

Date: November 15, 2023

Case No. 230175

Address: 594 Main St.

### **Staff Report**

The applicant has submitted an application for Certificate of Appropriateness for work at 594 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Robert J. Nelson (Deals Pub.)

Owner: Robert J. Nelson (Deals Pub.)

Constructed: c 1936

### **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:** Frederick Frost, Architect- With the increasing competition for customers in the 1930's, there was a trick to attracting automobile drivers into your place of business. Gasoline companies proved to be particularly innovative in this respect. Their buildings might take almost any shape, from giant seashells to tiny palaces. The cottage was an especially popular form, 1-epresenting security and trustworthiness to motorists far from home. By using the same design throughout its territory, the company could show success, and increase business by developing customer familiarity. Socony, the Standard Oil Company for New York, adopted a colonial cottage style for its stations. This facility was the latest thing in gas station design when it was built in 1936.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to restore the front of the main building including replacement wood where needed, new windows where needed, new door and jam concrete wall along parking to be patched and repainted. Garage to be inspected for wood rot, new windows where needed, door to be inspected and painted. Currently getting bids for area contractors. Paint will be exact historical color, and trim or doors will be exact replacement where needed.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

#### **Staff Opinion:**

In further discussion with the applicant, plans are to restore the windows and not replace. If it is determined later that any windows need to be replaced the applicant will submit a new project approval. The applicant has also applied for the Historic Façade Easement Program. 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 local Historic District, 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.