

Date: July 16, 2025

Case No. 250127

Address: 700 MAIN ST

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: Strategic Gaming Management

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 brick butt, 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:

The applicant is requesting permission to replace all rear exterior doors at the fire escape with new fiber glass doors to resemble original wood doors. Existing frames and transoms to remain and be repainted.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

Staff finds the proposed work and change is congruous with the historical, architectural, archaeological, or cultural aspects of the district and DOES 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 Local, State and National Register Historic Districts or the Deadwood National 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.