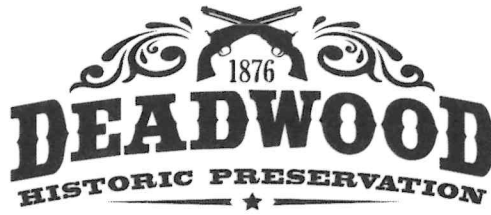


OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
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Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

March 12, 2026

Gerard Keating
Deadwood Sundance 2023 LLC
53 Sherman Street
Deadwood, SD 57732

RE: Case No. 260038 – 57, 59, 61 Sherman Street

Dear Mr. Keating:

On Wednesday, March 11, 2026, the Deadwood Historic Preservation Commission reviewed your application for Certificate of Appropriateness for work at 57, 59, 61 Sherman Street, contributing structures located in the Original Town Deadwood Planning Unit in the City of Deadwood. The application was for permission to restore the back facades of the buildings as part of creating the Ian Munsick's Cowboy Bar and Western Grill. This is the first phase of the construction with more details and required approvals coming in the future.

The Deadwood Historic District Commission has determined the exterior alteration proposed is congruous with the historical, architectural, archaeological, or cultural aspects of the district and moved to grant a Certificate of Appropriateness for the project **contingent upon all four of the openings be like garage doors at the rear of the resources.**

A building permit must be issued prior to commencement of work on the resource. To request a building permit and pay the fees due regarding this project, please contact the City Building Inspector, Trent Mohr, at the Public Works Dept. at (605) 578-2082. Any changes to the scope of work must be approved by the Historic Preservation Commission.

Thank you for your support in preserving, protecting and promoting the rich and unique heritage of Deadwood – A National Historic Landmark. If you have any questions or need further information, please do not hesitate to contact our office at your convenience.

Sincerely,

Kevin Kuchenbecker
Historic Preservation Officer

cc: Trent Mohr, City Building Inspector
File