

Date: February 28, 2022

Case No. 220026

Address: 766 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 766 MAIN ST, a CONTRIBUTING structure located in Planning Unit in the City of Deadwood.

Applicant: Brad Peterson
Owner: Dragon Belly LLC
Constructed: 1890

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. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to replace all windows with wood windows. [Staff conducted a site visit to review the windows. The applicant will be repairing the existing windows and installing new wooden storm doors. This is similar to the other properties they have rehabilitated]

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: The applicant is applying for the Wood Windows and Doors Program and the Elderly Resident Program. The agreed upon 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.