

Date: April 14, 2026

Case No. 260062  
Address: 59 Lincoln  
Ave.

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 59 Lincoln Ave., a Noncontributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Martin & Amanda Reynolds  
Owner:  
Constructed: NA

### **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 is currently a vacant lot. There is no historic significance.

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

The applicant is requesting permission to construct a new single-family home on this lot. Windows will be Anderson casement and double hung with black grids. All exposed concrete will be covered with patina tin. Siding is eight in lap. All doors leading outside will be similar in look and material to the windows.

**Attachments: Yes**

**Plans: Yes**

**Photos: Yes**

#### **Staff Opinion:**

The proposed Building #1 in the plans will be constructed at this location and is compatible in size, massing, scale and proportions (other than siding reveal). The siding should be a 5" reveal. Staff recommends the covered porch design and double hung windows. Archaeology will be required prior to and during the construction process.

Historically there was at least one additional house on Lincoln Street near the proposed location which appears to have been lost between 1923 and 1930.

It is staff's opinion, 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.



1923 Sanborn Insurance Map

**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.