

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084

# DEADWOOD

*"The Historic City of the Black Hills"*  
Deadwood, South Dakota 57732

Kevin  
Kuchenbecker  
Historic Preservation Officer  
Telephone (605) 578-2082  
Kevin@cityofdeadwood.com

July 14, 2011

**COPY**

May Partnership  
Attn: Shawn May  
PO Box 521  
Fremont, NE 68026

RE: Case No. 11027 – 67 Terrace

Dear Mr. May:

On Wednesday, July 13, 2011, the Deadwood Historic Preservation Commission reviewed your request for Project Approval at 67 Terrace a contributing resource located in the Cleveland Planning Unit in the City of Deadwood. The project was considered as we discussed involving the repair of the existing exterior wood windows and doors and the installation of new wooden combination storm windows at 67 Terrace.

The Deadwood Historic Preservation Commission has determined the proposed work and changes do 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 moved to grant a project approval.

The project may proceed with the issuance of a building permit as well as coordination with this office for the repairs of your existing windows and the installation of new wooden combination storm windows. Any changes in the project or additional work not included in your approved application must be submitted to the Deadwood Historic Preservation Commission for review.

Thank you for working closely with us on your project and for your support in preserving, protecting and promoting the rich and unique heritage of Deadwood – A National Historic Landmark Community.

Sincerely,



Kevin Kuchenbecker  
Historic Preservation Officer

cc: Keith Umenthum, City Building Inspector  
File

Date: July 7, 2011

Case No. 11027  
Address: 67 Terrace

### **Amended Staff Report**

The applicant has submitted an application for Project Approval for work at 67 Terrace a contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Shawn May – May Partnership  
Owner: Same  
Constructed: c. 1900

### **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 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

**2. Architectural design of the resource and proposed alterations:** The applicant requests permission to replace exterior windows and doors at 67 Terrace.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

**Staff Opinion:** Staff has conducted a site visit, discussed and explained the windows program with the applicant and will coordinate with their contractor on any replacement windows which may be deemed necessary. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse affect 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.

*The applicant has also applied for the Special Needs Wood Windows and Doors Program. Staff recommends acceptance into the program.*

**Motions available for commission action:**

**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 project approval.

**If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:**

**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.]

**Second Motion:**

Option 1: Based upon the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to § 1-19A-29, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to § 1-19A-29, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to § 1-19A-29, 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.





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## NOTICE OF CONTINUATION

**COPY**

June 23, 2011

May Partnership  
Attn: Shawn May  
PO Box 521  
Fremont, NE 68026

RE: Case No. 11027 – 67 Terrace

Dear Mr. May:

On Wednesday, June 22, 2011, the Deadwood Historic Preservation Commission reviewed your request for Project Approval at 67 Terrace a contributing resource located in the Cleveland Planning Unit in the City of Deadwood. The project involves the replacement of exterior windows and doors at 67 Terrace.

The Deadwood Historic Preservation Commission has moved to continue your application for project approval, as well as your application for the Special Needs/Wood Windows and Doors Program, until July 13, 2011. This will allow staff time to visit with you regarding the project and conduct a site visit to do a proper window assessment of the property. Please contact me at your earliest convenience to arrange a site visit.

Thank you for working closely with us on your project and for your support in preserving, protecting and promoting the rich and unique heritage of Deadwood – A National Historic Landmark Community.

Sincerely,



Kevin Kuchenbecker  
Historic Preservation Officer

cc: Keith Umenthum, City Building Inspector  
File

Date: June 17, 2011

Case No. 11027  
Address: 67 Terrace

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 67 Terrace a contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Shawn May – May Partnership  
Owner: Same  
Constructed: c. 1900

### **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 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

**2. Architectural design of the resource and proposed alterations:** The applicant requests permission to replace exterior windows and doors at 67 Terrace.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

**Staff Opinion:** Staff has been unable to conduct a site visit to do a proper window assessment and fully discuss the window program with the applicant. A message has been left with the applicant to review the application.

Without additional details, it is unknown rather the he proposed work and changes will damage or destroy a historic resource nor does it have an adverse affect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District.

*The applicant has also applied for the Special Needs Wood Windows/Doors program.*

**Motions available for commission action:**

**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 project approval.

**If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:**

**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.]

**Second Motion:**

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation projects in 36 C.F.R. 67, 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 projects in 36 C.F.R. 67, 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 projects in 36 C.F.R. 67, 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.





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DEADWOOD CITY HALL  
102 Sherman Street  
Telephone (605) 578-2600

## City of Deadwood Application for Project Approval

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work that is in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in black ink and submitted to:  
City of Deadwood  
Deadwood Historic Preservation  
108 Sherman Street  
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION	
Property Address:	67 TERRACE, DEADWOOD, SD
Historic Name of Property (if known):	

APPLICANT INFORMATION	
Applicant is <input checked="" type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other	

Owner's Name:	MAY PARTNERSHIP
Address:	PO BOX 521
City:	FREMONT State: NE Zip: 68026
Telephone:	402-720-3859 Fax: 402-721-1329

Architect's Name:	
Address:	
City:	State: Zip:
Telephone:	Fax:

Contractor's Name:	RALPH BEAUSOLE
Address:	
City:	State: Zip:
Telephone:	Fax:

Agent's Name:	
Address:	
City:	State: Zip:
Telephone:	Fax:

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	Other _____	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other WINDOW REPLACEMENT	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	
Estimated Cost of Work: \$ 10,000			

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>	
Project Start Date: _____	Project Completion Date (anticipated): _____
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS <input type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> OTHER – Describe in detail below or use attachments	

**DESCRIPTION OF ACTIVITY**

Describe as specific as possible above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request.

REPLACE THE WINDOWS WITH WOOD  
REPLACEMENT INSERTS & new exterior doors.

## SUBMITTAL CRITERIA CHECKLIST

The documentation listed below will assist in the submission of the application. *Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.*

### ALL WORK:

- Photograph of house and existing conditions from all relevant sides.

### RENOVATIONS AND ADDITIONS:

- Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- Exterior material description.
- Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- Photograph of existing conditions from all elevations.
- Color samples and placement on the structure.
- Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

### MATERIAL CHANGES:

- Written description of area involved.
- Color photographs or slides of areas involved and surrounding structures if applicable.
- Sample or photo of materials involved.

### PAINTING, SIDING:

- Color photographs of all areas involved and surrounding structures if applicable.
- Samples of colors and/or materials to be used.
- Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

### NEW CONSTRUCTION:

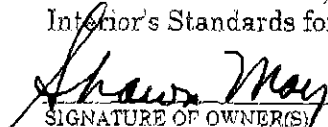
- Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- Photograph of proposed site and adjacent buildings on adjoining properties.
- Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- Material list including door and window styles, colors and texture samples.
- Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- Color photographs of proposed site and structures within vicinity of new building.

**SIGNATURES**

I HEREBY CERTIFY that I understand this application will not be accepted and processed until all the requested information has been supplied. I realize that drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand that this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand that approval is issued for proposed work that is in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

	6-6-2011		
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE

**APPLICATION DEADLINE**

This form and all supporting documentation MUST arrive by 12:00 noon prior to the closing time for filing an application to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office and the City Clerk. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Commission. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.



**FOR OFFICE USE ONLY:**

Please check and initial items as they are completed.

Case No.: 1027 Date of Filing: 6-6-2011

- Certificate of Appropriateness
- Project Approval
- Sign Application

**Property Designation:**

- Contributing
- Non-contributing

**Historic Overlay District:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> 1. Pluma                | <input type="checkbox"/> 5. McGovern Hill           | <input type="checkbox"/> 9A. Large's Gulch                     |
| <input type="checkbox"/> 2. Peck's Garden        | <input type="checkbox"/> 6. Ingleside               | <input type="checkbox"/> 9B. Spruce Gulch                      |
| <input checked="" type="checkbox"/> 3. Cleveland | <input type="checkbox"/> 7. Upper Main Street       | <input type="checkbox"/> 10. Fountain City                     |
| <input type="checkbox"/> 4. Deadwood             | <input type="checkbox"/> 8A. City Creek             | <input type="checkbox"/> 11. 1 <sup>st</sup> Ward - Industrial |
| <input type="checkbox"/> A. Deadwood City        | <input type="checkbox"/> 8B. Forest Hill            | <input type="checkbox"/> 12. Pinecrest                         |
| <input type="checkbox"/> B. South Deadwood       | <input type="checkbox"/> 8C. Highland Park Addition | <input type="checkbox"/> 13. Hillside Environs                 |
| <input type="checkbox"/> C. Chinatown            |   |  |
| <input type="checkbox"/> D. Elizabeth Town       |   |  |

**Application complete**

- Project Documents submitted (check all that apply)
- Photographs of property and/or adjacent properties
  - Drawings and/or architectural renderings
  - Materials and/or color samples
  - Other

Staff Preparation	Initials	Date below
<input type="checkbox"/> Site Visit	_____	___/___/___
Project visible from right-of-way?		<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Logged into HPC Agenda	<u>W</u>	<u>6/6/11</u>
<input type="checkbox"/> Staff Report (research)	_____	___/___/___
<input type="checkbox"/> Packet to HPC Members	_____	___/___/___

Post Meeting Documentation	Initials	Date below
<input type="checkbox"/> Approval <input type="checkbox"/> Denial	_____	___/___/___
<input type="checkbox"/> Property owner notification	_____	___/___/___

Building & Zoning Department (if applicable)	Initials	Date below
<input type="checkbox"/> Building Permit Application	_____	___/___/___
<input type="checkbox"/> Setback(s) checked by P & Z	_____	___/___/___
<input type="checkbox"/> Detailed plans reviewed	_____	___/___/___
<input type="checkbox"/> Building Permit Issued	_____	___/___/___
<input type="checkbox"/> Fee collected (if applicable)	_____	___/___/___
<input type="checkbox"/> Setback(s) reviewed	_____	___/___/___

Filed on \_\_\_/\_\_\_/\_\_\_