

Date: February 29, 2022

Case No. 220025

Address: 685 Main Street

### **Staff Report**

The applicant has submitted an application for a Certificate of Appropriateness for work at 685 Main Street a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: DHIH LLC

Owner: DHIH LLC

Constructed: ca. 1899-1900

### **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:** This building is a contributing resource in the Deadwood National Historic Landmark District located in the Waite Block. The tenant on the first floor was the John C. Haines department store, advertised as "The Big Store". Offices and apartments occupied the balance of the second and third stories. The upper floors featured an ornate parlor with a tile fireplace, portions of which remain intact. Haines was replaced by Montgomery Ward in 1940. The false windows on the Deadwood Street side were inserted during construction to avoid the monotony of a solid brick wall.

**2. Architectural design of the resource and proposed alterations:** The applicant requests permission to replace existing green awnings with black with gold striped awnings. Add one new awning above the new south entry door. Text will be stitched into the valence of the awnings as shown in the renderings. Add Edison-type bulbs on top of the parapet, similar to those on top of the Franklin Hotel.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:** The awning signs have been reviewed and approved by the Planning and Zoning Commission. This application is for the awnings only. 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 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.