

Date: March 14, 2025

Case No. 250028
Address: 10 Harrison

Staff Report

The applicant has submitted an application for Project Approval for work at 10 Harrison, a non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Bob & Cathy Collett
Owner: COLLETT, ROBERT D & CATHY S0
Constructed: c 1885

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 house has sustained several modern alterations including metal siding, removal of most trim, such as the window surrounds, a majority of replacement windows and doors, removal of the original bay window at front, and reconstruction of the front porch. Because of these modifications, the house has lost integrity and can not 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 remove old porch and rebuild a new porch with same size and design. It will be constructed of brown treated 2x material.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

Staff is coordinating with the contractor to determine if the current design meets code requirements. 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.

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.