

Case No. 210229

Address: 318 Williams St.

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 318 Williams St., a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Aaron Sternhagen

Owner: BREHMER, DANIEL J & ASHLEY M

Constructed: c 1890

### **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. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of four square or T-gable plan, occasionally features limited Queen Anne detailing. A number of these houses survive today, scatter throughout Deadwood's neighborhoods.

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

The applicant is requesting permission to repair the stack stone foundation.

**Attachments:** No

**Plans:** No

**Photos:** Yes

#### **Staff Opinion:**

The applicant is applying for the Foundation Program. 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 US. 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.