

Date: May 07, 2026

Case No. 260101

Address: 57 SHERMAN ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 57 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 LLC
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 paint a new mural to the exterior side of 57 Sherman back by the new patio. The mural, which depicts a Mt. Rushmore of country music artists, would be painted in a similar color scheme as the existing ghost murals on the Landmark Hotel & Casino. The mural would be located on an existing CMU wall with no direct views to the street. The existing wall is a non-character-defining wall that lacks any of the character of the surrounding buildings or district. A mural would help to connect the differing style of wall construction to Deadwoods more common nature of painted advertisements on masonry. We are more than happy to work on the mural design and application methods.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Under Deadwood Codified Ordinances Chapter 15.32.130 – Disallowed Signs: Murals and supergraphics shall not be allowed. Under the ordinance, A mural means a decorative or figurative painting or decoration, usually oversized, applied directly to a wall or ceiling. "Mural" shall also include super graphic.

Ghost Murals or historic advertisements within the period of significance for the National Historic Landmark District are allowed under the program administered by the Deadwood Historic Preservation Commission. Other requests have been denied or withdrawn and allowing a mural or super graphic could set precedent for future projects.

It is staff's opinion, the proposed work and change is incongruous with the historical, architectural, archaeological or cultural aspects of the State and National Register Historic Districts as well as 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.