

Date: September 18, 2024

Case No. 240177  
Address: 674 MAIN ST, DEADWOOD, SD 57732

### **Staff Report**

The applicant has submitted an application for Certificate of Appropriateness for work at 674 Main Street, Deadwood, SD 57732, a Contributing structure located in the Original Town Deadwood in the City of Deadwood.

Applicant: Black Diamond Capital, LLC  
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 Deadwoods Lawyer, had his office at this location as 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 as a drug store. A jewelry store has been the 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 remove and replace the existing siding on the back of the structure and the top half of the front with LP Smart Siding and paint.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

#### **Staff Opinion:**

The wide clap board siding on the front is not historic to the structure. Replacement with the LP Smart Siding will be allowable if it is smooth with a 5" reveal. If the previous reference condition is part of the motion, it is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

The applicant would be eligible for the façade program if the front windows were replaced with appropriately scaled double hung windows.



**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.