

Date: May 20, 2021

Case No. H210087
Address: 555 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 555 MAIN ST, a non-contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Deadwood Hotels, LLC
Owner: Deadwood Hotels, LLC
Constructed: 1941

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: The structure located at 555 Main is contributing and was built as a gas station, auto repair garage and parts store; this building is made up of several additions to a small central core. It was operated for many years by Eddie Rypkema, Mayor of Deadwood from 1948-1952.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to add brick to the exterior front façade of the structure.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

After extensive research on the actual construction date of this structure and consultation with the State Historic Preservation Office, we have determined it is a non-contributing resource. It was built in 1941 according to our research (See article below). This puts the construction outside of the period of significance for the National Historic Landmark. Previous information in Boots on Bricks and databases had the incorrect date of construction.

In addition to the news clipping attachment, here is what we found out on the buildings that made up Eddie's Tire (539 and 553 Main Street)

August 3, 1941 is when Eddie built a new service station according to the newspaper.

substance.

New Service Station Opened In Deadwood

On the site of the old Chinese church, 551 Main street, Deadwood, Eddie Rypkema formally opened his newly constructed service station yesterday. The station will be known as Eddie's Tire and Glass. He has been managing Eddie's Shell service station for several years.

The handsome new station is built of white stucco and red brick. It includes an office, an accessory and display room, a large room in which

The proposed work and changes do not encroach upon, damage or destroy a historic resource or 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.