

Case No. 240076
Address: 57 SHERMAN ST

Staff Report

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

Applicant: KR Deadwood Sherman Street 2020
Owner: KR Deadwood Sherman Street 2020
Constructed: 1879/1902

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 renovate/restore the existing facade to resemble the original historic facade.

Attachments: Yes

Plans: No

Photos: No

Staff Opinion:

This structure was accepted into the Façade Program on February 28, 2024. The proposed changes would reconstruct the façade to its original configuration based on historic photographs. This measure should return the structure to a contributing status within the National Historic Landmark. As requested by Commission Williams at the February 28 meeting, minutes of the meetings from the 51, 53, 55 Sherman Street Façade project are attached. The proposed work and changes 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 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.