



SIGN PERMIT STAFF REPORT

Sign Review Commission

June 5, 2024

Applicant: Lee Harstad

Address: 388 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 604 Main Street (Nugget Saloon)

Computation of Sign Area

Building Frontage: 26 Feet

Total Available Signage: 32 Square Feet

Existing Signage: One projecting (20 Square Feet - to be replaced)

Remaining Available Signage Area: 12 Square Feet

Proposed Sign Project: Replace existing projecting sign with a new sign of a larger size (26 Square Feet) in the same location

Proposed Building Materials: Wood and Metal (see attached rendering)

Proposed Lighting of the Signs: external illumination

Location of Proposed Sign: See attached rendering

Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant wishes to replace the existing projecting sign with a new sign in the same location and add a hanging portion below it. This would increase the size from the existing 20 Square Feet to 26 Square Feet.

The proposed sign and its location are compliant with the sign ordinance.



"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

Variances

The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

Sign Review Commission Action

Motion to approve permit for new projecting sign at 604 Main Street

OR

Motion to deny proposed sign permit application as submitted.

Sign Permit Application

The Nugget

604 Main Street

15.32.190 C:

Construction:

The Nugget sign will be made of painted exterior grade signboard-type plywood with raised lettering/logo. The sign will be 1.75 inches thick with the upper sign being 4' wide x 5' tall and a lower sign that is 4' wide x 9" tall.

15.32.190 D:

Colors

The background will be black and the lettering and logo will be yellow.

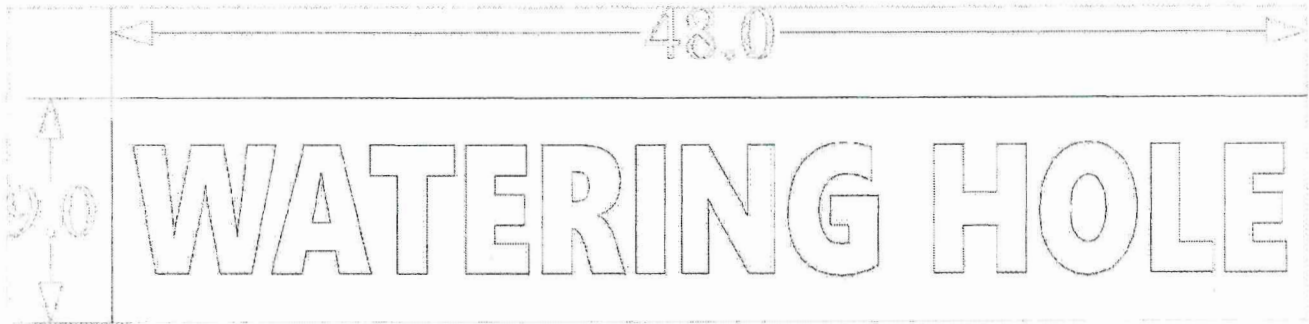
15.32.190 E:

Signage support/anchor

The existing sign frame/bracket remains attached to the building. The new sign will be attached to this frame.



15.32.190 A

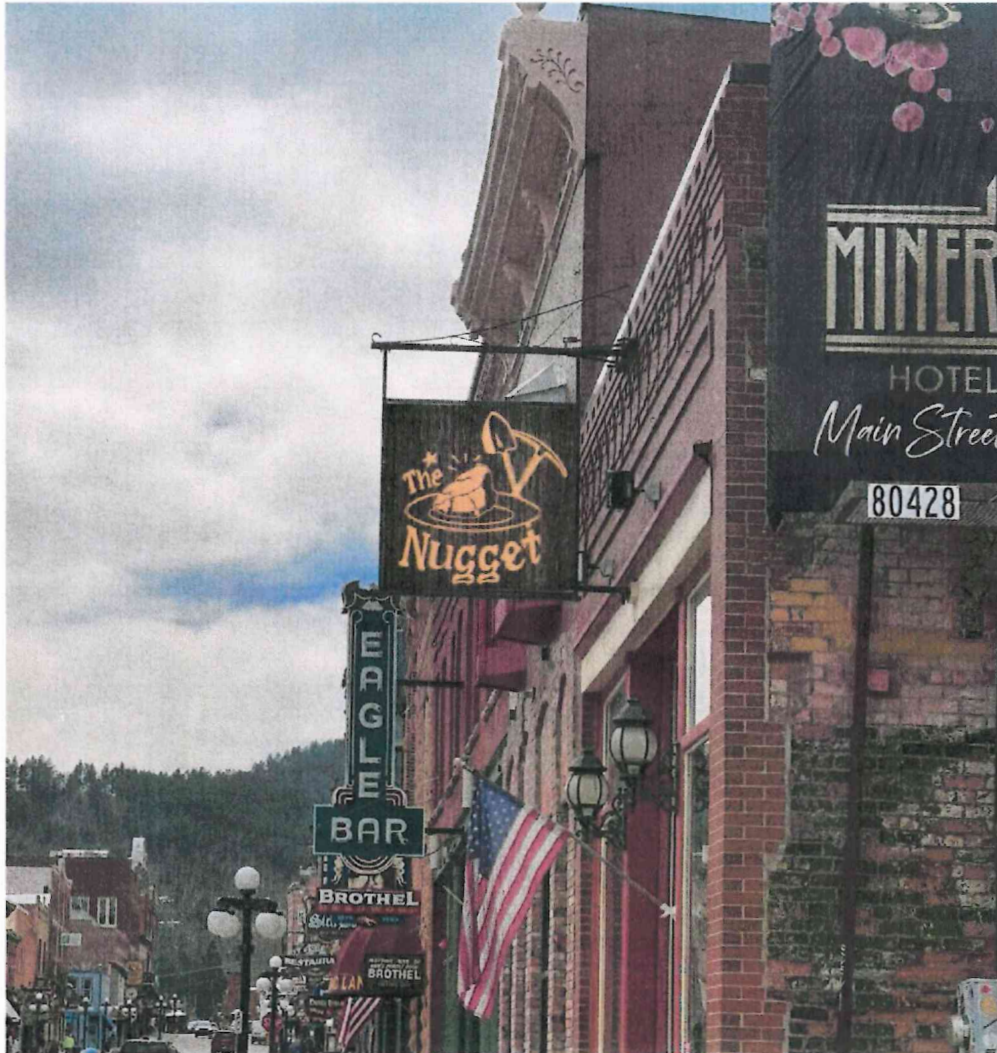


15.32.190 A

48.0

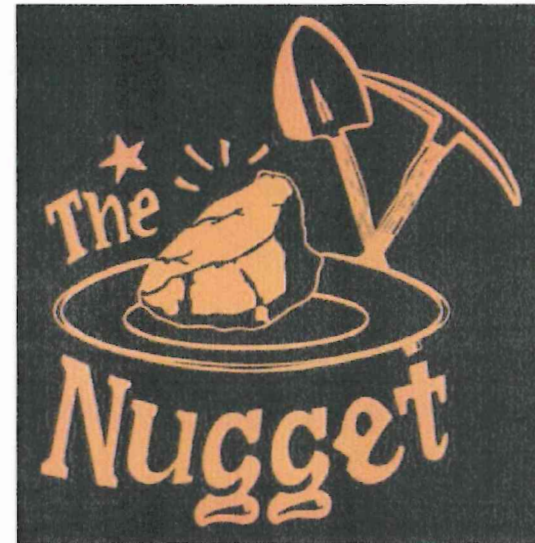
60.0





MAIN LOGO

15,32,190 C
Existing frame
on building



ALTERNATIVE VERSION

