

Date: February 03, 2022

Case No. 220012  
Address: 56 Lincoln  
Ave.

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 56 Lincoln Ave., a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Mark Thompson  
Owner: THOMPSON, MARK  
Constructed: 1938

### **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. This is an unusual example of the style constructed in logs.

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

The applicant is requesting permission to replace rotten logs, re-chink all cabin logs, sand and stain the structure. Repair foundation cracks and pour new concrete where foundation is missing. Windows will be restored and new wooden storm windows will be installed. The rear loft window will be replaced with a matching four pane wood window. The loft window on the street side will be replaced with a four pane double hung window to match all the other windows. New storm doors will be installed on the front and back doors. The roof will be replaced.

**Attachments: No**

**Plans: No**

**Photos: Yes**

#### **Staff Opinion:**

The applicant will have to replace logs under the window on the street side loft due to rot. Because of this repair it would be possible to enlarge this loft window which would also allow for more light into the loft area. The roof currently has asphalt shingles covered with a metal roof. The metal roof is documented in the 1993 survey. The roof could be replaced with a standard seam metal roof. The applicant is applying for the grant and loan programs.

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 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.