

Case No. 230116 Address:
47 Lincoln Ave.

Staff Report

The applicant has submitted an application for work at 47 Lincoln Ave., a Non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Karl & Denese Emanuel
Owner: EMANUEL, KARL M & DENESE KO
Constructed: 1934

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 structure was built in 1934. The house was occupied by Herman LaDue into the 1940s; he operated "Deadwood Ice Delivery" from this address. This house was significantly modified in 1992 with the addition of a large, two-story rear addition which overshadows the historic portion of the house. Because of the loss of integrity caused by this addition, this house cannot currently contribute to the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

Retaining wall between Rubin Kene's property and the applicant is failing due to excessive water runoff. Both sides of home's exterior are damaged due to no rain gutters and no proper water runoff diversion. Sidewalk on right side of home by driveway is damaged and cracked and leans toward house, not away, water runoff is not properly diverted away and causing foundation damage and shifting of home in older section of house. There is water that is getting into walls between newer and old section and draining into basement. Northern garage/shed foundation is failing. Little shed/playhouse wood frame is completely rotted. Stucco walls is only thing holding up and barely.

Attachments: no

Plans: No

Photos: Yes

Staff Opinion:

The applicant has applied for the Elderly Resident Program.

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.

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.