

Date: November 22, 2024

Case No. 240248
Address: 57 SHERMAN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 57 Sherman Street, a contributing structure located in the Original Town in the City of Deadwood.

Applicant: Gerard Keating
Owner: DEADWOOD SUNDANCE 2023 LLC0
Constructed: 11/22/2024

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:

This building is a non-contributing resource in the Deadwood National Historic Landmark District. In 1903, W.E. Adams built a tall one-story office building to the right of his three four-story buildings. The iron column on this building closely resembles the columns on the adjacent buildings; however, 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. This building has since been remodeled into what appears to be a two-story building; due to these changes the building currently does not contribute to the National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to add a deck/landing to access the back apartment unit.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

This will be brown treated wood construction and is intended to be of temporary nature until plans are developed for the rear of the property to include landscape and pedestrian improvements. 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.