

Case No. 240180
Address: 874 Main

Staff Report

The applicant has submitted an application for Project Approval for work at 874 Main, a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Dale Berg

Owner: BERG, DALE N TRUSTEEBERG, SUSAN R TRUSTEE

Constructed: c 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 the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations:

The homeowner constructed the following projects without Historic Preservation Commission approval.

- 16'x24' above ground pool-2018
- 12'14' deck on east side of pool- 2018
- 12'x24' deck on west side of pool-2019
- 40'cover for camper-2023

Attachments: No

Plans: No

Photos: No

Staff Opinion:

The applicant installed an above ground pool and then constructed a deck around it. A large car port was constructed in the rear of the property without proper permits and approvals. There also appears to be a small structure constructed on the right side of the driveway that was not in the request. If the applicant had followed the proper approval and permitting process, it is the staff's opinion, the large car port style structure would not have been approved due to the size and design. Furthermore, the building and deck as currently constructed appears not to meet the necessary building code requirements.

It is further, staff's opinion, the proposed work and changes does encroach upon and damage the historic resources and has an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts as well as 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.