

Date: July 16, 2026

Case No. 260147
Address: 57 SHERMAN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 57, 59, 61 SHERMAN ST, DEADWOOD, SD 57732, 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 repair the masonry of the parapets, install new metal coping, paint and replace the garage doors that were there at one time on the back side of the structures.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

The Historic Preservation Commission reviewed this facade restoration at the March 11, 2026 meeting and approved contingent upon review of all four of the openings be like garage doors at the rear of the resource. Their design plan is being submitted for your review. The plans say wood construction but in conversation with the applicant they will be metal doors. A copy of the March staff report and application have been provided for your review. 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.