

Date: September 18,
2024

Case No. 240180
Address: 6 Dudley

Staff Report

The applicant has submitted an application for Project Approval for work at 6 Dudley, a contributing structure located in the Large's Gulch Planning Unit in the City of Deadwood.

Applicant: Justin Rubenzer
Owner: RUBENZER,
JUSTIN DO
Constructed: Unknown

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 contributing resource located in the Large's Gulch Planning Unit in the City of Deadwood; unfortunately, not much historical information has been gathered on this resource. It was vacant for many years.

2. Architectural design of the resource and proposed alterations:

The applicant requests permission to place 4" cedar lap siding & black asphalt shingles on the structure. Replace handrail on deck with metal handrail w/ hog panel.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: This property was reviewed at your last meeting due and a denial was issued for replacement of the siding with LP Smart Siding and installation of a metal roof. The applicant had also started the work without project approval or a building permit. The applicant has resubmitted a project approval for cedar lap siding with a 4" reveal and asphalt shingles. The railing with also be replaced on the non-historic deck with black metal handrail and hog panel style fencing.

The proposed work does not encroach upon, damage or destroy a historic resource nor does it 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.