

June 6, 2025

Case No. 250092
Address: 49 Terrace St.

Staff Report

The applicant has submitted an application for Project Approval for work at 49 Terrace St., a Non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Tyler Peterson
Owner: STOLTENBURG, JAY H & ANGEL M0
Constructed: circa 1895

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 house has been re-sided with dryvit and altered with casement windows. Because of these alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the vinyl and slider windows with the original double hung wood windows. The casement windows will go where necessary. The applicant will determine the original window size and opening when tearing off the siding and sheetrock. The applicant wants to remove the concrete stucco siding and wood lap siding beneath it, to return back to wood lap siding. The applicant is wanting to use LP smart siding or hardie siding.

Attachments: Yes

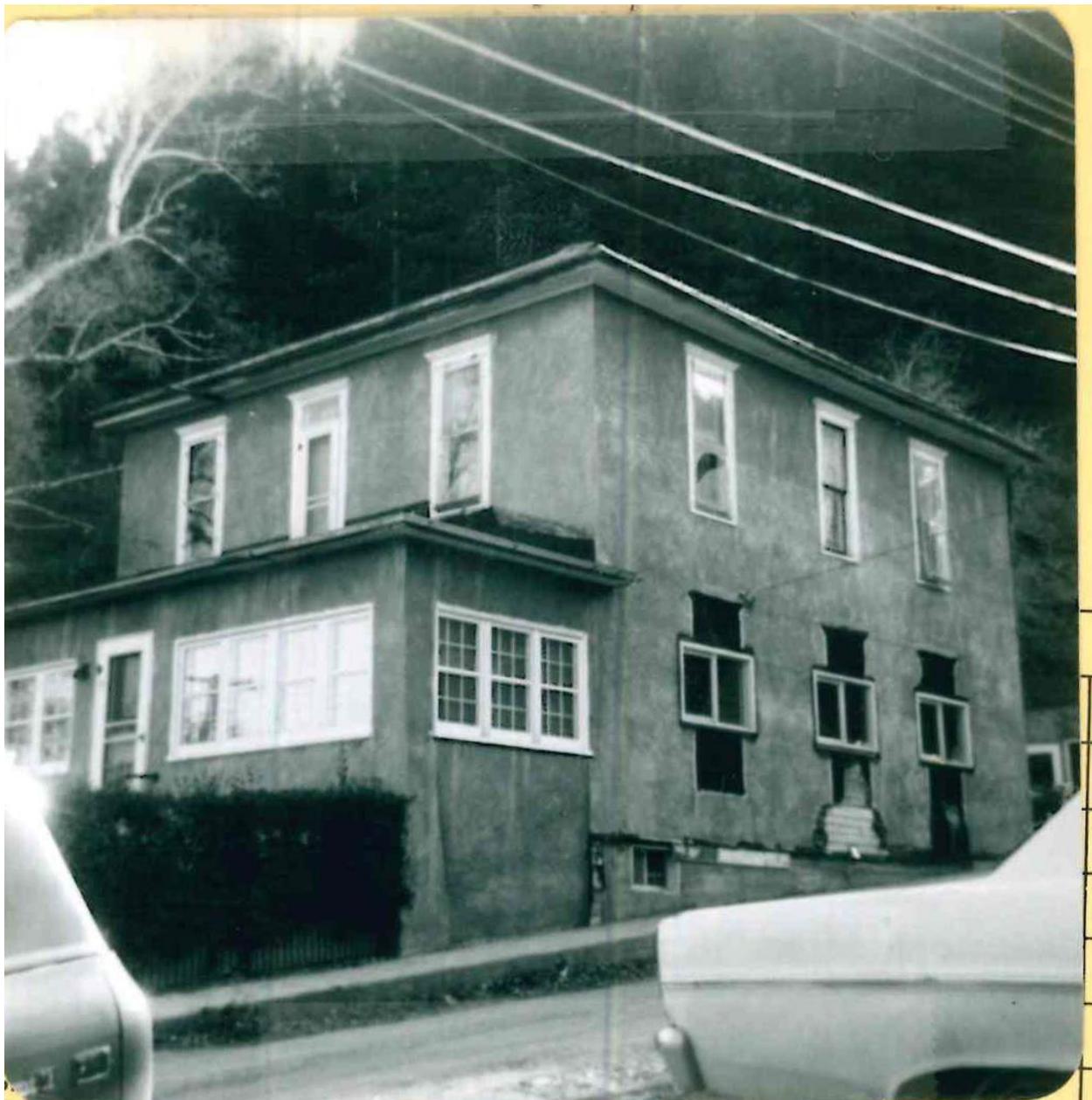
Plans: No

Photos: No

Staff Opinion:

This structure was removed from the historic register because of the siding and windows. These improvements could reverse the historic status. 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.