

Date: March 06, 2025

Case No. 250025

Address: 57 SHERMAN ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 59 SHERMAN ST, DEADWOOD, SD 57732, a contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Deadwood Sundance 2023 LLC
Owner: DEADWOOD SUNDANCE 2023 LLC0
Constructed: 1903-1909 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:

The north portion of the building was constructed as an addition to the Adams Wholesale house to the north. It was used as office space for the wholesale house. Between 1915 and 1923 a one-story garage, large enough to hold six cars, was constructed to the south. In the 1960's and 1970's these were remodeled and the garage converted into office space.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to make improvements to the existing front facade to resemble the historic facade, including removal of recessed entry and existing window. Replace with new wood garage door and two new wood single hung windows. Infill between windows and new brick. At rear facade, remove wall framing at two original garage door openings and replace with door/window assembly. Exact design to be determined. Remove mansard roof/awning on back of building.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

This structure along with 57 and 61 Sherman Street were entered into the Facade Easement Program on February 28, 2024. This project is part of the facade restoration. The replacement brick for the infill between the windows should match the current brick. 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.