

Date: March 17, 2025

Case No. 250034

Address: 61 SHERMAN ST, DEADWOOD, SD 57732

### **Staff Report**

The applicant has submitted an application for Certificate of Appropriateness for work at 61 Sherman Street, Deadwood, SD 57732, a contributing structure located in the South Original Town of Deadwood in the City of Deadwood.

Applicant: Deadwood Sundance 2023 LLC  
Owner: DEADWOOD SUNDANCE 2023 LLC  
Constructed: 1920

### **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 remove existing recessed entryway and replace with custom fabricated steel window to match the existing historical steel window (non-operable). A new brick wall will be constructed below to match existing brick color and pattern to extent reasonably possible. Replace single pane glass in the existing steel window and double pane insulated glass.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

#### **Staff Opinion:**

This structure along with 57 and 59 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 and around the right window 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.