

Date: July 07, 2025

Case No. 250114

Address: 37 SHERMAN ST, DEADWOOD, SD 57732

### **Staff Report**

The applicant has submitted an application for Certificate of Appropriateness for work at 37 SHERMAN ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Pineview Group LLC  
Owner: PINEVIEW GROUP LLC  
Constructed: 1905

### **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:**

Armour Company began operation in Deadwood in 1899. By 1912 business required construction of a facility (cost of \$15,000); 3,000 people attended opening of this building. Constructed in Deadwood's warehouse-wholesale district, this building is a good example of an early 1900s warehouse: it housed company offices and served as a cold storage meat plant. August 1915 Sanborn map shows building and indicates Amour Company occupied building. There are no clear references to building until 1964 when it appears in Polk's Deadwood city Directory. Apparently Black Hills mercantile used the building until the 1960s. The building continued to serve as cold storage throughout most of its life, despite a brief stint as a Chinese restaurant in the mid-1970s. Most recently it is used as a warehouse, groceries and a metallurgic lab.

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

The Applicant is requesting permission to tuck point and do brick work for general maintenance and weather proofing.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

#### **Staff Opinion:**

Staff finds the proposed work and change is congruous with the historical, architectural, archaeological, or cultural aspects of the district and DOES 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, State and National Register Historic Districts or the Deadwood National 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.