

Date: September 19, 2024

Case No. 240178

Address: 69 SHERMAN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 69 Sherman Street, a contributing structure located in South Dakota Planning Unit in the City of Deadwood.

Applicant: Mike Trucano
Owner: BLACK HILL NOVELTY, LLC
Constructed: 1910

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: Jensen and Bliss Hardware Company, established in Denver, opened their Deadwood branch in 1877 on Sherman Street, but their building was destroyed by the fire of 1879. In fact, it was rumored they had black powder stored in their warehouse which had contributed to the destruction of the city during the fire. Undaunted, they built a one-story building in 1880. The firm suffered financial setbacks, and dissolved in 1885. Star and Bullock acquired the property and used it as a storage facility for their hardware store. A second story and rear addition were built in 1909 during a period when it was owned by W.E. Adams and used as a commission room and cold storage. In 1920 the third story was added. The Wasmer Fruit Company and the Pioneer Fruit Company are two names under which business operated. Little remains of the original warehouse after the addition of two stories and elimination of the front door.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to repair the mechanical penthouse on the roof of the building. Water is pouring into the building. Replace old rolled roofing with metal. Color and panel style at discretion of Deadwood Historic Preservation Commission.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: The mechanical penthouse is not historic to the structure. However, it can be viewed from the street. Staff recommends replacing the siding of the penthouse with a lap siding to give it a historic appearance. Because the penthouse is not historic a metal roof could be allowed. The AG Panel metal roofing design would be preferred.

With those conditions, it is staff's opinion 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 for Certificate of Appropriateness:

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.