

Date: December 9, 2022

Case No. COA 220184
Address: 677 Main Street

Staff Report

The applicant has submitted an application for a Certificate of Appropriateness for work at 677 Main Street a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Gary King
Owner: Lamar Feed & Grain LLC
Constructed: 1879/1990

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission shall use the following criteria in granting or denying the Certificate of Appropriateness:

General Factors:

1. Historic significance of the resource: Judge Daniel McLaughlin, Deadwood's first mayor, built this building in the ashes of the fire of 1879, hence the name. Three stories tall, it was designed by the same Chicago architect who designed the building where the Bodega Saloon is now located. The front was very plain until 1891 when an elaborate cornice was installed. A large meeting room on the third floor was the scene of the first meeting of Deadwood's City Council in 1881. The room was later partitioned into apartments, and the entire third floor was finally removed in the 1960's. A three-story outhouse, truly a Deadwood landmark, was removed in 1940. The main floor of the Phoenix Block has served a variety of commercial uses, including Will Lowe's Bee Hive Store and, until recently, the New York Store. The storefront was remodeled several times. All that remains of the original building is the brick on the sides of the second story and the stone window trim on the second story. The third story was reconstructed in 1991.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to add four small blue lights to accent the front of the structure. Very discretely placed above decorative awning, hardly noticeable from the street.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

The electrical for the lighting will be run through conduit and attached to the decorative awning. The lights will be attached to the awnings as well.

Historically, these historic buildings were not washed with artificial lighting. While staff has not been able to identify exact language to limit or control lighting within the guidelines and standards, staff is concerned with impact to residents and the eventual impact on the night skies. Downlighting would be preferred. Staff will continue to look at the standards and the effect of lighting.

With this, it is staff's opinion, as submitted, 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 other than at night; however, if this set's precedent, it could have an adverse effect on the historic character of the local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District as well as the continued effect on light pollution.



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.