

Case No. 220024
Address: 668 Main Street

Date: March 4, 2022

Staff Report

The applicant has submitted an application for a Certificate of Appropriateness for work at 668 Main Street a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Jeff Lamont
Owner: Black Diamond Capital LLC
Constructed: 1880/1938

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: The Merchant's National Bank was constructed on this site in 1880. The local telephone exchange took an upstairs office in 1882. The bank moved out, and the main floor served as retail space for many years, including Fishel's Bazaar, Arnold Brothers Grocery, Kirk Phillips' Drug Store, and the Modern clothing store. The Hub was one such retail establishment, which occupied the building from 1910 until 1938. In that year, the telephone company expanded its offices and occupied the entire building. The front was also remodeled to its current appearance in 1938.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to remove the existing upper second floor windows and replace with Marvin Magnum wood windows as well as make rear window openings larger to meet egress code as this floor is being remodeled for employee housing. Plans are to also replace the steel side alley door with a new storefront style door.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Staff has had several conversations and a site visit and will continue to work closely with the applicant. Final window specs will be administratively reviewed. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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

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.