

Date: October 01, 2024

Case No. 240198

Address: 633 MAIN ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 633 MAIN ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: DBUH, LLC

Owner: DBUH LLC0

Constructed: 1894

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

The Historic District Commission shall use the following criteria in granting or denying the Certificate of Appropriateness:

General Factors:

1. Historic significance of the resource:

Sol Star and Seth Bullock arrived in Deadwood in 1876 and built a hardware store on this site. They constructed a new brick warehouse on the back of the lot in 1880, with a two-story, wood-frame store facing Main Street. The fire of 1894 swept down the other side of Main Street, but flames crossed to the hardware store and destroyed it as well, leaving the brick warehouse. Bullock, recognizing the city's need for a legitimate hotel, built the present structure. The pink and white sandstone was quarried in the nearby Boulder Canyon. It was transported first to Sturgis, where it was tooled, and then loaded back on the train for the trip to Deadwood. The grand opening was held in April 1896. Bullock is best known as Lawrence County's first sheriff and for his close friendship with Theodore Roosevelt. Bullock sold the hotel to George Ayres in 1904. Ayres operated his hardware store on the main floor while the hotel upstairs stayed in operation from 1904 to 1919 as the Holzner, and later as the Ayres Hotel. The original brick warehouse can still be seen along Wall Street, with its iron fire shutters. Many of the hotel's interior features remain intact, including the massive staircase and skylights.

2. Architectural design of the resource and proposed alterations:

The applicant requests permission to restore brick and Tuck Point and as needed, restore windows and sills, and replace metal sidewalk inserts.

Attachments: Yes

Plans: Yes

Photos: No

Staff Opinion:

The applicant is applying for the Façade Program. 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: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

OR

B: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to deny Certification of Appropriateness.