

Case No. 210018
Address: 669 MAIN ST

Staff Report

The applicant has submitted an application for Project Approval for work at 669 MAIN ST, a CONTRIBUTING structure located in DEADWOOD CITY Planning Unit in the City of Deadwood.

Applicant: HARLEY KIRWAN
Owner: HARLEY KIRWAN
Constructed: 1879

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic District Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource: Sol Bloom opened his clothing store in Deadwood in the summer of 1877 at the corner of Main and Lee Streets, and moved to a building on this site shortly thereafter. He rebuilt after the fire of 1879, and remained here until moving to the Syndicate Building in 1888. Mueller & Schindler operated a saloon here at the turn of the century, and their sign warned thirsty pedestrians that they were three miles from the next saloon. The building was severely altered over the years. The present is a reconstruction of the original.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to change the facade of the building to make it more visually appealing to tourists and to provide an Old West feel with the use of Black Hills pine wood. The windows and doors will remain trimmed in a manner similar to its current state. The upper portion of the building will remain as is. This alteration of the facade will create a historical replication of buildings in Deadwood prior to 1900.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: The applicant applied for a similar Certificate of Appropriateness on May 27, 2020 where the Deadwood Historic District Commission unanimously denied the application based upon the guidance found in DCO 17.68.050 because they found the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district. Furthermore, the Historic Preservation Commission required the removal of the inappropriate material applied to the store front and doors without prior approval. The applied wood alterations to the doors have not been completely reversed.

This structure was built immediately after the "Great Fire of Deadwood" which occurred on September 26, 1879. The original building on this location was destroyed by fire. Historic photos shown in the staff report through the Historic Preservation Office shows the building featuring storefront windows and a recessed entry. These structures typically included recessed painted panels at the base of the store front as well. The building has changed over the course of Deadwood History, again, shown in the photographs; however, with the advent of gaming and a strong historic preservation ethic. The storefront was rehabilitated back to a near original configuration of the early building using guidance of the Secretary of Interior Standards for

Rehabilitation along with historic photos and physical evidence to the time period of the construction of this structure.

The structure is one of the oldest surviving buildings on Main Street. And while a wooden structure, it was very typical of the advancement of the boom-town architect. It consists of very simple detailing on the store front and is of traditional design. This design is within the period of significance and should remain.

It is important to maintain the traditional site layout and material of this historic resource. Altering these traditional elements by introducing non-painted materials and stylistic elements as proposed damages and destroys the character defining elements which define this early Deadwood resource.

The Standards (Department of the Interior regulations 36 CFR 67) pertain to all historic properties listed in or eligible for listing in the National Register of Historic Places. These are as follows: [Staff's review according to the standards follows in red]

1) A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

[The applicant references the building was historically operated as a clothing store and later a saloon and today it operates as a clothing store and saloon.]

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

[The historic character of the property fits as it was rehabilitated in the past couple decades. The proposed alteration appears to characterize buildings which were destroyed by fire in 1879. The removal or addition of the proposed alteration should be avoided.]

3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

[The building is a physical record of its time and place. Adding the proposed alteration creates a false sense of history to this specific building and adds features which may be from an early structure.]

4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

[The property represented prior to the applicants previously denied alterations represented the most appropriate design within the National Historic Landmark Districts period of significance.]

5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

[While a review of the photographic evidence and physical record show the building changed over time, the current configuration and materials are the most appropriate characterizing features of the historic property and should be preserved.]

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

[This standard reflects the importance of color, design and texture as distinctive features. The proposed alteration does not reflect nor follow this standard.]

7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

[This standard is not necessarily relevant to this current approval; however, the previously denied application for work completed without review, approval and appropriate permitting by the city destroyed some of the previous workmanship on the resource.]

8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

[Not applicable for the application]

9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

[Not necessarily applicable for the application]

10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

[Not necessarily applicable for the application]

Based on staff's review using the Guidelines for Undertakings in the City of Deadwood's National Historic Landmark District including the Downtown Design Guidelines, the Department of Interior Standards for historic preservation projects and the South Dakota Administrative Rules, it is my opinion, the proposed work and changes does encroach upon, damage or destroy a historic resource and has 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.



Photo From 1993 Architectural Survey



Photo of storefront prior to May 2020

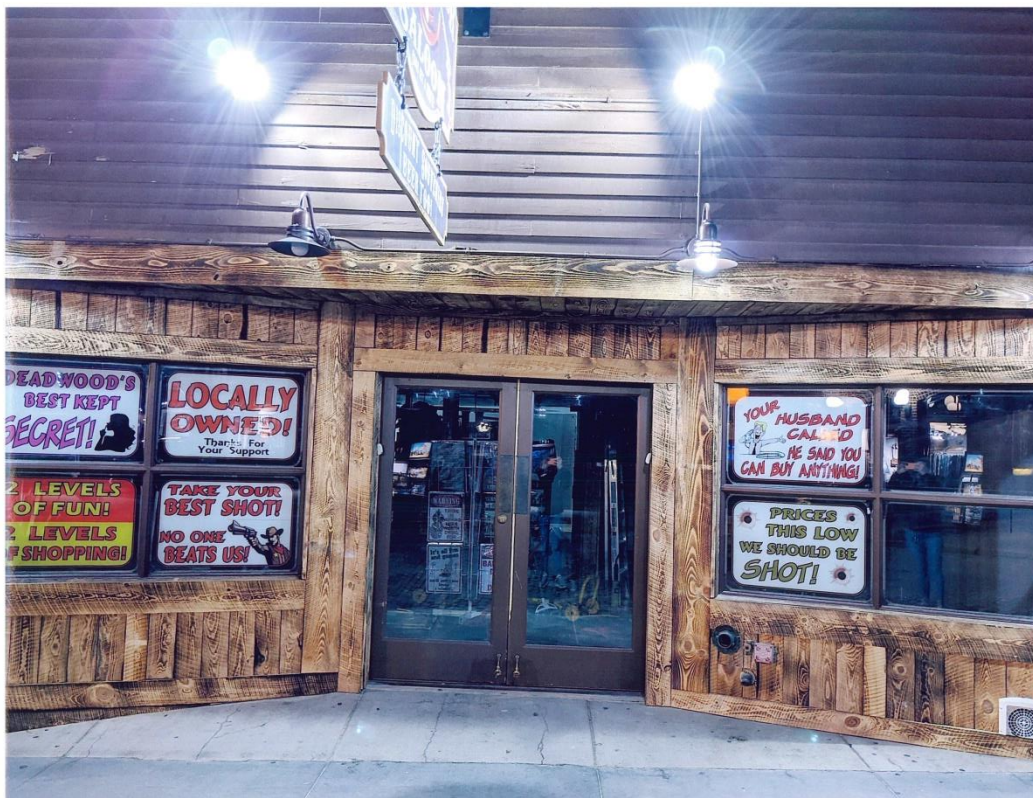


Photo of storefront with wood applied in 2020 and denied by HPC
Applicant is requesting to install same or similar material.



Store front shown in historic photo of Deadwood.



Store front shown in historic photo of Deadwood.





Photo prior to current rehabilitation ca. 1970s-1980s



Photo of storefront in March 1913.

Motions available for commission action for Certificate of Appropriateness:

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.