

Date: April 16, 2025

Case No. 250053  
Address: 12 Dakota St.

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 12 Dakota St., a noncontributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Annie Tice-Poseley  
Owner: SMITH, EDWIN K & ANITA LO  
Constructed: c 1900

### **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 is a turn-of-the century house which has sustained numerous modern alterations: the exterior siding is modern, most windows are non-historic, and there is a non-historic two-story rear addition. Because of these changes, the building has lost integrity and cannot currently contribute to the Deadwood National Historic Landmark District.

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

The applicant is requesting permission to replace windows and doors throughout the house. (not front porch) Re-roof the house along with siding repair and paint. Addition to the back west side of house, addition will be a master bedroom and one bedroom with bathroom. This is for my elderly parents so they have a bedroom on the main floor. The second level will be open room. Patio will be concrete slab 24x24.

**UPDATE:** Since the original project approval application submittal, the applicant is changing the request to review replacing the windows and rafters in the original section of the structure at this time.

**Attachments: Yes**

**Plans: Yes**

**Photos: Yes**

#### **Staff Opinion:**

In 2016 approval was given to evaluate the condition of the non-compliant windows and replace with wood windows. The previous owner received revolving loan funds to repair siding (\$10,000.00) and replace four inappropriate windows (\$3,200.00) in an effort to reverse portions of the house which had caused the resource to lose its historic integrity. These windows are located in the original structure, two on the left, one in front and one on the right sides. The applicant is requesting permission to replace the rafters with the same pitch but with a different type to open up the ceiling area.

At this time, the commission will just be reviewing the roof system which will include wood fascia and soffit when completed along with asphalt shingles. The windows will be double or single hung wood

windows set in a side-by-side fashion appropriate for the resource. The applicant will be submitting additional information along with plans for the proposed addition.

Reviewing the roof system and windows, it is staff's opinion, this proposed work and changes does 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.