

Date: 04/09/2021

Case No. 210039

Address: 478 Main Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 478 Main Street, a contributing structure located in the Deadwood Historic Overlay Zone in the City of Deadwood.

Applicant: Martin Colberg

Owner: Martin Colberg

Constructed: c 1925

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 resource in the Deadwood National Historic Landmark District

2. Architectural design of the resource and proposed alterations: The applicant has recently purchased this structure and is planning on making it a vacation rental. An inspection was done by the Department of Health and they are requiring the second floor windows be enlarged from 24x42 inches to 32 1/8 x 57 1/4 inches for safety purposes and egress requirements.

The applicant is also requesting permission to replace the two second floor windows with new wood windows which resemble double hung windows.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Staff and the applicant conducted an onsite inspection of the windows. Upon review it was determined there was not enough space to install the originally proposed windows. It was decided a wood crank out with and wood mullian to make the window appear as a double hung would be appropriate. 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 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.