

Date: May 07, 2026

Case No. 260098
Address: 270 Main

Staff Report

The applicant has submitted an application for Project Approval for work at 270 Main, a Non-contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Terri Ward
Owner: GUSTAFSON, MICHAEL R, Jr / GUSTAFSON, APRIL K
Constructed: 1990

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This structure cannot contribute to the Deadwood National Historic Landmark District at this time because it currently is less than 50 years old.

2. Architectural design of the resource and proposed alterations:

The building is getting two new entry vestibules added to existing entry doors. The new vestibules will be wood construction to match the existing casino facade. The hotel portion of the building will be updating the paint color of the EIFS to match the color of the EIFS banding on the new cooler enclosure.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: These vestibules will replace the awning entrances which have had fabric walls added to assist with weather conditions. 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.

Note: A building permit has been issued and work started due to the short window of opportunity to complete the project prior to the heavy tourist season. The applicant understands that if denied, they would be out the work completed on the foundation to date.

Motions available for commission action:

A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.