

Case No. 230117  
Address: 39 Terrace St.

### **Staff Report**

The applicant has submitted an application for work at 39 Terrace St., a contributing structure (now non-contributing) located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Patty Hall  
Owner: HALL, LEWIS D & PATRICIA A0  
Constructed: c 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 building is a contributing resource in the Deadwood National Historic Landmark District. This is an early Deadwood house which was remodeled during the pre-World War II years; Consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood, as elsewhere in the United States, residential remodels commonly borrowed from the then popular Craftsman style. Other remodels copy traditional forms seen in the Picturesque Revival styles.

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

The applicant is requesting permission to replace four double hung windows in entry way, one in living room, and two in master closet. Will trim exterior to match existing one inch wood. Replacing wood as it is rotted. Replacing picture window in the living room with a like window. Also replacing two fixed windows mullied together in the primary bedroom with two fixed windows with wood grilles to match existing windows. Replacing a fixed window in front bedroom to match other windows and to conform to period correct windows and adding functionality. Replacing all one-inch exterior to remove rotted material and to match existing exterior.

**Attachments: No**

**Plans: No**

**Photos: Yes**

#### **Staff Opinion:**

Staff's research has verified this resource was two houses prior to the 1993 survey consisting of 37 & 39 Terrace. The two resources have been combined sometime between 1993 and 2006. Based on this, it is staff's recommendation this house be consider non-contributing due to the major alteration.

The contractor has met with staff to review the proposed window project. The windows are being replaced with Anderson wood composite windows. 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.