

Date: July 17, 2025

Case No. 250128
Address: 674 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 674 MAIN ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Gold Dust Casino
Owner: BLACK DIAMOND CAPITAL LLC0
Constructed: 1877/1883/1937

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:** John Burns, an early Deadwood Lawyer, had his office at this location at early as 1877. Burns also dabbled in the literary arts, and published a book entitled, "Memoirs of a Cow Pony," a story of the west told from the perspective of a horse. Burns served as first judge of the Lawrence County Courts, and was considered "kindly and generous, not a hand-shaker during a campaign and an iceberg after the election is over." The present structure is a two-story brick building constructed after the fire of 1879. A rear addition was built in 1883. In that same year this was one of the first Deadwood commercial blocks to boast an electric light. From 1908 until 1910 this was the Fairyland Theatre, one of Deadwoods first "moving picture" houses. It was then remodeled by John Treber for use a drug store. A jewelry store has been a tenant for more than fifty years. The storefront was remodeled in 1937. This is a contributing resource to the National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to add an addition to an original project approval to install new siding to building. The applicant wants to extend the existing awning to cover the width of the building. This will protect utility meters and doors to make it easier to install siding. The new awning will have an 8/12 pitch rafter, brown shingles and brown metal drip edge.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

The siding replacement was approved on September 25, 2024. They are desiring to

replace a small wood framed awning with one that goes the entire width of the rear of the building to clean up this area.

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.