

Date: May 12, 2025

Case No. 250071
Address: 846 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 846 Main St., a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Sunnyside Condo

Owner: WOZNAK, MARTIN TRUSTEWOZNAK, MARTIN JOHN REVOCABLE TRUST

Constructed: c 1890

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:

The applicant is requesting permission to repair rot at the bottom 2x band boards. It will be replaced with 2x James Hardie Cement Board. For the building roof lines, gutter apron and fascia, finish some white metal flashing to maintain all historical lines while also helping to attain a maintenance free exterior cladding. Another detail will be the window and door trim. Add a white metal flashing wrap to three sides of the openings to eliminate maintenance such as paint.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The ownership group is attempting to create a maintenance free exterior of the structure. Wrapping windows can have pros and cons but typically it is not a preservation approach which is acceptable. Without proper sealant, moisture can penetrate the window and rot the window sill without knowledge of the owner. This will require annual inspection and replacement of the sealant on a regular basis, thus not meeting the maintenance free expectations. Additionally, the metal rapping of trim is susceptible to denting from hail. Staff acknowledges some of the trim is wrapped with metal from a previous renovation; however, the sealant seems to have deteriorated and metal slopes back toward the glazing. The wrapping of the windows and fascia/soffit with aluminum does not meet the Secretary of Interior standards.

Because the proposed work does not meet the standards, it is staff's opinion, the proposed work and changes does damage and destroy the historic materials of the resource and may 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.