

Date: June 7, 2024

Case No. 240092
Address: 753 MAIN ST

Staff Report

The applicant has submitted an application for a Certificate of Appropriateness at 753 Main a non-contributing structure located in the Upper Main Deadwood City Planning Unit in the City of Deadwood.

Applicant: Northern Hills Alliance for Children
Owner: Northern Hills Alliance for Children
Constructed: c. 1935

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 is a non-contributing structure located in the Deadwood City Planning Unit in the city of Deadwood. Alterations to the façade of the building resulted in loss of historic integrity.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to construct two shed roofs on the front of the structure. The objective of this project is to improve the water dispersion and drainage from the building, thereby eliminating problematic ice damming overhead, and on the ground in front of the high traffic main entrance. This will ensure the safety and convenience of all visitors, staff and children of the facility, as well as ensure the elemental integrity of the building.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Unfortunately, the original design of this resource has caused issues with the roof and moisture. The proposed design compliments the original design of a gable roof over the entry but is set back to address moisture and ice dams at this location. This should be considered a preliminary design as the City will require a structural engineer to review the plans as well as the buildings structural components. Any changes resulting from the engineers review would be subject to review by the Deadwood Historic District Commission.

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.