Date: October 6, 2021

Case No. COA 210199 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: Midnight Star LLC Owner: Midnight Star 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 remove the shutters on the top floor windows as they are falling apart. When researching historic photos, the original structure did not have them.

Attachments: No

Plans: No
Photos: Yes

Staff Opinion: 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 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.