

Date: September 03, 2026

Case No. 260190
Address: 37 Lincoln
Ave.

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, DANIKA
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 requesting permission to replace the balusters to the caps of the porch spindles and fascia embellishments above the existing ginger breasting. Posts to be turned to create new embellishments on posts. Install a small knee high iron fence around plants in front. The applicant is also requesting approval for the proposed garage door for the new garage on the back of the lot. It will be a curved top as shown in the photos.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

In review of the request, staff does concur with the proposed design of the garage door as well as the knoll posts for front stairs and the low black metal fence around the front of the property.

However, changing the entrance and porch diminishes the character of the structure which are important in defining the overall original historic character of the building. With historic photos available for the resource, it is easy to identify, retain, and preserve the entrance and porch with its original decorative features which are important to maintaining the historic integrity of this structure.

The proposed garage door and changes to the balusters and fence 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.

However, it is also staff's opinion, based on the standards and guidelines adopted by the commission, the proposed changes to the porch does damage or destroy a historic resource and has an adverse effect on the character of the building as well as the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District by creating a false sense of history by additional ornamentation which was not original to the resource.

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.