

Historic Preservation Commission Meeting Agenda

Wednesday, October 08, 2025 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.](#) HPC Meeting Minutes September 24th, 2025
4. **Voucher Approvals**
 - [a.](#) HPC Operating Vouchers
 - [b.](#) HP Grant Vouchers
 - [c.](#) HP Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
6. **Old or General Business**
 - [a.](#) Accept 27 Deadwood Street (Pipe Dream Entertainment, LLC) into the Facade Easement Program
7. **New Matters Before the Deadwood Historic District Commission**
 - [a.](#) COA 250194 - 27 Deadwood St - Troy Gorans - Replace upperfloor windows
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - [a.](#) PA 250195 - 96 Charles - Jim and Monica Waisanen - Add sauna to rear of resource
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.



Historic Preservation Commission Meeting Minutes

Wednesday, September 24, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on September 10, 2025, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede

HP Commission Vice Chair Molly Brown

HP Commission 2nd Vice Chair Anita Knipper

HP Commission Trevor Santochi

HP Commission Beverly Posey

HP Commissioner Jesse Allen

HP Commission Diana Williams

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Cammie Schmidt, Administrative Assistant

Susan Trucano, Neighborworks

3. Approval of Minutes

- a. Minutes of 9/10/25 Meeting

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Meeting Minutes of September 10, 2025. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

4. Voucher Approvals

- a. HPC Operating Vouchers September 24th, 2025

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve Operating Vouchers in the amount of \$70,081.57. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- b. HPC Grant Vouchers September 24th, 2025

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Grant Vouchers in the amount of \$21,723.16. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- c. HPC Revolving Vouchers September 24th, 2025

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Revolving Vouchers in the amount of \$13,256.40. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

5. HP Programs and Revolving Loan Program

- a. HP Revolving Loan Request

Donna Wiese -- 58 Pleasant St. -- Windows/Doors Loan Request

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to accept windows/doors loan request for Donna Wiese, at 57 Van Buren. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- b. Accept 57 Van Buren, owned by Lance Bobolz, into Retaining Wall Program

It was motioned by Commissioner Knipper and seconded by Commissioner Posey to approve Lance Bobolz, 57 Van Buren, into the Retaining Wall Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- c. Historic Preservation Grant Program Application

53 Taylor St. - John Martinisko - Accept into Windows Program

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to accept John Martinisko, 53 Taylor St, into the Windows Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

6. Old or General Business

- a. Outside of Deadwood Grant Emergency Request - Save Our Sandstone group - Hot Springs, SD

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Save Our Sandstone Group, Hot Springs, South Dakota request for an Emergency Grant. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250183 - 53 Taylor - John and Sharon Martinisko - Replace window over kitchen sink

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit, circa 1890. The applicant is requesting permission to replace the window over the kitchen sink with an all-wood window. We just entered them into the Window and Door Program. The proposed work and changes does not encroach upon, damage or destroy a historic resource or 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.

It was moved by Commissioner Knipper and seconded by Commissioner Allen based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- b. PA 250185 - 900 Main St. - Blackwood Properties LLC - Repair garage retaining wall and replace retaining behind house

Mr. Kuchenbecker stated the applicants are here to answer any questions. This is a non-contributing structure located in the Upper Main Planning Unit, circa 1937. Due to a variety of changes over the years it no longer contributes to the National Historic Landmark District. The applicant is requesting permission to repair the garage wall that is leaning in by digging out backfill and pushing back and bracing on inside of garage with I-beam and bracing before back filling. The applicant is also requesting permission to replace the retaining wall at the back of the house. Plans have been prepared by Albertson Engineering. We met with ownership and do not have any concerns. These walls are not historic nor going through the retaining wall program and will be privately funded. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or 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.

It was moved by Commissioner Allen and seconded by Commissioner Posey based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

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.)

- a. 2025 West River History Conference - Deadwood, SD - October 1-3, 2025

Mr. Kuchenbecker stated we have the West River History Conference coming up next week, October 1-3. We got everyone registered. The schedule is shown. I will be a keynote speaker over lunch on Thursday.

- b. Update on the Sesquicentennial activities for the 150th anniversary of the founding of Deadwood.

Mr. Kuchenbecker stated a couple recaps from last week: We hosted the Appropriations Committee. We took them on a Trolley tour of Deadwood. We got to look at some of the projects in play and see some of the challenges that we had. It was about an hour Trolley tour with the Legislators and Legislative services, and I believe it was well received. We had supper with them that evening at the Social Club. They stayed at the Historic Franklin Hotel. I think if we could've had a vote on that on Wednesday night, we would've had unanimous support in changing the formula, but we're 3 months away from what really matters. They were very appreciative and understanding. Leo and Charles attended if anyone would like to add anything else.

Chairman Diede stated I think it went really well. The conversations were straight forward. If there is anything I can do to assist in the process, I'd be happy to do so.

Mr. Kuchenbecker stated our next step, sometime in October is getting an audience in front of the Governor to explain what the bill is forthcoming in the first 101st Legislative Session and Representative Mike Derby, Appropriations Committee Chair, will help facilitate that meeting with the Governor. We will have budget and finance manager Jim Torringer there as well. That'll be a trip to Pierre sometime in October.

Mr. Kuchenbecker stated on September 23rd, we dedicated the Bullock statue. A lot of you were there and it was a great turnout. We're guessing 125 – 150 people there. It was well received. The statue looks great! Thanks, staff, for putting all of that work together as well as the committees and the sponsors and of course the commission. We had a meeting with Edward Hlavka on Monday, September 22nd and he's got the clay model of Dora Dufran started and we were told to critique that and give our input into what she will look like down on lower main street by the old Brothels. We also have Potato Creek Johnny.

Mr. Kuchenbecker stated today we had another 150th Committee meeting, everything is coming together quite well on that.

Mr. Kuchenbecker stated staff are looking for directions on the Iron Horse Inn. We've been meeting with the ownership of the Iron Horse Inn, that was built with Hot Spring's Sandstone. They are looking at windows and façade work. Our program is set up where it's \$3,000.00 per linear foot of frontage, the secondary façade would be \$1,000.00 per linear foot. When it is along a public right-of-way. So, the bank building, the Bullock, the Franklin are on streets. The Iron Horse Inn is not on a street. There is a parking lot there and then a non-contributing structure. It has a significant secondary façade. No action needs to be taken, just directions, we will do a thumbs up if you truly believe this has a secondary façade.

There was a unanimous thumbs up.

Vice Chair Brown stated it is almost a primary façade.

Mr. Kuchenbecker stated we thought that as well, but the way our policy is written, we wanted to get clarification and direction from the Commission.

Vice Chair Brown stated does that building have a façade on the other side.

Mr. Kuchenbecker stated it has a back and another side, but it's Lee Street Station. The rear of the resource is a different material as well. On Main Street, we wouldn't include that, so we wouldn't include it on this one.

Mr. Kuchenbecker stated the primary façade would be on Deadwood Street. You turn on Deadwood Street to get to the Iron Horse Inn. It's at the end of Siever Street, where Siever Street and Deadwood Street meet. The second façade would be on Pioneer Way or the four-lane road. They'll be happy to know that and we should see an application, but they were questioning that before they came in to fill out a full application.

Commissioner Posey stated if we abandon that entire wall it would hardly be worth their while.

Mr. Kuchenbecker stated I was not at the 150th Committee meeting today, due to assisting the Mayor, for the State of the Community, for Lead-Deadwood Community Fund.

Mrs. Anfinson stated at the 150th Committee meeting, it starts out with the Tourism in January.

Mr. Kuchenbecker stated that's the third week in January, there is a Tourism Conference. On Wednesday night we are hosting the event. There will be a Western themed reception, with a Chuckwagon meal, as well as entertainment. I think we're talking about trying to get Tristan Scofield, who is the award winner of the Songwriters Festival two years ago, from Midland, SD. Thursday is our Legislative day. We're still trying to get permission to have the Stagecoach on the Capitol grounds, in Pierre. It's been somewhat challenging, but we would take two wagons down, the Chuckwagon and Stagecoach.

Vice Chair Brown stated how do you get the wagons there.

Mr. Kuchenbecker stated by a flat-bed truck. Just to hit some of the highlights to name a few, we will recreate the Parade that took place in 1980. The "Save our Tail" Parade in May 2026, kind of coinciding with the anniversary of the closing of the Brothels.

Mrs. Anfinson stated the Base Ball game that we are planning in July between Lead and Deadwood is coming together and Mike Runge has quite a few people signed up for that. Talk to Mike Runge if you want to play and be on the Deadwood team.

Mr. Kuchenbecker stated it will be the community of Deadwood against the community of Lead. We will be in vintage uniforms using vintage bats. He just got the base ball today and Mike is very excited. The base ball is softer, which is good because you didn't have much of a glove back then. He wanted to use the 1860s rules which is if you catch it on a bounce, it was out. I think we are going to go with the 1870s rules.

Mrs. Anfinson stated we talked about the time capsule that Jim Williams is working on.

Mr. Kuchenbecker stated we talked about what to do with the bones that we got. We need to re-bury or re-enter into the earth.

Mr. Kuchenbecker stated that will be in September on the anniversary of Bullock's death. We are doing a funeral procession to Bullock's grave, where we buried and previously found skeletal remains of the early pioneers.

Mr. Kuchenbecker stated I got word today, in October of this year, we will be receiving the Chimes back for the Adam's Museum. It'll be a kick-off over the New Year and ring the Chimes which we haven't heard in a few decades.

Mr. Kuchenbecker stated there's a variety of things occurring, like the Volksmarch.

Commissioner Allen stated the Trail Trek starts from Deadwood to Lead on the Homestake Trail. Another one I've been working with Rose which is fun, is for St. Patrick's Day, Bill Walsh is coming back and going to be the Parade Marshall and he is going to have the "Singing Nuns".

Mr. Kuchenbecker stated the other thing is the Community Picnic next year, we're trying to coincide it with a Chuckwagon cook-off event with the American Chuckwagon Association. We will be working with Doug Hanson and members of the Chuckwagon Association. Just to give you guys a preview, more details to come.

Commissioner Posey asked have we discovered any ghost mural on the back of the Iron Horse Inn.

Mr. Kuchenbecker stated there is one, but it's really hard to see and I haven't found a good historic photo of it, but it definitely had one back there at one point. That would be separate from the façade. If I can find a photo, we'd recreate that, we haven't done one of those in a couple years.

Mr. Kuchenbecker stated Mike is going to Nebraska and Colorado to take skeletal remains down to Dr. France and doing additional diagnostics of the remains. We do believe that there may be two, if not three individuals that were found behind the retaining wall, from the old cemetery that was there or the original Cemetery in Deadwood. The one where it was truncated, but we have the upper torso and skull we believe was a female probably between 20 and 30 years of age. I don't know if we have enough to do a facial reconstruction, but that'll be part of her analysis. Mike is also picking up the bones from the Chinatown where they did diagnostics of that. We will get a report and bones back.

Mr. Kuchenbecker stated last week a resident now living in California, but originally from Spearfish brought in a ledger called the Deetken ledger. It is from 1890 to 1892. It predates the 4 other ledgers that we have of Deetken. They are going to be donating it and we will digitize it, so we will have it, and the donator will have a copy. Mike is taking that to Colorado and picking up 20 ledgers that have just been digitized.

11. **Committee Reports**

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

Commissioner Allen stated this is the last week for the Stagecoach. It'll go through this weekend and then done for the season.

Commissioner Allen stated you may have seen some of the Trail Tuesday videos coming out. We're doing a series of videos and getting people from the community on the trails and more upcoming projects; we plan to do that every Tuesday until we run out of things to talk about.

Vice Chair Brown stated MSI and Big Whiskey, November 8th, is the next big event coming up until Ho Ho Horseshoes.

12. **Adjournment**

The HP Commission meeting adjourned at 4:28 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

10/08/2025 12:03 PM
PACKET: 07230 HP OPERATING 10/21/2025 -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-1890		ADAMS MUSEUM & HOUSE, INC.				
=====						
I-10825		ADAM'S HOUSE	75,000.00			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		ADAM'S HOUSE		215 4573-310	HIST. INTERP. AH COLLECT	75,000.00
=== VENDOR TOTALS ===			75,000.00			
=====						
01-4474		ASSOCIATION OF S D MUSEUMS				
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I-100		2025 SPONSOR CONFERENCE	250.00			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		2025 SPONSOR CONFERENCE		215 4572-235	VISITOR MGMT ADVOCATE	250.00
=== VENDOR TOTALS ===			250.00			
=====						
01-2994		CHAMBERLIN ARCHITECTS				
=====						
I-005		TWIN CITY SR. CENTER PROJ.	7,868.75			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		TWIN CITY SR. CENTER PROJ.		215 4575-505-05	142 SHERMAN STREET	7,868.75
=== VENDOR TOTALS ===			7,868.75			
=====						
01-3558		DEADWOOD HISTORY, INC.				
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I-10825		ANNUAL HARCC	38,000.00			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		ANNUAL HARCC		215 4573-390	HIST. INTERP. HARCC	38,000.00
=== VENDOR TOTALS ===			38,000.00			
=====						
01-5458		DYNAMITE MEDIA SOLUTIONS				
=====						
I-2514		GIS VIDEO ARCHIVE PROJECT	400.00			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		GIS VIDEO ARCHIVE PROJECT		215 4573-340	HIST. INTERP. GIS	400.00
=== VENDOR TOTALS ===			400.00			
=====						
01-4625		FIB CREDIT CARDS				
=====						
I-10825		LES SCHWAB GOV. VEHICLE ALIGN	119.99			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		LES SCHWAB GOV. VEHICLE ALIGN		101 4232-425	REPAIRS	119.99
=====						
I-23746		HP 150TH BASE BALL ITEMS	27.00			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		HP 150TH BASE BALL ITEMS		215 4572-235	VISITOR MGMT ADVOCATE	27.00

10/08/2025 12:03 PM
 PACKET: 07230 HP OPERATING 10/21/2025 -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-4625	FIB CREDIT CARDS	(** CONTINUED **)				
I-G112343629		CONTRACT 08/01/25-08/31/25	888.90			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		CONTRACT 08/01/25-08/31/25		215 4641-422	PROFESSIONAL SERVICES	296.30
		CONTRACT 08/01/25-08/31/25		610 4361-422	PROFESSIONAL SERVICES	296.30
		CONTRACT 08/01/25-08/31/25		607 4580-422	PROFESSIONAL SERVICES	296.30
		=== VENDOR TOTALS ===	1,035.89			
01-4875	KNIPPER, ANITA					
I-7826		COMM. PICNIC/GIFT CERT.	25.00			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		COMM. PICNIC/GIFT CERT.		215 4576-630	PROFES. SERV. NEIGHBORH.	25.00
I-7829		COMM. PICNIC/GIFT CERT.	25.00			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		COMM. PICNIC/GIFT CERT.		215 4576-630	PROFES. SERV. NEIGHBORH.	25.00
		=== VENDOR TOTALS ===	50.00			
01-2205	KUCHENBECKER, KEVIN					
I-3785		PIERRE ANNUAL LEG. CONFERENCE	45.01			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		PIERRE ANNUAL LEG. CONFERENCE		215 4641-427	TRAVEL	45.01
I-93025		PIERRE ANNUAL LEG. CONFERENCE	44.52			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		PIERRE ANNUAL LEG. CONFERENCE		215 4641-427	TRAVEL	44.52
		=== VENDOR TOTALS ===	89.53			
01-2585	PASTPERFECT SOFTWARE					
I-2025SptPPO-37392		ARCHIVE ANNUAL RENEWAL	812.00			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		ARCHIVE ANNUAL RENEWAL		215 4573-335	HIST. INTERP. ARCHIVE DE	812.00
		=== VENDOR TOTALS ===	812.00			
01-0563	RCS CONSTRUCTION					
I-APP PAY #3		114 MCGOVERN RW	27,143.10			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		114 MCGOVERN RW		215 4577-755	CAPITAL ASSETS RETAINING	27,143.10

10/08/2025 12:03 PM
 PACKET: 07230 HP OPERATING 10/21/2025 -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION	
01-0563	RCS CONSTRUCTION	(** CONTINUED **)					
I-PAY APP #5		34/35 JACKSON RW	7,465.20				
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N			
		34/35 JACKSON RW		215 4575-515	GRANT/LOAN RETAINING WAL	7,465.20	
		=== VENDOR TOTALS ===	34,608.30				
01-2744	SKYLINE ENGINEERING LLC						
I-10068		BALLFIELD LIGHTS	5,172.50				
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N			
		BALLFIELD LIGHTS		215 4577-740	CAPITAL ASSETS FERGUSON	5,172.50	
		=== VENDOR TOTALS ===	5,172.50				
01-5179	TECHNOLOGY INC						
I-1771		CITYHALL SURVEILLANCE CAMERAS	830.84				
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N			
		CITYHALL SURVEILLANCE CAMERAS		215 4577-700	CAPITAL ASSETS CITY HALL	830.84	
		=== VENDOR TOTALS ===	830.84				
01-2014	TOMS, DON						
I-10825		LEDGER PROJECT	600.00				
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: Y			
		LEDGER PROJECT		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00	
		=== VENDOR TOTALS ===	600.00				
01-0578	WATERS HARDWARE						
I-11892 /S		BULLOCK PLAQUE BOLT/SCREW	31.63				
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N			
		BULLOCK PLAQUE BOLT/SCREW		215 4572-235	VISITOR MGMT ADVOCATE	31.63	
		=== VENDOR TOTALS ===	31.63				
01-4739	WATERS HARDWARE-HP PAINT PROGR						
I-11941 /S		38 MADISON	37.98				
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N			
		38 MADISON		215 4575-525	GRANT/LOAN PAINT PROGRAM	37.98	
I-11967 /S		416 WILLIAMS	38.97				
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N			
		416 WILLIAMS		215 4575-525	GRANT/LOAN PAINT PROGRAM	38.97	

10/08/2025 12:03 PM
 PACKET: 07230 HP OPERATING 10/21/2025 -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----		DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
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01-4739	WATERS	HARDWARE-HP PAINT PROGR(** CONTINUED **)					
I-12000 /S		144 CHARLES		143.96			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025			1099: N		
		144 CHARLES			215 4575-525	GRANT/LOAN PAINT PROGRAM	143.96
I-12034 /S		144 CHARLES		95.94			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025			1099: N		
		144 CHARLES			215 4575-525	GRANT/LOAN PAINT PROGRAM	95.94
I-12044 /S		175 SHERMAN		55.99			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025			1099: N		
		175 SHERMAN			215 4575-525	GRANT/LOAN PAINT PROGRAM	55.99
I-12102 /S		67 STEWART		183.96			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025			1099: N		
		67 STEWART			215 4575-525	GRANT/LOAN PAINT PROGRAM	183.96
I-12124 /S		37 DENVER		461.90			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025			1099: N		
		37 DENVER			215 4575-525	GRANT/LOAN PAINT PROGRAM	461.90
I-12180 /S		73 SHERMAN		55.99			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025			1099: N		
		73 SHERMAN			215 4575-525	GRANT/LOAN PAINT PROGRAM	55.99
I-12197 /S		416 WILLIAMS		375.96			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025			1099: N		
		416 WILLIAMS			215 4575-525	GRANT/LOAN PAINT PROGRAM	375.96
I-A53812 /S		144 CHARLES		405.84			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025			1099: N		
		144 CHARLES			215 4575-525	GRANT/LOAN PAINT PROGRAM	405.84
=== VENDOR TOTALS ===				1,856.49			
=== PACKET TOTALS ===				166,605.93			

** T O T A L S **

INVOICE TOTALS 166,605.93
DEBIT MEMO TOTALS 0.00
CREDIT MEMO TOTALS 0.00

BATCH TOTALS 166,605.93

** G/L ACCOUNT TOTALS **

					=====LINE ITEM=====			=====GROUP BUDGET=====		
BANK	YEAR	ACCOUNT	NAME	AMOUNT	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
2025		101-2020	ACCOUNTS PAYABLE	119.99-*						
		101-4232-425	REPAIRS	119.99	0	235.98-	Y			
		215-2020	ACCOUNTS PAYABLE	165,893.34-*						
		215-4572-235	VISITOR MGMT ADVOCATE	308.63	220,000	159,989.09		819,000	459,173.41	
		215-4573-310	HIST. INTERP. AH COLLECT	75,000.00	75,000	0.00				
		215-4573-335	HIST. INTERP. ARCHIVE DE	1,412.00	43,300	8,649.16				
		215-4573-340	HIST. INTERP. GIS	400.00	27,250	3,080.00				
		215-4573-390	HIST. INTERP. HARCC	38,000.00	38,000	0.00				
		215-4575-505-05	142 SHERMAN STREET	7,868.75	0	41,614.42-	Y			
		215-4575-515	GRANT/LOAN RETAINING WAL	7,465.20	575,000	486,484.80				
		215-4575-525	GRANT/LOAN PAINT PROGRAM	1,856.49	25,000	3,169.72				
		215-4576-630	PROFES. SERV. NEIGHBORH.	50.00	8,000	6,082.66				
		215-4577-700	CAPITAL ASSETS CITY HALL	830.84	15,000	14,169.16				
		215-4577-740	CAPITAL ASSETS FERGUSON	5,172.50	0	5,172.50-	Y			
		215-4577-755	CAPITAL ASSETS RETAINING	27,143.10	475,000	232,806.40				
		215-4641-422	PROFESSIONAL SERVICES	296.30	50,000	36,232.24				
		215-4641-427	TRAVEL	89.53	10,000	901.95				
		607-2020	ACCOUNTS PAYABLE	296.30-*						
		607-4580-422	PROFESSIONAL SERVICES	296.30	10,000	16,096.28-	Y			
		610-2020	ACCOUNTS PAYABLE	296.30-*						
		610-4361-422	PROFESSIONAL SERVICES	296.30	48,700	10,641.74				
		999-1301	DUE FROM FUND 101	119.99 *						
		999-1306	DUE FROM FUND 215	165,893.34 *						
		999-1344	DUE FROM FUND 607	296.30 *						
		999-1345	DUE FROM FUND 610	296.30 *						
** 2025 YEAR TOTALS				166,605.93						

10/08/2025 12:03 PM
PACKET: 07230 HP OPERATING 10/21/2025 -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	10/2025	119.99
215	10/2025	165,893.34
607	10/2025	296.30
610	10/2025	296.30

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

APPROVED BY _____

ON _____

Historic Preservation Commission

Bill List - 2025

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 166,605.93

Approved by _____ on ____/____/____
HP Chairperson

HPC	10/08/25
Batch	10/21/25

Historic Preservation Commission 2025 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
HP Grant Account Total:	\$ 3,626.58

Approved by _____ on ____/____/____
HP Chairperson

Approved by _____ on ____/____/____
HP Officer

HPC	10/08/25
Batch	10/21/25

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-5469	BAILEY, ROBERT					
=====						
I-100325		51 HIGHLAND BAILEY	3,566.58			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		51 HIGHLAND BAILEY		216 4653-962-04	SIDING GRANT EXPENSE	140.03
		51 HIGHLAND BAILEY		216 4653-962-03	WINDOWS GRANT EXPENSE	3,426.55
=== VENDOR TOTALS ===			3,566.58			
=====						
01-1496	LAWRENCE CO. REGISTER OF DEEDS					
=====						
I-091925		REC FEE 61 MADISON WIERINGA	30.00			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		REC FEE 61 MADISON WIERINGA		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	30.00
=== VENDOR TOTALS ===			30.00			
=====						
01-1496	LAWRENCE CO. REGISTER OF DEEDS					
=====						
I-093025		REC FEE 822 MAIN - WRIGHT	30.00			
10/21/2025	FNBAP	DUE: 10/21/2025 DISC: 10/21/2025		1099: N		
		REC FEE 822 MAIN - WRIGHT		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	30.00
=== VENDOR TOTALS ===			30.00			
=== PACKET TOTALS ===			3,626.58			

** T O T A L S **		
INVOICE TOTALS	3,626.58	
DEBIT MEMO TOTALS	0.00	
CREDIT MEMO TOTALS	0.00	
<hr/>		
BATCH TOTALS	3,626.58	
<hr/>		

** G/L ACCOUNT TOTALS **												
					=====LINE ITEM=====						=====GROUP BUDGET=====	
					ANNUAL	BUDGET	OVER	ANNUAL	BUDGET OVER			
BANK	YEAR	ACCOUNT	NAME	AMOUNT	BUDGET	AVAILABLE	BUDG	BUDGET	AVAILABLE	BUDG		
	2025	216-2020	ACCOUNTS PAYABLE	3,626.58	*							
		216-4653-962-01	SPECIAL NEEDS GRANT EXP.	60.00	50,000		642.84	-	Y			
		216-4653-962-03	WINDOWS GRANT EXPENSE	3,426.55	120,000		103,564.23					
		216-4653-962-04	SIDING GRANT EXPENSE	140.03	60,000		38,669.81					
		999-1307	DUE FROM FUND 216	3,626.58	*							
			** 2025 YEAR TOTALS	3,626.58								

10/08/2025 12:00 PM
PACKET: 07231 10/21/25 HP GRANTS BA
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item b.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	10/2025	3,626.58

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

10/8/2025 9:03am

HP REVOLVING LOAN FUND
A/P Invoices Report
10/1/2025 - 10/31/2025
Batch = 1

Page 1 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
10/2025								
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT MCFARLAND - 10/8/2025 - 30.00 - Batch: 1 - Header Memo: Record Mortgage-37 Lincoln-McFarland								
Record Mortgage-37 Lincoln-McFarland	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mortgage-37 Lincoln-McFarland	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT KIRKPATRICK - 10/8/2025 - 30.00 - Batch: 1 - Header Memo: Record Satisfaction-110 McGovern-Kirkpatrick-HPLSK								
Record Satisfaction-110 McGovern-Kirkpatrick-HPLSK	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Satisfaction-110 McGovern-Kirkpatrick-HPLSK	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT REAUSAW 2 - 10/8/2025 - 30.00 - Batch: 1 - Header Memo: Record Satisfaction-336 Williams-Reausaw								
Record Satisfaction-336 Williams-Reausaw	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Satisfaction-336 Williams-Reausaw	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT WIESE - 10/8/2025 - 30.00 - Batch: 1 - Header Memo: Record Satisfaction-58 Pleasant-Wiese								
Record Satisfaction-58 Pleasant-Wiese	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Satisfaction-58 Pleasant-Wiese	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
NHS OF THE BLACK HILLS - 2025-9 - 10/8/2025 - 3,500.00 - Batch: 1 - Header Memo: Servicing Contract-September 2025								
Servicing Contract-September 2025	100	5000				PROF & ADMIN FEES	3,500.00	
Servicing Contract-September 2025	100	2000				ACCOUNTS PAYABLE		3,500.00

10/8/2025 9:03am

HP REVOLVING LOAN FUND
A/P Invoices Report
10/1/2025 - 10/31/2025
Batch = 1

Page 2 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
10/2025 (cont'd from page 1)								
NHS OF THE BLACK HILLS - 2025-9 - 10/8/2025 - 3,500.00 - Batch: 1 - Header Memo: Servicing Contract-September 2025 (cont'd from page 1)								
Total:							3,500.00	3,500.00
RCS Construction - 202445-05 - 10/8/2025 - 10,481.90 - Batch: 1 - Header Memo: Work Done-35 Jackson-Wolfe								
Work Done-35 Jackson-Wolfe	100	1201				NOTES RECEIVABLE	10,481.90	
Work Done-35 Jackson-Wolfe	100	2000				ACCOUNTS PAYABLE		10,481.90
Total:							10,481.90	10,481.90
RCS Construction - 202445-05 34 - 10/8/2025 - 10,481.90 - Batch: 1 - Header Memo: Work Done-34 Jackson-Hogan								
Work Done-34 Jackson-Hogan	100	1201				NOTES RECEIVABLE	10,481.90	
Work Done-34 Jackson-Hogan	100	2000				ACCOUNTS PAYABLE		10,481.90
Total:							10,481.90	10,481.90
SoDak Title - OE-0419-25 UPDATE - 10/8/2025 - 25.00 - Batch: 1 - Header Memo: OE Report-58 Pleasant-Wiese (Keller)								
OE Report-58 Pleasant-Wiese (Keller)	100	5200				CLOSING COSTS DISBURSED	25.00	
OE Report-58 Pleasant-Wiese (Keller)	100	2000				ACCOUNTS PAYABLE		25.00
Total:							25.00	25.00
Waters/TWIN CITY HARDWARE - VAROIUS 0925 FAIRBUR - 10/8/2025 - 3,834.62 - Batch: 1 - Header Memo: Materials-57 Forest-Fairburn								
Materials-57 Forest-Fairburn	100	1201				NOTES RECEIVABLE	3,834.62	
Materials-57 Forest-Fairburn	100	2000				ACCOUNTS PAYABLE		3,834.62
Total:							3,834.62	3,834.62
Total:							28,443.42	28,443.42
Report Total:							28,443.42	28,443.42

With Cut Off Days From 30 Through 9999
Neighborhood Lending Services, LLC

Loan #	Interest Paid To	Next Due	Scheduled Payment	Late Fees Accrued	NSF Fees Accrued	Past Due Interest	Past Due Principal	Total Due	Curren Balance
--------	---------------------	----------	----------------------	----------------------	---------------------	----------------------	-----------------------	-----------	-------------------

>>> **Investor: HP** NHS Revolving Loan,

11-240002	08/01/2025	09/01/2025	179.26	25.00	0.00	45.71	312.81	383.52	6934.3
-----------	------------	------------	--------	-------	------	-------	--------	--------	--------

Last Worked: / /	By:	Action Date: / /	Work Dat
Flags:		Collector Code:	Loan
Home Telephone: (605) 391-6060	Work Telephone:		Last Tran
Borrower: Coomes, Tim			

Will give him a call

CHPRLSFAI	07/02/2024	09/01/2025	0.00	0.00	0.00	0.00	0.00	0.00	25000.0
-----------	------------	------------	------	------	------	------	------	------	---------

Last Worked: / /	By:	Action Date: / /	Work Dat
Flags: 982		Collector Code:	Loan
Home Telephone: (949) 283-3864	Work Telephone:		Last Tran
Borrower: Fairbairn, Nancy			

Permanent closing docs have been mailed out. Waiting for them to be returned

	Scheduled Payment	Late Fees Accrued	NSF Fees Accrued	Past Due Interest	Past Due Principal	Total Due	Curren Balance
Totals:	179.26	25.00	0.00	45.71	312.81	383.52	31934.3

Range Of Days:	11 Through 29	30 Through 59	60 Through 89
Number Of Accounts	0.00	2.00	0.00
Late Charge Due	0.00	25.00	0.00
NSF Charge Due	0.00	0.00	0.00
Interest Due	0.00	45.71	0.00
Principal Due	0.00	312.81	0.00
Total Amount Due	0.00	383.52	0.00
Balances Due	0.00	31934.38	0.00
Suspense/Partial Balance	0.00	0.00	0.00
Impound Balances	0.00	0.00	0.00
Percent Delinquent (\$)	0.0000	1.4629	0.0000
Percent Delinquent (#)	0.0000	1.2500	0.0000
Number Of Active Loans	160	Total Active Loan Balance	2182891.08

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: October 3, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Façade Easement Program Application

The Historic Preservation Office received a Façade Easement Program application from Troy Gorans with the Pipe Dream Entertainment, LLC to enter the Iron Horse at 27 Deadwood Street into the Historic Façade Easement Program. The applicant plans to replace the second and third floor windows with wood Pella windows. The proposed cost for the façade project is \$301,817.00.

The applicant's qualified façade expenditures would be eligible to receive up to 80% of the façade cost at a maximum of \$3,000.00 per linear foot for the primary façade of the main building and \$1,000.00 for the secondary façade for a cost not to exceed \$200,000.00.

Staff has determined the applicant meets the criteria for acceptance into the Historic Façade Easement Program and will coordinate with the applicant to ensure the proposed work meets the criteria of the program if approved by the commission.

RECOMMENDED MOTION:

Move to accept 27 Deadwood St, owned by Pipe Dream Entertainment, LLC, into the Historic Façade Easement Program.



Historic Facade Easement Program Application

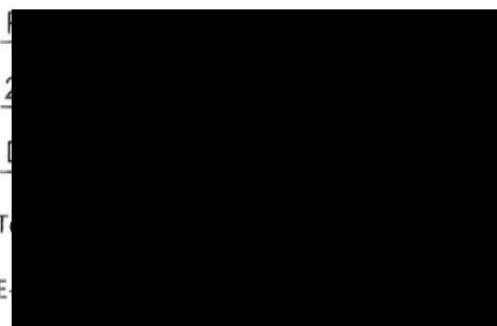
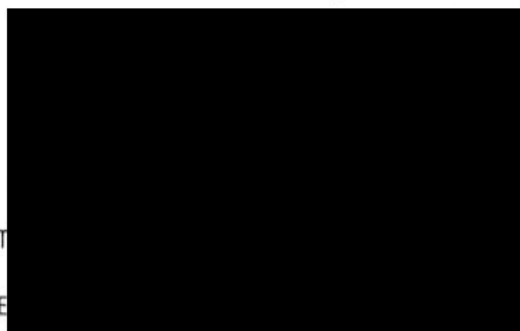
Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.

1. Address of Property:

27 Deadwood St.

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

2. Applicant's name & mailing address:



4. Project Costs:	Total cost of the façade restoration project:	\$ 301,817.00
	Amount requested for the façade project (Keep in mind eligible expenses and program maximums)	\$ 241,453.60
	Total cost of building rehabilitation project (Include additional interior work planned)	\$ 301,817.00

5. Façade Easement Program Area – Deadwood Local Historic District



Deadwood Historic Preservation Commission
Historic Facade Easement Program Application
Page 2 of 2

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.

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 façade easement as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the program 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 purchasing the façade 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 project 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 façade easement.

Applicant's signature: _____

Date submitted: 9/29/25

Owner's signature: _____

Date submitted: 9/29/25

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

Adopted 06/24/15
Revised 10/24/18

Date: October 01, 2025

Case No. 250194
Address: 27 DEADWOOD ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 27 Deadwood Street, a contributing structure located in the Deadwood City Historic Planning Unit in the City of Deadwood.

Applicant: Troy Gorons
Owner: D & M Iron Horse Inn LLC
Constructed: 1896

CRITERIA FOR THE ISSUANCE OF 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:

This building is a contributing resource in the Deadwood National Historic Landmark District. This striking building with its horse head sculpture has mystified visitors for years. In fact, F.D. Smith had a feed store here, and horse-drawn delivery wagons could load in the basement and exit over a ramp into the street. Smith opened his business at this location in 1893 in a one story brick building. He announced his plans to add a second story in 1896, but ended up with this beautiful three-story building instead, built with stone from Whitewood Quarry. The location of this building adjacent to two railroad passenger stations made it a natural place for the City's Post Office from 1897 until 1907.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace all of the guest room windows on the second and third floors. Wood windows finished to match as close as possible on the inside, outside and would like them to be black. Start as soon as we can and work it through the winter, with a goal to finish in March. Window specifications and quote are included in the packet

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Staff met with the applicant and inspected the windows. It appears the windows were replaced at one time but uncertain of the date of the replacements. Based on this information, the proposed work and changes do not encroach upon, damage or destroy a historic resource or 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 USE ONLY	
Case No.	250194
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	9/30/25
Date of Hearing	10/8/25

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: 27 Deadwood St

Historic Name of Property (if known): Smith building. Historic Iron Horse Inn

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: _____
Address: _____
City: _____
Telephone: _____
E-mail: _____

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

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

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

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|---|--|
| <input 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 checked="" type="checkbox"/> Windows | <input type="checkbox"/> Porch/Deck |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

Updated October 9, 2019

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)					
Project Start Date: _____		Project Completion Date (anticipated): _____			
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input 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"/> Material		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof	
<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 checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS		
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New		
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear		
Material <u>Wood</u>		Style/type _____			
<input type="checkbox"/> PORCH/DECK	<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		
Note: Please provide detailed plans/drawings					
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement		
Material _____		Style/type _____		Dimensions _____	
<input type="checkbox"/> OTHER – Describe in detail below or use attachments					

DESCRIPTION OF ACTIVITY

Describe in detail, 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. 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. Describe in detail below (add pages as necessary).

Replacing all the guest room windows on 2nd and 3rd floor. Wood windows, finished to match as close as possible on the inside, outside I would like to see black.

Start as soon as we can and work it through the winter, with a goal to finish in March.

See the "New Windows Image" file attached for a photo rendering image.

A1 Construction and Pella window schedule attached.

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.



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.



Proposal



Commercial • General Contractor

PROPOSAL SUBMITTED TO: [REDACTED]	PHONE [REDACTED]	DATE August 21, 2025
STREET [REDACTED]	JOB NAME Remove and replace exterior windows	
CITY STATE AND ZIP CODE Deadwood, SD 57732	JOB LOCATION Iron Horse Inn	

We hereby submit specifications and estimates for:

Labor and materials to complete the following:

- * Remove and replace exterior windows with new Pella windows.
 - * Windows - Exterior side painted at A-1 shop , interior - stained at Pella factory.
 - * Windows are double hung operable, without screens. Will be installed with a removable stop to make them inoperable as per owner's request.
- * New exterior redwood trim
 - * Provide, mill, prime, paint, and install new redwood trim on exterior side of windows.
- * Interior trim - stained to match window.
 - * New quarter round and stop materials to be provided as part of window package from Pella.
- * Includes an allowance for 4 months of 20' storage container on site to store new windows and trim during install process.
- * Includes allowance for 3 months of rental for Boom lift for window install.

Price does not include the following:

- * Removal/replacement for existing damaged/deteriorated framing or masonry.
- * Building permit as required. (Estimated - \$1,500.00)
- * Any additional permitting fees for Historic or others.

We Propose hereby to furnish material and labor—complete in accordance with the above specifications, for the sum of:

Three hundred one thousand, eight hundred seventeen dollars and no cents dollars (\$ **301,817.00**).

Payment to be made as follows:

Deposit for ordering windows (per Pella), bi-monthly progress billings until completion. No retainage.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations of deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, wind damage and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be /
withdrawn by us if not accepted within **30** days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____



Windows & Doors

Submittal

-Historic Iron Horse Inn-

-WINDOWS-

Pella Corporation

FEB 2024

Website www.pella.com

Product Guide Specification

SECTION 08 52 13

WOOD WINDOWS

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. [Factory-primed] wood [hung] and [fixed] windows.

1.2 RELATED SECTIONS

- A. Section 07270 (07 27 00) - Air Barriers: Water-resistant barrier.
- B. Section 07920 (07 92 00) - Joint Sealants: Sealants and caulking.

1.3 REFERENCES

- A. American Architectural Manufacturers Association (AAMA):
 - 1. AAMA 502 - Voluntary Specification for Field Testing of Windows and Sliding Doors.
- B. American Society for Testing and Materials (ASTM):
 - 1. ASTM B 117 - Operating Salt Spray (Fog) Apparatus.
 - 2. ASTM C 1036 - Flat Glass.
 - 3. ASTM C 1048 - Heat-Treated Flat Glass – Kind HS, Kind FT Coated and Uncoated Glass.
 - 4. ASTM D 1149 - Rubber Deterioration – Surface Ozone Cracking in a Chamber.
 - 5. ASTM D 2803 - Filiform Corrosion Resistance of Organic Coatings on Metal.
 - 6. ASTM D 3656 - Insect Screening and Louver Cloth Woven from Vinyl-Coated Glass Yarns.
 - 7. ASTM D 4060 - Abrasion Resistance of Organic Coatings by the Taber Abraser.
 - 8. ASTM E 283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Difference Across the Specimen.
 - 9. ASTM E 330 - Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference.
 - 10. ASTM E 547 - Water Penetration of Exterior Windows, Curtain Walls and Doors by Cyclic Static Air Pressure Differential.
 - 11. ASTM E 1105 – Standard Test Method for Field Determination of Water Penetration of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.
 - 12. ASTM G 85 - Modified Salt Spray (Fog) Testing.
- C. Screen Manufacturers Association (SMA):
 - 1. SMA 1201 - Specifications for Insect Screens for Windows, Sliding Doors and Swinging Doors.
- D. Window and Door Manufacturers Association (WDMA):
 - 1. AAMA/WDMA/CSA 101/I.S.2/A440 – North American Fenestration Standard/Specification for windows, doors and skylights.

2. WDMA I.S.4 - Industry Standard for Water-Repellent Preservative Non-Pressure Treatment for Millwork.

1.4 PERFORMANCE REQUIREMENTS

- A. Windows shall be Hallmark certified to a rating of [LC] [CW]-PG[25 - 50] specifications in accordance with ANSI/AAMA/NWDA 101/I.S.2/A440-08 or ANSI/AAMA/NWDA 101/I.S.2/A440-11.
- B. Window Unit Air Leakage, ASTM E 283, 1.57 psf (25 mph): 0.05 cfm per square foot of frame or less.
- C. Window Unit Water Penetration: No water penetration through window unit when tested in accordance with ASTM E 547, under static pressure of 7.5 psf (52 mph) after 4 cycles of 5 minutes each, with water being applied at a rate of 5 gallons per hour per square foot.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver materials to site undamaged in manufacturer's or sales branch's original, unopened containers and packaging, with labels clearly identifying manufacturer and product name. Include installation instructions.
- B. Storage: Store materials in an upright position, off ground, under cover, and protected from weather, direct sunlight, and construction activities.
- C. Handling: Protect materials and finish during handling and installation to prevent damage.

PART 2 PRODUCTS

2.1 MANUFACTURER

- A. Pella Corporation, 102 Main Street, Pella, Iowa 50219. Toll Free (800) 54-PELLA. Phone (641) 621-1000. Website www.pella.com.

2.2 WOOD WINDOWS

Specifier Notes: Specify Pella® Reserve™ factory-primed (pine or mahogany) and/or unfinished (mahogany only) wood casement and/or awning windows.

- C. Wood Monumental [Single-Hung] Windows: Pella factory-assembled with sash [out of unit].
 1. Frame:
 - a. Select softwood, water water-repellent, preservative-treated with EnduraGuard® in accordance with WDMA I.S.-4. EnduraGuard includes water-repellency, three active fungicides and an insecticide applied to the frame.
 - b. Interior Exposed Surfaces: [Clear Pine] with no visible fastener holes.
 - c. Exterior Surfaces: [Factory Primed].
 - d. Overall Frame Depth: 5-7/8" (149 mm).
 2. Sash:
 - a. Select softwood, water-repellent, preservative-treated with EnduraGuard in accordance with WDMA I.S.-4. EnduraGuard includes water-repellency, three active fungicides and an insecticide applied to the sash.
 - b. Interior Exposed Surfaces: [Clear Pine] with no visible fastener holes.
 - c. Exterior Surfaces: [Factory Primed].
 - d. Exterior sash profile is putty.
 - e. Corners: Mortised and tenoned, glued and secured with metal fasteners.
 - f. Sash Thickness: 2-1/4" (57 mm).

3. Weather Stripping:
 - a. Santoprene-wrapped foam at head and sill.
 - b. Full length glass filled polypropylene interlocker with integrated slip-coated thermoplastic elastomer leaf.
 - c. Secondary nylon bristle rain strip on bottom sash at sill.
 - d. Vinyl-wrapped foam with secondary nylon bristle rain strip inserted into jamb liner to seal against sides of sash.

2.3 GLAZING

- A. Glazing:
 1. Float Glass: ASTM C 1036, Quality 1.
 2. Type: Silicone-glazed 11/16-inch dual-seal, [annealed] insulating glass, [multi-layer Low-E coated with argon].
 5. Integral Light Technology Glazing and Grilles:
 - a. Insulating glass contains non-glare spacer between the panes of glass.
 - b. Grid: Adhered to glass on double pane and a metal spacer on triple pane.
 - c. Room Side Grilles: [1-1/4"] ogee profile that are solid [pine].
 - d. Exterior Grilles: [1-1/4"] putty profile that are solid [pine]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4. Dimension to match room side grilles.
 - e. Bars shall be adhered to both sides of insulating glass with VHB acrylic adhesive tape and aligned with non-glare grid.
 - f. Finish: Exterior surfaces are [Factory-primed Pine] water-repellent, preservative-treated; interior surfaces [Factory finished stain Color: Dark Mahogany].

2.5 HARDWARE

- A. Hung
 1. Balances:
 - a. Block-and-tackle balances.
 - b. Balances are attached to frame and connected to sash with polyester cord.
 2. Locking System:
 - a. [Spoon-shaped sash lock.]
 - b. One installed on units with frame width less than 37 inches, 2 locks installed on units with frame width of 37 inches or greater.
 4. Lock and Sash Lift Finish: [Baked enamel, [Brown].

2.6 TOLERANCES

- A. Windows shall accommodate the following opening tolerances:
 1. Vertical Dimensions Between High and Low Points: Plus 1/4 inch, minus 0 inch.
 2. Width Dimensions: Plus 1/4 inch, minus 0 inch.
 3. Building Columns or Masonry Openings: Plus or minus 1/4 inch from plumb.

2.7 FINISH

- A. Interior Finish [Factory finished stain. Color: Dark Mahogany].

2.8 INSTALLATION ACCESSORIES

- A. Flashing/Sealant Tape: Pella SmartFlash.
 - 1. Aluminum-foil-backed butyl window and door flashing tape.
 - 2. Maximum Total Thickness: 0.013 inch.
 - 3. UV resistant.
 - 4. Verify sealant compatibility with sealant manufacturer.
- B. Interior Insulating-Foam Sealant: Low-expansion, low-pressure polyurethane insulating window and door foam sealant.
- C. Exterior Perimeter Sealant: "Pella Window and Door Installation Sealant" or equivalent high quality, multi-purpose sealant as specified in the joints sealant section.

2.9 SOURCE QUALITY CONTROL

- A. Factory Testing: Factory test individual standard operable windows for air infiltration in accordance with ASTM E 283, to ensure compliance with this specification.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive windows. Notify Architect of conditions that would adversely affect installation or subsequent use. Do not proceed with installation until unsatisfactory conditions are corrected.

3.2 INSTALLATION

- A. Install windows in accordance with manufacturer's instructions and approved shop drawings.
- B. Install windows to be weather-tight and freely operating.
- C. Maintain alignment with adjacent work.
- D. Secure assembly to framed openings, plumb and square, without distortion.
- E. Integrate window system installation with exterior water-resistant barrier using flashing/sealant tape. Apply and integrate flashing/sealant tape with water-resistant barrier using watershed principles in accordance with window manufacturer's instructions.
- F. Place interior seal around window perimeter to maintain continuity of building thermal and air barrier using [backer rod and sealant] [insulating-foam sealant].
- G. Seal window to exterior wall cladding with sealant and related backing materials at perimeter of assembly.
- H. Leave windows closed and locked.

3.4 CLEANING

- A. Clean window frames and glass in accordance with Division 1 requirements.
- B. Do not use harsh cleaning materials or methods that would damage finish.
- C. Remove labels and visible markings.

3.5 PROTECTION

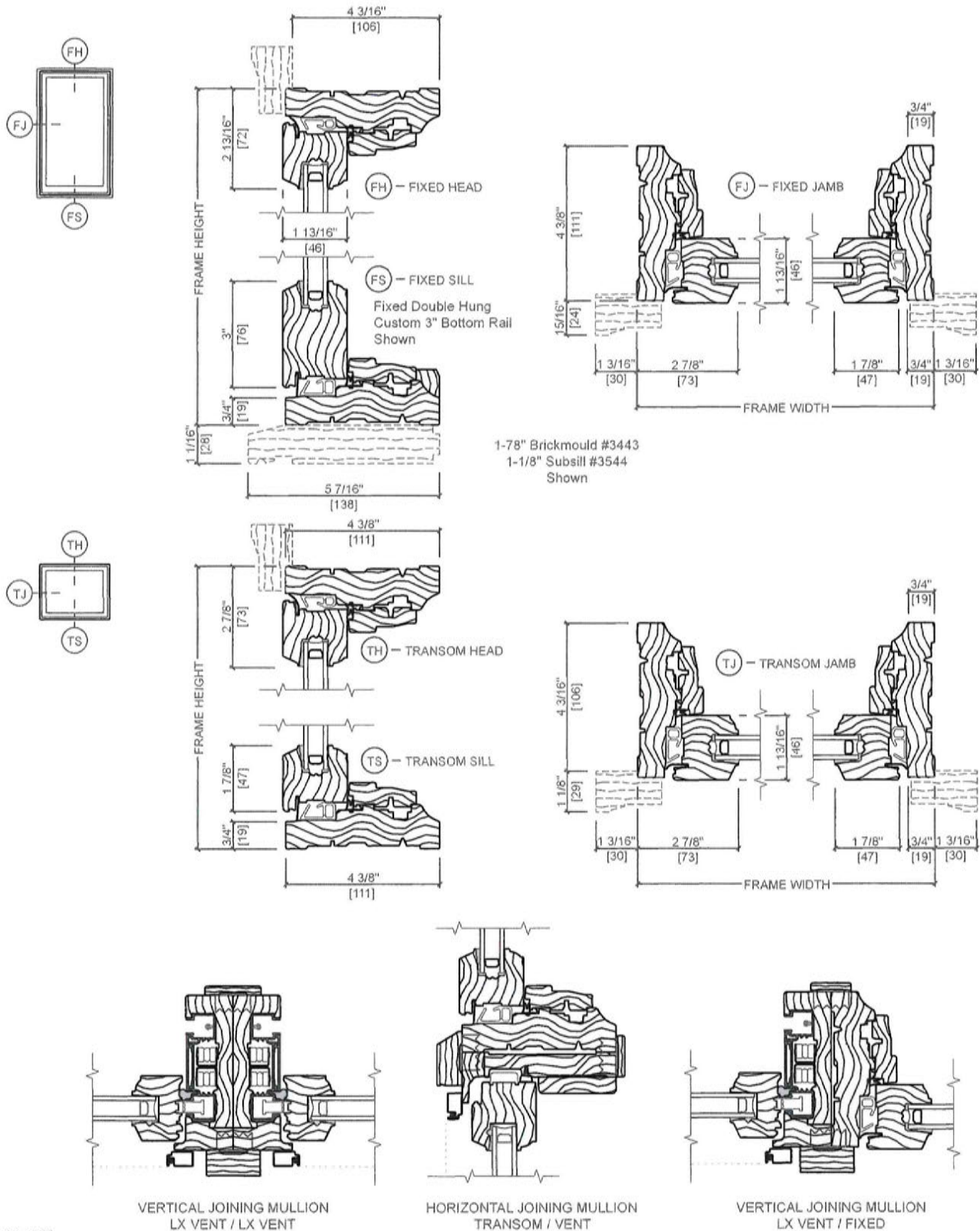
- A. Protect installed windows to ensure that, except for normal weathering, windows will be without damage or deterioration at time of substantial completion.

END OF SECTION



Pella® Reserve™ Traditional Hung Window

Unit Sections - Wood Exterior Putty Glaze Exterior Profile



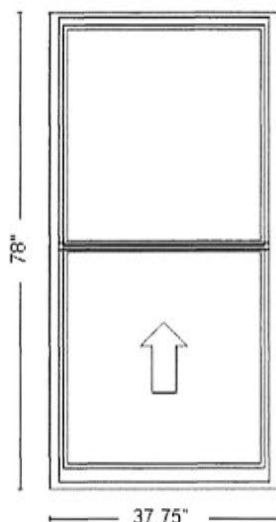
Scale 3" = 1' 0"

All dimensions are approximate.

See supporting document Combination Recommendations, for mullion limitations and reinforcing requirements.

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19743059

Line Number: 10

Quote Qty: 12

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, 37.75 X 78

Rough Opening: 38.5" X 78.75"

Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.53, CPD PEL-N-234-01141-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL14342, STC 26, OITC 22, Clear Opening Width 34.375, Clear Opening Height 34.562, Clear Opening Area 8.250478, Egress Meets minimum clear opening and 5.7 sq.ft

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: Historic Iron Horse Inn - Reserve Project Name: A1 Construction - Historic

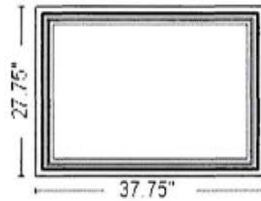
Jobsite Location: RAPID CITY, SD

Room Location: W1

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19743059

Line Number: 15

Quote Qty: 12

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Sash Set, Fixed, 37.75 X 27.75

Rough Opening: 38.5" X 28.5"

Performance Information: U-Factor 0.26, SHGC 0.29, VLT 0.55, CPD PEL-N-41-43000-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL11292

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** building owner, architect, contractor, installer and/or consumer



Quote Name: Historic Iron Horse Inn - Reserve Project Name: A1 Construction - Historic

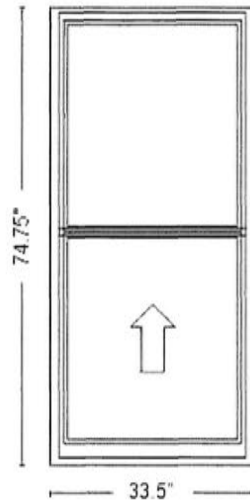
Jobsite Location: RAPID CITY, SD

Room Location: W1 Top

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19743059

Line Number: 20

Quote Qty: 4

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, 33.5 X 74.75

Rough Opening: 34.25" X 75.5"

Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.53, CPD PEL-N-234-01141-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL14342, STC 26, OITC 22, Clear Opening Width 30.125, Clear Opening Height 32.937, Clear Opening Area 6.890466, Egress Meets minimum clear opening and 5.7 sq.ft

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** building owner, architect, contractor, installer and/or consumer



Quote Name: Historic Iron Horse Inn - Reserve Project Name: A1 Construction - Historic

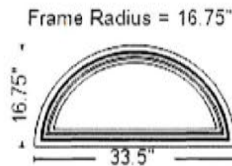
Jobsite Location: RAPID CITY, SD

Room Location: W2

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19743059

Line Number: 25

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Sash Set, Fixed Half Circle, 33.5 X 16.75

Rough Opening: 34.25" X 17.5"

Performance Information: U-Factor 0.26, SHGC 0.30, VLT 0.56, CPD PEL-N-41-43856-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL11292

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: Historic Iron Horse Inn - Reserve Project Name: A1 Construction - Historic

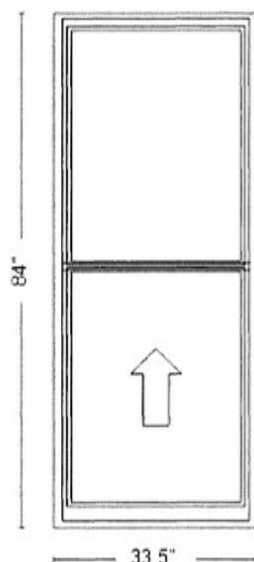
Jobsite Location: RAPID CITY, SD

Room Location: W2 Top 2F

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19743059

Line Number: 30

Quote Qty: 11

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, 33.5 X 84

Rough Opening: 34.25" X 84.75"

Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.53, CPD PEL-N-234-01141-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL14342, STC 26, OITC 22, Clear Opening Width 30.125, Clear Opening Height 37.562, Clear Opening Area 7.858023, Egress Meets minimum clear opening and 5.7 sq.ft

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** building owner, architect, contractor, installer and/or consumer



Quote Name: Historic Iron Horse Inn - Reserve Project Name: A1 Construction - Historic

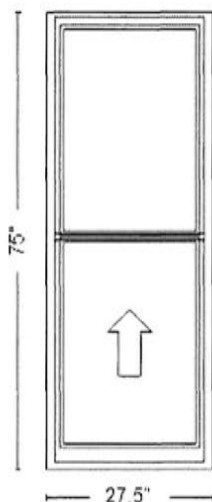
Jobsite Location: RAPID CITY, SD

Room Location: W3

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19743059

Line Number: 35

Quote Qty: 6

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, 27.5 X 75

Rough Opening: 28.25" X 75.75"

Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.53, CPD PEL-N-234-01141-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL14342, STC 26, OITC 22, Clear Opening Width 24.125, Clear Opening Height 33.062, Clear Opening Area 5.539033, Egress Meets minimum clear opening and 5.0 sq.ft

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Quote Name: Historic Iron Horse Inn - Reserve Project Name: A1 Construction - Historic

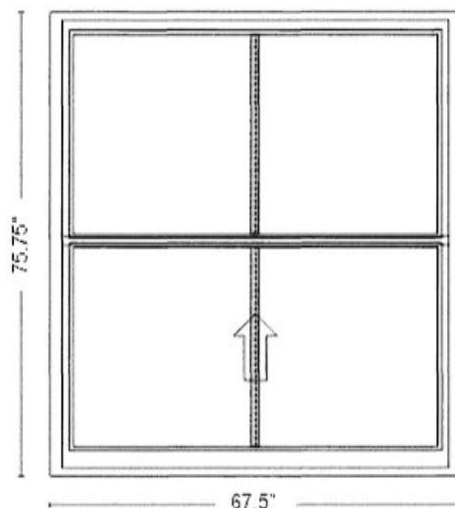
Jobsite Location: RAPID CITY, SD

Room Location: W4

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19743059

Line Number: 40

Quote Qty: 4

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, 67.5 X 75.75

Rough Opening: 68.25" X 76.5"

Performance Information: U-Factor 0.29, SHGC 0.21, VLT 0.37, CPD PEL-N-236-02464-00001, Performance Class LC, PG 25, Calculated Positive DP Rating 25, Calculated Negative DP Rating 25, FPA Clear Opening Width 62.572, Clear Opening Height 25.25, Clear Opening Area 10.97183, Egress Meets minimum clear opening and 5.7 sq.ft

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** building owner, architect, contractor, installer and/or consumer



Quote Name: Historic Iron Horse Inn - Reserve Project Name: A1 Construction - Historic

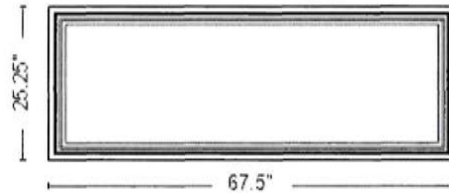
Jobsite Location: RAPID CITY, SD

Room Location: W5

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19743059

Line Number: 45

Quote Qty: 4

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Sash Set, Fixed, 67.5 X 25.25

Rough Opening: 68.25" X 26"

Performance Information: U-Factor 0.26, SHGC 0.29, VLT 0.55, CPD PEL-N-41-43000-00001, FPA None

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** building owner, architect, contractor, installer and/or consumer



Quote Name: Historic Iron Horse Inn - Reserve Project Name: A1 Construction - Historic

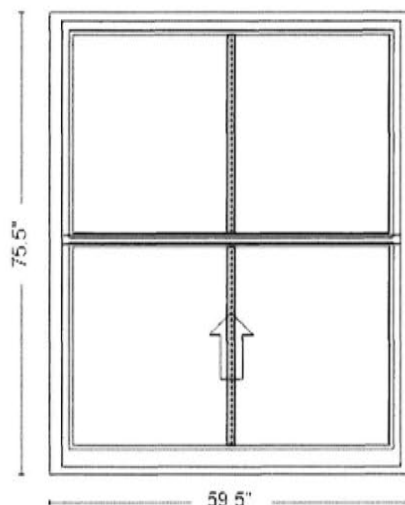
Jobsite Location: RAPID CITY, SD

Room Location: W5 Top

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19743059

Line Number: 50

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Single Hung, 59.5 X 75.5

Rough Opening: 60.25" X 76.25"

Performance Information: U-Factor 0.29, SHGC 0.21, VLT 0.37, CPD PEL-N-236-02464-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, FPA Clear Opening Width 54.572, Clear Opening Height 25.125, Clear Opening Area 9.521677, Egress Meets minimum clear opening and 5.7 sq.ft

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** building owner, architect, contractor, installer and/or consumer



Quote Name: Historic Iron Horse Inn - Reserve Project Name: A1 Construction - Historic

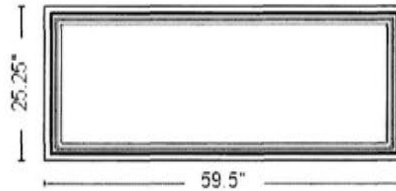
Jobsite Location: RAPID CITY, SD

Room Location: W6

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19743059

Line Number: 55

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Sash Set, Fixed, 59.5 X 25.25

Rough Opening: 60.25" X 26"

Performance Information: U-Factor 0.26, SHGC 0.29, VLT 0.55, CPD PEL-N-41-43000-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, FPA FL11292

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** building owner, architect, contractor, installer and/or consumer



Quote Name: Historic Iron Horse Inn - Reserve Project Name: A1 Construction - Historic

Jobsite Location: RAPID CITY, SD

Room Location: W6 Top

Sales Branch Location: 23300 Heartland Pella

Date: October 01, 2025

Case No. 250195
Address: 96 Charles Street

Staff Report

The applicant has submitted an application for Project Approval for work at 96 Charles Street, a Contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Jim and Monica Wiasanen
Owner: YOST, HAROLD ALVIN & SHERRILYN B0
Constructed: 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. This is an early Deadwood house which was remodeled during the pre-World War II years; Consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood - as elsewhere in the United States - residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" styles.
- 2. Architectural design of the resource and proposed alterations:**
The applicant is requesting permission to add a 35.7 square foot sauna to the northwest corner of the house. It will be attached to the house and become part of the deck.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

The proposed work and changes is at the rear of the house. It is reversible and reads as an addition which does not overpower the resources, as such it does not encroach upon, damage, or destroy a historic resource or 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: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

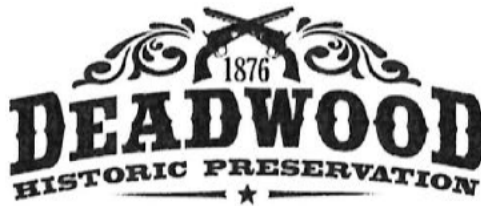
Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.



Case No. _____	Section 8 Item a.
<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.

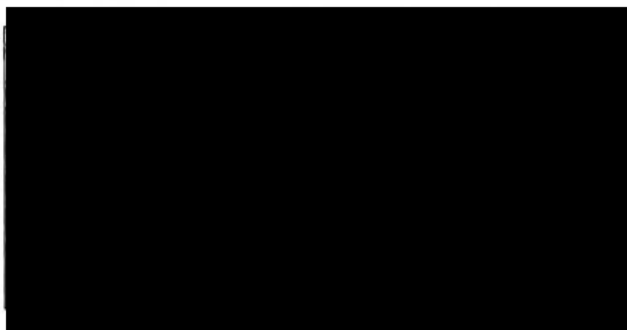
This application must be typed or printed in ink and submitted to:

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>96</u> 55 CHARLES STREET
Historic Name of Property (if known):	

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 _____	



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 type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input checked="" 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"/> Porch/Deck
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

Updated October 9, 2019

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>OCT</u>		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" 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"/> Material
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<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 type="checkbox"/> PORCH/DECK	<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
Note: Please provide detailed plans/drawings			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

Describe in detail, 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. 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. Describe in detail below (add pages as necessary).

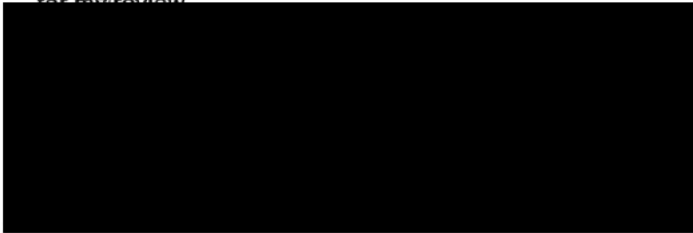
I WOULD LIKE TO ADD A 35.7 SQ FT SAUNA TO THE
NW CORNER OF MY HOUSE. IT WOULD BE
ATTACHED TO THE HOUSE AND BECOME PART OF THE
DECK. ATTACHED ARE DRAWINGS FOR PROPOSED
STRUCTURE

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.



SIGNATURE OF AGENT(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.

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

The documentation listed below will assist in the submission of the application. ***Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.***

ALL WORK:

- ☐ Photograph of house and existing conditions from all relevant sides.

RENOVATIONS AND ADDITIONS:

- ☐ Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- ☐ Exterior material description.
- ☐ Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- ☐ Photograph of existing conditions from all elevations.
- ☐ Color samples and placement on the structure.
- ☐ Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

PAINTING, SIDING:

- ☐ Color photographs of all areas involved and surrounding structures if applicable.
- ☐ Samples of colors and/or materials to be used.
- ☐ Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

NEW CONSTRUCTION:

- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- ☐ Material list including door and window styles, colors and texture samples.
- ☐ Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- ☐ Color photographs of proposed site and structures within vicinity of new building.

