

Date: March 04, 2026

Case No. 260036  
Address: 604 MAIN ST

### Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 604 MAIN St, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Lee Harstad  
Owner: NUGGET SALOON LLC  
Constructed: 1897-1903

### 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:

Although the design of the building is rather simple and lacking in detail, the basic design elements reflect turn of the century commercial buildings. The builder used the basic building material, brick, to create the design detail incorporated in the cornice and around windows and doors.

##### 2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace two windows on the back side of the structure to meet egress requirements for a vacation rental. The size of the windows will not change.

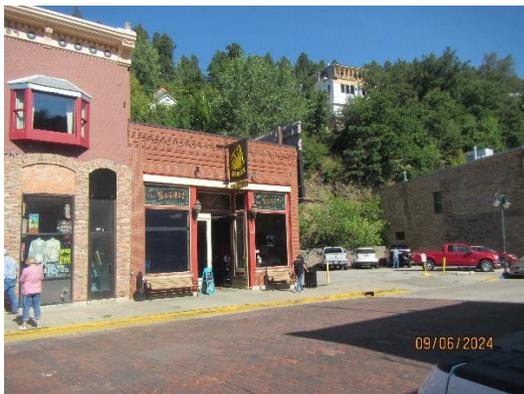
**Attachments:** Yes

**Plans:**

**Photos:** Yes

#### Staff Opinion:

The windows are not historic to the structure. 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.