

Date: July 9, 2021

Case No. H210128

Address: 61 SHERMAN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 61 SHERMAN ST, a contributing structure located in the South Deadwood Planning Unit in the City of Deadwood.

Applicant: Peter & Linda Christeleit

Owner: Peter & Linda Christeleit

Constructed: c 1920

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: This building was constructed as a garage between 1915 and 1923. It was used as a garage until it was converted into office space in 1978-79.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to change the front entry alcove from a 5' wide x 7' deep entry into a 5' wide x 1' to 3' deep entry depending on the header. Remove current door on the left and reconstruct the entry using wood or brick siding to match the structure. Install a new wood door with one side light on the left and transom. The door will be facing the street. The correction will create a better traffic flow, better natural light and air flow. Repair and restore the front window and paint the same color of red as the building next to this structure. The current is not original to the building as it was added when the structure was converted into office space.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Staff conducted a site visit and confirmed a door was located in this location at one time in the original 7' deep set back area. However it did not have the side light or transom.

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.

The applicant is also requesting to be in the Façade Easement Program.

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.