

DEADWOOD

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

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

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

DEADWOOD HISTORIC PRESERVATION COMMISSION NOTICE OF COMMISSION ACTION

December 17, 2001

Steven M. Christensen
P. O. Box 583
Deadwood, SD 57732

Re: Request for project approval, New Siding, 67 Terrace

Dear Mr. Christensen:

I would like to thank you for taking the time to appear before the Deadwood Historic Preservation Commission at their meeting on December 12, 2001, to ask for reconsideration of the Commission's previously taken decision not to grant project approval for the use of steel siding on the house owned by Charles May at 67 Terrace, Deadwood. The Commission took no action on December 12 but did request that I obtain an opinion on the matter from the South Dakota State Historic Preservation Office in Pierre. The staff report and all accompanying documentation was submitted to the office in Pierre on December 14, 2001. I will notify you regarding their opinion as soon as I hear from them.

Please contact me with any questions, concerns or comments that you might have.

Sincerely,



Jim Wilson
Historic Preservation Officer



STEVEN M. CHRISTENSEN

ATTORNEY AT LAW
68 Sherman Street, Suite 311 - P.O. Box 583
Deadwood, South Dakota 57732

December 6, 2001

Mr. Jim Wilson
Historic Preservation Commission

Re: Application for Certificate of Appropriateness
67 Terrace Street, Deadwood, South Dakota

Dear Mr. Wilson:

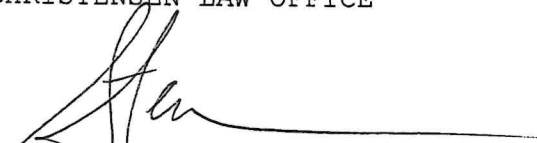
This will confirm that I represent Charles May who owns the residence at 67 Terrace in Deadwood. We are requesting the Historic Preservation Commission reconsider it's denial of a request for project approval concerning this residence on September 26, 2001.

I am requesting that I be on the agenda for the Commission's next meeting on Wednesday, December 12, 2001. It is my understanding that we would be on the agenda at approximately 5:30 p.m.

Ralph Reausaw will be with me so he can answer specific questions the Commission might have regarding the proposed work. We are requesting permission to install double-lap steel siding in order to better preserve the structure.

Very truly yours,

CHRISTENSEN LAW OFFICE



Steven M. Christensen

SMC:rd
cc: Charles May
Ralph Reausaw

Sturgis Office
(605) 347-0052

Deadwood Office
(605) 578-1953
FAX (605) 578-3078

Spearfish Office
(605) 644-0040

E-Mail: christensenlaw@rushmore.com

Case No. _____
(for office use only)

Application Due By: _____

Return this form and accompanying materials to:
Deadwood Historic Preservation
108 Sherman Street
Deadwood, SD 57732

Application for CERTIFICATE OF APPROPRIATENESS

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work that is in keeping with city ordinances and the Secretary of the Interior's Standards for Rehabilitation.

1. Address of Property Requiring Review:

16 Fremont St.
Deadwood SD 57732

2. Applicant's Name & Mailing Address:

Charlie May
Box 469
Fremont, NE 68025

Telephone: (402) 720-8485

3. Owner of Property / Name & Address:

(if different from applicant)

4. Description of Proposed Work:

(Use additional sheets if necessary. Please include copies of plans, drawings, photographs and any other materials that illustrate changes and/or work to be performed.)

Owner would like to install a double-lap steel siding on his property. The steel siding would match the looks of the existing siding now on the house. The existing house will not hold paint. The house has been insulated to try to resolve part of this problem. Special consideration will be taken into account for the trim around the house, windows etc. to keep the historical integrity intact. The porch will not be affected. Charley would like to keep everything as original looking as possible.

5. CHECK LIST

If appropriate, the following must accompany your application:

- * Photographs of site-----
- * Site plan-----
- * Plans and specifications-----

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Applicant's Signature: Ralph Rousaw Date Submitted: ___/___/___

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Case No. 01032
Address: 67 Terrace

September 24, 2001

STAFF REPORT

The applicant requests Project Approval to replace lap siding on the residence at 67 Terrace, Deadwood.

Applicant: Charles May
Owner: Charles May
Constructed: 1897

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

The Historic District Commission shall use the following criteria in granting or denying Project Approval:

General Factors:

- 1. Historic significance of the resource:* The building is a contributing building in the Deadwood National Landmark Historic District. It has remained essentially unaltered on the exterior since the turn of the century.
- 2. Architectural design of the resource and proposed alterations:* The owner is proposing to reside the house with double-lap steel siding.
- 3. General appearance of the resource:* The house has been well maintained and the owner has made a sincere effort to maintain the historic character of the house.
- 4. Condition of the resource:* There has been some damage and deterioration over the years to both the siding and substrate. Although the siding has suffered from some neglect and damage it is possible that selective replacement may solve the problems.
- 5. Materials composing the resource:* Wooden lap siding.

Attachments:

Photos

Recommended Decision: Installation of steel siding would not conform to the Secretary of the Interior's Standards for Rehabilitation. Standard 2 says, "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." Standard 6 says, "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence." Historic building fabric should be removed and discarded only when it cannot be repaired. Staff recommends denial of the request to install steel siding.

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DEADWOOD HISTORIC PRESERVATION COMMISSION NOTICE OF COMMISSION ACTION

October 4, 2001

Charles May
Box 469
Fremont, NE 68025

Re: Request for project approval, New Siding

Dear Mr. May:

The Deadwood Historic Preservation Commission met on September 26, 2001, to review your request for project approval for the installation of steel siding on your building at 67 Terrace in Deadwood. The building is a contributing building in the Deadwood National Landmark Historic District. The Commission determined that the installation of steel siding would violate the Secretary of the Interior's Standards for Rehabilitation and would have an adverse effect on both the building and the National Landmark Historic District. The Commission voted not to approve your request.

Please contact me with any questions, concerns or comments that you might have.

Sincerely,



Jim Wilson
Historic Preservation Officer

cc. Ralph Reausaw, 3111 May Street, Lead