

Date: August 21, 2025

Case No. 250148
Address: 650 MAIN ST,

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 650 MAIN ST, DEADWOOD, SD 57732, a contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Dale Berg
Owner: D&S BERG BUILDING LLC
Constructed: 1880

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 was the site of the first commercial building in Deadwood, constructed in 1876 by Isaac Brown and Craven Lee. The current building was constructed in 1880. The storefront was occupied by a dry goods store. The second floor served as an opera house with a saloon conveniently located in the basement. The building also housed an early bowling alley watched over by a short-lived fraternal organization, the Knights of Gambrinus. Gus Keller's meat market was here for many years. The pink storefront was the result of a 1940 remodeling for Sederstrom's Restaurant.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to install a window on the second floor mezzanine. This will require removal of the awning. Plans are (at a later time) to lower and reinstall the awning.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The applicant did participate in the Façade program in 2016 for this structure. Based on a historic photo it appears there were windows on the second floor at one time. In discussion with the applicant the window will be a 4x4 picture wood window. A current picture from the inside of the structure shows the actual window opening. Plans are to rent this area out as an office space. To install the window the historic awning will have to be removed. The applicant has stated plans are to replace the awning at a later date and lowering the awning. Staff recommends approval contingent upon the review of the window specifications before ordering and the original awning to be reinstalled within one month of window installation. 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.