not 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.