

Date: August 8, 2024

Case No. 240125
Address: 25 Jackson St.

Staff Report

The applicant has submitted an application for Project Approval for work at 25 Jackson St., a Noncontributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Robert Berryman
Owner: BERRYMAN, ROBERT P, Jr BERRYMAN, ANNA G
Constructed: Garage 1970

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 garage was built in 1970 which makes this structure non-contributing.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace an existing deteriorating garage with a new garage structure with concrete foundation and parking slab. The new structure will be the same width as the current garage, which measures 18'5" wide by 19' 5" long, and approximately eight feet longer. The two small existing garage doors will be replaced with one door having a historic appearance. The new cement siding board will have the same size and appearance as the siding on the house. A composition shingle roof will be installed.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

Staff met with the applicant and reviewed the plans for the garage and made suggested changes. The proposed work and changes does 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.