

Case No. 240042
Address: 700 MAIN STREET

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 700 MAIN STREET, a contributing structure located in Deadwood City Planning Unit in the City of Deadwood.

Applicant: SILVERADO / FRANKLIN
Owner: Grant Lincoln, SGNSD, LLC
Constructed: 1915

CRITERIA FOR THE ISSUANCE OF A 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 building is a contributing structure constructed by W.E. Adams for the Hills Chevrolet Company. It was later renamed the Franklin Garage. Architect Ray Ewing also designed the Hudson-Terraplane showroom on Pine Street, and was supervising architect for the Dodge and Plymouth showroom for Black Hills Motors. Montgomery Ward was a more recent tenant.

2. Architectural design of the resource and proposed alterations:

The applicant requests permission to repair the veranda to include new steel within wood columns, new joists for decking and secure existing structural elements. Deck floor and soffit finish will be new. The Deck floor will be a tile paver pedestal system and soffit will be redone with painted sheathing designed to look like the original. Veranda posts and guardrails to be removed and replace with like materials and design. Heights of both will be adjusted according to current code regulations. Additional structure will be added to columns below the support veranda. The structure will fit inside existing wood decorative column wraps. Wood column bases have rotted and will need to be removed and replaced. Replacements will be composite material that will withstand exposure to environmental elements. Design and finish will mimic existing.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

The proposed work and changes do not damage or destroy a historic resource nor does it have an overall adverse affect on the character of the building or the historic character of the local historic district, the State or National Historic Register 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.