

OFFICE OF
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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.