

Date: August 05, 2022

Case No. 220119  
Address: 43 Lincoln Ave.

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 43 Lincoln Ave., a noncontributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Ruben Keehn  
Owner: KEEHN, RUBEN  
Constructed: 1898

### **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 historic building has been substantially modified, however: it has modern metal exterior siding, new fenestration in non-historic openings, and a large two-story addition at the rear of the building. Because of the loss of integrity caused by these changes, this building cannot currently contribute to the Deadwood National Historic Landmark District.

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

The applicant is requesting permission to replace the front window and rotten siding around the structure. This will consist of one large window and two smaller windows along with 20 pieces of siding.

**Attachments: No**

**Plans: No**

**Photos: Yes**

#### **Staff 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.



**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.