

Case No. 220057  
Address: 849 Main St.

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 849 Main St., a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Iver & Monica Gibbs  
Owner: GOLD RUSH PROPERTIES LLC  
Constructed: 1923

### **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 early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period.

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

The applicant is requesting permission to keep the main platform of the deck, reduce the stairs to align with the front sidewalk, place an appropriate railing around the platform and down the steps. Paint same color as the house. The platform would be covered underneath.

**Attachments: yes**

**Plans: No**

**Photos: Yes**

#### **Staff Opinion:**

On May 12, 2021, the Deadwood Historic Preservation Commission approved a project approval for 849 Main Street to remove the shed roof on the front stoop and replace with a gable that will be tied into the hip of the existing roof and match the roof pitch. Remove the picture window on the left side of the structure and replace with two wood double hung windows. If siding cannot be repaired plans are to replace the siding. During the construction process the applicant replaced the front door, installed siding with a larger reveal than discussed and removed the stoop and replaced with a new contemporary style deck. The construction project was completed without a building permit. The applicants were notified of this violation and were directed to submit a project approval for the work completed without a permit.

On September 22, 2021, the Historic Preservation Commission reviewed a project approval to replace the front door, add a wood storm door and remove the front stoop and replace with a deck. The Deadwood Historic Preservation Commission determined the siding reveal and new front door would be allowed; however, the deck will need to be re-built to be more appropriate to the resource with the steps lining up with the sidewalk. The width of the stairs needs to be decreased and add a railing which is more appropriate to the original age of the resource. The applicant was directed to present revised deck plans to the Historic Preservation Commission for project approval.

The applicant has submitted a project approval to correct the inappropriate deck configuration. Staff met with the applicant on site on April 27, 2022 and discussed the plan to make the deck more appropriate to the resource with steps lining up with the sidewalk and add a railing to be more appropriate to the original age of the resource.

It is staff's opinion, while not the original configuration, the proposed alteration to the new deck which was constructed is more appropriate. It is further staff's opinion, the proposed work and changes do not further 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.

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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.