

Date: April 01, 2025

Case No. 250043  
Address: 52 Van Buren

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 52 Van Buren, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Ben & Sheri Greenlee

Owner: GREENLEE, BENJAMIN B TRUSTEE and GREENLEE, SHERI L TRUSTEE

Constructed: 1935

### **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 replace all siding with LP Smart Siding and house wrap the house to meet code.

**Attachments: No**

**Plans: No**

**Photos: Yes**

#### **Staff Opinion:**

Staff conducted a site visit to review the current condition of the siding. Except for a couple of locations along the bottom of the structure, the siding is in good shape other than alligatored paint. It is staff's opinion due to the condition of the siding, all that needs done is to make needed repairs to the siding which available primed cedar lap siding, scrape or sand the balance of the house, apply peel stop, primer and top coat of paint.

Based on visual inspections, the house has existing barrier between the sheathing and the siding which is typical of the age of the resource. It appears to be a rosin or asphalt-impregnated paper which was used as a weather-resistive barrier in the 1930s and 1940s.

The proposed work and changes does damage or destroy a historic resource by losing the original material which can be restored but would not 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.