

Date: 6/09/2017

Case No. 240040

Address: 745 Main Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 745 Main St., a contributing structure located in the City of Deadwood.

Applicant: Emily Costopoulos

Owner: Emily Costopoulos LLC

Constructed: 1939

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 structure is essentially a nondescript commercial building. It does not reflect in either style or use of materials which is common to surrounding commercial buildings.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to restore the exterior which will include repairing stucco, windows, doors and foundation.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: The applicant has applied for the Façade Easement Program. Staff is recommending only replacing the window sashes in order to preserve the original stucco. This was discussed in detail with the owners during a recent staff visit. The front canopy will also remain rather than being replaced with a fabric awning.

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:

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.