

Date: January 26, 2026

Case No. 260011  
Address: 822 Main St.

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 822 Main St., a Noncontributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Phylis Wright  
Owner: WRIGHT, ALAN N & PHYLLIS J0  
Constructed: 1930

### **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:**

At the time of the 1993 Architectural Survey, this house had been re-sided with rough boards and has all modern replacement windows and doors. Because of these alterations, it has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time.

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

The applicant is requesting permission to install fencing along the top of the retaining wall on the left side of the garage. The fence will be four feet high black aluminum.

**Attachments: Yes**

**Plans:**

**Photos: Yes**

#### **Staff Opinion:**

Staff does have a concern of two different types of fencing along the front of the yard. Currently there is a wood fence upon the garage and retaining wall on the right. It would be preferred to have the same type of fencing along the front of the yard. Approval could be contingent upon the fence being all the same style and replacing the existing wood fencing.

The proposed work and changes do 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.

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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.