

Date: July 16, 2025

Case No. 250123
Address: 37 Lincoln Avenue

Staff Report

The applicant has submitted an application for Project Approval for work at 37 Lincoln Avenue, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Danika McFarland
Owner: MCFARLAND, DANIKA
Constructed: circa 1880

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying Project Approval:

General Factors:

1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1875, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to restore the windows with the same material and style. The retaining wall on the left side of the house is leaning and leads almost to Taylor Street and needs fixed. The right side of the house needs fixed. Currently reinforced with metal scrap pieces. The right side of house has mold and water damage to the wood and needs about 3inches of wood replaced. The existing porch is pulling away from the house and needs to be leveled and fixed back onto the house. The porch roof needs to be put back and repaired.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Staff have reviewed and determined that the proposed work and changes do not encroach upon, damage, or destroy a historic resource nor do they have an adverse effect on the historic character of the building or the historic character of the State and National Register of Historic Places and therefore granted project approval for your application.

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.