

Date: August 04, 2026

Case No. 260163
Address: 27 Lincoln

Staff Report

The applicant has submitted an application for Project Approval for work at 27 Lincoln, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Dennis Castanie
Owner: CASTINE, DENNIS
Constructed: c 1900

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:

The garage was constructed c 1900. The gable roof has wood shingles covering it. A shed roof extension at north is covered by round metal lids originally used for cyanide cans. This building was likely moved on the property after 1923.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to remove this structure in the rear of the lot. The front half of the building has fallen off and the roof had collapsed down to the ground causing the pitch of the remaining roof to cave in on itself, and the side walls to pull in. The rest of the structure needs to be taken down and removed. The owner will do the work himself. At a later date a three-car garage will be put in its place. The garage will look similar to the current building taken down. They make metal now that looks like weathered wood and that's what we plan to replace it with. This structure needs to be removed now due to safety reasons. It is open property and deer have been caught inside.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

Unfortunately, this structure sustained major damage after Atlas and continues to show more deterioration every year. This structure has become a hazard, and it is staff's opinion, the only way to save it would be to dismantle and rebuild. Staff would like to see the cyanide lids preserved for use on reconstruction or other projects associated with these unique architectural elements. A professional recordation has been completed on this structure. At this point, there are no plans submitted to replace but the new owners of the property have indicated a desire to replace the structure with something compatible with the historic district.

The proposed work and changes does damage and destroy a historic resource and obviously have an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Even though the project is adverse to Deadwood, it appears all reasonable and prudent alternatives have been explored. It should be noted, the current owner was not responsible at the time the damage was sustained.

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.