

Date: June 05, 2024

Case No. 240085  
Address: 23 Washington St.

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 23 Washington St., a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Larry & Jenica Griffith  
Owner: HUITINK, HENRY DHUITINK, JUDY  
Constructed: c 1941

### **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 growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by a resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor, most common locally, Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal Traditional styles.

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

The applicant requests permission to install a 6-foot wood privacy fence on the upper portion of lot along Jackson and Washington Street.

**Attachments:** Yes

**Plans:**

**Photos:** Yes

#### **Staff Opinion:**

Upon completion of a site visit by City staff, there are concerns regarding the sightlines with vehicular traffic in addition to the visual impact to the neighborhood. While there are several privacy fences in and around the Ingleside Planning Unit, almost all are either side or rear yards and not front yards. There is an exception with the vacant lot across the street. (Currently, a project approval has been given to this lot for new residential construction).

An alternative style fence compatible with the resource would be a better solution; however, the applicant is attempting to garner a fenced-in yard for their pets as well as privacy from tourists.

Based on the proposed work and changes (location and style of fence) the project would encroach upon a historic resource as well as 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.

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**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.