

Case No. 230074
Address: 732 Main Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 732 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Joel Livengood
Owner: Villagood Properties LLC
Constructed: c 1900

CRITERIA FOR THE ISSUANCE OF A 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:** Lawrence County records indicate this structure dates from 1917. Additional research is needed to verify the history of this resource as it appears to be moved from a location down the street and is older than indicated in the county records. It is listed as a contributing resource to the local historic district, the State and National Register of Historic Places and the National Historic Landmark District.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to relocate the stairs for the rear deck to face the south at bump out instead of east at rear (northeast) corner allowing for easier access to front yard and less side exposure to front street. Also install a drainage walkway on the right side from front corner to stairway leading to the rear deck.

Attachments: Yes

Plans: Yes

Photos:

Staff Opinion: The applicant applied and was approved at the June 14, 2023 for the construction of this deck. This request is to change the location of the steps for access to the deck. It is staff's opinion the proposed deck extension from what was originally approved continues to encroach upon the resource and the originally approved Certificate of Appropriateness should stand.

The proposed work and changes do encroach upon, but does not damage or destroy a historic resource but does have an adverse effect on the character of the building and 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.