

Date: September 09, 2022

Case No. 220142
Address: 42 44 Dunlop
Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 42 44 Dunlop Ave., a non-contributing structure located in the Large's Flat Planning Unit in the City of Deadwood.

Applicant: McGuigan Inc
Owner: MCGUIGAN INC
Constructed: 1930/1992

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 1930's Mission style residence which was moved to this location from Main Street in about 1992. It currently sits on a high, concrete block foundation. Because it was moved it is a non-contributing resource in the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the windows with Sierra Pacific wood double hung windows.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

Applicant originally applied for vinyl replacement windows; however, staff worked with the applicant and directed them to the appropriate replacement windows for this resource per attached quote.

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.