

Case No. 220056
Address: 26 Washington St.

Staff Report

The applicant has submitted an application for Project Approval for work at 26 Washington St., a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Richard Neeson
Owner: NEESON, RICHARD G
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. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a 10' x 18' carport using 6" x 6" Fir. Douglas Fir beams, industry standard trusses, matching roof material and paint (trim) to house. 12/12 pitch roof to match house. The location will be located on the left side of the house over the current driveway.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

Work was started without proper City procedures through a misunderstanding. He thought that because it did not require a building permit, it would not have to go through other channels. A stop work was ordered by City staff and the applicant has been cooperative.

Staff has conducted a site visit to review the proposed location of the resource. Due to its location, this project will also be going before the Planning and Zoning Commission for variances. It is the opinion of the Historic Preservation Officer, if the structure is approved by the Historic Preservation Commission, the variances are warranted and make the most sense for compatibility in the historic district.

It is staff's opinion; the proposed work is designed to be compatible with the resource. It is also at a size that while obviously not original to the resource or site, it is a minimal encroachment upon the resource. Furthermore, it does not 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.

NOTE: The applicant has provided a more detailed site plan and elevations as how it will be located on the parcel. P&Z approved the variance request on May 18, 2022.



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.