

Date: March 04, 2026

Case No. 260035

Address: 709 MAIN ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 709 MAIN ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: SCMSD by John Rystrom
Owner: GLP CAPITAL LPO
Constructed: 1915

CRITERIA FOR THE ISSUANCE OF 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 structure constructed by W.E. Adams for the Hills Chevrolet Company. It was later renamed the Franklin Garage. Architect Ray Ewing also designed the Hudson-Terraplane showroom on Pine Street, and was the supervising architect for the Dodge and Plymouth showroom for Black Hills Motors. Montgomery Ward was a more recent tenant.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the tile on the Portico using a TNEMEC quartz coating. We have patched the tile many times due to moisture and vibrations from main street and believe this would be a more permanent fix. Area to be fixed is 20ft x 82 ft.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The tile is not original to the front of the structure as is evident in historic photos. As such, the proposed work and changes do not damage or destroy a historic resource nor does it have an overall adverse affect on the character of the building or the historic character of the local historic district, the State or National Historic Register 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.