

Case No. 210034
Address: 51 Sherman Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 51 Sherman Street a contributing structure located in the South Deadwood Planning Unit in the City of Deadwood.

Applicant: Keating Resources
Owner: Same
Constructed: 1894/95/1897/1898-99/1903/1909/1916/1933

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

- 1. Historic significance of the resource:** The entire complex was the handiwork of W.E. Adams. In 1894, Adams built the middle 25 feet of what is now the four-story building on this site. It started as a two-story building which housed Adams' grocery store, with its grand opening January 21, 1895. In 1897, Adams decided to build again, and constructed another 25-foot-wide building to the right of his store, three stories tall. At the same time, he added a third story to his first building. In 1909, the fourth floors were added to the other two buildings, and they assumed their current appearance.

In 1903 he 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. 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. They constructed the loading dock entrance on the left side of the building in 1951.

- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to tuck point deteriorated mortar joints with matching existing mortar color and replace deteriorated brick on east side of building. Brick and mortar color to be determined by architect.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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:

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

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.