

Case No. 240142  
Address: 288 Williams

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 288 Williams St., a Noncontributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Brian Kinkler  
Owner: KINKLER, BRIANBCK LLC  
Constructed: 1885

#### **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 a non-contributing structure to the Deadwood National Historic Landmark District. This late nineteenth century house has sustained several modern alterations to the windows, stucco over the original siding and front decks.

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

The applicant is requesting permission to construct a second story on the current garage behind the structure with a walkway to the existing structure. Then construct a two story 35'-25' garage addition to the right side of the current garage.

**Attachments: Yes**

**Plans: Yes**

**Photos: Yes**

##### **Staff Opinion:**

This project has gone before Planning and Zoning for a variance to meet setback requirements and it has been approved. The siding on the new construction will be smooth LP Smartsiding with the same reveal as the current garage. The overall height of the new construction will be around 25 feet and the height of the current house is 28.8 feet. The location of the proposed structure is at the rear of the resource and is partially hidden by the existing residential structure.

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.