

Date: May 17, 2023

Case No. 230041
Address: 621 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 621 MAIN ST, a non-contributing structure located in the Deadwood City Historic Planning Unit in the City of Deadwood.

Applicant: Todd and Jill Weber
Owner: Celebrity Hotels Inc.
Constructed: 01/02/2020

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

The Historic District Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

- 1. Historic significance of the resource:** This building is a non-contributing resource in the Deadwood National Historic Landmark District. It is a new wooden structure designed to look like re-creation of an early 1880s store.
- 2. Architectural design of the resource and proposed alterations:** Applicant is requesting permission to build up of façade to meet sign ordinance requirements to bring store front up to height of sign. When sign was designed applicant did not know this was part of the ordinance. Instead of removing and rebuilding the entire sign, an easier and cheaper fix will be to raise the portion of the facade.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: On July 20, 2018, the applicant applied for and received approval to construct a temporary vending structure to be used during the Sturgis Motorcycle Rally in 2018. It has been in existence since the approval of a temporary structure. In November of 2020, the applicant was granted permission to install windows and a door to allow for winter usage.

On January 8, 2020, the applicant was given permission to construct a re-creation of a store from 1880's with 12x19 frame (post-beam) with rough sawn lumber similar to the temporary building put up in 2018.

In May 2022, the applicant was granted permission to install a new projecting sign by the Deadwood Sign Review Commission. The applicant finally installed the new sign this spring, however, due to the size and height of the sign it is no longer in compliance with the sign ordinance due to it rising above the front parapet on the false front of the temporary structure.

In an effort to come in compliance on the sign, the applicant is now requesting to raise the height of the building with an addition to the false front and adding an arched top pediment to the parapet. While this will bring the sign into compliance with the sign ordinance, staff is concerned the increase in height of the façade, as well as the size of the sign, will begin to be out of proportion to the structure and the openings.

The proposed work and changes do not encroach upon, damage or destroy a historic resource but may 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.