

Date: February 19, 2026

Case No. 260020  
Address: 37 Lincoln

### **Staff Report**

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

Applicant: Danika McFarland  
Owner: MCFARLAND, DANIKA0  
Constructed: c 1880

#### **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 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 proposing six changes in total. First, switch the position of the stairs to the center of the porch, shifting the existing balusters and banisters to the right-hand side of the porch in front of the front door. Create new stairs from concrete with brick veneer in a fan like build. The bottom step, expanding slightly past the balusters and becoming narrower as each step reaches the porch. Second is to add two exterior light scones on either side of the middle windows on the porch. Third, add a mail slot to the front door. Fourth, put a new transom window above front door-stained glass with a "37" on it. Fifth, replace broken gable trim with new trim and new gable trim. Sixth, second floor façade siding replacement with fish scale material.

**Attachments: Yes**

**Plans:**

**Photos: Yes**

#### **Staff Opinion:**

This historic resource is one of the oldest houses remaining in the Ingleside Planning unit and is described as one of the best preserved in the 1993 Architectural Survey of Deadwood. Due to its near original condition, it should be rehabilitated to these conditions. Items such as lights, mail slots and reconstruction of a transom above the door is not an issue as long as the opening size, opening and geometry are not changed. Staff is concerned the change of materials does not meet the standards and guidelines adopted by the commission. The proposed stairs do not take into consideration the number of steps needed to travel from existing grade to the porch and would likely

become too large of feature not original to the resource. The fish scale siding would be an inappropriate alteration to the historic structure, and the lap siding should remain. The architectural fretwork could be replicated but should not be altered in design.

The Staff has reviewed and determined that the proposed work and changes does encroach upon, damage, and destroys a historic resource, therefore, it would have an adverse effect on the historic character of the building and the historic character of the State and National Register of Historic Places



**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.