

Date: March 17, 2025

Case No. 250044
Address: 874 Main St.

Staff Report

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

Applicant: Dale & Susan Berg
Owner: BERG, DALE N TRUSTEE / BERG, 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:

Note: A set of engineering plans were submitted with no scope of work described in the application.

UPDATE: Attached is the most recent concept for replacement of the building constructed without approvals or permits. The applicant has removed the current building.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

The Historic Preservation Commission denied the construction of this structure at their October 23, 2024 meeting. On November 13, 2024, the Historic Preservation Commission determined the structure was built without approval and must be removed. The applicant was given 180 days following the receipt of the notification letter to remove the structure.

The applicant has submitted stamped engineering plans for rectifying the code deficiencies identified by the City of Deadwood; however, there is no real change or alteration to the existing configuration of the structure/building which was previously denied by the Deadwood Historic Preservation Commission. At this time, the commission determined the project did encroach upon a historic resource and was adverse to Deadwood. All previous opinions of staff remain, primarily the elevations and roof style is not compatible with the associated contributing resource or the historic districts.

UPDATE 04-18-2025: Staff has met and discussed the proposed project with the applicant on a few occasions over the past two weeks. Attached is the conceptual plan for the replacement of the structure which was determined to be incompatible with the historic district. The conceptual plan bases its design from Victorian carriage houses and is much more compatible with the existing contributing house and historic district.

At the time of the staff report, scaled drawings were not available to complete the final staff opinion. The conceptual plan is much more appropriate than the previous structure; however, until such time of scaled elevations it is difficult to ensure that the scale and massing does not encroach upon the existing buildings in the area.

The proposed materials are appropriate for the area.

Structure application

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.