



Historic Facade 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

2. Applicant's name & mailing address:

KR Deadwood Sherman Street 2020, LLC

107 South Main Street

Atkinson, NE 68713

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

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

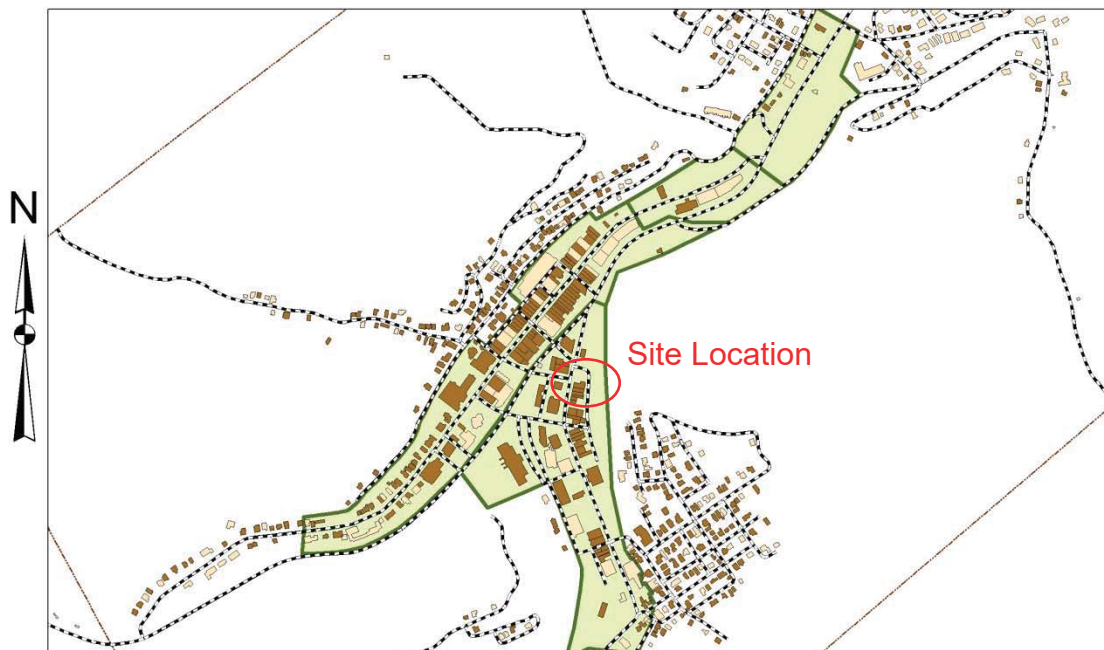
(Include additional interior work planned)

\$ +/- \$11,000,000

Anticipated appraisal value at conclusion of project

\$ \$13,000,000

5. Façade Easement Program Area – Deadwood Local Historic District



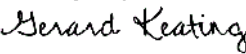
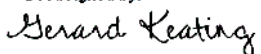
6. Required Supporting Documentation

- 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:	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> <small>DocuSigned by:</small>  <small>C6A68B51B9DB440...</small> </div>	04/05/2023 Date submitted: ____/____/____
Owner's signature:	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> <small>DocuSigned by:</small>  <small>C6A68B51B9DB440...</small> </div>	04/05/2023 Date submitted: ____/____/____

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](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)

• 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

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](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)

• 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

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](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)

• 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

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)

• 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

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](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)

• 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

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](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)

• 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

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>

• 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

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