

Case No. 240056
Address: 700 MAIN ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 700 MAIN ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: The Franklin Hotel
Owner: SGMSD LLC0
Constructed: 1903

CRITERIA FOR THE ISSUANCE OF 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 Franklin Hotel is one of the most important architectural landmarks in Deadwood and the northern Black Hills region. The construction of the hotel in 1902-1903 at a time of general economic expansion in Deadwood and the northern Black Hills. The Deadwood Businessman's Club and Harris Franklin were responsible for raising the capital necessary for the construction. The hotel was constructed on the southwest corner of the Main and Shine Street intersection. There were four prominent buildings located at this intersection, the Black Hills Savings and Trust Bank, the Waite buildings, City Hall, and the Franklin Hotel. The hotel constructed of white burke stone, St. Lewis hydraulic brickbutt, and White Burke stone trimmings, was touted as the finest hotel west of the Mississippi River. From its opening in 1903 to the present, the hotel was and is one of the region's most important landmarks. The most significant change – alteration of the building was removal of a portion of the cornice in the center bay.

2. Architectural design of the resource and proposed alterations:

All double-hung windows in the building will be replaced. The existing historical frames will remain and be repaired where necessary. New wood single-hung windows will be installed within the existing frames. See attached primary submittal from Pella for product information and detail.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

After several meetings with the ownership representatives, discussions with the State Historic Preservation Office, contractors, and architects, staff believes this is the best solution for this project.

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 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.