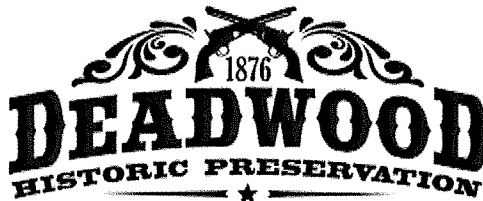


OFFICE OF
**PLANNING, ZONING AND
 HISTORIC PRESERVATION**
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 578-2084



FOR OFFICE USE ONLY	
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:	51, 53, 55 Sherman Street
Historic Name of Property (if known):	Adams Block Building

APPLICANT INFORMATION	
Applicant is:	<input checked="" type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other _____

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

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 <u>Lighting</u>	<input 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"/> 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 type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
	Material _____ Style/type _____ Dimensions _____		
<input checked="" 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.

See attached description.

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.

DocuSigned by:
Gerard Keating 03/01/2023
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 Application
Adams Block – 51, 53, 55 Sherman Street
Facade Lighting

Date: 03/1/2023

Scope of Work

1. Description of exterior changes including materials, colors and dimensions.
 - The proposed exterior lighting fixtures include “wallpack” style **downlights** and controlled horizontal cylinders to provide “**up**” lighting. The “up” lights will be slightly larger than the wallpacks.
 - All lighting will be specified as **Soft-White** (3000K), as 100% cutoff and installed accordingly to focus light on the target surfaces and minimize glare and spill light to the public and adjacent properties.
 - **Downlights** - The downlight fixtures will be a “wallpack” style fixture in a matte black finish or a brown finish, depending on the location. The downlights objective is inconspicuous, but functional.
 - The wallpack style of fixtures, type “WM2” will provide downlight only.
 - The proposed fixtures are approximately 10” wide and 5.5” tall and 7” deep.
 - These fixtures will be specified in a black or brown finish (matching the façade they are installed on) providing walkway/sidewalk lighting per today’s codes.
 - These fixtures will not be dimmable. They will be selected based on the targeted illuminated levels desired such that dimming should not be required.
 - These fixtures will generally provide navigational lighting around the building and on the patio’s. See attached model renderings.
 - See attached fixture cutsheets for WM2.
 - **“UP” Lights** - The specified horizontal cylinder fixtures will be specified in a matte black, or a brown/red/tan finish, depending on the location.
 - The up light fixtures, types UP and UPB are a horizontal cylinder style to provide wall-grazing illumination.
 - These fixtures are 24” wide (long), about 6” in “diameter” and will stand off the building a total of about 12”-15”.
 - These fixtures will illuminate a soft white color with a distribution matched to the area targeted to be illuminated. The specified fixtures will **not be color changeable** – soft white only.
 - Selection – these fixtures will be field rotated as “up” light fixtures to control the cone of light. The cone of light will be adjusted such that 80-90% of the light will contact the target surface.
 - While Bluetooth controlled will allow for dimming, the fixtures will be selected based on the targeted illuminated levels desired such that dimming should not be required.
 - See attached cutsheet for the UP / UPB fixtures.
 - “UP” Lighting Application:
 - The proposed “up” lighting will be installed near a consistent elevation and above the line of sight to eliminate direct glare to the public. See models.
 - In the **front** of the building, four (4) “up” fixtures will be installed at the building columns. These vertical spot-lights will be installed to wall-graze

“up-light” in effort to highlight the building character. The will be installed using a 12” adjustable standoff and will be located above the front doors within the brick band (dark band on the north building) of the building front façade. These fixtures horizontal length will be 24” and should not extend far beyond the columns brick wrap.

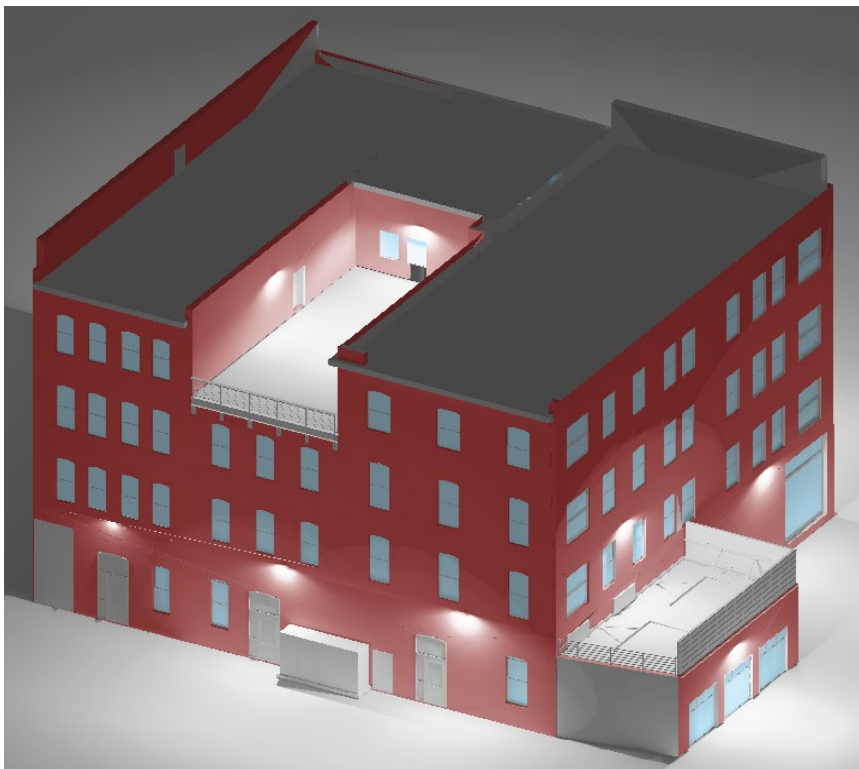
- On the **South** side of the building, depending on final signage, 2-3 “up” fixtures will be applied to the brick surfaces to illuminate the south Façade historical/vintage sign. These will be specified as horizontal wide-flood lights and will be modeled to evenly and gently wallwash and illuminate the sign(s). They will be located above the adjacent building (below the sign and illuminating up toward the sign), providing exterior illumination of the sign per Deadwoods sign illumination requirements. These will be in a custom brown/red/tan to match the existing brick surface. The proposed sign lighting may be dimmed, however, the fixtures will be selected for lighting intensities that should not require dimming.
- No “up” fixtures will be installed to highlight north side and/or back of the building.
- See attached model renderings.

2. Proposed rehabilitation renderings and descriptions.

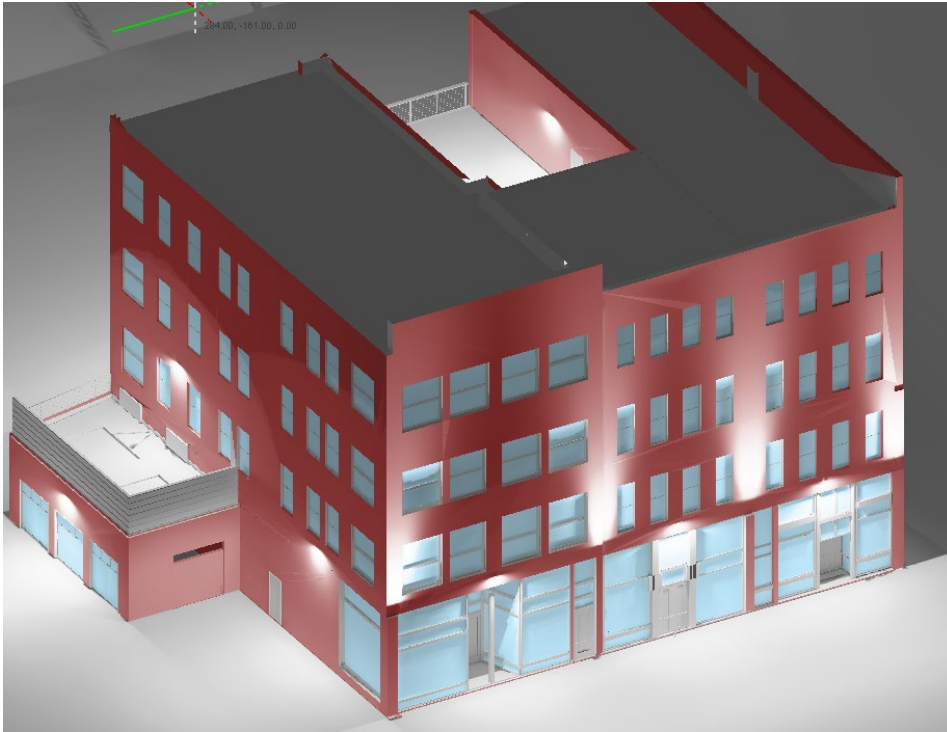
The renderings for the proposed Landmark exterior lights are included below. These renderings have been developed using white light.

3. Building Lighting Models

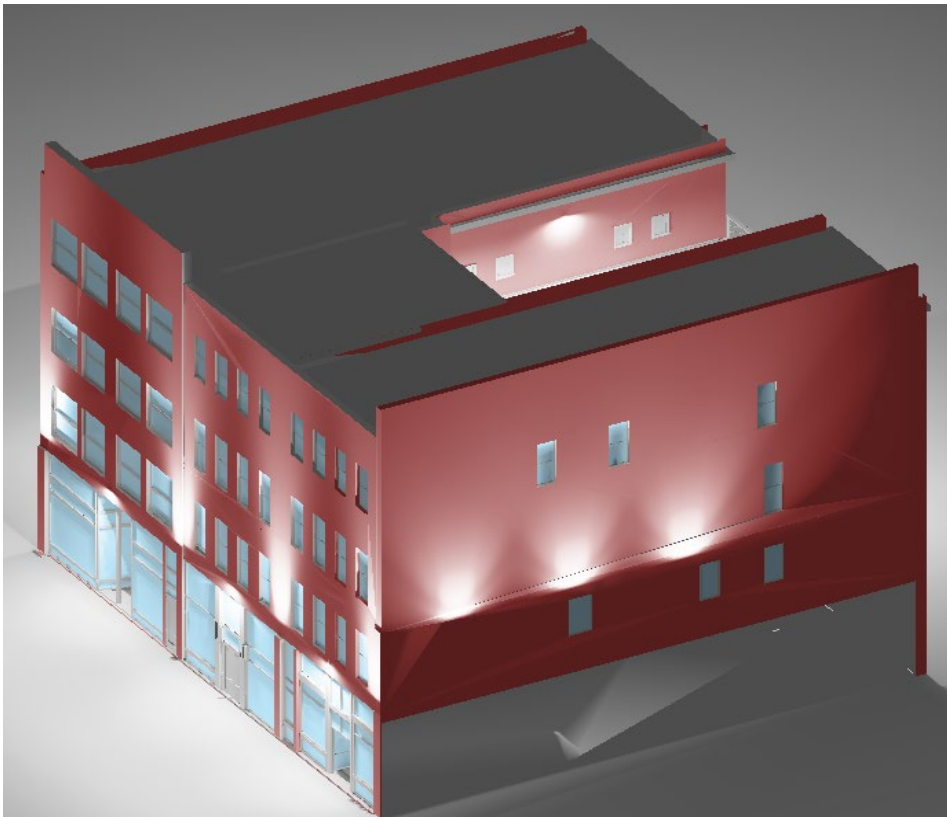
Landmark – NE Rendering View



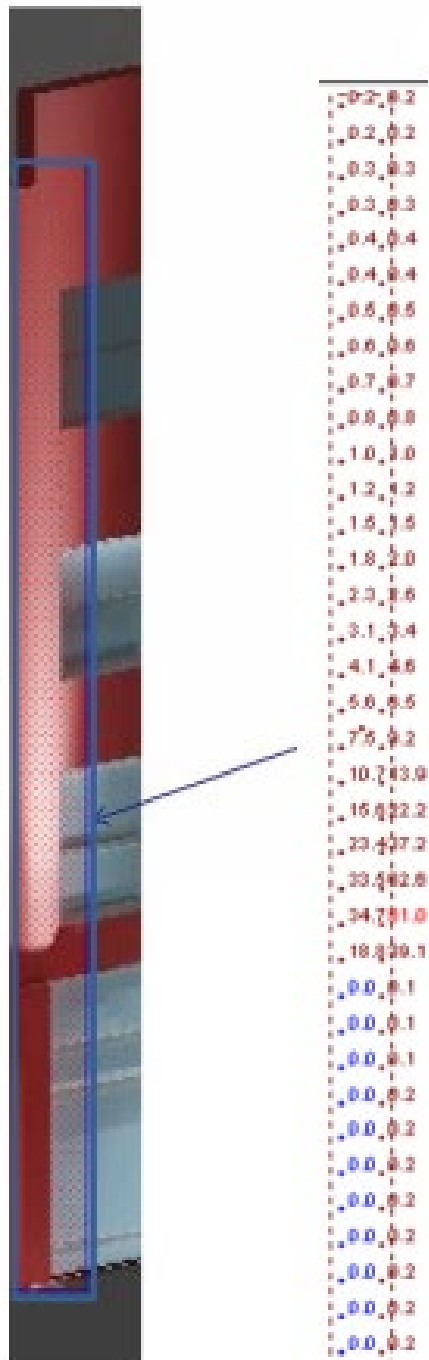
Landmark - NW Rendering View



Landmark SW Rendering View



Landmark Calculations Zone – West Side, North Face



Landmark - Facade Renderings and associated Calculations

Examples of Models

The above renderings of the Landmark Casino should be a very good representation of the façade and externally lit signs. However, to demonstrate how well the model represents the final products, we have included two examples.

- The first example is that of the McLaury building at SDSM&T. Daytime Image / Actual Nighttime Photo/ Nighttime Closeup.
- The second example is that of the Spearfish Pioneer Bank. This is another local project recently completed that was also rendered and recently constructed. Attached is a Rendering / Actual photo.

McLaury – Daytime Image



Nighttime Image



McLaury Evening Closeup

Pioneer Bank – Spearfish SD Example Model vs Actual



Existing Building

Southwest View



Northwest View



North View



East View



Ghost mural - Proposed to be illuminated



Light fixtures placed above column caps
approximately 17-feet above sidewalk

