

Date: May 19, 2021

Case No. 210081  
Address: 789 Main Street

### Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 789 Main Street, a contributing structure located in the Deadwood Historic Overlay Zone in the City of Deadwood.

Applicant: Frank Pavich  
Owner: PAVICH, FRANK A  
Constructed: c 1924

#### 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. It is significant for its historic association with early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace the double hung windows on the left and right side of the second floor and one main floor rear window with egress to meet SDCL requirements for a vacation rental.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** This is another example of alterations being driven by the State of South Dakota's Department of Health. Staff will reach out to the State Historic Preservation Office to set a meeting with the Department of Health to discuss alternatives to the egress issue and possible use of the International Existing Building Code.

Staff conducted an onsite inspection of the windows. Upon review it was decided a wooden crank out with a three over one configuration to mimic the current windows would be appropriate similar to the project recently approved by the commission on lower Main Street.

The proposed work and changes does damage or destroy historic material of a historic resource but does not have an adverse effect on the overall 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.