

Date: September 03, 2025

Case No. 250168

Address: 817 1/2 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 817 1/2 MAIN ST, DEADWOOD, SD 57732, a non-contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Tyler Peterson
Owner: LIBERTY HILLS LLC0
Constructed: c 1946

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:

This is a commercial structure constructed c 1946. Survey information is unavailable for this structure. Due to the age of the resource it does not contribute to the historic districts at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the front second story siding of the structure. Plans are to replace with a smooth siding, 5" reveal. This will match the siding on the addition on the back of the structure. Replace the metal rail with like material.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

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.