

Date: February 20, 2025

Case No. 250018
Address: 696 MAIN ST.

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 696 MAIN St., a contributing structure located in the original town of Deadwood in the City of Deadwood.

Applicant: Carmen Almanza
Owner: DEADWOOD MAIN LLC
Constructed: c 1903

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:

This building is a contributing resource in the Deadwood National Historic Landmark District. The Elks purchased the building in 1909 and have occupied the upper floors. The storefront with its enormous panes of glass was remodeled in 1933 to house the Ben Franklin Store.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace all upper second floor windows in the attached Pella quote. Changing exterior window color to bronze/dark brown. Refinishing bottom second floor windows and exterior doors to natural wood and/or bronze/dark brown colored finish to match the upper windows. Existing windows on floor three and four barely open. They leak air, making temperatures hard to regulate and also allow flies and wasps to enter. Windows on floors one and two have flaking paint and need sanded and refinished. We will be taking off all storms as they are loose, making it hazardous/dangerous to clean or operate. They also shake during concerts making it dangerous.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

In 2007 the windows were replaced on this structure with wood 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: 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.