

Date: March 19, 2026

Case No. 260046  
Address: 57 SHERMAN ST

### **Staff Report**

The applicant has submitted an application for Certificate of Appropriateness for work at 57, 59, 61 SHERMAN ST, contributing structures located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Deadwood Sundance 2023 LLC  
Owner: DEADWOOD SUNDANCE 2023 LLC0  
Constructed: 1903-1909 and 1915-1923

### **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:**

In 1903 Adams built a tall one-story office building to the right of his three four-story buildings. That building has since been remodeled into what appears to be a two-story building. Notice the iron column on the 1903 building. Although it closely resembles the columns on the adjacent building, the flower is turned upside down. This column was manufactured in Deadwood by the Black Hills Foundry to match the other columns, which were manufactured out-of-state. The turned flower may have been done intentionally to differentiate the work, or to avoid patent problems. A one-story brick building was built to the right in 1916 to house Adams' delivery trucks. The final portion of the building was an extension of the garage built in 1933. The bricks used in those buildings are actually street pavers. How Adams obtained street paving brick is a mystery, but he may have purchased them when the streets were paved in 1907, while he was the city's mayor.

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

The applicant is requesting permission to upgrade/renovate the back lot. This will include a new stamped concrete patio, new stage, new fireplace, new retaining wall, and new cooler unit. The stage will be designed and built in a similar style of the stage at Outlaw Square. The new fireplace will be a gas powered fireplace constructed out of natural Fond Du Lac stone. The new cooler will be wrapped in a vinyl wrap that replicates the look of brick. Refer to attached preliminary site plan.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

#### **Staff 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:**

**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.