



Historic Preservation Commission Meeting Agenda

Wednesday, April 12, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. Minutes of the March 22, 2023 Meeting
4. **Voucher Approvals**
 - a. HP Operating Vouchers
 - b. HP Grant Vouchers
 - c. HP Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
6. **Old or General Business**
 - a. Request from KR Deadwood Sherman Street 2020, LLC to be entered into the Historic Facade Easement Program for the facades at 51, 53, 55 Sherman Street, Deadwood, SD.
 - b. 2023 Scholarship Program Recipient Approval
7. **New Matters Before the Deadwood Historic District Commission**
 - a. COA 230023 - KR Deadwood Sherman St. 2020 LLC - 53 Sherman St. - Install Fabric Awnings
8. **New Matters Before the Deadwood Historic Preservation Commission**
9. **Items from Citizens not on Agenda**

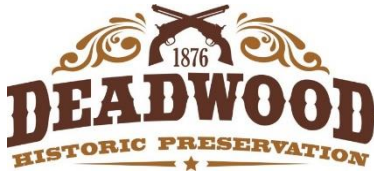
(Items considered but no action will be taken at this time.)
10. **Staff Report**

(Items considered but no action will be taken at this time.)
11. **Committee Reports**

(Items considered but no action will be taken at this time.)
12. **Adjournment**

Note: All Applications MUST arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.

Please practice the CDC's social distancing recommendations



Historic Preservation Commission Meeting Minutes

Wednesday, March 22, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Posey called the Deadwood Historic Preservation Commission meeting to order on March 22, 2023 at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Bev Posey
 HP Commission Vice Chair Leo Diede
 HP Commissioner Trevor Santochi
 HP Commissioner Jill Weber
 HP Commissioner Tony Williams
 HP Commissioner Vicki Dar

City Commissioner Charlie Struble-Mook

ABSENT

HP Commission 2nd Vice Chair Robin Carmody

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
 Bonny Anfinson, Program Coordinator
 Mike Walker, Director, Neighborworks

3. Approval of Minutes

a. Minutes of 3/8/23 Meeting

It was moved by Commissioner Diede and seconded by Commissioner Williams to approve the minutes of the March 8, 2023 meeting. Voting Yea: Posey, Diede, Santochi, Dar, Weber, Williams.

4. Voucher Approvals

a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Operating Vouchers in the amount of \$26,516.62. Voting Yea: Posey, Diede, Santochi, Dar, Weber, Williams.

b. HP Revolving Vouchers

It was moved by Commissioner Santochi and seconded by Commissioner Weber to approve the HP Revolving Vouchers in the amount of \$60.00. Voting Yea: Posey, Diede, Santochi, Dar, Weber, Williams.

5. HP Programs and Revolving Loan Program

- a. South Dakota State Historic Preservation Office staff visit
- Duncan Trau, Historic Preservation Restoration Specialist
 - Jozef Lamfers, Review and Compliance Archeologist
 - Jenna Carlson Dietmeier, PhD, Review & Compliance Coordinator

Duncan Trau, Historic Preservation Restoration Specialist, Josef Lamfers, Review and Compliance Archeologist and Jenn Carlson Dietmeier, PhD, Review and Compliance Coordinator were in attendance representing the State Historic Preservation Office.

6. Old or General Business

- a. Accept Black Hills Post 5969 VFW into the Not-for-Profit Grant Program to replace HVAC System in the amount of \$28,824.00

Mr. Kuchenbecker stated the Black Hills Post 5969 VFW has submitted a Not-for-Profit grant request to replace the HVAC system. The cost for the replacement is \$28,824.00. Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000.00 per year not to exceed \$50,000.00 in a five year period. The Black Hills Post 5969 VFW has received \$20,842.47 in the last five years and has \$29,157.53 available. The Projects Committee reviewed this request and recommend approving the grant request for the Black Hills Post 5969 VFW in the amount of \$28,824.00 for the HVAC replacement. Commissioner Diede stated the wording of the amount allowed each year for the grant is confusing. Mr. Kuchenbecker stated we will work on changing the wording. ***It was moved by Commissioner Santochi and seconded by Commissioner Dar to recommend to the City Commission granting the Black Hills Post 5969 VFW into the Not-for-Profit Grant Program to replace the HAVAC System in the amount not to exceed \$28,824.00. Voting Yea: Posey, Diede, Santochi, Dar, Weber, Williams.***

- b. Permission to Purchase Five Interpretive Panels from Pannier Graphics for a cost of \$3,900.00 from the Public Education line item.

Mr. Kuchenbecker stated the City of Deadwood Archives is requesting permission to enter into a contract with Pannier Graphics to develop five outdoor interpretive panels to be placed throughout Deadwood Gulch as part of Deadwood's walking tour. As part of this quote, the Historic Preservation Office would like to add four new panels to the downtown walking tour. These new panels are McGovern Hill Conservation Easement: Angular Unconformity; Louis "Chicken Louie" Banks; McDonald Park; Methodist Church. ***It was moved by Commissioner Diede and seconded by Commissioner Dar to recommend to the City Commission to enter into a contract with Pannier Graphics for the creation of five outdoor interpretive signs. The cost will not exceed \$3,900.00 and will be paid out of the public education line item. Voting Yea: Posey, Diede, Santochi, Dar, Weber, Williams.***

- c. Permission to pay Days of '76 Museum invoice in the amount of \$2,500.00 for the 2023 Days of '76 Lakota Experience to be paid from the HP Public Education line item.

Mr. Kuchenbecker stated staff is requesting permission to pay Days of '76 Museum invoice in the amount of \$2,500.00 for the 2023 Days of '76 Lakota Experience to be paid from the HP Public Education line item. The Lakota Experience is held at Outlaw Square during the Days of '76 Rodeo to showcase the Lakota culture. Bobby Rock stated they plan on bringing in a pow-wow. ***It was moved by Commissioner Santochi and seconded by Commissioner Diede to recommend to the City Commission to pay Days of '76 Museum invoice in the amount of \$2,500.00 for the 2023 Days of '76 Lakota Experience to be paid from the HP Public Education line item. Voting Yea: Posey, Diede, Santochi, Dar, Weber, Williams.***

- 7. New Matters Before the Deadwood Historic District Commission**
8. New Matters Before the Deadwood Historic Preservation Commission
9. Items from Citizens not on Agenda

(Items considered but no action will be taken at this time.)

Bobby Rock, with Outlaw Square, discussed the warming shed at Outlaw Square. Plans are to paint the shed. Next season it will be located on the corner right side of the stage and painted to match the brick colors. Commissioner Weber asked if the facade could be designed to look more western.

Todd Weber stated the Wild Bill statue base at Tin Lizzy is in need of repairs. Mr. Kuchenbecker stated Tin Lizzy has \$100,000.00 built into the TIF for that. The triangle at the intersection is owned by Game Fish and Parks.

10. Staff Report

(Items considered but no action will be taken at this time.)

Mr. Kuchenbecker stated tomorrow the SHPO staff and I will be going through the Adams Block buildings to discuss Federal Tax Credits.

The Short Term Rental Task Force had four meetings and has good recommendations to be presented to the Planning and Zoning Commission and then to the City Commission.

The water study is moving forward.

We hope to be going out for bid on the FEMA project.

When we get done with these project plans are to start working on developing exterior lighting standards.

The City Commission awarded the retaining wall for 8 Jefferson retaining wall. We will be going out for bid on the 5 Harrison and Broadway Street retaining walls and the Days of '76 restroom and Concession Stand Project.

11. Committee Reports

(Items considered but no action will be taken at this time.)

Commissioner Dar participated in the State Tourism webinar. They were showing videos for the new year and what the focus would be and there was basically no mention of

Deadwood. There was heavy emphasis on the outdoors and there should be more about Deadwood and history. There was just one mention about getting out to Deadwood. If people have input they should contact the State Tourism Director, Jim Hagen. Mr. Kuchenbecker stated the State Advisory Board will be having their meeting in April in the Black Hills.

Commissioner Diede stated he attended the Fireman's Banquet. He appreciates what they do.

Commissioner Weber stated she attended City Commission Forum and that it was really interesting.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 4:51 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Program Coordinator

Historic Preservation Commission

Bill List - 2023

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 47,093.77

Approved by _____ on ____/____/____
HP Chairperson

HPC	04/12/23
Batch	04/18/23

PACKET: 06130 04/18/23 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0776	ALBERTSON ENGINEERING, INC.					
I-18742		DAYS OF 76 NEW RESTROOM BLDG	250.00			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		DAYS OF 76 NEW RESTROOM BLDG		215 4576-600	PROFES. SERV. CURRENT EX	250.00
I-18757		8 JEFFERSON RETAINING WALL	713.71			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		8 JEFFERSON RETAINING WALL		215 4576-600	PROFES. SERV. CURRENT EX	713.71
I-18758		5 HARRSON RETAINING WALL	1,095.00			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		5 HARRSON RETAINING WALL		215 4576-600	PROFES. SERV. CURRENT EX	1,095.00
		=== VENDOR TOTALS ===	2,058.71			
=====						
01-5052	AVID4 ENGINEERING					
I-J18-118-2.28		2022 GIS ENTERPRISE TECH SERV	2,940.00			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		2022 GIS ENTERPRISE TECH SERV		215 4573-340	HIST. INTERP. GIS	2,940.00
		=== VENDOR TOTALS ===	2,940.00			
=====						
01-3314	CENTURY BUSINESS PRODUCTS, INC					
I-670106		HP/PZ CONTRACT 3/9/23-4/8/23	117.25			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		HP/PZ CONTRACT 3/9/23-4/8/23		215 4641-422	PROFESSIONAL SERVICES	23.45
		HP/PZ CONTRACT 3/9/23-4/8/23		101 4640-422	PROFESSIONAL SERVICES	23.45
		HP/PZ CONTRACT 3/9/23-4/8/23		610 4360-426	SUPPLIES	23.45
		HP/PZ CONTRACT 3/9/23-4/8/23		101 4520-426	SUPPLIES	23.45
		HP/PZ CONTRACT 3/9/23-4/8/23		101 4192-426	SUPPLIES	23.45
I-670903		ARCHIVE CONTRACT 3/9/23-4/8/2	9.29			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		ARCHIVE CONTRACT 3/9/23-4/8/23		215 4573-335	HIST. INTERP. ARCHIVE DE	9.29
		=== VENDOR TOTALS ===	126.54			
=====						
01-4946	CIVICPLUS LLC					
I-66FC2C8E-0002		MUNIPRO SUBSCR 3/28/23-3/28/2	295.00			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		MUNIPRO SUBSCR 3/28/23-3/28/24		215 4641-422	PROFESSIONAL SERVICES	295.00
		=== VENDOR TOTALS ===	295.00			

PACKET: 06130 04/18/23 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-1441	DAYS OF '76, INC.					
I-040623		2023 DAYS OF '76 EXPERIENCE	2,500.00			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		2023 DAYS OF '76 EXPERIENCE		215 4572-235	VISITOR MGMT ADVOCATE	2,500.00
		=== VENDOR TOTALS ===	2,500.00			
=====						
01-0475	DEADWOOD CHAMBER & VISITORS BU					
I-020723HP		HPC MARKETING	3,837.47			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		HPC MARKETING		215 4572-210	VISITOR MGMT MARKETING	3,837.47
I-030723HP		HPC MARKETING	14,199.14			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		HPC MARKETING		215 4572-210	VISITOR MGMT MARKETING	14,199.14
		=== VENDOR TOTALS ===	18,036.61			
=====						
01-4625	FIB CREDIT CARDS					
I-033123HP		CREDIT CARD CHARGES - MARCH	521.31			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		ALL TRAILS SUBSCRIPTION		215 4573-325	HIST. INTERP. DUES AND S	28.79
		P&Z TRAINING LUNCH W/J RUSSELL		215 4641-426	SUPPLIES	29.93
		SHPO BREAKFAST MEETING		215 4641-426	SUPPLIES	67.59
		TRAIN HR BETTER PROOFER-HP STA		215 4641-427	TRAVEL	395.00
		=== VENDOR TOTALS ===	521.31			
=====						
01-0510	GOLDEN WEST TECHNOLOGIES, INC.					
I-409147		BLD NEW INFRASTRUCTURE ARCGIS	7,262.50			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		BLD NEW INFRASTRUCTURE ARCGIS		215 4641-422	PROFESSIONAL SERVICES	7,262.50
		=== VENDOR TOTALS ===	7,262.50			
=====						
01-1182	MACROVISION					
I-2023-02		55 HRS VIDEO DIGITIZATION	1,679.00			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		55 HRS VIDEO DIGITIZATION		215 4572-235	VISITOR MGMT ADVOCATE	1,679.00
I-2023-3		PURCHASE VIDEOTAPE LIBRARY 2N	7,500.00			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		PURCHASE VIDEOTAPE LIBRARY 2ND		215 4572-235	VISITOR MGMT ADVOCATE	7,500.00
		=== VENDOR TOTALS ===	9,179.00			

PACKET: 06130 04/18/23 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-5069	MICROSOFT					
I-G021940915		AZURE SUPPORT 3/1/23-3/31/23	752.10			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		AZURE SUPPORT 3/1/23-3/31/23		607 4580-422	PROFESSIONAL SERVICES	250.70
		AZURE SUPPORT 3/1/23-3/31/23		610 4361-422	PROFESSIONAL SERVICES	250.70
		AZURE SUPPORT 3/1/23-3/31/23		215 4641-422	PROFESSIONAL SERVICES	250.70
		=== VENDOR TOTALS ===	752.10			
=====						
01-4247	SD HISTORICAL SOCIETY FOUNDATI					
I-040623		2023 STATE HIST CONF REGISTRA	945.00			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		TREVOR SANTOCHI REGISTRATION		215 4641-427	TRAVEL	135.00
		MIKE RUNGE REGISTRATION		215 4641-427	TRAVEL	135.00
		VICKI DAR REGISTRATION		215 4641-427	TRAVEL	135.00
		CHARLES EAGLESON REGISTRATION		101 4640-427	TRAVEL	135.00
		LEO DIEDE REGISTRATION		215 4641-427	TRAVEL	135.00
		BONNY ANFINSON REGISTRATION		215 4641-427	TRAVEL	135.00
		KEN OWENS REGISTRATION		101 4640-427	TRAVEL	135.00
		=== VENDOR TOTALS ===	945.00			
=====						
01-4007	SPLIT ROCK STUDIOS					
I-4996		EXHIBITION BAGGAGE ROOM - H&I	1,877.00			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		EXHIBITION BAGGAGE ROOM-H&IC		215 4572-235	VISITOR MGMT ADVOCATE	1,877.00
		=== VENDOR TOTALS ===	1,877.00			
=====						
01-2014	TOMS, DON					
I-LEDGER PROJ 327.2		1908 PERSONAL TAXES	600.00			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: Y		
		1908 PERSONAL TAXES		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
		=== VENDOR TOTALS ===	600.00			
		=== PACKET TOTALS ===	47,093.77			

PACKET: 06130 04/18/23 - HP OPERATING -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	47,093.77
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	47,093.77
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** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG		
	2023	101-2020	ACCOUNTS PAYABLE	340.35-*						
		101-4192-426	SUPPLIES	23.45	72,000		70,527.08			
		101-4520-426	SUPPLIES	23.45	50,000		38,727.43			
		101-4640-422	PROFESSIONAL SERVICES	23.45	21,000		20,016.55			
		101-4640-427	TRAVEL	270.00	2,000		1,680.00			
		215-2020	ACCOUNTS PAYABLE	46,228.57-*						
		215-4572-210	VISITOR MGMT MARKETING	18,036.61	414,000		395,338.39	799,000		726,893.09
		215-4572-235	VISITOR MGMT ADVOCATE	13,556.00	200,000		150,498.70	799,000		731,373.70
		215-4573-325	HIST. INTERP. DUES AND S	28.79	2,500		1,081.14			
		215-4573-335	HIST. INTERP. ARCHIVE DE	609.29	40,600		34,011.63			
		215-4573-340	HIST. INTERP. GIS	2,940.00	25,000		3,373.82- Y			
		215-4576-600	PROFES. SERV. CURRENT EX	2,058.71	75,000		68,180.08			
		215-4641-422	PROFESSIONAL SERVICES	7,831.65	40,000		30,068.35			
		215-4641-426	SUPPLIES	97.52	15,000		13,552.87			
		215-4641-427	TRAVEL	1,070.00	7,500		2,376.49			
		607-2020	ACCOUNTS PAYABLE	250.70-*						
		607-4580-422	PROFESSIONAL SERVICES	250.70	10,000		6,315.30			
		610-2020	ACCOUNTS PAYABLE	274.15-*						
		610-4360-426	SUPPLIES	23.45	20,000		17,592.11			
		610-4361-422	PROFESSIONAL SERVICES	250.70	32,000		21,299.08			
		999-1301	DUE FROM FUND 101	340.35 *						
		999-1306	DUE FROM FUND 215	46,228.57 *						
		999-1344	DUE FROM FUND 607	250.70 *						
		999-1345	DUE FROM FUND 610	274.15 *						
		** 2023 YEAR TOTALS		47,093.77						

4/12/2023 12:02 PM

A/P Regular Open Item Register

Section 4 Item a.

PACKET: 06130 04/18/23 - HP OPERATING -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	4/2023	340.35
215	4/2023	46,228.57
607	4/2023	250.70
610	4/2023	274.15

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

Historic Preservation Commission

2023 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
HP Grant Account Total:	\$ 1,535.06

Approved by _____ on ___/___/___
HP Chairperson

Approved by _____ on ___/___/___
HP Officer

HPC	04/12/23
Batch	04/18/23

PACKET: 06135 04/18/23 - HP GRANTS - BA
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4726		KNECHT HOME CNTR-GRANTS				

I-8475525		18 DENVER DRUMMOND	9.21			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		18 DENVER DRUMMOND		216 4653-962-04	SIDING GRANT EXPENSE	9.21
		=== VENDOR TOTALS ===	9.21			
=====						
01-3900		PHIL'S ELECTRIC				

I-101441		14 HARRISON GUILBERT	1,443.30			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		14 HARRISON GUILBERT		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	1,443.30
		=== VENDOR TOTALS ===	1,443.30			
=====						
01-4086		TWIN CITY HARDWARE - GRANTS				

I-2212-225145		18 DENVER DRUMMOND	82.55			
4/18/2023	FNBAP	DUE: 4/18/2023 DISC: 4/18/2023		1099: N		
		18 DENVER DRUMMOND		216 4653-962-03	WINDOWS GRANT EXPENSE	82.55
		=== VENDOR TOTALS ===	82.55			
		=== PACKET TOTALS ===	1,535.06			

PACKET: 06135 04/18/23 - HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	1,535.06
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	1,535.06
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** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
	2023	216-2020	ACCOUNTS PAYABLE	1,535.06-*				
		216-4653-962-01	SPECIAL NEEDS GRANT EXP.	1,443.30	50,000	48,556.70		
		216-4653-962-03	WINDOWS GRANT EXPENSE	82.55	80,000	79,917.45		
		216-4653-962-04	SIDING GRANT EXPENSE	9.21	60,000	59,664.08		
		999-1307	DUE FROM FUND 216	1,535.06 *				
			** 2023 YEAR TOTALS	1,535.06				

4/12/2023 9:24 AM

A/P Regular Open Item Register

Section 4 Item b.

PACKET: 06135 04/18/23 - HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	4/2023	1,535.06

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

4/12/2023 10:22am

HP REVOLVING LOAN FUND
A/P Invoices Report
4/1/2023 - 4/30/2023
Batch = 1

Page 1 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
04/2023								
Neighborhood Lending Service, LLC - 2023-1 - 4/12/2023 - 151.92 - Batch: 1 - Header Memo: Client Credit Reports-Qtr 1 2023								
Client Credit Reports-Qtr 1 2023	100	5200				CLOSING COSTS DISBURSED	151.92	
Client Credit Reports-Qtr 1 2023	100	2000				ACCOUNTS PAYABLE		151.92
Total:							151.92	151.92
NHS OF THE BLACK HILLS - 2023-3 - 4/12/2023 - 3,000.00 - Batch: 1 - Header Memo: Servicing Contract-March 2023								
Servicing Contract-March 2023	100	5000				PROF & ADMIN FEES	3,000.00	
Servicing Contract-March 2023	100	2000				ACCOUNTS PAYABLE		3,000.00
Total:							3,000.00	3,000.00
Odd Jobs - 1167 - 4/12/2023 - 2,040.82 - Batch: 1 - Header Memo: Work Done-66 Taylor-Richerson								
Work Done-66 Taylor-Richerson	100	1201				NOTES RECEIVABLE	2,040.82	
Work Done-66 Taylor-Richerson	100	2000				ACCOUNTS PAYABLE		2,040.82
Total:							2,040.82	2,040.82
Odd Jobs - 1173 - 4/12/2023 - 3,673.48 - Batch: 1 - Header Memo: Work Done-66 Taylor-Richerson								
Work Done-66 Taylor-Richerson	100	1201				NOTES RECEIVABLE	3,673.48	
Work Done-66 Taylor-Richerson	100	2000				ACCOUNTS PAYABLE		3,673.48
Total:							3,673.48	3,673.48
Odd Jobs - 1174 - 4/12/2023 - 3,265.31 - Batch: 1 - Header Memo: Work Done-66 Taylor-Richerson								
Work Done-66 Taylor-Richerson	100	1201				NOTES RECEIVABLE	3,265.31	
Work Done-66 Taylor-Richerson	100	2000				ACCOUNTS PAYABLE		3,265.31
Total:							3,265.31	3,265.31
Paha Sapa Holdings, LLC - 14895428 0059 - 4/12/2023 - 22,099.38 - Batch: 1 - Header Memo: Work Done-23 Monroe-Paha Sapa Holdings (Coupens)								

4/12/2023 10:22am

HP REVOLVING LOAN FUND
 A/P Invoices Report
 4/1/2023 - 4/30/2023
 Batch = 1

Page 2 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
04/2023 (cont'd from page 1)								
Paha Sapa Holdings, LLC - 14895428 0059 - 4/12/2023 - 22,099.38 - Batch: 1 - Header Memo: Work Done-23 Monroe-Paha Sapa Holdings (Coupens) (cont'd f								
Work Done-23 Monroe-Paha Sapa Holdings (Coupens)	100	1201				NOTES RECEIVABLE	22,099.38	
Work Done-23 Monroe-Paha Sapa Holdings (Coupens)	100	2000				ACCOUNTS PAYABLE		22,099.38
Total:							<u>22,099.38</u>	<u>22,099.38</u>
Total:							<u>34,230.91</u>	<u>34,230.91</u>
Report Total:							<u>34,230.91</u>	<u>34,230.91</u>

With Cut Off Days From 30 Through 9999
 NHS of Black Hills

Loan #	Interest Paid To	Next Due	Scheduled Payment	Late Fees Accrued	NSF Fees Accrued	Past Due Interest	Past Due Principal	Past Due Total Due	Current Balance	Suspense Impound Aging / Partial Balance Days
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>>> **Investor: HP** NHS Revolving Loan,

HPRRLBUS	01/01/2023	02/01/2023	60.78	6.08	0.00	0.00	182.34	188.42	5833.72	0.00 0.00 0.00 70
----------	------------	------------	-------	------	------	------	--------	--------	---------	-------------------

Last Worked: / / By: / / Work Date: / /
 Flags: 982 Collector Code: Loan Officer:
 Home Telephone: (303) 883-1733 Work Telephone: (303) 883-1733 Last Transaction: 01/11/2023
 Borrower: Bussiere, Erica

mailed letters 2/11

CHPRRWOER	08/22/2022	03/01/2023	0.00	0.00	0.00	0.00	-2368.69	-2368.69	2368.69	0.00 0.00 0.00 42
-----------	------------	------------	------	------	------	------	----------	----------	---------	-------------------

Last Worked: / / By: / / Work Date: / /
 Flags: 982 Collector Code: Loan Officer:
 Home Telephone: (307) 290-2261 Work Telephone: Last Transaction: 08/22/2022
 Borrower: Emrick Real Estate Group, LL,

Extension

HPRWOLSN5	02/01/2023	03/01/2023	41.37	25.00	0.00	0.00	82.74	107.74	7587.76	0.00 0.00 0.00 42
-----------	------------	------------	-------	-------	------	------	-------	--------	---------	-------------------

Last Worked: / / By: / / Work Date: / /
 Flags: Collector Code: Loan Officer:
 Home Telephone: (605) 580-0353 Work Telephone: Last Transaction: 02/18/2023
 Borrower: OLSON, STEVEN

mailed letter

OFFICE OF
 PLANNING, ZONING AND
 HISTORIC PRESERVATION
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 722-0786



Kevin Kuchenbecker
 Planning, Zoning and
 Historic Preservation Officer
 Telephone (605) 578-2082
 kevin@cityofdeadwood.com

MEMORANDUM

Date: April 7, 2023
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Façade Easement Program Application

The KR Deadwood Sherman Street 2020, LLC has resubmitted an application for the Historic Façade Easement Program. The Historic Preservation Commission originally accepted 51, 53 and 55 Sherman Street into the Historic Façade Easement Program on July 28, 2021. However, on Wednesday, September 22, 2021, the Deadwood Historic District Commission removed the applicant from the Façade Program due to windows not meeting the Secretary of Interior's Standards for Rehabilitation.

This new application is for tuck pointing and brick repair, window repair and replacement, installation of fabric awnings, replace store front broken glass, replace exterior wooden doors with wooden doors and paint all the windows. As per the program requirements: the standard maximum amount per building is 80 percent of the qualified expenditures. The standard amount is not to exceed \$3,000 per linear foot of prominent façade frontage and \$1,000 per linear foot for the secondary façade. Based on the linear footage the maximum funds allowed for this project would be \$427,000.00.

Staff has reviewed this request and would recommend accepting the tuck pointing and brick repair, installation of fabric awnings, replace store front broken glass, replace exterior wooden doors with wooden replica doors and paint all the windows for a total cost of \$268,000.00 as qualified expenses. The cost of the window replacement in the amount of \$256,500.00 was previously denied as part of the original easement request.

ACTION NEEDED:

Accept or deny the application from KR Deadwood Sherman Street 2020, LLC for the Historic Façade Easement Program for 51, 53 and 56 Sherman Street for tuck pointing and brick repair, installation of fabric awnings, replace store front broken glass, replace exterior wooden doors with wooden doors and paint all the windows and determine if the window replacement costs should be considered as a qualifying expense.



Historic Façade Easement Program Application

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.

1. Address of Property:

51, 53 and 56 Sherman Street

3. Owner of property – (if different from applicant):

2. Applicant's name & mailing address:

KR Deadwood Sherman Street 2020, LLC

107 South Main Street

Atkinson, NE 68713

Telephone: (_____) _____ - _____

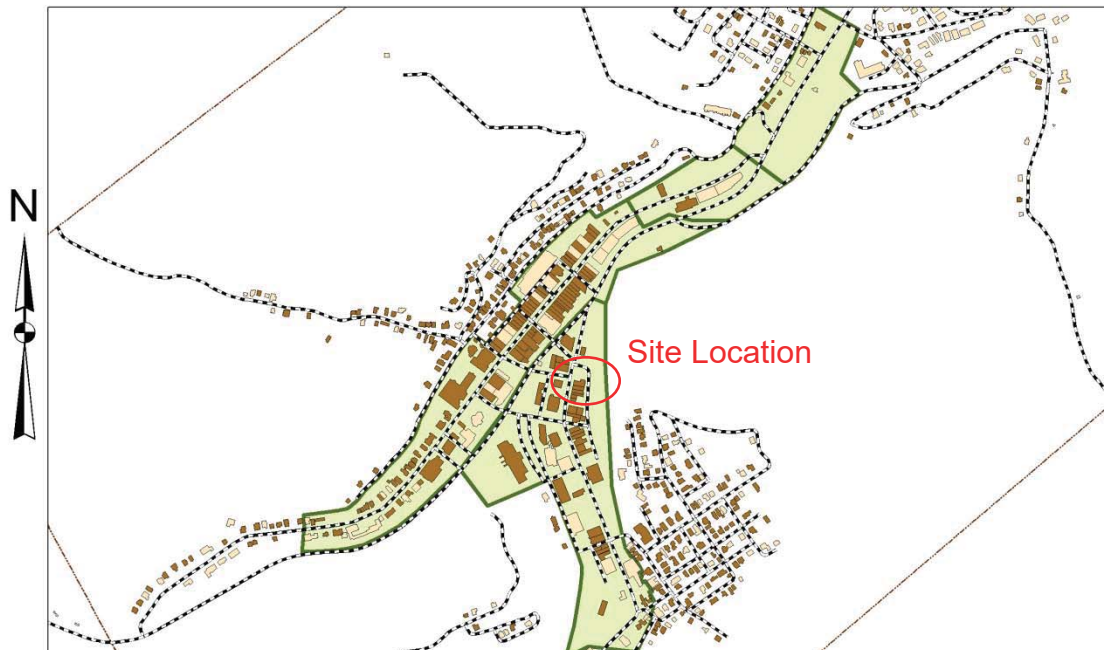
E-mail _____

Telephone: (402) 925-5113

E-mail gerard@keatingresources.com

4. Project Costs:	Total cost of the façade restoration project:	\$ +/- \$524,000
	Amount requested for the façade project (Keep in mind eligible expenses and program maximums)	\$ +/- \$419,200
	Total cost of building rehabilitation project (Include additional interior work planned)	\$ +/- \$11,000,000
	Anticipated appraisal value at conclusion of project	\$ \$13,000,000

5. Façade Easement Program Area – Deadwood Local Historic District



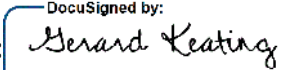
6. Required Supporting Documentation

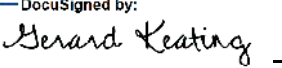
- a. Complete a City of Deadwood Application for Certificate of Appropriateness and attach it to this document.
 - Provide detailed description of exterior changes including materials, colors and dimensions
 - Proposed rehabilitation renderings and elevations
 - Current and historic photos of the building
 - Project budget including the entire project and façade project
 - Project timeline
 - General information on project financing or other such information showing feasibility of project
 - Conformance of the project with the Secretary of Interior Standards for Rehabilitation and the Deadwood Downtown Design Guidelines
- b. Acknowledgement of façade easement requirement

7. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting or loaning funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a grant or loan.

Applicant's signature:  _____ Date submitted: 04/05/2023
DocuSigned by: C6A68B51B9DB440...

Owner's signature:  _____ Date submitted: 04/05/2023
DocuSigned by: C6A68B51B9DB440...

Please return the completed application along with the Certificate of Appropriateness to:

City of Deadwood
Planning, Zoning & Historic Preservation
108 Sherman Street
Deadwood, SD 57732
605-578-2082



**Historic Façade Easement Program Application
Adams Block – 51, 53, 55 Sherman Street**

Date: 04/05/2023

Existing Building

Southwest View



<https://chamberlinarchitects.sharepoint.com/sites/CA/Shared Documents/ActiveProjects/20106-Adams Block Building - Deadwood/3. PRE-DESIGN/5. HISTORIC PRESERVATION/Facade Easement Application/Re-submittal/Scope Narrative revised.doc>

• A P P R O F E S S I O N A L C O R P O R A T I O N •

725 ST JOSEPH STREET
RAPID CITY, SOUTH DAKOTA, 57701
TELEPHONE (605) 355-6804
WEBPAGE www.chamberlinarchitects.com

Northwest View



<https://chamberlinarchitects.sharepoint.com/sites/CA/Shared Documents/ActiveProjects/20106-Adams Block Building - Deadwood/3. PRE-DESIGN/5. HISTORIC PRESERVATION/Facade Easement Application/Re-submittal/Scope Narrative revised.doc>

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North View



<https://chamberlinarchitects.sharepoint.com/sites/CA/Shared Documents/ActiveProjects/20106-Adams Block Building - Deadwood/3. PRE-DESIGN/5. HISTORIC PRESERVATION/Facade Easement Application/Re-submittal/Scope Narrative revised.doc>

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725 ST JOSEPH STREET
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East View



<https://chamberlinarchitects.sharepoint.com/sites/CA/Shared Documents/ActiveProjects/20106-Adams Block Building - Deadwood/3. PRE-DESIGN/5. HISTORIC PRESERVATION/Facade Easement Application/Re-submittal/Scope Narrative revised.doc>

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Historic Photo from 1897



[https://chamberlinarchitects.sharepoint.com/sites/CA/Shared Documents/ActiveProjects/20106-Adams Block Building - Deadwood/3. PRE-DESIGN/5. HISTORIC PRESERVATION/Facade Easement Application/Re-submittal/Scope Narrative revised.doc](https://chamberlinarchitects.sharepoint.com/sites/CA/Shared%20Documents/ActiveProjects/20106-Adams%20Block%20Building%20-%20Deadwood/3.%20PRE-DESIGN/5.%20HISTORIC%20PRESERVATION/Facade%20Easement%20Application/Re-submittal/Scope%20Narrative%20revised.doc)

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Historic Photo from 1898



<https://chamberlinarchitects.sharepoint.com/sites/CA/Shared Documents/ActiveProjects/20106-Adams Block Building - Deadwood/3. PRE-DESIGN/5. HISTORIC PRESERVATION/Facade Easement Application/Re-submittal/Scope Narrative revised.doc>

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Historic Photos from post 1903 after 4th story was constructed



Scope of Work

The “Adams Block Building” (51,53 and 55 Sherman Street) is owned by KR Deadwood Sherman Street 2020, LLC, who is investing significant resources to rehabilitate the building. The rehabilitation includes work such as strengthening the failing floor and roof structure, re-roofing, repairing brick and mortar, installing all new, large electrical service, mechanical system, plumbing and fire sprinkler system, a new elevator, and replacement of windows and exterior doors. The majority of the exterior work has already been approved by HPC.

Keating Resources is expecting to spend \$11M on the rehabilitation and is requesting a portion of the exterior repairs and improvements be paid by the Façade Conservation Easement program when available.

The following is a description of façade repairs and modifications anticipated:

1. Brick Repair: Tuck/point deteriorated mortar joints and replace deteriorated/missing

<https://chamberlinarchitects.sharepoint.com/sites/CA/Shared Documents/ActiveProjects/20106-Adams Block Building - Deadwood/3. PRE-DESIGN/5. HISTORIC PRESERVATION/Facade Easement Application/Re-submittal/Scope Narrative revised.doc>

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brick. (Completed \$95,326.59)

2. Seal the brick and stone on the entire east façade where the deterioration is the worst. (\$10,000 est.)



<https://chamberlinarchitects.sharepoint.com/sites/CA/Shared Documents/ActiveProjects/20106-Adams Block Building - Deadwood/3. PRE-DESIGN/5. HISTORIC PRESERVATION/Facade Easement Application/Re-submittal/Scope Narrative revised.doc>

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3. Window Repair and Replacement: Remove all existing double-hung window sashes, and replace with new Pella wood, single-hung windows. The existing, original window frames, casing and trim will remain. The window replacement was previously approved by HPC. (\$256,049.61)
4. Awning Replacement: Remove existing awning frames and install one new fabric awning. A Certificate of Appropriateness application is being submitted separately. (\$20,000 est.)
5. Storefront Repairs:
 - a. Replace broken storefront glass. (\$50,000 est.)
 - b. Replace all exterior wood doors. This work has previously been approved by HPC. (\$60,000 est.)
6. Paint all windows and storefronts. (\$32,653.12)

Grant calculation:

87 linear feet for primary façade at \$3,000 per foot = \$261,000

166 linear feet for secondary façade at \$1,000 per foot = \$166,000

Total façade grant available if approved = \$427,000

Author: Brad Burns, Chamberlin Architects

<https://chamberlinarchitects.sharepoint.com/sites/CA/Shared Documents/ActiveProjects/20106-Adams Block Building - Deadwood/3. PRE-DESIGN/5. HISTORIC PRESERVATION/Facade Easement Application/Re-submittal/Scope Narrative revised.doc>

• A P R O F E S S I O N A L C O R P O R A T I O N •

725 ST JOSEPH STREET
 RAPID CITY, SOUTH DAKOTA, 57701
 TELEPHONE (605) 355-6804
 WEBPAGE www.chamberlinarchitects.com

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786



Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

Date: April 7, 2023
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: 2023 Scholarship Program Recipient Approval

The Projects Committee met on April 7, 2023 and reviewed twelve applications by Lead-Deadwood High School seniors for the Historic Preservation Commission's 2023 Scholarship Program.

After serious review and consideration the committee selected two recipients for the \$1,000 college scholarship, Cody Rogers and Jager Livengood. The committee selected one recipient for the \$500 vocational scholarship, Emily Thomas.

The Projects Committee recommends approval of the three students for the 2023 Scholarship Program.

Recommended Motion: *Approve the applications from Cody Rogers and Jager Livengood for a \$1,000 scholarship each and Emily Thomas for a \$500 scholarship for the 2023 Scholarship Program as budgeted in this fiscal year.*

Date: April 6, 2023

Case No. 230023
Address: 53 Sherman Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 51 Sherman Street, a contributing structure located in the Deadwood Historic Overlay Zone in the City of Deadwood.

Applicant: KR Deadwood Sherman Street 2020 LLC
Owner:
Constructed: 1894/95/1897/1898-99/1903/1909/1916/1933

CRITERIA FOR THE ISSUANCE OF A 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: It is impossible to talk about this block one building at a time. The entire complex was the handiwork of W.E. Adams, mentioned previously with respect to his grocery store on Main Street. In 1894, Adams built the middle 25 feet of what is now the four-story building on this site. It started as a two-story building which housed Adams' grocery store, with its grand opening January 21, 1895. In 1897, Adams decided to build again, and constructed another 25-foot-wide building to the right of his store, three stories tall. At the same time, he added a third story to his first building. Griffith's Red Anvil Hardware Store was the first floor tenant in the new building. DeMouth's Ark occupied that storefront. In 1909, the fourth floors were added to the other two buildings, and they assumed their current appearance.

Adams turned exclusively to wholesale trade in 1901, and his storefront was occupied by Arnold Brother's Grocery Store. Adams continued to do business from the back rooms of his buildings, but required a more visible presence for his offices. In 1903 he 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 potential 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.

In 1941, Adams' company was purchased by Paxton-Gallagher of Omaha, and in 1949 the company announced that they were withdrawing from business in Deadwood and moving their base of operations to Rapid City. These buildings were sold to the Black Hills Mercantile Co. which had been operating out of the Cudahy Packing Co. Building since 1919 (#82). They constructed the loading dock entrance on the left side of the building in 1951. The upper stories have been occupied as professional offices and residential apartments.

2. Architectural design of the resource and proposed alterations: The Applicant is requesting permission to add three fixed fabric awnings to the middle building and one fixed awning on back of the building.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Staff verified it is a Forest Green canvas fabric material [Sunbrella]. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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.

OFFICE OF
**PLANNING, ZONING AND
 HISTORIC PRESERVATION**
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 578-2084



FOR OFFICE	<i>Section 7 Item a.</i>
Case No. _____	
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received ____/____/____	
Date of Hearing ____/____/____	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:
 City of Deadwood
 Deadwood Historic Preservation Office
 108 Sherman Street
 Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION

Property Address: <u>53 Sherman Street</u>
Historic Name of Property (if known): <u>Adams Block Building</u>

APPLICANT INFORMATION

Applicant is: owner contractor architect consultant other _____

Owner's Name: <u>KR Deadwood Sherman Street 2020 LLC</u>
Address: <u>107 South Main Street, PO Box 130</u>
City: <u>Atkinson</u> State: <u>NE</u> Zip: <u>68713</u>
Telephone: <u>402-925-5113</u> Fax: _____
E-mail: <u>gerard@keatingresources.com</u>

Architect's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Agent's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT

<input checked="" type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Awning	<input type="checkbox"/> Sign	

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>ASAP</u>		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input checked="" type="checkbox"/> SIGN/AWNING	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material <u>Fabric</u>	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
	Style/type _____	Dimensions _____	Width of <u>55 Sherman St.</u> See attached image
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

Describe, as specifically as possible, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request.

Add 3 fixed, fabric awnings at 53 Sherman St. (middle building) and one fixed fabric awning on back of building.

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission’s approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior’s Standards for Rehabilitation and copies are available for my review.

Gerard Keating Apr 5, 2023
Gerard Keating (Apr 5, 2023 11:47 CDT)

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

COA – 53 Sherman St. Awning
Adams Block (The Landmark Casino)
Date: 04/05/2023

Southwest View



Concept Image from Black Hills Tent and Awning (Sherman Street side of building)



Concept Image from Black Hills Tent and Awning (Alley side of building, north door)








COA - 53 Sherman Awning[84]

Final Audit Report

2023-04-05

Created:	2023-04-05
By:	Tom Chvala (tomchvala@gmail.com)
Status:	Signed
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"COA - 53 Sherman Awning[84]" History

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