



# Historic Preservation Commission Agenda

Wednesday, June 12, 2024 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. **Call Meeting to Order**

- a. Acknowledgement of Years of Service for outgoing Commissioners:  
Robin Carmody (6 Years) and Beverly Posey (7 Years)
- b. Swearing in of new Historic Preservation Commissioners:  
Anita Knipper and Jesse Allen

## 2. **Roll Call**

- a. Election of 2024-2025 Historic Preservation Commission Officers:  
Chairperson, Vice Chairperson, and 2nd Vice Chairperson

## 3. **Approval of Minutes**

- [a.](#) HP Commission Minutes

## 4. **Voucher Approvals**

- [a.](#) HP Operating Vouchers
- [b.](#) HP Grant Vouchers
- [c.](#) HP Revolving Vouchers

## 5. **HP Programs and Revolving Loan Program**

- [a.](#) Historic Preservation Program Application  
Ross & Donna Abrams – 326 Williams St. – Elderly Resident Program
- [b.](#) Accept Robb & Wendy Nelson, 19 Centennial, into the Retaining Wall Program

## 6. **Old or General Business**

- [a.](#) Historic Preservation Commissioner Assignments for the 2024-2025 term

## 7. **New Matters Before the Deadwood Historic District Commission**

- [a.](#) COA 240092 - Northern Hills Alliance for Children - 753 Main - Construct two shed roofs
- [b.](#) Request to Reconsider COA 240040 - 745 Main Street – Window Sashes

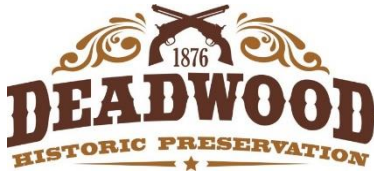
## 8. **New Matters Before the Deadwood Historic Preservation Commission**

- [a.](#) PA 240083 - Ross & Donna Abrams - 326 Williams - Replace stairs and deck
- [b.](#) PA 240086 - Mary Tautkus - 24 Wabash - Construct Carport
- [c.](#) PA 240085 - Larry & Jenica Griffith - 23 Washington - Install 6 foot privacy fence
- [d.](#) PA 240089 - Katherine Sims - 11 Jackson - Replace deck railing and lattice; Install iron picket fence, construct ground level deck

e. PA 240090 - Ben & Sheri Greenlee - 52 Van Buren - Replace windows and install patio door

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 Minutes

Wednesday, May 22, 2024 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

### 1. Call Meeting to Order

A quorum present, Commission Chair Posey called the Deadwood Historic Preservation Commission meeting to order on May 8, 2024, at 4:01 p.m.

### 2. Roll Call

PRESENT

HP Commission Chair Bev Posey  
 HP Commission Vice Chair Leo Diede  
 HP Commission 2nd Vice Chair Robin Carmody  
 HP Commissioner Trevor Santochi  
 HP Commissioner Tony Williams

ABSENT

HP Commissioner Vicki Dar  
 HP Commissioner Molly Brown  
 City Commissioner Blake Joseph

STAFF PRESENT

Bonny Anfinson, Historic Preservation Coordinator  
 Amy Greba, Administrative Assistant

Mike Walker, Neighborworks

### 3. Approval of Minutes

a. HP Minutes from 05/08/24

***It was motioned by Commissioner Williams and seconded by Commissioner Diede to approve minutes of the May 8, 2024, meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

### 4. Voucher Approvals

a. HP Operating Vouchers

***It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Operating Vouchers in the amount of \$39,658.27. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

b. HP Revolving Vouchers

***It was motioned by Commissioner Diede and seconded by Commissioner Santochi to approve HP Revolving Vouchers in the amount of \$8,650.17. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

## 5. HP Programs and Revolving Loan Program

### a. Historic Preservation Loan Request

Dragon Belly, LLC - 772 Main St. - Extension Request

***It was motioned by Commissioner Diede and seconded by Commissioner Williams to deny request for loan extension for 772 Main, Dragon Belly, LLC. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

### b. Historic Preservation Program Applications

Lila Sorenson - 26 Burnham - Siding Program

Tom & Janet McNary - 14 Van Buren - Elderly Resident Program

Tom Pehrson - 31 Jackson - Elderly Resident Program

***It was motioned by Commissioner Santochi and seconded by Commissioner Carmody to approve all Historic Preservation Program Applications for 26 Burnham, 14 Van Buren, and 31 Jackson. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

## 6. Old or General Business

### a. Sponsorship of Custer's Expedition Anniversary - Field Trip Offered by sponsor

Mrs. Anfinson stated that HP Commissioners are invited to tour the exhibits prior to the event, due to the City of Deadwood's Sponsorship of the event. Any Commissioner who are interested in taking a trip to Custer should let Mrs. Anfinson know at their earliest convenience and a date will be picked for a field trip to Custer.

### b. Grace Lutheran Church - Not-for-Profit Grant increase of \$1,907.24 for emergency plumbing repairs.

Mrs. Anfinson stated the Grace Lutheran Church received a Not-for-Profit grant in January to replace the inappropriate storm windows on the original portion of the church in the amount of \$21,974.00. They have a new Pastor who has moved into the parsonage. Plumbing issues were discovered, and emergency repairs had to be made in the amount of \$1,907.24. They are asking if they can add this repair to their current Not-for-Profit Grant for a total of \$23,881.24. Staff is recommending approval.

The Projects Committee has reviewed and recommends approving increasing the funding for Grace Lutheran Church for emergency repairs to the parsonage in the amount of \$1,907.24, increasing the grant to \$23,881.24.

Commissioner Diede abstained from discussion and voting due to connection with the request from Grace Lutheran Church.

***It was motioned by Commissioner Santochi and seconded by Commissioner Williams to recommend to the City Commission to approve increasing the funding for Grace Lutheran Church for emergency repairs to the parsonage in the amount of \$1,907.24, increasing the grant to \$23,881.24. Voting Yea: Carmody, Williams, Santochi, Posey. Abstain: Diede.***

- c. First Baptist Church request for Not-for-Profit Grant in the amount of \$9,422.86 for new sign.

Mrs. Anfinson stated the First Baptist Church has submitted a Not-for-Profit grant to replace the exterior sign. The total cost of this project is \$9,422.86.

Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five-year period. In the last five years they have received \$33,890 in grant funds leaving \$16,110 available.

The applicant and project qualify under the current guidelines as set forth in the adopted application from the Deadwood Historic Preservation Commission. The Projects Committee reviewed this request and recommended approving the grant request to the First Baptist Church in the amount of \$9,422.86 for replacing the exterior sign.

***It was motioned by Commissioner Diede and seconded by Commissioner Williams to recommend to City Commission to approve the Not-For-Profit grant to the First Baptist Church in the amount of \$9,422.86 for replacing the exterior sign as requested. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

- d. Broken Boot Mine request for Not-for-Profit Grant in the amount of \$1,075.00 for repairing restroom doors.

Mrs. Anfinson stated the Broken Boot Mine has submitted a Not-for-Profit grant to repair the bathroom doors of the restrooms. The total cost of this project is \$1,075.

Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five-year period. In the last five years they have received \$23,461.36 in grant funds leaving \$26,538.64 available.

The applicant and project qualify under the current guidelines as set forth in the adopted application from the Deadwood Historic Preservation Commission. The Projects Committee reviewed this request and is questioning if this item shouldn't fall under general maintenance of Broken Boot.

***It was motioned by Commissioner Santochi and seconded by Commissioner Carmody to recommend to the City Commission to approve the Not-For-Profit grant to the Broken Boot Mine in the amount of \$1,075 for repairing the restroom doors. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

## **7. New Matters Before the Deadwood Historic District Commission**

- a. COA 240076 - KR Deadwood Sherman Street 2020 - 57 Sherman St. - Reconstruct original storefront.

Mrs. Anfinson stated the applicant has submitted an application for Certificate of Appropriateness for work at 57 Sherman Street, a non-contributing structure located in the Original Town of Deadwood in the City of Deadwood.

The applicant is requesting permission to renovate/restore the existing facade to resemble the original historic facade.

This structure was accepted into the Façade Program on February 28, 2024. The proposed changes would reconstruct the façade to its original configuration based on historic photographs. This measure should return the structure to a contributing status within the National Historic Landmark. As requested by Commission Williams at the February 28 meeting, minutes of the meetings from the 51, 53, 55 Sherman Street Façade project are attached. 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 motioned by Commissioner Williams and seconded by Commissioner Diede 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. Voting Yea: Carmody, Williams, Santochi. Posey, Diede.***

## **8. New Matters Before the Deadwood Historic Preservation Commission**

- a. PA 240073 - Dale Berg - 874 Main - Construct second floor on an existing addition on the back side of the structure.

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 874 Main Street, a contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

The applicant is requesting permission to construct a second story on a low pitch addition in the back of the house to solve leaks that occur every winter.

The second story addition, over the existing kitchen area, does not encroach upon the resource as it is not too visible from the public right-of-way, therefore considered non-contributing. The additional bedroom gable is visible from the right-of-way; however, is well designed and compatible with the resource.

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 motioned by Commissioner Santochi and seconded by Commissioner Diede 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. Voting Yea: Carmody, Williams, Santichi, Posey, Diede.***

- b. PA 240074 - Lila Sorenson - 26 Burnham - Replace siding on front of structure.

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 26 Burnham, a contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

The applicant is requesting to replace siding on original front portion of the structure. The material will be cedar.

This request is for replacing the siding on the original front portion of the structure. The material will be a matching lap cedar siding to replace deteriorated and cracked siding.

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 motioned by Commissioner Santochi and seconded by Commissioner Williams 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. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

- c. PA 240075 - Natasha Brown - 15 Jackson - Replace fence in front and back of structure

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 15 Jackson, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

The applicant is requesting permission to demo existing fence and replace front fence with a 5' cedar wood picket fence and 5' gate. Replace existing backyard fence with cedar wood 6' fence and gate.

The applicant had previously presented the installation of a fence at our April 24, 2024 meeting and was denied. This is a resubmittal of that request. 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 motioned by Commissioner Santochi and seconded by Commissioner Carmody 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. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

## 9. Items from Citizens not on Agenda

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

Mr. Walker, Neighborworks, thanked Commissioners Santochi and Posey for attending the Neighborworks event on May 21, 2024.

## 10. Staff Report

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

Mrs. Anfinson stated the check and plaque presentation at South Dakota Stockgrowers Association went well. Rapid City Journal wrote a piece covering the event, which was included in the meeting packet.

FEMA project continues to move along well. Sherman Street parking lot is almost finished with paving and striping being the final stages.

## 11. Committee Reports

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

Commissioner Posey reminded everyone that the Butt Brigade will meet at Tin Lizzie's tomorrow, May 23, 2024, at 3 pm to clean Main Street before the Summer Kick-off events.

## 12. Adjournment

***It was motioned by Commissioner Santochi and seconded by Commissioner Carmody to adjourn the Historic Preservation Commission meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

The HP Commission meeting adjourned at 4:47 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Amy Greba, Administrative Assistant*



# Historic Preservation Commission

## Bill List - 2024

OPERATING ACCOUNT: Historic Preservation	
<b>HP Operating Account Total:</b>	<b>\$ 163,495.32</b>

Approved by \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_  
HP Chairperson

HPC	06/12/24
Batch	06/18/24

PACKET: 06660 061824 - HP OPERATING - A

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0776	ALBERTSON ENGINEERING, INC.					
I-20498		WELCOME CNTR TRAIL RECON	5,632.92			
6/03/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		WELCOME CNTR TRAIL RECON		215 4576-600	PROFES. SERV. CURRENT EX	5,632.92
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I-20499		74 VAN BUREN	100.00			
6/03/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		74 VAN BUREN		215 4575-515	GRANT/LOAN RETAINING WAL	100.00
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I-20500		33 1/2 JACKSON	100.00			
6/03/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		33 1/2 JACKSON		215 4575-515	GRANT/LOAN RETAINING WAL	100.00
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I-20502		85 CHARLES ST FOUNDATION	2,500.00			
6/03/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		85 CHARLES ST FOUNDATION		215 4575-505-04	85 CHARLES ST	2,500.00
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I-20539		TOOTSIE HISTORIC SIGN	175.00			
6/03/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		TOOTSIE HISTORIC SIGN		215 4572-235	VISITOR MGMT ADVOCATE	175.00
		=== VENDOR TOTALS ===	8,507.92			
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01-4711	AMAZON CAPITAL SERVICES					
I-1WYX-1V4J-YGDW		SUPPLIES: COFFEE & PENCILS	73.04			
5/31/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		SUPPLIES: COFFEE & PENCILS		215 4641-426	SUPPLIES	73.04
		=== VENDOR TOTALS ===	73.04			
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01-5052	AVID4 ENGINEERING					
I-23-123.12		PROFESSIONAL SERVICES	1,562.50			
6/07/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: Y		
		PROFESSIONAL SERVICES		215 4573-335	HIST. INTERP. ARCHIVE DE	1,312.50
		PROFESSIONAL SERVICES		215 4641-422	PROFESSIONAL SERVICES	250.00
		=== VENDOR TOTALS ===	1,562.50			
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01-0418	BLACK HILLS PIONEER					
I-118099		WLCME CNTR KIOSK & MOBILE APP	20,250.00			
5/31/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		WLCME CNTR KIOSK & MOBILE APP		215 4572-235	VISITOR MGMT ADVOCATE	20,250.00
		=== VENDOR TOTALS ===	20,250.00			

PACKET: 06660 061824 - HP OPERATING - A

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-1811	BLACK HILLS STATE UNIVERSITY					
I-060124		BLACK HILLS STATE UNIVERSITY	1,000.00			
6/01/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		KAITLYN MARTIN		215 4573-380	HIST. INTERP. SCHOLARSHI	1,000.00
		=== VENDOR TOTALS ===	1,000.00			

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01-5249	BLUE-JONES, LEAH					
I-050624		GIS TRAINING	173.58			
5/06/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		GIS TRAINING		215 4641-427	TRAVEL	173.58
		=== VENDOR TOTALS ===	173.58			

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01-3314	CENTURY BUSINESS PRODUCTS, INC					
I-735881		ARCHIVES COPIER	263.44			
6/10/2024	FNBAP	DUE: 6/10/2024 DISC: 6/10/2024		1099: N		
		ARCHIVES COPIER		215 4573-335	HIST. INTERP. ARCHIVE DE	263.44
I-735882		HP/PZ COPIER	244.97			
6/10/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		HP/PZ COPIER		215 4641-426	SUPPLIES	81.65
		HP/PZ COPIER		101 4640-426	SUPPLIES	81.66
		HP/PZ/ WATER COPIER		602 4330-426	SUPPLIES	81.66
		=== VENDOR TOTALS ===	508.41			

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01-5254	CITY OF HOT SPRINGS					
I-060424		REPAIRS TO CITY HALL	7,500.00			
6/04/2024	FNBAP	DUE: 6/17/2024 DISC: 6/17/2024		1099: N		
		REPAIRS TO CITY HALL		215 4575-520	GRANT/LOAN PROJECTS OUTS	7,500.00
		=== VENDOR TOTALS ===	7,500.00			

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01-1139	CRESCENT ELECTRIC SUPPLY CO.					
I-S512294409.001		LIGHTBULBS	226.85			
5/30/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		LIGHTBULBS		215 4641-426	SUPPLIES	226.85
I-S512358287.001		LIGHTBULBS	226.85			
5/30/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		LIGHTBULBS		215 4641-426	SUPPLIES	226.85
		=== VENDOR TOTALS ===	453.70			

PACKET: 06660 061824 - HP OPERATING - A

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-1058	DAKOTA SUPPLY GROUP					
I-S103755760.001		LIGHTBULBS	366.35			
5/23/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		LIGHTBULBS		215 4641-426	SUPPLIES	366.35
		=== VENDOR TOTALS ===	366.35			
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01-4880	DAR, VICKI					
I-052224		CERT LOCAL GOVT CONFERENCE	527.41			
5/22/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		CERT LOCAL GOVT CONFERENCE		215 4641-427	TRAVEL	527.41
		=== VENDOR TOTALS ===	527.41			
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01-0475	DEADWOOD CHAMBER & VISITORS BU					
I-061224		HPC MARKETING	48,885.77			
6/12/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		HPC MARKETING		215 4572-210	VISITOR MGMT MARKETING	48,885.77
		=== VENDOR TOTALS ===	48,885.77			
=====						
01-4976	EAGLESON, CHARLES					
I-052224		CERT LOCAL GOVT CONFERENCE	94.00			
5/22/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: Y		
		CERT LOCAL GOVT CONFERENCE		215 4641-427	TRAVEL	94.00
		=== VENDOR TOTALS ===	94.00			
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01-5250	FEUILLERAT WELDING					
I-5913		TOOTSIE SIGN PLACEMENT	9,306.25			
5/31/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		TOOTSIE SIGN PLACEMENT		215 4572-235	VISITOR MGMT ADVOCATE	9,306.25
		=== VENDOR TOTALS ===	9,306.25			
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01-4625	FIB CREDIT CARDS					
I-053124		SUPPLIES, ARCHIVES, REG DEEDS	486.14			
5/31/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		P&Z REG OF DEEDS 628 MAIN		101 4520-422	PROFESSIONAL SERVICES	54.00
		ARCHIVES - POSTCARDS		215 4573-335	HIST. INTERP. ARCHIVE DE	15.99
		ARCHIVES - POSTCARDS		215 4573-335	HIST. INTERP. ARCHIVE DE	9.24
		CLG CONFERENCE REGISTRATION		215 4641-427	TRAVEL	60.00
		ARCHIVES - BOOK		215 4573-335	HIST. INTERP. ARCHIVE DE	11.55
		HP/PZ ADMIN - CANVA SUBSCRIPT		215 4641-422	PROFESSIONAL SERVICES	120.00
		FEMA EASEMENTS		101 4520-422-01	PROF SERV- FEMA-WHITEWOO	215.36
		=== VENDOR TOTALS ===	486.14			

PACKET: 06660 061824 - HP OPERATING - A  
VENDOR SET: 01 CITY OF DEADWOOD  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-3960	GENESEE VALLEY DAOIST HERMITAG					
I-052224		TRANSLATION	300.00			
5/22/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		TRANSLATION		215 4573-335	HIST. INTERP. ARCHIVE DE	300.00
		=== VENDOR TOTALS ===	300.00			
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01-0249	GRACE LUTHERAN CHURCH					
I-060324		WATER SOFTENER REPAIRS	21,933.15			
5/22/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		WATER SOFTENER REPAIRS		215 4575-520	GRANT/LOAN PROJECTS OUTS	21,933.15
		=== VENDOR TOTALS ===	21,933.15			
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01-2449	HOLIDAY INN CITY CENTRE SIOUX					
I-108389		CERT LOCAL GOVT CONFERENCE	321.00			
6/04/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		CERT LOCAL GOVT CONFERENCE		215 4641-427	TRAVEL	321.00
		=== VENDOR TOTALS ===	321.00			
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01-5069	MICROSOFT					
I-G050003151		AZURE SUPPORT 5/01-5/31/24	866.24			
6/09/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		AZURE SUPPORT 5/01-5/31/24		215 4641-422	PROFESSIONAL SERVICES	288.75
		AZURE SUPPORT 5/01-5/31/24		610 4361-422	PROFESSIONAL SERVICES	288.75
		AZURE SUPPORT 5/01-5/31/24		607 4580-422	PROFESSIONAL SERVICES	288.74
		=== VENDOR TOTALS ===	866.24			
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01-1725	QUILL CORPORATION					
I-050924		LEDGER PAPER	65.94			
5/09/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		LEDGER PAPER		215 4641-426	SUPPLIES	32.97
		LEDGER PAPER		215 4573-335	HIST. INTERP. ARCHIVE DE	32.97
I-050924-2		LETTER PAPER	79.98			
5/09/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		LETTER PAPER		215 4641-426	SUPPLIES	79.98
		=== VENDOR TOTALS ===	145.92			

PACKET: 06660 061824 - HP OPERATING - A

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0563	RCS CONSTRUCTION					
I-053024		33.5 JACKSON REPAIRS	32,692.50			
5/30/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: Y		
		33.5 JACKSON REAPIRS		215 4575-515	GRANT/LOAN RETAINING WAL	32,692.50
		=== VENDOR TOTALS ===	32,692.50			
=====						
01-4690	SD STATE UNIVERSITY					
I-060124		HP SCHOLARSHIP M. PITLICK	1,000.00			
6/01/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		HP SCHOLARSHIP M. PITLICK		215 4573-380	HIST. INTERP. SCHOLARSHI	1,000.00
		=== VENDOR TOTALS ===	1,000.00			
=====						
01-0578	TWIN CITY HARDWARE & LUMBER					
I-2405-295983		COWHIDE GLOVE & ACETONE	36.97			
5/02/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		COWHIDE GLOVE & ACETONE		215 4573-335	HIST. INTERP. ARCHIVE DE	36.97
I-2405-296588		MILL FILE & COPING BLADE	15.98			
5/07/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		MILL FILE & COPING BLADE		215 4641-426	SUPPLIES	15.98
I-2405-298067		BLUE BRD 1.5"	22.50			
5/17/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		BLUE BRD 1.5"		215 4573-335	HIST. INTERP. ARCHIVE DE	22.50
I-2405-298689		ACETONE	23.98			
5/21/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		ACETONE		215 4573-335	HIST. INTERP. ARCHIVE DE	23.98
I-2405-299294		PLIERS & NAIL SET	11.98			
5/24/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		PLIERS & NAIL SET		215 4641-426	SUPPLIES	11.98
		=== VENDOR TOTALS ===	111.41			
=====						
01-4739	TWIN CITY HARDWARE-HP PAINT PR					
I-2404-295567		327 JACKSON	60.99			
4/30/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		327 JACKSON		215 4575-525	GRANT/LOAN PAINT PROGRAM	60.99
I-2405-296133		37 WASHINGTON	106.97			
5/03/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		37 WASHINGTON		215 4575-525	GRANT/LOAN PAINT PROGRAM	106.97

PACKET: 06660 061824 - HP OPERATING - A  
 VENDOR SET: 01 CITY OF DEADWOOD  
 SEQUENCE : ALPHABETIC  
 DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4739		TWIN CITY HARDWARE-HP PAINT PR( ** CONTINUED ** )				
I-2405-296173		37 WASHINGTON	59.46			
5/04/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		37 WASHINGTON		215 4575-525	GRANT/LOAN PAINT PROGRAM	59.46
I-2405-296213		37 WASHINGTON	44.99			
5/04/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		37 WASHINGTON		215 4575-525	GRANT/LOAN PAINT PROGRAM	44.99
I-2405-297114		37 JACKSON	60.99			
5/10/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		37 JACKSON		215 4575-525	GRANT/LOAN PAINT PROGRAM	60.99
I-2405-297340		37 WASHINGTON	209.93			
5/13/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		37 WASHINGTON		215 4575-525	GRANT/LOAN PAINT PROGRAM	209.93
I-2405-297383		37 WASHINGTON	39.99			
5/13/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		37 WASHINGTON		215 4575-525	GRANT/LOAN PAINT PROGRAM	39.99
I-2405-298837		37 WASHINGTON	75.98			
5/22/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		37 WASHINGTON		215 4575-525	GRANT/LOAN PAINT PROGRAM	75.98
I-2405-298868		32 CHARLES	44.99			
5/22/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		32 CHARLES		215 4575-525	GRANT/LOAN PAINT PROGRAM	44.99
I-2406-000686		416 WILLIAMS	98.96			
6/03/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		416 WILLIAMS		215 4575-525	GRANT/LOAN PAINT PROGRAM	98.96
		=== VENDOR TOTALS ===	803.25			
=====						

01-1594		WESTERN DAKOTA TECH				
I-060124		HP SCHOLARSHIP-ETHAN HESS	500.00			
6/01/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		HP SCHOLARSHIP-ETHAN HESS		215 4573-380	HIST. INTERP. SCHOLARSHI	500.00
		=== VENDOR TOTALS ===	500.00			

PACKET: 06660 061824 - HP OPERATING - A

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-1594	WESTERN DAKOTA TECH					
I-060124-2		HP SCHOLARSHIP- J. OSOWSKI	500.00			
6/01/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		HP SCHOLARSHIP- J. OSOWSKI		215 4573-380	HIST. INTERP. SCHOLARSHI	500.00
		=== VENDOR TOTALS ===	500.00			
=====						
01-1731	WHEELER LUMBER OPERATIONS					
I-1340-038155		CHUTE REPAIRS	1,361.82			
5/23/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		CHUTE REPAIRS		215 4577-735	CAPITAL ASSETS RODEO GRO	1,361.82
I-1340-038194		CHUTE REPAIRS	3,011.76			
5/30/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		CHUTE REPAIRS		215 4577-735	CAPITAL ASSETS RODEO GRO	3,011.76
I-1340-038218		WAYFINDING SIGN	253.20			
5/30/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		WAYFINDING SIGN		215 4577-775-03	CIP-WAYFINDING	253.20
		=== VENDOR TOTALS ===	4,626.78			
		=== PACKET TOTALS ===	163,495.32			



APPROVED BY \_\_\_\_\_  
ON \_\_\_\_\_



PACKET: 06660 061824 - HP OPERATING - A

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

\*\* T O T A L S \*\*

INVOICE TOTALS	163,495.32
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	163,495.32
--------------	------------

\*\* G/L ACCOUNT TOTALS \*\*

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
2024		101-2020	ACCOUNTS PAYABLE	351.02-*				
		101-4520-422	PROFESSIONAL SERVICES	54.00	47,600		46,509.47	
		101-4520-422-01	PROF SERV- FEMA-WHITEWOO	215.36	80,000		4555,544.39- Y	
		101-4640-426	SUPPLIES	81.66	3,000		2,617.87	
		215-2020	ACCOUNTS PAYABLE	162,485.15-*				
		215-4572-210	VISITOR MGMT MARKETING	48,885.77	414,000		234,351.37	819,000 522,255.01
		215-4572-235	VISITOR MGMT ADVOCATE	29,731.25	220,000		96,192.75	819,000 541,409.53
		215-4573-335	HIST. INTERP. ARCHIVE DE	2,029.14	43,300		36,976.52	
		215-4573-380	HIST. INTERP. SCHOLARSHI	3,000.00	2,500		500.00- Y	
		215-4575-505-04	85 CHARLES ST	2,500.00	175,000		97,455.75	
		215-4575-515	GRANT/LOAN RETAINING WAL	32,892.50	575,000		462,082.56	
		215-4575-520	GRANT/LOAN PROJECTS OUTS	29,433.15	100,000		24,895.49	
		215-4575-525	GRANT/LOAN PAINT PROGRAM	803.25	25,000		23,463.04	
		215-4576-600	PROFES. SERV. CURRENT EX	5,632.92	75,000		25,086.09	
		215-4577-735	CAPITAL ASSETS RODEO GRO	4,373.58	650,000		638,059.75	
		215-4577-775-03	CIP-WAYFINDING	253.20	45,000		44,746.80	
		215-4641-422	PROFESSIONAL SERVICES	658.75	50,000		39,584.90	
		215-4641-426	SUPPLIES	1,115.65	15,000		10,018.10	
		215-4641-427	TRAVEL	1,175.99	10,000		1,576.77	
		602-2020	ACCOUNTS PAYABLE	81.66-*				
		602-4330-426	SUPPLIES	81.66	42,000		27,154.33	
		607-2020	ACCOUNTS PAYABLE	288.74-*				
		607-4580-422	PROFESSIONAL SERVICES	288.74	10,000		3,744.36	
		610-2020	ACCOUNTS PAYABLE	288.75-*				
		610-4361-422	PROFESSIONAL SERVICES	288.75	48,700		22,526.36	
		999-1301	DUE FROM FUND 101	351.02 *				
		999-1306	DUE FROM FUND 215	162,485.15 *				
		999-1342	DUE FROM FUND 602	81.66 *				
		999-1344	DUE FROM FUND 607	288.74 *				
		999-1345	DUE FROM FUND 610	288.75 *				
			** 2024 YEAR TOTALS	163,495.32				

PACKET: 06660 061824 - HP OPERATING - A

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
101	6/2024	351.02
215	6/2024	162,485.15
602	6/2024	81.66
607	6/2024	288.74
610	6/2024	288.75

NO ERRORS

NO WARNINGS

\*\* END OF REPORT \*\*

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

# Historic Preservation Commission 2024 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
<b>HP Grant Account Total:</b>	<b>\$ 14,129.49</b>

Approved by \_\_\_\_\_ on \_\_\_/\_\_\_/\_\_\_  
HP Chairperson

Approved by \_\_\_\_\_ on \_\_\_/\_\_\_/\_\_\_  
HP Officer

HPC	06/12/24
Batch	06/18/24

PACKET: 06662 06/18/24 HP GRANTS BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4726	KNECHT HOME CNTR-GRANTS					
C-756500		26 BURNHAM SORENSON	21.08CR			
6/18/2024	FNBAP	DUE: 6/04/2024 DISC: 6/04/2024		1099: N		
		26 BURNHAM SORENSON		216 4653-962-04	SIDING GRANT EXPENSE	21.08CR
-----						
I-10671815		SIDING 26 BURNHAN SORENSON	166.82			
6/18/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		SIDING 26 BURNHAN SORENSON		216 4653-962-04	SIDING GRANT EXPENSE	166.82
-----						
I-10696985		26 BURNHAM SORENSON	46.25			
6/18/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		26 BURNHAM SORENSON		216 4653-962-04	SIDING GRANT EXPENSE	46.25
-----						
I-10697102		26 BURNHAM SORENSON	15.50			
6/18/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		26 BURNHAM SORENSON		216 4653-962-04	SIDING GRANT EXPENSE	15.50
-----						
I-10698786		26 BURNHAM SORENSON	3,572.00			
6/18/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		26 BURNHAM SORENSON		216 4653-962-04	SIDING GRANT EXPENSE	3,572.00
		=== VENDOR TOTALS ===	3,779.49			
=====						
01-1496	LAWRENCE CO. REGISTER OF DEEDS					
I-061024		REC FEE 26 BURNHAM SORENSON	30.00			
6/18/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		REC FEE 26 BURNHAM SORENSON		216 4653-962-04	SIDING GRANT EXPENSE	30.00
		=== VENDOR TOTALS ===	30.00			
=====						
01-5251	MCCORMICK CUSTOM BUILDERS					
I-100		SIDING 26 BURNHAN - SORENSON	3,320.00			
6/18/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: N		
		SIDING 26 BURNHAN - SORENSON		216 4653-962-04	SIDING GRANT EXPENSE	3,320.00
		=== VENDOR TOTALS ===	3,320.00			
=====						
01-4490	NICKLES, KACIE					
I-66		18 DENVER - DRUMMOND	7,000.00			
6/18/2024	FNBAP	DUE: 6/18/2024 DISC: 6/18/2024		1099: Y		
		18 DENVER - DRUMMOND		216 4653-962-04	SIDING GRANT EXPENSE	5,000.00
		18 DENVER - DRUMMOND		216 4653-962-03	WINDOWS GRANT EXPENSE	2,000.00
		=== VENDOR TOTALS ===	7,000.00			
		=== PACKET TOTALS ===	14,129.49			

PACKET: 06662 06/18/24 HP GRANTS BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

\*\* T O T A L S \*\*

INVOICE TOTALS	14,150.57
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	21.08CR

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BATCH TOTALS	14,129.49
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\*\* G/L ACCOUNT TOTALS \*\*

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
	2024	216-2020	ACCOUNTS PAYABLE	14,129.49-*				
		216-4653-962-03	WINDOWS GRANT EXPENSE	2,000.00	120,000		101,285.33	
		216-4653-962-04	SIDING GRANT EXPENSE	12,129.49	60,000		47,723.46	
		999-1307	DUE FROM FUND 216	14,129.49 *				
			** 2024 YEAR TOTALS	14,129.49				

6/12/2024 9:16 AM

A/P Regular Open Item Register

Section 4 Item b.

PACKET: 06662 06/18/24 HP GRANTS BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
216	6/2024	14,129.49

NO ERRORS

NO WARNINGS

\*\* END OF REPORT \*\*

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

6/12/2024 9:14am

HP REVOLVING LOAN FUND  
 A/P Invoices Report  
 6/1/2024 - 6/30/2024  
 Batch = 1

Page 1 of 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
06/2024								
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT RICHERSON - 6/12/2024 - 60.00 - Batch: 1 - Header Memo: Record Satisfactions-66 Taylor-Richerson								
Record Satisfactions-66 Taylor-Richerson	100	5200				CLOSING COSTS DISBURSED	60.00	
Record Satisfactions-66 Taylor-Richerson	100	2000				ACCOUNTS PAYABLE		60.00
Total:							60.00	60.00
NHS OF THE BLACK HILLS - 2024-5 - 6/12/2024 - 3,000.00 - Batch: 1 - Header Memo: Servicing Contract-May 2024								
Servicing Contract-May 2024	100	5000				PROF & ADMIN FEES	3,000.00	
Servicing Contract-May 2024	100	2000				ACCOUNTS PAYABLE		3,000.00
Total:							3,000.00	3,000.00
Total:							3,060.00	3,060.00
Report Total:							3,060.00	3,060.00

With Cut Off Days From 30 Through 9999  
 NHS of Black Hills

Loan #	Interest Paid To	Next Due	Scheduled Payment	Late Fees Accrued	NSF Fees Accrued	Past Due Interest	Past Due Principal	Past Due Total Due	Current Balance	Suspense Impound Balance / Partial Balance	Aging Days	
>>> Investor: HP	NHS Revolving Loan,											
HPRRLBUS	04/01/2024	05/01/2024	60.78	3.04	0.00	0.00	121.56	124.60	4845.38	0.00	0.00	42

Last Worked: / / By: Action Date: / / Work Date: / /  
 Flags: Collector Code: Loan Officer:  
 Home Telephone: (303) 883-1733 Work Telephone: (303) 883-1733 Last Transaction: 04/08/2024  
 Borrower: Bussiere, Erica *Will call.*

Totals:	Scheduled Payment	Late Fees Accrued	NSF Fees Accrued	Past Due Interest	Past Due Principal	Past Due Total Due	Current Balance	Suspense Impound Balance / Partial Balance
60.78	3.04	0.00	0.00	0.00	121.56	124.60	4845.38	0.00

Range Of Days:	11 Through 29	30 Through 59	60 Through 89	90 Plus	Total
Number Of Accounts	0.00	1.00	0.00	0.00	1.00
Late Charge Due	0.00	3.04	0.00	0.00	3.04
NSF Charge Due	0.00	0.00	0.00	0.00	0.00
Interest Due	0.00	0.00	0.00	0.00	0.00
Principal Due	0.00	121.56	0.00	0.00	121.56
Total Amount Due	0.00	124.60	0.00	0.00	124.60
Balances Due	0.00	4845.38	0.00	0.00	4845.38
Suspense/Partial Balance	0.00	0.00	0.00	0.00	0.00
Impound Balances	0.00	0.00	0.00	0.00	0.00

Percent Delinquent (\$)	0.0000	0.2210	0.0000	0.0000	0.2210
Percent Delinquent (#)	0.0000	0.6369	0.0000	0.0000	0.6369
Number Of Active Loans	157	Total Active Loan Balance	2192015.15		

Section 4 Item c.



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:** May 17, 2024  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** Historic Preservation Program Application

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The following Historic Preservation Program application was submitted for approval. The Loan Committee reviewed this request and recommended approval.

- Ross & Donna Abrams – 326 Williams St. – Elderly Resident Program  
*This property is owner occupied, contributing. The applicant has submitted the required project approval form and quotes for the project. Staff as well as the Loan Committee has determined the proposed project, and the applicant meets the criteria for the Program. Staff will coordinate with the applicant during the proposed project.*



For Office Use Only:

- Owner Occupied
- Application Fee Received if owner occupied
- Non-owner Occupied
- Assessed Value of Property \_\_\_\_\_
- Verified Lawrence County Dept. of Equalization

Date: 1/4/14 Initials: [Signature]

## Application for Historic Preservation Programs Residential Properties

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.  
Application fee may apply to this submittal.

1. Address of Property:

326 Williams St  
Deadwood SD 57732  
Please attach the legal description of the property.

2. Applicant's name & mailing address:

Ross & Donna Abrams  
326 Williams St Deadwood  
SD. 57732

Telephone: (605) 580 0008

E-mail: Slotekross3@aol.com

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

E-mail \_\_\_\_\_

4. Historic Preservation Programs – Please check all that apply

- Foundation Program
- Siding Program
- Wood Windows and Doors Program
- Elderly Resident Program  
What year were you born Aug 7 1958
- Vacant Home Program (must be vacant for 2 years and apply within first three months of new ownership)
- Revolving Loan Program
- Retaining Wall Program

5. Contractor

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

E-mail: \_\_\_\_\_

All Contractors and Sub-Contractors are required to be licensed in the City of Deadwood.

When the application and Project Approval are approved it is advisable the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

Project completion date is one year from owner's date of signature , grant agreement and/or loan documents.

6. As per Historic Preservation guidelines, any work being performed on the exterior of a structure must go before the Historic Preservation Commission for approval. Programs may be amended to reflect the availability of funding and/or the completion of high priority projects. Along with this application please complete and submit a City of Deadwood Application for Project Approval/Certificate of Appropriateness and attach to this document. All documentation must arrive by 5:00 p.m. on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of every month to be considered at the next Historic Preservation Commission Meeting.

7. The scope of work is a brief description of the planned project being done to the structure as well as the materials proposed to be used. Please fill out the form listed below describing your plans. Additional information may be attached including any quotes from contractors.

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		
Elderly Resident	10,223	Replace stairway to front Entrance wood material
Vacant Home		
Revolving Loan		
Retaining Wall		

8. Wood Windows and Doors Program worksheet. To help determine the amount to be allocated please fill out the worksheet below to determine how many windows and doors there are on each side of the structure and clarify if the initial intent is to repair or replace the windows.

Grant total will not exceed \$20,000	Repair/Replace Existing Window(s) \$800 each	Repair/Replace Wood Storm/Screen Window(s) \$350 each	Repair/Replace Existing Primary Door \$600	Repair/Replace additional Wood Door(s) Up to \$300 each	Repair/Replace Wood Storm Door(s) \$600 each
Front View					
Right Side View					
Left Side View					
Rear View					
Total Windows/Doors					
Office Use Only					
<b>TOTAL FUNDS ALLOWED</b>					

9. Application Submittal

- a. All Applications must include a copy of quotes for materials and/or contractor quote with the Application for Historic Preservation Program Residential Properties and the Project Approval/Certificate of Appropriateness. The application will not be reviewed until all documents are received.
- b. Programs may be amended to reflect the availability of funding and the completion of high priority projects.
- c. For owner occupied properties (primary residence) an application fee of \$199.00 will be required upon submittal. If applying for the Elderly Resident Grant only the application fee is \$99.00. Payment will be made out to the City of Deadwood. This fee is non-refundable.
- d. Project completion date is one year from owner’s date of signature on the grant agreement and/or loan documents.

10. Required Supporting Documents

- Application for Project Approval/Certificate of Appropriateness
- Contractor and/or material specifications and/or quotes
- Legal description of property
- Contract between owner and contractor (if applicable)

11.. Acknowledgement

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan is true and complete to the best of my knowledge and belief. I acknowledge I have read and understand the policy guidelines for the loan or grant programs included with and for this application and agree to a conservation easement and 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 providing funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission’s acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a grant or loan. By signing this document it affirms I have read, understand and agree to this acknowledgement and will complete the conservation easement documentation and recordation upon completion of the project.

Applicant’s signature: Ross J. Leher

Date submitted: 1 / 4 / 24

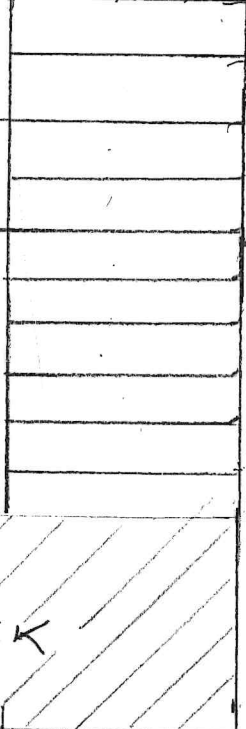
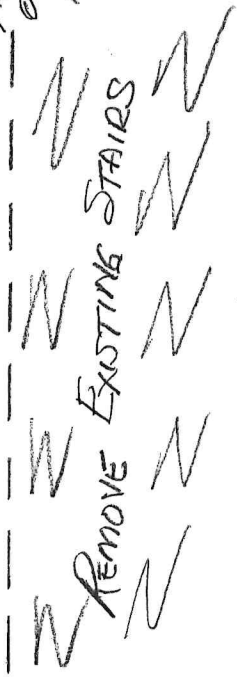
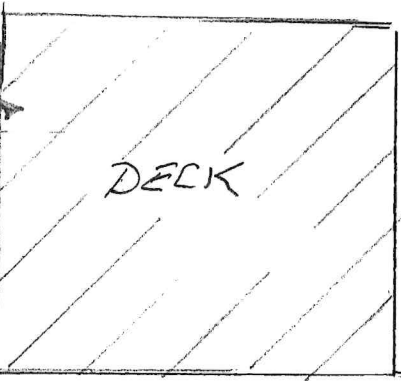
Owner’s signature: B. Abrams

Date submitted: 1 / 4 / 24

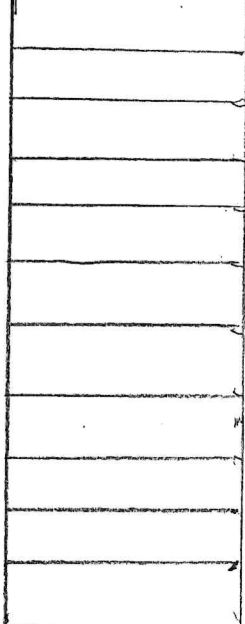
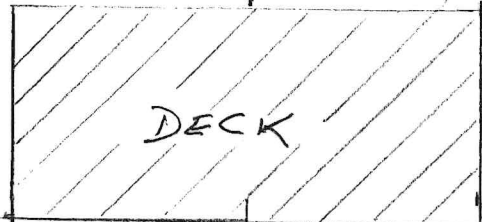
APPROX 1' ON NEIGHBOR PROPERTY

HOUSE

REBUILD DECK & STAIRS TO ENTRY DOOR



REMOVE EXISTING STAIRS & RELOCATE APPROX 36" TO THE RIGHT - ADD TO DECK/LANDING AS NEEDED



EXISTING STAIRS - REBUILD ONLY

SIDEWALK









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**

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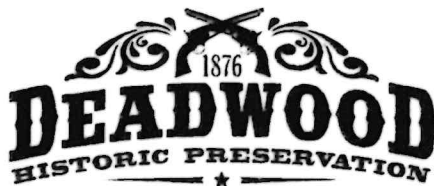
**Date:** May 17, 2024  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** Accept 19 Centennial Avenue into Retaining Wall Program

---

The Historic Preservation Commission has received an application from Robb & Wendy Nelson to accept 19 Centennial into the retaining wall program. This request is for the retaining wall on the vacant lot that is beginning to deteriorate. Staff is recommending accepting them into the program as it fits the criteria of the retaining wall program.

**Recommended Motion:**

Move to accept Robb & Wendy Nelson, 19 Centennial, into the retaining wall program for the retaining wall located in the vacant lot.



Owner Occupied  
 Application Fee Received if owner occupied  
 X Non-owner Occupied  
 Assessed Value of Property 455910  
 Verified Lawrence County Dept. of Equalization  
 Date: 6/17/24 Initials: BA

## Application for Historic Preservation Programs Residential Properties

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.  
Application fee may apply to this submittal.

1. Address of Property:

19 Centennial Avenue

Please attach the legal description of the property.

2. Applicant's name & mailing address:

Robb & Wendy Nelson

Dwd Cross X LLC

PO Box 116

Deadwood, SD 57732

Telephone: ( 303 ) 909 - 6491

E-mail: robbnelson91@gmail.com

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

N/A

Telephone: ( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

E-mail \_\_\_\_\_

4. Historic Preservation Programs – Please check all that apply

- Foundation Program
- Siding Program
- Wood Windows and Doors Program
- Elderly Resident Program  
What year were you born: \_\_\_\_\_
- Vacant Home Program (must be vacant for 2 years and apply within first three months of new ownership)
- Revolving Loan Program
- Retaining Wall Program

5. Contractor

Albertson Engineering

Blake Tideman

Telephone: ( 605 ) 840 - 5027

E-mail: blaket@albertsonengineering.com

All Contractors and Sub-Contractors are required to be licensed in the City of Deadwood.

When the application and Project Approval are approved it is advisable the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

Project completion date is one year from owner's date of signature , grant agreement and/or loan documents.

6. As per Historic Preservation guidelines, any work being performed on the exterior of a structure must go before the Historic Preservation Commission for approval. Programs may be amended to reflect the availability of funding and/or the completion of high priority projects. Along with this application please complete and submit a City of Deadwood Application for Project Approval/Certificate of Appropriateness and attach to this document. All documentation must arrive by 5:00 p.m. on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of every month to be considered at the next Historic Preservation Commission Meeting.

7. The scope of work is a brief description of the planned project being done to the structure as well as the materials proposed to be used. Please fill out the form listed below describing your plans. Additional Information may be attached including any quotes from contractors.

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall	\$50,000	The retaining wall on the vacant lot is falling down. It needs to be completely excavated and replaced/repared with the historic staircases intact.

8. Wood Windows and Doors Program worksheet. To help determine the amount to be allocated please fill out the worksheet below to determine how many windows and doors there are on each side of the structure and clarify if the initial intent is to repair or replace the windows.

Grant total will not exceed \$20,000	Repair/Replace Existing Window(s) \$800 each	Repair/Replace Wood Storm/Screen Window(s) \$350 each	Repair/Replace Existing Primary Door \$600	Repair/Replace additional Wood Door(s) Up to \$300 each	Repair/Replace Wood Storm Door(s) \$600 each
Front View					
Right Side View					
Left Side View					
Rear View					
Total Windows/Doors					
Office Use Only					
<b>TOTAL FUNDS ALLOWED</b>					

9. Application Submittal

- a. All Applications must include a copy of quotes for materials and/or contractor quote with the Application for Historic Preservation Program Residential Properties and the Project Approval/Certificate of Appropriateness. The application will not be reviewed until all documents are received.
- b. Programs may be amended to reflect the availability of funding and the completion of high priority projects.
- c. For owner occupied properties (primary residence) an application fee of \$199.00 will be required upon submittal. If applying for the Elderly Resident Grant only the application fee is \$99.00. Payment will be made out to the City of Deadwood. This fee is non-refundable.
- d. Project completion date is one year from owner’s date of signature on the grant agreement and/or loan documents.

10. Required Supporting Documents

- Application for Project Approval/Certificate of Appropriateness
- Contractor and/or material specifications and/or quotes
- Legal description of property
- Contract between owner and contractor (if applicable)

11.. Acknowledgement

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan is true and complete to the best of my knowledge and belief. I acknowledge I have read and understand the policy guidelines for the loan or grant programs included with and for this application and agree to a conservation easement and all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contactors 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 providing funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission’s acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a grant or loan. By signing this document it affirms I have read, understand and agree to this acknowledgement and will complete the conservation easement documentation and recordation upon completion of the project.

Applicant’s signature: 

Date submitted: 3 / 12 / 2024

Owner’s signature: 

Date submitted: 3 / 12 / 2024

**2024-2025 Historic Preservation Commission and Revitalization  
Committee Assignments**

**HPC OFFICERS**

- \_\_\_\_\_ Chairperson
- \_\_\_\_\_ Vice Chair
- \_\_\_\_\_ 2<sup>nd</sup> Vice Chair

**HISTORIC PRESERVATION COMMITTEES**

**Projects Committee** Meets as needed

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Loan & Grant Programs Committee** Meets 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month – 10:30 a.m. – City Hall

- \_\_\_\_\_ Chairperson
- \_\_\_\_\_ Vice Chair
- \_\_\_\_\_ 2<sup>nd</sup> Vice Chair

**HISTORIC PRESERVATION COMMUNITY BOARD REPRESENTATIVES**

**Chamber of Commerce** Meets 2<sup>nd</sup> Tuesday of the month 9:00 a.m. at Welcome Center – except August

- \_\_\_\_\_
- \_\_\_\_\_

**Deadwood Alive**

- \_\_\_\_\_

**DEADWOOD REVITALIZATION AND MAIN STREET INITIATIVE**

**Organization (Steering) Committee (MSI)** 3<sup>rd</sup> Wednesday of each month – 12:00 p.m. Welcome Center

- \_\_\_\_\_ Chairperson
- \_\_\_\_\_ Vice Chair
- \_\_\_\_\_ 2<sup>nd</sup> Vice Chair

**Economic Restructuring** Meets Tuesday before MSI meeting, 9:00 a.m. at City Hall (location may vary)

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Design Committee** Meets 2<sup>nd</sup> Tuesday of each month 3:30 p.m. at City Hall

- \_\_\_\_\_
- \_\_\_\_\_

**Promotion Committee** Meets 1<sup>st</sup> Tuesday of each month at 1:00 p.m. at City Hall

- \_\_\_\_\_
- \_\_\_\_\_

Date: June 7, 2024

Case No. 240092  
Address: 753 MAIN ST

### Staff Report

The applicant has submitted an application for a Certificate of Appropriateness at 753 Main a non-contributing structure located in the Upper Main Deadwood City Planning Unit in the City of Deadwood.

Applicant: Northern Hills Alliance for Children  
Owner: Northern Hills Alliance for Children  
Constructed: c. 1935

### CRITERIA FOR THE ISSUANCE OF A 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 is a non-contributing structure located in the Deadwood City Planning Unit in the city of Deadwood. Alterations to the façade of the building resulted in loss of historic integrity.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to construct two shed roofs on the front of the structure. The objective of this project is to improve the water dispersion and drainage from the building, thereby eliminating problematic ice damming overhead, and on the ground in front of the high traffic main entrance. This will ensure the safety and convenience of all visitors, staff and children of the facility, as well as ensure the elemental integrity of the building.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:** Unfortunately, the original design of this resource has caused issues with the roof and moisture. The proposed design compliments the original design of a gable roof over the entry but is set back to address moisture and ice dams at this location. This should be considered a preliminary design as the City will require a structural engineer to review the plans as well as the buildings structural components. Any changes resulting from the engineers review would be subject to review by the Deadwood Historic District Commission.

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.



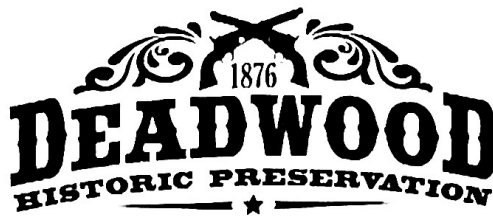
**Motions available for commission action:**

**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. _____	Section 7 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>753 Main Street, Deadwood, SD 57732</u>
Historic Name of Property (if known): _____

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

Owner's Name: <u>MNAAC</u>
Address: <u>753 Main Street</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-559-2007</u> Fax: _____
E-mail: <u>Director@nbfirststep.com</u>

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

Contractor's Name: <u>Atlas Exteriors LLC</u>
Address: <u>810 N. Main St. #160</u>
City: <u> Spearfish </u> State: <u>SD</u> Zip: <u>57783</u>
Telephone: <u>605 641 1243</u> Fax: _____
E-mail: <u>Carl.Wellford@atlasext.com</u>

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 checked="" type="checkbox"/> Re-Roofing	<input checked="" type="checkbox"/> Wood Repair	<input checked="" 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



**FOR OFFICE USE ONLY**  
Case No. \_\_\_\_\_

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>				
Project Start Date: <u>July, 2024</u>		Project Completion Date (anticipated): <u>August, 2024</u>		
<input type="checkbox"/> ALTERATION	<input checked="" 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 checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input checked="" 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).

\* See attachments \*

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**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.


5-21-24  
 \_\_\_\_\_  
 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 1<sup>st</sup> or 3<sup>rd</sup> 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.



Subject: Project Approval for Exterior Painting and Front Entryway Modification

Dear Deadwood Historic Preservation Committee,

I hope this letter finds you in good health and high spirits. I am writing on behalf of the Northern Hills Alliance for Children (NHAC) to submit a project approval request for exterior painting and the front entryway modification at the NHAC First Step Building, located at: 753 Main Street, Deadwood, SD 55783.

The primary objective of this proposed project is to improve the water dispersion and drainage from the building, thereby eliminating problematic ice damming overhead, and on the ground in front of the high traffic main entrance. By enhancing the water management system, we aim to ensure the safety and convenience of all visitors, staff and children of the facility, as well as ensure the elemental integrity of the building.

Furthermore, we are committed to preserving the historical integrity of Deadwood, SD. As such, Atlas Exteriors and NHAC are dedicated to maintaining a historic facade that aligns with the architectural heritage of the area. Through our proposed front entryway modification, and selected color scheme of the exterior paint, we will not only address the water drainage issue, but also ensure that the modifications seamlessly blend with the historical aesthetics of the city.

We believe that this project will contribute significantly to the overall improvement of the property and benefit the community at large. The exterior painting and front entryway modification will not only enhance the visual appeal but also provide a safer and more accessible entrance for visitors, including children and families who are part of the Northern Hills Alliance for Children.

We have attached the detailed project proposal along with relevant drawings and paint colors for your review. We kindly request your support and approval for this project. We are confident that with your cooperation, we can successfully execute the proposed modifications and contribute to the preservation of Deadwood's historical heritage.

Thank you for considering our project approval request. If you require any further information or have any questions, please do not hesitate to contact us at 605.641.1343 or [carl.wellford@atlasext.com](mailto:carl.wellford@atlasext.com). We look forward to your positive response.

Yours sincerely,

**Carl Wellford**  
**Owner**  
**Atlas Exteriors**

**Office:** (605) 340-5343

**Cell:** (605) 641-1343

**Email:** [carl.wellford@atlasext.com](mailto:carl.wellford@atlasext.com)

810 N Main Street, STE 160, Spearfish, SD 57783

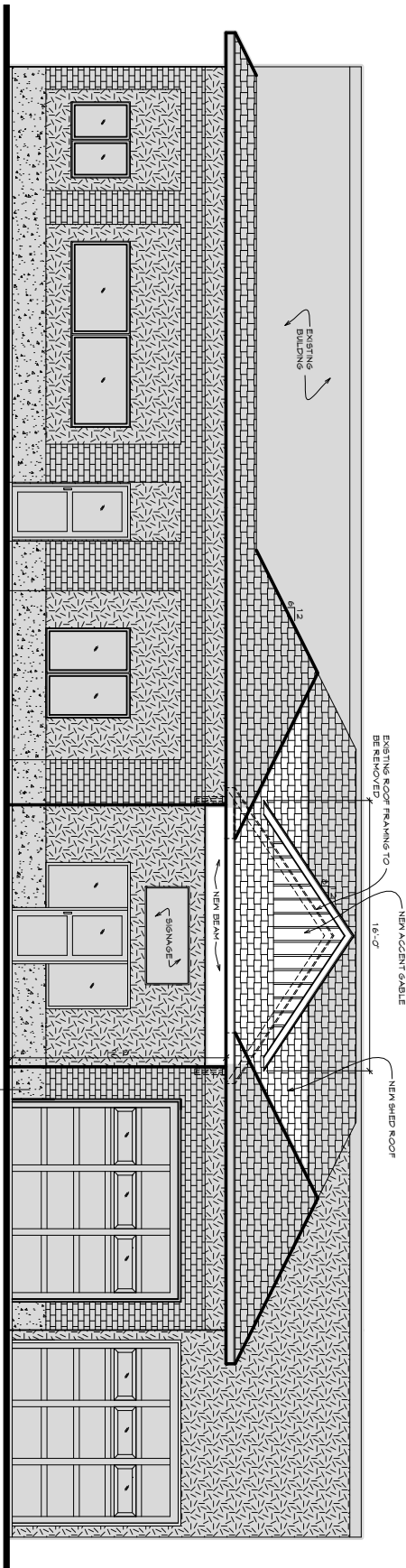


## Northern Hills Alliance for Children

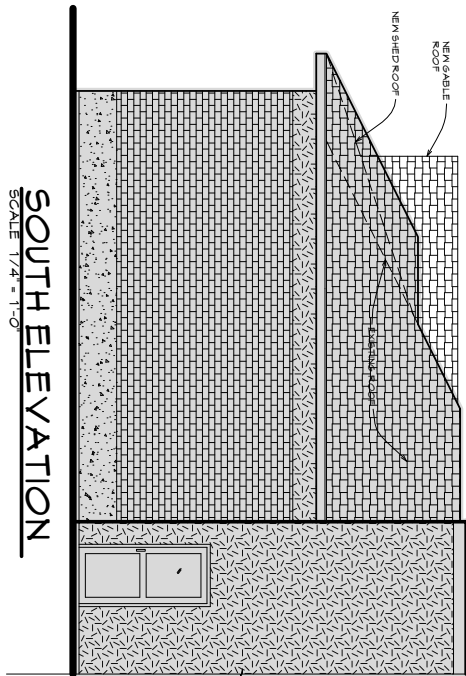
### Scope of Project:

Project goal is to provide better drainage of roof structure and alleviate ice damming and repair any damage to roof.

1. Remove existing gable end roof over framing and prepare area to receive new roof over framing
2. Repair any existing damage to roof and evaluate the two hip roof structures and repair and reconstruct as needed.
3. Provide new structural beam by providing a beam saddle or pocket into existing wall.
4. Provide new roof rafters to build new shed roof at approximately a 4/12 pitch and bearing on new structural beam.
5. construct new gable end roof to sit on new shed roof at approximately 16' wide and an 8/12 pitch
6. Provide new asphalt shingles to roof.






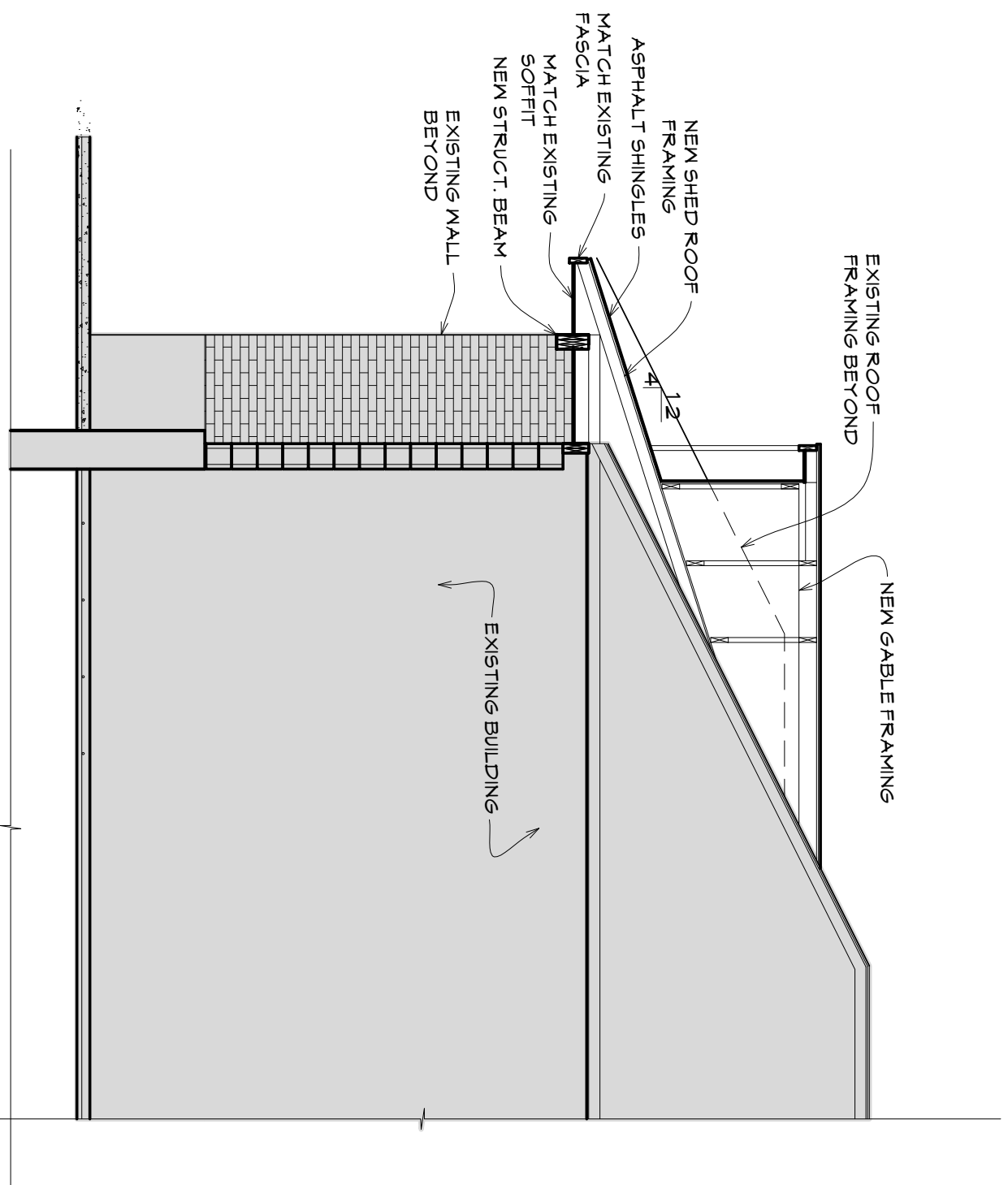
**WEST ELEVATION**  
SCALE 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"

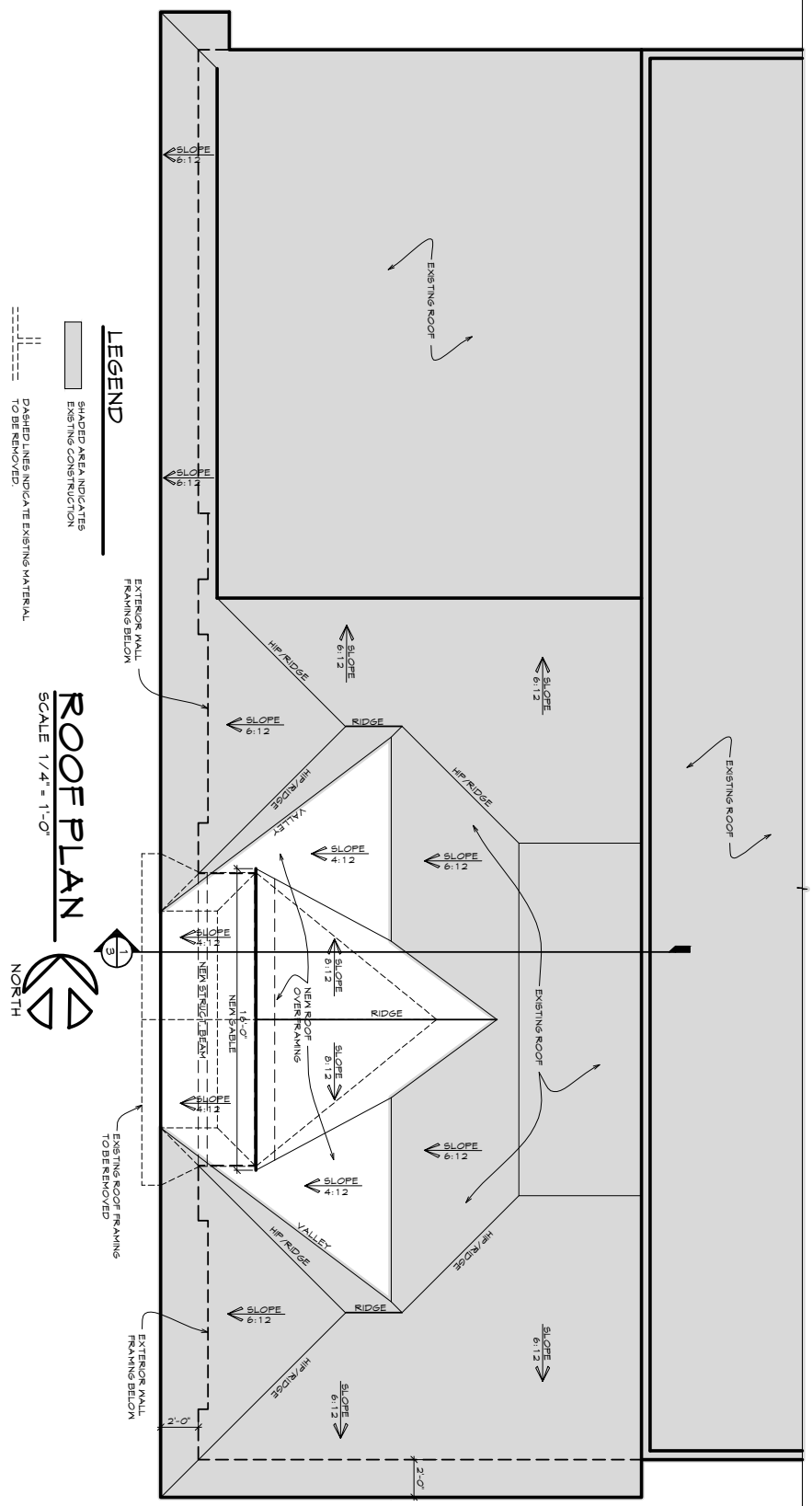
**LEGEND**

	SHADDED AREA INDICATES EXISTING CONSTRUCTION
	DASHED LINES INDICATE EXISTING MATERIAL TO BE REMOVED.
	NEW 2X WALL CONSTRUCTION



1 BUILDING SECTION

SCALE: 1/4" = 1'-0"



**LEGEND**

SHADDED AREA INDICATES EXISTING CONSTRUCTION

DASHED LINES INDICATE EXISTING MATERIAL TO BE REMOVED.

**ROOF PLAN**

SCALE 1/4" = 1'-0"

NORTH

PLANS IN ACTION  
 Drafting & Design  
 1010 Empire Blvd #2, Omaha, NE 68102  
 (402) 645-7361 plansinaction.com

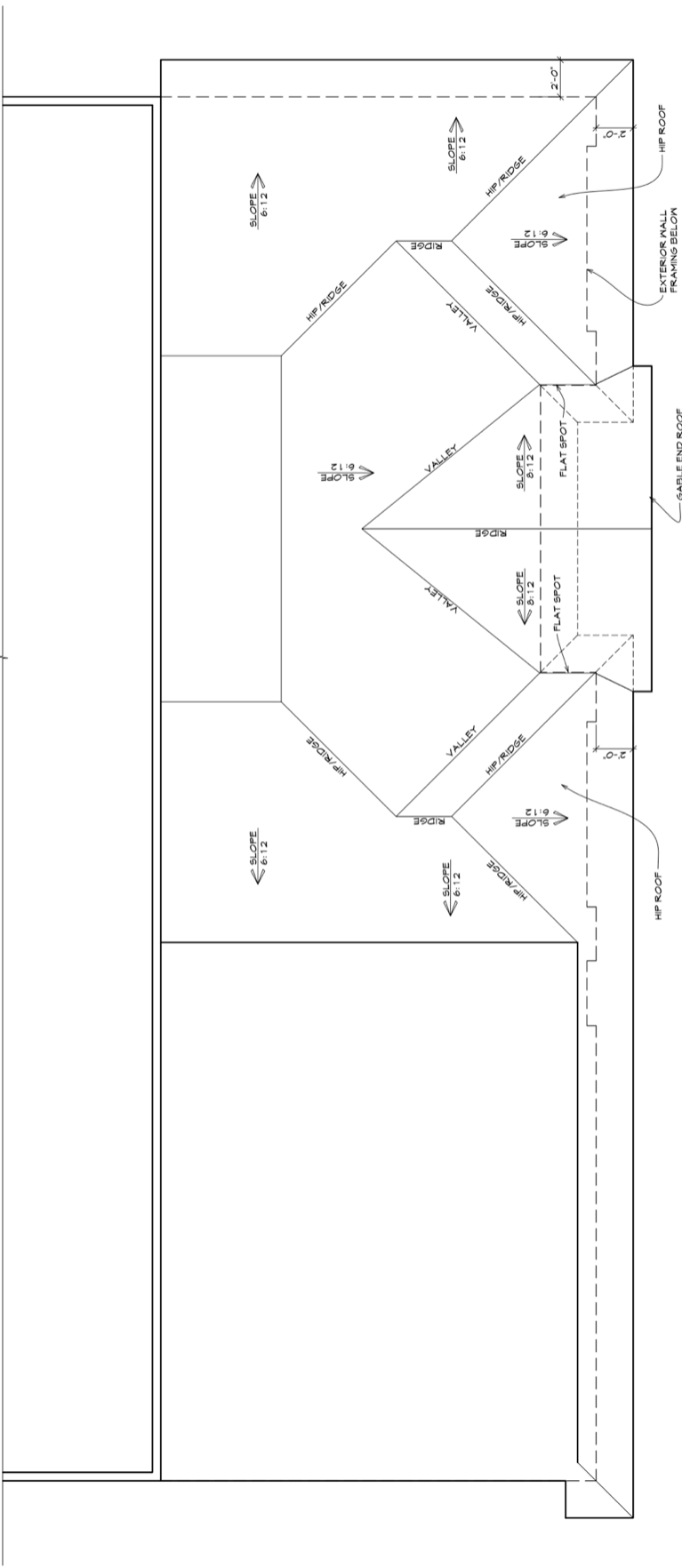
DISCLAIMER:  
 THE INFORMATION IN THESE PLANS WAS PREPARED AS A GENERAL ILLUSTRATION  
 OF THE WORK REQUIRED TO COMPLETE THE PROJECT. ALL ASPECTS  
 OF MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE COORDINATED  
 PRIOR TO CONSTRUCTION. THE PURCHASER OF THESE DOCUMENTS  
 RELEASES PLANS IN ACTION DRAWING & DESIGN AND BRUCE DRAPEAUX  
 FROM ANY CLAIMS OF NEGLIGENCE.

NORTHER HILLS ALLIANCE FOR CHILDREN  
 153 MAIN STREET  
 DEADWOOD, SOUTH DAKOTA 57732

SHEET TITLE:  
 ROOF PLAN

DATE:  
 5-16-24  
 DRAWN BY:  
 BRUCE DRAPEAUX

SHEET #  
 1

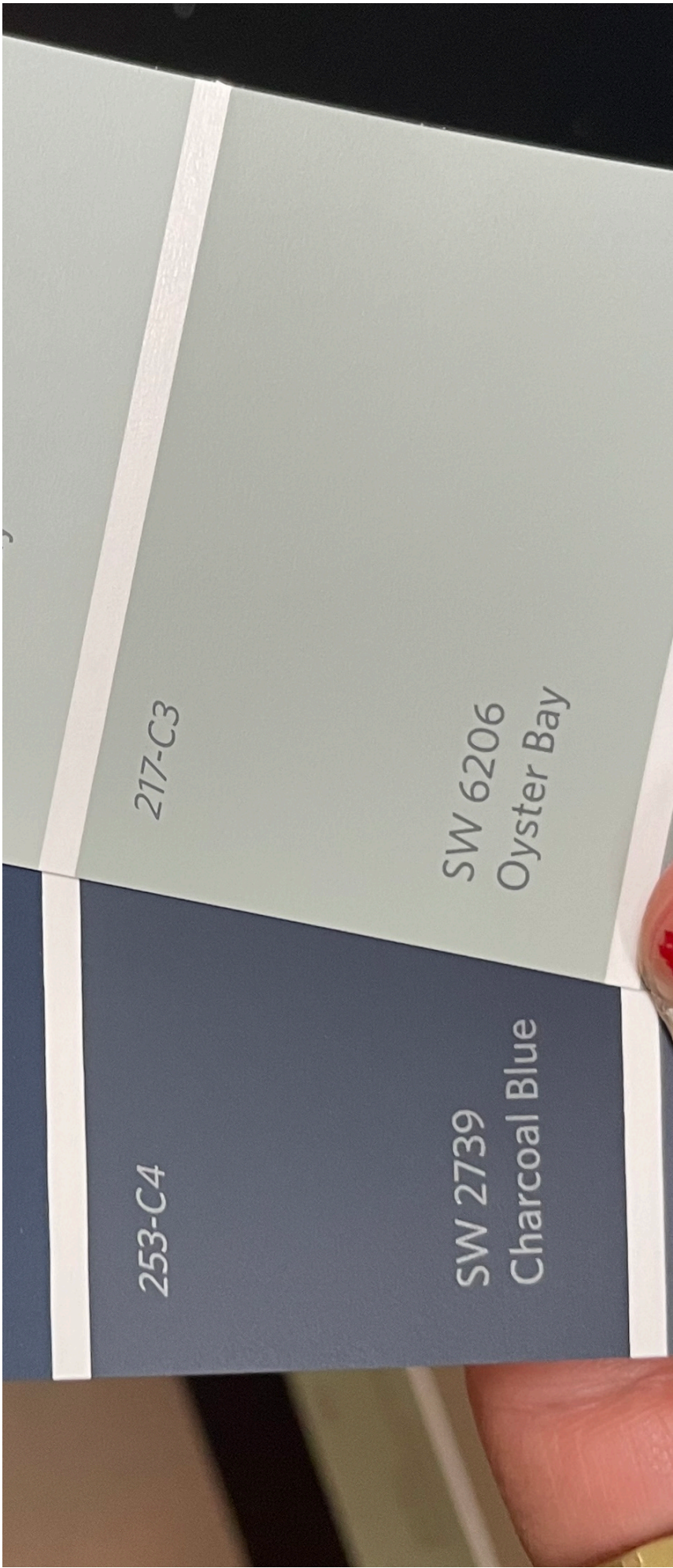


**EXISTING ROOF PLAN**  
 SCALE 1/4" = 1'-0"

**PROJECT NOTES:**

1. REMOVE EXISTING GABLE END OVER FRAMING AND PREPARE AREA TO RECEIVE NEW ROOF OVER FRAMING.
2. REPAIR ANY DAMAGE TO EXISTING ROOF AND EVALUATE THE TWO HIP ROOF STRUCTURES AND REPAIR AND RECONSTRUCT AS NEEDED.
3. INSTALL NEW STRUCTURAL BEAM, PROVIDE BEAM SADDLE OR POCKET IN WALL.
4. PROVIDE NEW ROOF RAFTERS TO CONSTRUCT NEW SHED ROOF AT APPROXIMATELY A 4/12 PITCH AND BEARING ON NEW BEAM.
5. CONSTRUCT NEW GABLE END ROOF TO SIT ON NEW SHED ROOF AT APPROXIMATELY 1:6 PITCH AND AN 8/12 PITCH.
6. PROVIDE NEW ASPHALT SHINGLES TO ROOF.





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:** June 7, 2024  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer  
 Bonny Anfinson, Program Coordinator  
**Re:** Request to Reconsider COA 240040 - 745 Main Street – Window Sashes

---

The Historic Preservation Commission has received a request from the owner of 745 Main Street asking for permission to replace the entire window assembly instead of only the sashes. At the April 10, 2024 meeting approval was given to accept the property at 745 Main Street into the façade program and issued a Certificate of Appropriateness contingent upon only the window sashes be replaced in order to preserve the original stucco.

The owner is making every effort to repair the frames and replace the sashes and has received recommendations from window suppliers and contractors. The consensus is the condition of the window frames would not support the installation of new sashes.

The contractor stated the windows could be replaced from the inside of the building with little to no damage to the existing stucco, this was the major concern from staff was to protect the exterior stucco finish. Furthermore, the wood windows would be the acceptable option and not the vinyl window option.

Based on additional details surrounding the window replacement options, 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: 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.

June 5, 2024

Deadwood Historic Preservation  
108 Sherman Street  
Deadwood, SD 57732

Kevin Kuchenbecker and the Historic Preservation Committee:

This letter submittal represents the exterior finish selection for your review.

Historical Research of the building started before purchasing the building. Based on the lack of photos and information on the building, it clearly demonstrates that the building had very little significant impact within the community. Most people today recognize 745 Main Street as the KDSJ Radio Broadcast Building.

Based on photos, the building was built in the late 1930's and early 1940's. From the limited amount of information which has been available, the building was originally constructed as a Mortuary. The exterior is very similar to a Mortuary built in 1948 on State Street in Belle Fourche, South Dakota. The exterior of that building is similar, however, that building has living quarters above and is much larger. Most Mortuary's in smaller communities constructed in that era had limited distinguishable design features due to cost.

It appears KDSJ Radio used the building as it was originally built with limited changes. Our project architect, Dennis Egge, believes that the exterior of the building windows and door placements are original except the rear of the building which has been modified.

All this to say, we've spent some time trying to determine how this building looked over the years in order to honor it as we continue with our remodel. Kevin visited the site, his determination of visual historic architectural components included the circular overhang, the heavy stucco, and the historic windows.

I understand and appreciate the City's stance on wanting to honor the historical components of this building, this is my goal as well, while also considering the different public use of the space for our business and for other small businesses.

#### **Window Replacement:**

Following Deadwood's guidelines, every effort was made to repair the frames and replace the sashes by seeking out recommendations and bids from Pella, Marvin, and Spearfish Glass. All three companies visited the building and provided a thorough walkthrough to analyze the condition of the windows to provide a bid for window replacement.

Dave Krogman with Dash LLC (recommended by numerous sources for his previous work with Historic Deadwood Buildings) did a walkthrough to put together pricing for installation (Pella does not provide installers for commercial buildings). After his walkthrough, he suggested that the condition of the window frames would not support the installation of new sashes. Additionally, both Spearfish Glass and Marvin Windows came to the same conclusion that the conditions of the windows would not support the installation of new sashes. (Letters attached)

Dave Krogman with Dash LLC confirmed that windows could be replaced from the inside of the building with little to no damage to the existing stucco.

Our designer also confirmed this is a typical method used to replace windows with masonry or stone exterior without damage to the exterior finishes. The replacement windows would

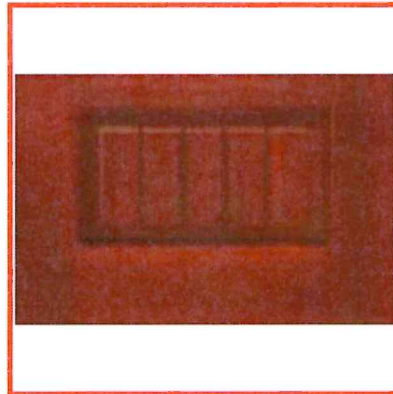
not include the extended wood sill, a new stucco sloped sill to drain water away from the window will be installed. This sill will have a bull nose edge matching the side. (Design attached)

Repair of the existing windows is not feasible, installing new windows will not degrade or destroy the visual historic architectural components. Therefore, we're seeking approval to proceed with the wood windows from Marvin or Pella. Spearfish Glass also provided a material and installation bid for a high performance vinyl window with a wood grain interior, that still meets the historic guidelines outlined by the City. The cost savings of their bid is something we would ask the committee to consider. (All bids attached)

### Exterior Door Replacement

Below is an image of the exterior door I'm requesting.

Mahogany Arch Lite, 1/2 Lite 1 Panel Single Door, adding in a V-Grooved panel in the bottom half of the door.

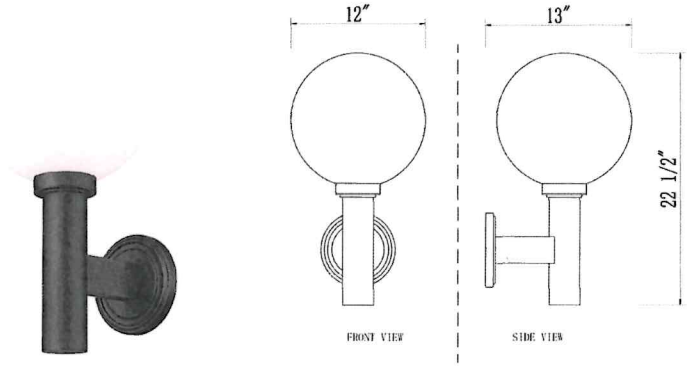


### Exterior Finish

As mentioned previously, the heavy stucco texture was determined to be a visual historic architectural element of the building. There will be no changes to the existing stucco finish. Areas which have significant damage will be repaired, once those repairs have been made the exterior will be painted.

The colors for the Exterior are SW Olive Green for the walls, SW Pure White for the windows, parapet metal and round overhang and Cognac (shown above) for the front door. (Paint samples attached)

Two Exterior lights by the front door will be similar to the lights you see throughout Downtown Deadwood, screenshot below.



I'm grateful for the Historic Preservation Funds available to me for the exterior of the building. Inside, I'm making a hefty investment to bring this building back to life. I appreciate the committee's consideration in approving these items.



DASH, LLC

---

**DAVE KROGMAN**

**DASH Construction**

6815 Ridgeview Dr.  
Black Hawk, SD 57718  
(605) 691-4907

To whom it may concern; upon inspection of the property located at 745 Main street in Deadwood SD (the old radio station) we have concluded the following,

It is my understanding that Historic Preservation supports replacing the existing window sashes with new sashes while keeping the existing frames in place. After a thorough inspection, the existing frames would not support installing new sashes alone. The frames have rotted beyond repair, leading to replacement of the frames to successfully accept new sashes. A better option, in my opinion, would be to remove all the old windows, including frames, and purchase new frames and sashes for complete upgrade of windows in entire building. All work will be done so as not to disturb the exterior of the building to maintain acceptable historic appearance.

Thank You

Dave

**DASH WOODWORKING  
AND CONSTRUCTION**

Phone: 605 691-4907  
E-mail; dkrogman44@gmail.com



Dennis E <egge.denreb@gmail.com>

**745 Main Street, Deadwood, SD**

1 message

**Randy Squier** <RSquier@marvin.com>  
To: "egge.denreb@gmail.com" <egge.denreb@gmail.com>

Thu, May 16, 2024 at 7:46 AM

Good morning, Dennis,

As requested, I inspected the windows at 745 Main Street in Deadwood. It is my opinion the windows are beyond repair. In many cases the wood is so deteriorated that the sills break apart by gently inspecting the frames. If you are forced to repair the windows, I believe you would be exceeding the cost of replacement and still need to replace the entire window down the road. No parts are available for the current windows.

Best Regards,

**Randy Squier | Territory Manager**

605-464-4669 | [marvin.com](http://marvin.com)







The Glass Shop  
436 E. Colorado Blvd,  
Spearfish SD 57783  
T-605-642-3872  
F-605-642-9712  
[www.theglassshop.net](http://www.theglassshop.net)

To whom it may concern,

Having inspected the windows at 745 Main Street, Deadwood, SD, it is my professional opinion that they do not meet current energy standards. The severe deterioration of the condition of the sills and sashes, also leads me to advise that these windows be replaced with a more modern system to prevent further damage to the existing structure.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "S. Gray", written over a horizontal line.

Steven Gray - Estimator  
The Glass Shop  
436 E. Colorado Blvd.,  
Spearfish, SD



The Glass Shop  
436 E. Colorado Blvd,  
Spearfish SD 57783  
T-605-642-3872  
F-605-642-9712  
www.theglassshop.net

# PROPOSAL

Date: 5/17/2024

Project Name: 745 Main Street, Deadwood, SD

The Glass Shop, LLC is pleased to submit the following proposal to provide labor and materials to replace the sashes in fourteen windows at the above location with Simonton 5500 series insert windows with painted exterior finishes and interior wood grain finishes.

For the sum of .....\$21,395.00

Twenty-one Thousand Three Hundred Ninety-five dollars

Excludes any painting, demolition, interior or exterior trim work, sill repairs, or flashing.

Material will be furnished as specified above at the quoted price. Materials not indicated are not included. This proposal is valid for 30 days.

Thank you for the opportunity to quote your project.

Respectfully submitted,

Steve Gray

Accepted by: \_\_\_\_\_ Date:



The Glass Shop  
 436 E. Colorado Blvd.  
 Spearfish, SD 57783  
 T (605) 642-3872  
 F (605)-642-9712  
 www.theglassshop.net

**NO PRICE COPY**  
**QUOTATION #2843139**

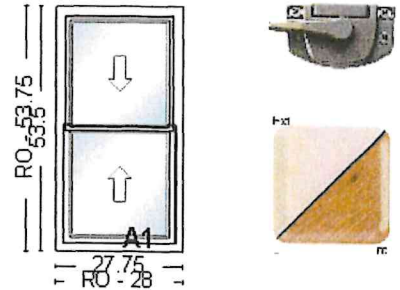
Date Entered: 5/17/2024 Section 7 Item b.  
 Date Printed: 5/17/2024  
 Printed By: TheGlass Shop

**SOLD TO:**  
 The Glass Shop  
 436 E Colorado Blvd  
 Spearfish, SD 57783  
 Phone:  
 Fax:

**SHIP TO:**  
 The Glass Shop  
 436 E Colorado Blvd  
 Spearfish, SD 57783  
 Phone:  
 Fax:

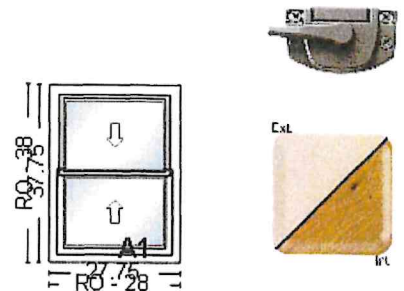
PO NUMBER	QUOTE NAME	PROJECT NAME
	745 Main St. Deadwood	Dennis Egge

LineItem #	Qty.	Description	
100-1	11	5500 Reflections Double Hung 27.75" X 53.5"	
<b>RO:</b>		Operation = Operating, Frame = Replacement, Ext.	
28 x 53.75		Color = Cream (Painted), Int. Color =	
<b>Room ID:</b>		Contemporary Oak Woodgrain, Glass Package =	
N/A		Standard Glass Options, ProSolar Low E, Argon,	
		Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32	
		out SS, Upper = Annealed, Lower = Annealed,	
		Locks = 1, Dark Bronze, Cam, Air Latches = 2, Sill	
		Extender, Balance Track Covers, Screen Coverage =	
		Full, Fiberglass, Extruded, U-Factor = 0.29, SHGC =	
		0.28, VT = 0.51, STC = 0, CPD Number = SBP-A-	
		44-56878-00001, Meets Energy Star Zones = None,	
		DP = 50, AAMA, TDI = WIN-1308, Florida	
		Approval Code = 5167	



Initials: \_\_\_\_\_

LineItem #	Qty.	Description	
200-1	1	5500 Reflections Double Hung 27.75" X 37.75"	
<b>RO:</b>		Operation = Operating, Frame = Replacement, Ext.	
28 x 38		Color = Cream (Painted), Int. Color =	
<b>Room ID:</b>		Contemporary Oak Woodgrain, Glass Package =	
N/A		Standard Glass Options, ProSolar Low E, Argon,	
		Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32	
		out SS, Upper = Annealed, Lower = Annealed,	
		Locks = 1, Dark Bronze, Cam, Air Latches = 2, Sill	
		Extender, Balance Track Covers, Screen Coverage =	
		Full, Fiberglass, Extruded, U-Factor = 0.29, SHGC =	
		0.28, VT = 0.51, STC = 0, CPD Number = SBP-A-	
		44-56878-00001, Meets Energy Star Zones = None,	
		DP = 50, AAMA, TDI = WIN-1308, Florida	
		Approval Code = 5167	



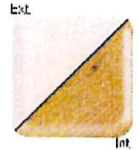
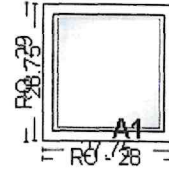
Initials: \_\_\_\_\_

745 Main St. Deadwood

Dennis Egge

LineItem #	Qty.	Description
300-1	1	5500 Reflections Picture 27.75" X 28.75" Operation = Fixed, Frame = Replacement, Ext. Color = Cream (Painted), Int. Color = Contemporary Oak Woodgrain, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Annealed, Sill Extender, Screen Coverage = None, U-Factor = 0.27, SHGC = 0.3, VT = 0.55, STC = 0, CPD Number = SBP-A-43-25148-00001, Meets Energy Star Zones = None, DP = 65, AAMA, TDI = WIN-1270, Florida Approval Code = 5177

RO:  
28 x 29  
Room ID:  
NA

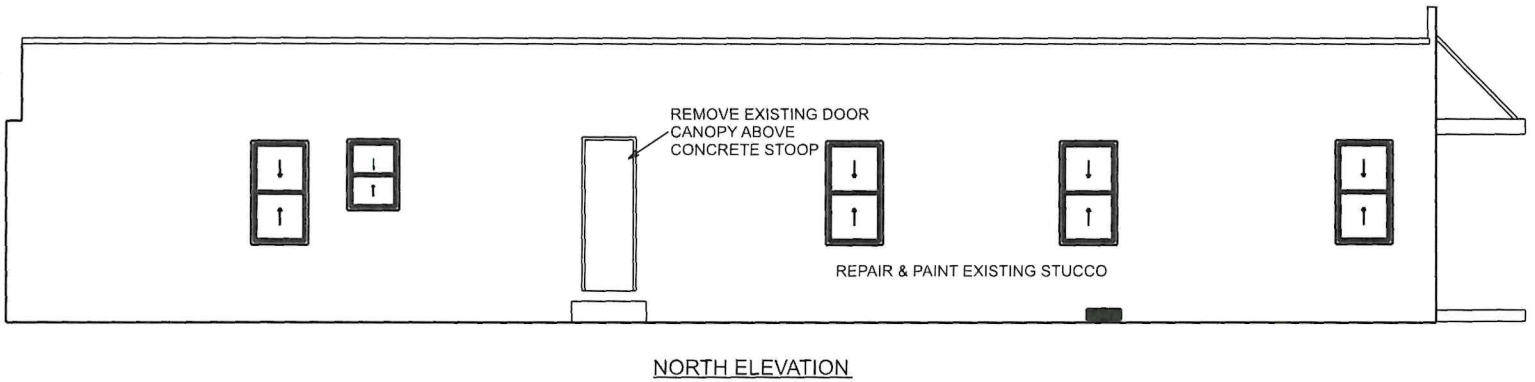
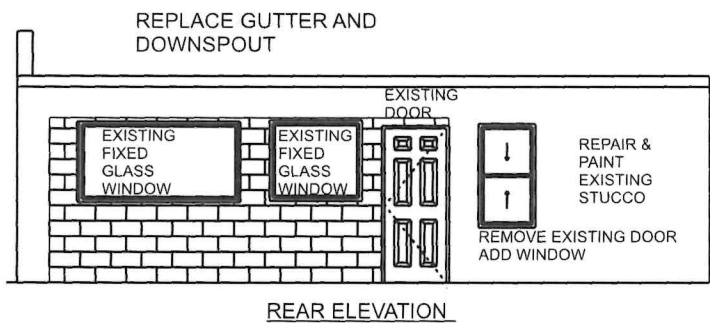
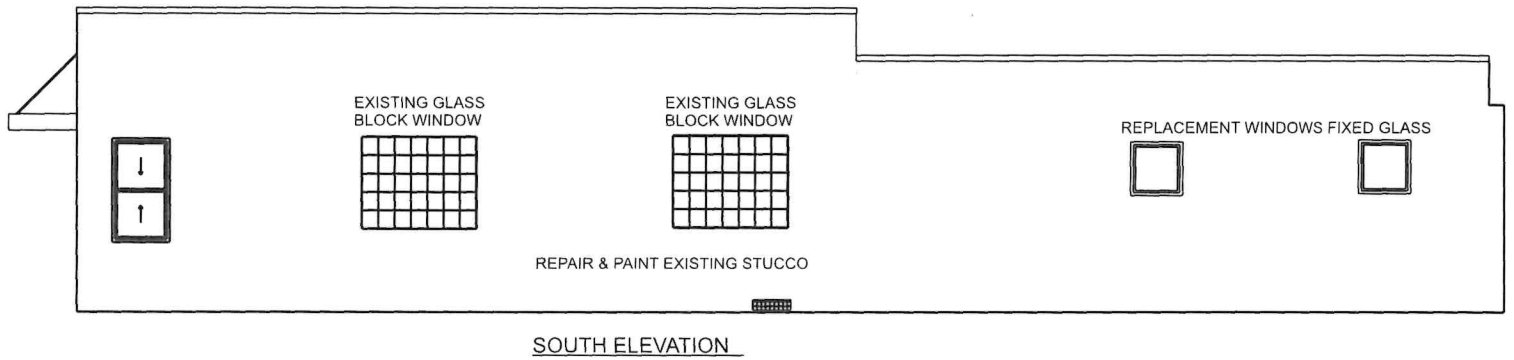
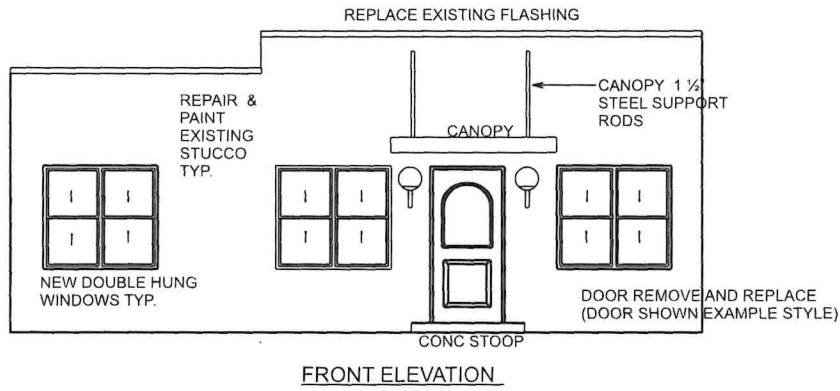


Initials: \_\_\_\_\_

13 Total Qty Units

Comment:

Submitted by: \_\_\_\_\_ Accepted by: \_\_\_\_\_ Date \_\_\_\_\_

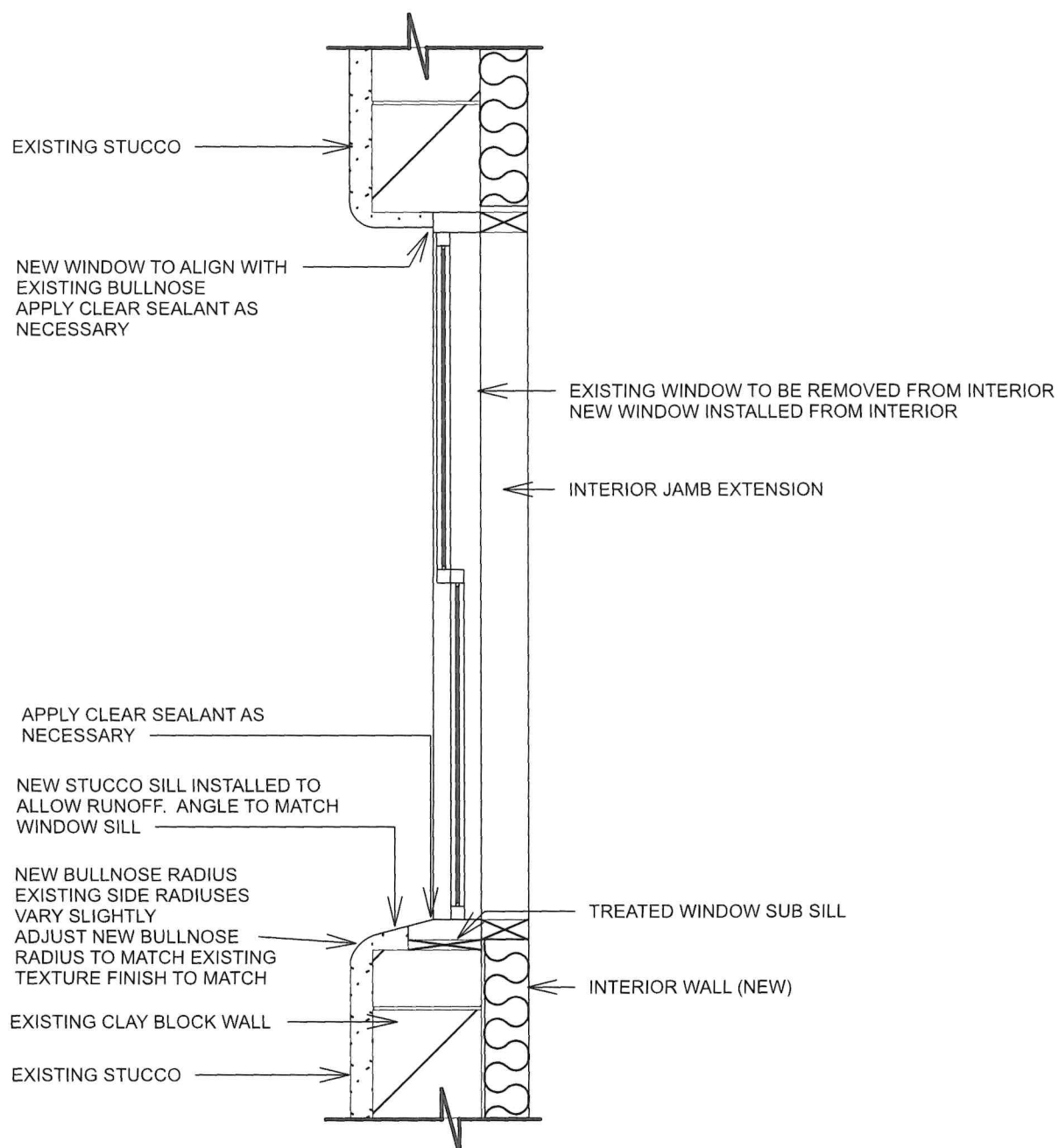


# ELEVATION CONCEPT DRAWINGS

Not to scale

Dennis Egge  
 Construction Consulting Services  
 Design-Estimating-Management  
 PO Box 455  
 Belle Fourche, SD 57717  
 970-454-1546

BLACK PINE REAL ESTATE OFFICE  
 745 MAIN STREET DEADWOOD SD



DETAIL APPLIES TO ALL WOOD OR VINYL WINDOW REPLACEMENTS.  
 ALL EXISTING WINDOW OPENINGS SHALL REMAIN APPROXIMATELY THE SAME  
 WIDTH AND HEIGHT.  
 WINDOW REPLACEMENT SHALL HAVE A MINIMUM IMPACT TO THE EXTERIOR FINISH

### WINDOW REPLACEMENT DETAIL

Construction Consulting Services Design-Estimating-Management Belle Fourche, SD 57717 Dennis Egge Cell 970-454-1546 egge.denreb@gmail.com	PROJECT NAME: 745 MAIN STREET DEADWOOD SD BLACK PINE REAL ESTATE OFFICE
	SCALE: 1" = 1'-0"
	DATE: 6/3/2024
	PAGE 1 of 1

**Full Curl/Egge**  
**745 Main St, Deadwood**

Quote #: MANH8MM

A Proposal for Window and Door Products prepared for:

**Job Site:**  
57732

**Shipping Address:**  
KNECHT HOME CENTER - SPEARFISH  
2905 4TH AVE  
SPEARFISH, SD 57783-3299



LONDON HUMBRACHT  
KNECHT HOME CENTER - SPEARFISH  
320 WEST BOULAVARD  
RAPID CITY, SD 57701  
Phone: (605) 642-8839

Email:  
landon.humbracht@knechthomecenter.com

This report was generated on 5/28/2024 4:29:53 PM using the Marvin Order Management System, version 0004.08.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.  
 Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 10                                      TOTAL UNIT QTY: 11                                      EXT NET PRICE: USD    21,874.83

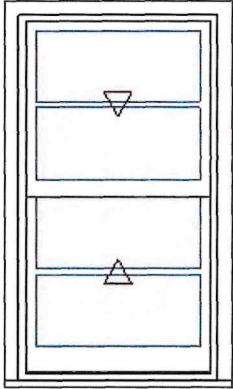
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	1 Wide 30" x 53"	Ultimate Wood	Double Hung RO 31" X 53 1/2"	1,624.53	1	1,624.53
2	2 Wide 61" x 55"	Ultimate Wood	Marvin Assembly RO 62" X 55 1/2"	3,321.84	1	3,321.84
3	2 Wide 61" x 53-1/4"	Ultimate Wood	Marvin Assembly RO 62" X 53 3/4"	3,252.01	1	3,252.01
4	2 Wide 61" x 53"	Ultimate Wood	Marvin Assembly RO 62" X 53 1/2"	3,251.27	1	3,251.27
5	1 Wide 29-1/2" x 53"	Ultimate Wood	Double Hung RO 30 1/2" X 53 1/2"	1,620.85	1	1,620.85
6	1 Wide 29-1/2" x 53"	Ultimate Wood	Double Hung RO 30 1/2" X 53 1/2"	1,620.85	1	1,620.85
7	1 Wide 29" x 53-1/2"	Ultimate Wood	Double Hung RO 30" X 54"	1,620.11	1	1,620.11
8	1 Wide 29-1/2" x 37-1/4"	Ultimate Wood	Double Hung RO 30 1/2" X 37 3/4"	1,445.82	1	1,445.82
9	1 Wide 29-1/2" x 54"	Ultimate Wood	Double Hung RO 30 1/2" X 54 1/2"	1,624.53	1	1,624.53
10	1 Wide 27" x 28-1/2" Picture	Ultimate Wood	Double Hung Picture 1 5/8 inch Sash RO 28" X 29"	1,246.51	2	2,493.02



## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 1 Wide 30" x 53"	Net Price:		1,624.53
Qty: 1		Ext. Net Price:	USD	1,624.53



As Viewed From The Exterior

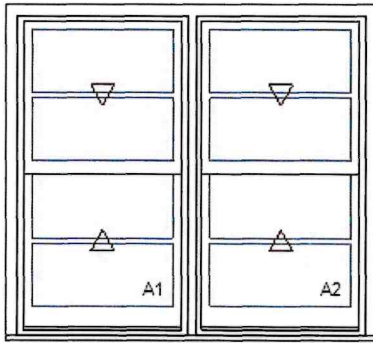
FS 30" X 53"  
 OC 32 5/8" X 54 5/16"  
 RO 31" X 53 1/2"  
**Egress Information**  
 No Egress Information available.  
**Performance Information**  
 U-Factor: 0.21  
 Solar Heat Gain Coefficient: 0.26  
 Visible Light Transmittance: 0.41  
 Condensation Resistance: 68  
 CPD Number: MAR-N-68-07880-00001  
 ENERGY STAR: N, NC

Primed Pine Exterior  
 Clear Interior Finish Pine Interior  
 Ultimate Wood Double Hung  
 Frame Size w/ Subsill  
 30" X 53"  
 Standard CN Height 22  
 Rough Opening w/ Subsill  
 31" X 53 1/2"  
**Top Sash**  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
**Bottom Sash**  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Satin Taupe Sash Lock  
 Beige Jamb Hardware  
 Prep For Stool  
 Wood Screen  
 Bright Aluminum Wire  
 Primed Pine Finish  
 \*\*\*Screen/Combo Ship Loose  
 2-Lite Storm Sash  
 Primed Pine Storm Sash Finish  
 \*\*\*Storm Sash Ship Loose  
 6 9/16" Jamb  
 Primed Pine BMC  
 \*\*\*Exterior Casing Ship Loose  
 Primed Pine Standard Subsill  
 No Installation Method  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Line #2	Mark Unit: 2 Wide 61" x 55"	Net Price:		3,321.84
Qty: 1		Ext. Net Price:	USD	3,321.84



Primed Pine Exterior  
 Clear Interior Finish Pine Interior  
 2W1H - Rectangle Assembly  
 Assembly Frame Sizew/ Subsill  
 61" X 55"  
 Assembly Rough Opening w/ Subsill  
 62" X 55 1/2"



As Viewed From The Exterior

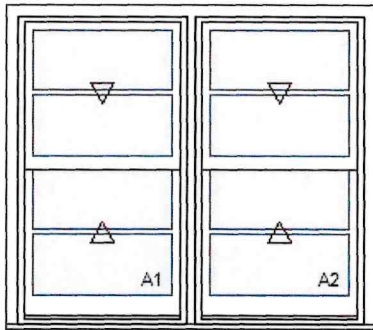
FS 61" X 55"  
OC 63 5/8" X 56 5/16"  
RO 62" X 55 1/2"  
**Egress Information A1, A2**  
No Egress Information available.  
**Performance Information A1, A2**  
U-Factor: 0.21  
Solar Heat Gain Coefficient: 0.26  
Visible Light Transmittance: 0.41  
Condensation Resistance: 68  
CPD Number: MAR-N-68-07880-00001  
ENERGY STAR: N, NC

Unit: A1  
Ultimate Wood Double Hung  
Basic Frame 30 1/2" X 53 29/32"  
Rough Opening w/ Subsill  
31 1/2" X 55 1/2"  
Top Sash  
Primed Pine Sash Exterior  
Clear Interior Finish Pine Sash Interior  
IG  
Low E2 w/Argon  
Black Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 1W2H  
Primed Pine Ext - Clear Interior Finish Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Primed Pine Sash Exterior  
Clear Interior Finish Pine Sash Interior  
IG  
Low E2 w/Argon  
Black Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 1W2H  
Primed Pine Ext - Clear Interior Finish Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Satin Taupe Sash Lock  
Beige Jamb Hardware  
Prep For Stool  
Wood Screen  
Bright Aluminum Wire  
Primed Pine Finish  
\*\*\*Screen/Combo Ship Loose  
2-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Storm Sash Ship Loose

Unit: A2  
Ultimate Wood Double Hung  
Basic Frame 30 1/2" X 53 29/32"  
Rough Opening w/ Subsill  
31 1/2" X 55 1/2"  
Top Sash  
Primed Pine Sash Exterior  
Clear Interior Finish Pine Sash Interior  
IG  
Low E2 w/Argon  
Black Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 1W2H  
Primed Pine Ext - Clear Interior Finish Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Primed Pine Sash Exterior  
Clear Interior Finish Pine Sash Interior  
IG  
Low E2 w/Argon  
Black Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 1W2H  
Primed Pine Ext - Clear Interior Finish Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Satin Taupe Sash Lock  
Beige Jamb Hardware  
Prep For Stool  
Wood Screen  
Bright Aluminum Wire  
Primed Pine Finish

\*\*\*Screen/Combo Ship Loose  
 2-Lite Storm Sash  
 Primed Pine Storm Sash Finish  
 \*\*\*Storm Sash Ship Loose  
 Primed Pine Exterior Mull Cover  
 Standard Mull Charge  
 6 9/16" Jambs  
 Primed Pine BMC  
 \*\*\*Exterior Casing Ship Loose  
 Primed Pine Standard Subsill  
 No Installation Method  
 \*\*\*Note: Non-Certified mull: check with local code officials for project  
 specific requirements.  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Line #3	Mark Unit: 2 Wide 61" x 53-1/4"	Net Price:		3,252.01
Qty: 1		Ext. Net Price:	USD	3,252.01



As Viewed From The Exterior

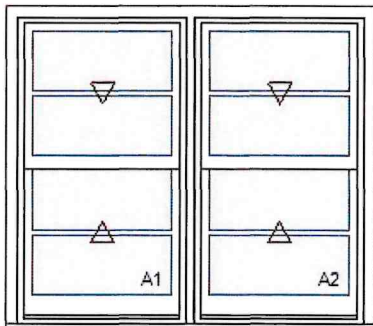
FS 61" X 53 1/4"  
 OC 63 5/8" X 54 9/16"  
 RO 62" X 53 3/4"  
**Egress Information A1, A2**  
 No Egress Information available.  
**Performance Information A1, A2**  
 U-Factor: 0.21  
 Solar Heat Gain Coefficient: 0.26  
 Visible Light Transmittance: 0.41  
 Condensation Resistance: 68  
 CPD Number: MAR-N-68-07880-00001  
 ENERGY STAR: N, NC

Primed Pine Exterior  
 Clear Interior Finish Pine Interior  
 2W1H - Rectangle Assembly  
 Assembly Frame Sizew/ Subsill  
  
 61" X 53 1/4"  
 Assembly Rough Opening w/ Subsill  
 62" X 53 3/4"  
  
 Unit: A1  
 Ultimate Wood Double Hung  
 Basic Frame 30 1/2" X 52 5/32"  
 Rough Opening w/ Subsill  
 31 1/2" X 53 3/4"  
 Top Sash  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Satin Taupe Sash Lock  
 Beige Jamb Hardware  
 Prep For Stool  
 Wood Screen  
 Bright Aluminum Wire  
 Primed Pine Finish  
 \*\*\*Screen/Combo Ship Loose  
 2-Lite Storm Sash  
 Primed Pine Storm Sash Finish  
 \*\*\*Storm Sash Ship Loose

Unit: A2  
 Ultimate Wood Double Hung  
 Basic Frame 30 1/2" X 52 5/32"  
 Rough Opening w/ Subsill

31 1/2" X 53 3/4"  
 Top Sash  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Satin Taupe Sash Lock  
 Beige Jamb Hardware  
 Prep For Stool  
 Wood Screen  
 Bright Aluminum Wire  
 Primed Pine Finish  
 \*\*\*Screen/Combo Ship Loose  
 2-Lite Storm Sash  
 Primed Pine Storm Sash Finish  
 \*\*\*Storm Sash Ship Loose  
 Primed Pine Exterior Mull Cover  
 Standard Mull Charge  
 6 9/16" Jamb  
 Primed Pine BMC  
 \*\*\*Exterior Casing Ship Loose  
 Primed Pine Standard Subsill  
 No Installation Method  
 \*\*\*Note: Non-Certified mull: check with local code officials for project specific requirements.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: 2 Wide 61" x 53"	Net Price:		3,251.27
Qty: 1		Ext. Net Price:	USD	3,251.27



As Viewed From The Exterior

FS 61" X 53"  
 OC 63 5/8" X 54 5/16"  
 RO 62" X 53 1/2"  
**Egress Information A1, A2**  
 No Egress Information available.

Primed Pine Exterior  
 Clear Interior Finish Pine Interior  
 2W1H - Rectangle Assembly  
 Assembly Frame Sizew/ Subsill

61" X 53"  
 Assembly Rough Opening w/ Subsill  
 62" X 53 1/2"

Unit: A1  
 Ultimate Wood Double Hung  
 Basic Frame 30 1/2" X 51 29/32"  
 Standard CN Height 22  
 Rough Opening w/ Subsill  
 31 1/2" X 53 1/2"  
 Top Sash  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black

**Performance Information A1, A2**

U-Factor: 0.21  
Solar Heat Gain Coefficient: 0.26  
Visible Light Transmittance: 0.41  
Condensation Resistance: 68  
CPD Number: MAR-N-68-07880-00001  
ENERGY STAR: N, NC

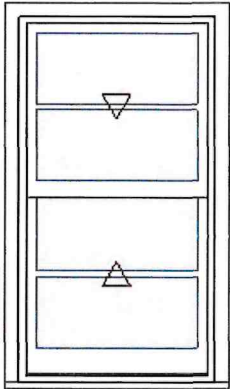
Rectangular - Special Cut 1W2H  
Primed Pine Ext - Clear Interior Finish Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Primed Pine Sash Exterior  
Clear Interior Finish Pine Sash Interior  
IG  
Low E2 w/Argon  
Black Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 1W2H  
Primed Pine Ext - Clear Interior Finish Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Satin Taupe Sash Lock  
Beige Jamb Hardware  
Prep For Stool  
Wood Screen  
Bright Aluminum Wire  
Primed Pine Finish  
\*\*\*Screen/Combo Ship Loose  
2-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Storm Sash Ship Loose

**Unit: A2**

Ultimate Wood Double Hung  
Basic Frame 30 1/2" X 51 29/32"  
Standard CN Height 22  
Rough Opening w/ Subsill  
31 1/2" X 53 1/2"  
Top Sash  
Primed Pine Sash Exterior  
Clear Interior Finish Pine Sash Interior  
IG  
Low E2 w/Argon  
Black Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 1W2H  
Primed Pine Ext - Clear Interior Finish Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Primed Pine Sash Exterior  
Clear Interior Finish Pine Sash Interior  
IG  
Low E2 w/Argon  
Black Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 1W2H  
Primed Pine Ext - Clear Interior Finish Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Satin Taupe Sash Lock  
Beige Jamb Hardware  
Prep For Stool  
Wood Screen  
Bright Aluminum Wire  
Primed Pine Finish  
\*\*\*Screen/Combo Ship Loose  
2-Lite Storm Sash  
Primed Pine Storm Sash Finish  
\*\*\*Storm Sash Ship Loose  
Primed Pine Exterior Mull Cover  
Standard Mull Charge  
6 9/16" Jamb  
Primed Pine BMC  
\*\*\*Exterior Casing Ship Loose  
Primed Pine Standard Subsill  
No Installation Method  
\*\*\*Note: Non-Certified mull: check with local code officials for project

specific requirements.  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Line #5	Mark Unit: 1 Wide 29-1/2" x 53"	Net Price:		1,620.85
Qty: 1		Ext. Net Price:	USD	1,620.85



As Viewed From The Exterior

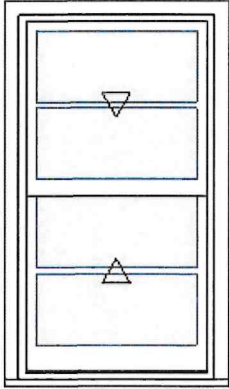
FS 29 1/2" X 53"  
 OC 32 1/8" X 54 5/16"  
 RO 30 1/2" X 53 1/2"  
**Egress Information**  
 No Egress Information available.  
**Performance Information**  
 U-Factor: 0.21  
 Solar Heat Gain Coefficient: 0.26  
 Visible Light Transmittance: 0.41  
 Condensation Resistance: 68  
 CPD Number: MAR-N-68-07880-00001  
 ENERGY STAR: N, NC

Primed Pine Exterior  
 Clear Interior Finish Pine Interior  
 Ultimate Wood Double Hung  
 Frame Size w/ Subsill  
 29 1/2" X 53"  
 Standard CN Height 22  
 Rough Opening w/ Subsill  
 30 1/2" X 53 1/2"  
 Top Sash  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Satin Taupe Sash Lock  
 Beige Jamb Hardware  
 Prep For Stool  
 Wood Screen  
 Bright Aluminum Wire  
 Primed Pine Finish  
 \*\*\*Screen/Combo Ship Loose  
 2-Lite Storm Sash  
 Primed Pine Storm Sash Finish  
 \*\*\*Storm Sash Ship Loose  
 6 9/16" Jamb  
 Primed Pine BMC  
 \*\*\*Exterior Casing Ship Loose  
 Primed Pine Standard Subsill  
 No Installation Method  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Line #6	Mark Unit: 1 Wide 29-1/2" x 53"	Net Price:		1,620.85
Qty: 1		Ext. Net Price:	USD	1,620.85



Primed Pine Exterior  
 Clear Interior Finish Pine Interior  
 Ultimate Wood Double Hung  
 Frame Size w/ Subsill  
 29 1/2" X 53"  
 Standard CN Height 22  
 Rough Opening w/ Subsill  
 30 1/2" X 53 1/2"  
 Top Sash  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior

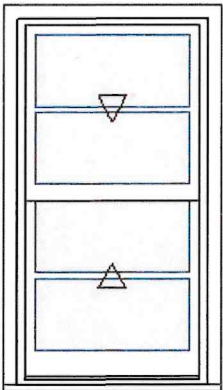


As Viewed From The Exterior

FS 29 1/2" X 53"  
 OC 32 1/8" X 54 5/16"  
 RO 30 1/2" X 53 1/2"  
**Egress Information**  
 No Egress Information available.  
**Performance Information**  
 U-Factor: 0.21  
 Solar Heat Gain Coefficient: 0.26  
 Visible Light Transmittance: 0.41  
 Condensation Resistance: 68  
 CPD Number: MAR-N-68-07880-00001  
 ENERGY STAR: N, NC

IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
**Bottom Sash**  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Satin Taupe Sash Lock  
 Beige Jamb Hardware  
 Prep For Stool  
 Wood Screen  
 Bright Aluminum Wire  
 Primed Pine Finish  
 \*\*\*Screen/Combo Ship Loose  
 2-Lite Storm Sash  
 Primed Pine Storm Sash Finish  
 \*\*\*Storm Sash Ship Loose  
 6 9/16" Jamb  
 Primed Pine BMC  
 \*\*\*Exterior Casing Ship Loose  
 Primed Pine Standard Subsill  
 No Installation Method  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Line #7	Mark Unit: 1 Wide 29" x 53-1/2"	Net Price:		1,620.11
Qty: 1		Ext. Net Price:	USD	1,620.11



As Viewed From The Exterior

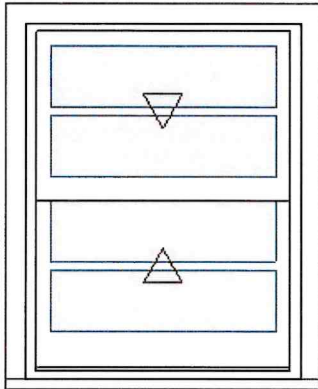
FS 29" X 53 1/2"  
 OC 31 5/8" X 54 13/16"  
 RO 30" X 54"  
**Egress Information**  
 No Egress Information available.  
**Performance Information**  
 U-Factor: 0.21  
 Solar Heat Gain Coefficient: 0.26  
 Visible Light Transmittance: 0.41  
 Condensation Resistance: 68

Primed Pine Exterior  
 Clear Interior Finish Pine Interior  
 Ultimate Wood Double Hung  
 Frame Size w/ Subsill  
 29" X 53 1/2"  
 Rough Opening w/ Subsill  
 30" X 54"  
**Top Sash**  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
**Bottom Sash**  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Satin Taupe Sash Lock  
 Beige Jamb Hardware

CPD Number: MAR-N-68-07880-00001  
 ENERGY STAR: N, NC

Prep For Stool  
 Wood Screen  
 Bright Aluminum Wire  
 Primed Pine Finish  
 \*\*\*Screen/Combo Ship Loose  
 2-Lite Storm Sash  
 Primed Pine Storm Sash Finish  
 \*\*\*Storm Sash Ship Loose  
 6 9/16" Jamb  
 Primed Pine BMC  
 \*\*\*Exterior Casing Ship Loose  
 Primed Pine Standard Subsill  
 No Installation Method  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Line #8	Mark Unit: 1 Wide 29-1/2" x 37-1/4"	Net Price:		1,445.82
Qty: 1		Ext. Net Price:	USD	1,445.82



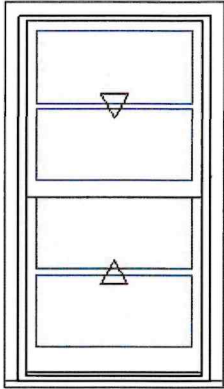
As Viewed From The Exterior

FS 29 1/2" X 37 1/4"  
 OC 32 1/8" X 38 9/16"  
 RO 30 1/2" X 37 3/4"  
**Egress Information**  
 No Egress Information available.  
**Performance Information**  
 U-Factor: 0.21  
 Solar Heat Gain Coefficient: 0.26  
 Visible Light Transmittance: 0.41  
 Condensation Resistance: 68  
 CPD Number: MAR-N-68-07880-00001  
 ENERGY STAR: N, NC

Primed Pine Exterior  
 Clear Interior Finish Pine Interior  
 Ultimate Wood Double Hung  
 Frame Size w/ Subsill  
 29 1/2" X 37 1/4"  
 Rough Opening w/ Subsill  
 30 1/2" X 37 3/4"  
 Top Sash  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Satin Taupe Sash Lock  
 Beige Jamb Hardware  
 Prep For Stool  
 Wood Screen  
 Bright Aluminum Wire  
 Primed Pine Finish  
 \*\*\*Screen/Combo Ship Loose  
 2-Lite Storm Sash  
 Primed Pine Storm Sash Finish  
 \*\*\*Storm Sash Ship Loose  
 6 9/16" Jamb  
 Primed Pine BMC  
 \*\*\*Exterior Casing Ship Loose  
 Primed Pine Standard Subsill  
 No Installation Method  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Line #9	Mark Unit: 1 Wide 29-1/2" x 54"	Net Price:		1,624.53
Qty: 1		Ext. Net Price:	USD	1,624.53



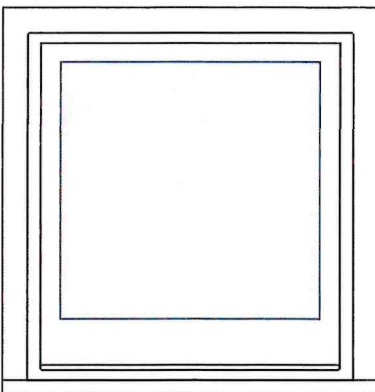


As Viewed From The Exterior

FS 29 1/2" X 54"  
 OC 32 1/8" X 55 5/16"  
 RO 30 1/2" X 54 1/2"  
**Egress Information**  
 No Egress Information available.  
**Performance Information**  
 U-Factor: 0.21  
 Solar Heat Gain Coefficient: 0.26  
 Visible Light Transmittance: 0.41  
 Condensation Resistance: 68  
 CPD Number: MAR-N-68-07880-00001  
 ENERGY STAR: N, NC

Primed Pine Exterior  
 Clear Interior Finish Pine Interior  
 Ultimate Wood Double Hung  
 Frame Size w/ Subsill  
 29 1/2" X 54"  
 Rough Opening w/ Subsill  
 30 1/2" X 54 1/2"  
 Top Sash  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 1W2H  
 Primed Pine Ext - Clear Interior Finish Pine Int  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Satin Taupe Sash Lock  
 Beige Jamb Hardware  
 Prep For Stool  
 Wood Screen  
 Bright Aluminum Wire  
 Primed Pine Finish  
 \*\*\*Screen/Combo Ship Loose  
 2-Lite Storm Sash  
 Primed Pine Storm Sash Finish  
 \*\*\*Storm Sash Ship Loose  
 6 9/16" Jamb  
 Primed Pine BMC  
 \*\*\*Exterior Casing Ship Loose  
 Primed Pine Standard Subsill  
 No Installation Method  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Line #10	Mark Unit: 1 Wide 27" x 28-1/2" Picture	Net Price:		1,246.51
Qty: 2		Ext. Net Price:	USD	2,493.02



As Viewed From The Exterior

Primed Pine Exterior  
 Clear Interior Finish Pine Interior  
 Ultimate Wood Double Hung Picture 1 5/8 inch Sash  
 Frame Size w/ Subsill  
 27" X 28 1/2"  
 Rough Opening w/ Subsill  
 28" X 29"  
 Primed Pine Sash Exterior  
 Clear Interior Finish Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 1-Lite Storm Sash  
 Primed Pine Storm Sash Finish  
 \*\*\*Storm Sash Ship Loose  
 6 9/16" Jamb  
 Primed Pine BMC  
 \*\*\*Exterior Casing Ship Loose  
 Primed Pine Standard Subsill

FS 27" X 28 1/2"  
OC 29 5/8" X 29 13/16"  
RO 28" X 29"

No Installation Method  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

**Egress Information**

No Egress Information available.

**Performance Information**

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Project Subtotal Net Price: USD	21,874.83
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	21,874.83

## PRODUCT AND PERFORMANCE INFORMATION

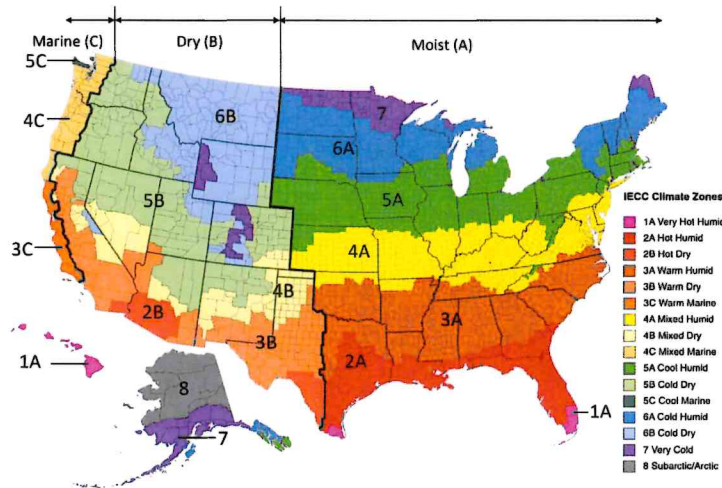
### NFRC Ratings:

NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture. The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see [www.nfrc.org](http://www.nfrc.org).

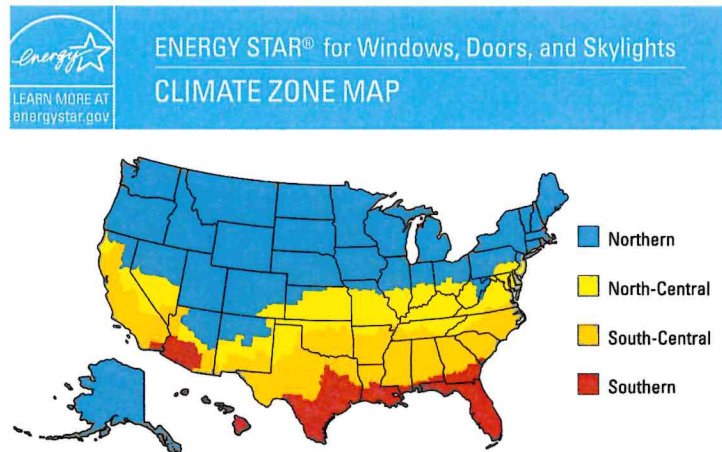
### Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

### 2021 IECC Climate Zone Map:



### ENERGY STAR Version 7 Climate Zone Map:



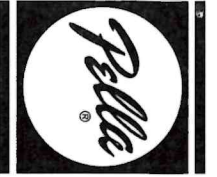
## PURCHASE APPROVAL/SIGN OFF

**Project Subtotal Net Price: USD 21,874.83**  
**0.000% Sales Tax: USD 0.00**  
**Project Total Net Price: USD 21,874.83**

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_



**Contract - Detailed**

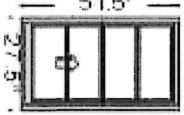
Pella Window and Door Showroom of Rapid City  
 2704 Plant Street  
 Rapid City, SD 57702  
 Phone: (605) 341-2045 Fax: (605) 341-1689

Sales Rep Name: Weber, Cole  
 Sales Rep Phone: 605-641-2187  
 Sales Rep Fax:  
 Sales Rep E-Mail: coleweber@heartlandpella.com

Customer Information	Project/Delivery Address	Order Information
All Bidders - SD Commercial Projects 0000 RAPID CITY, SD 57702 Primary Phone: (605) 3916883 Mobile Phone: Fax Number: E-Mail: shaneregelin@heartlandpella.com Contact Name: Great Plains #: 4659906 Customer Number: 1004587118 Customer Account: 1001333214	Lucky Radio Station Lot # County: Owner Name: Owner Phone:	Quote Name: Lucky Radio Station - Reserve Order Number: 233 Quote Number: <b>18139493</b> Order Type: Non-Installed Sales Wall Depth: Payment Terms: C.O.D. Tax Code: 3DEADWOODSD Cust Delivery Date: None Quoted Date: 5/2/2024 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes
10	None Assigned	

**Pella® Reserve, Traditional Single Hung, 27.5 X 51.5**



PK #  
2165

Viewed From Exterior

1: 27.551,5 Single Hung, Equal  
 Frame Size: 27 1/2 X 51 1/2  
 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"  
 Exterior Color / Finish: Primed, Primed Wood  
 Interior Color / Finish: Primed Interior  
 Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs  
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
 Screen: Half Screen, Standard EnduraClad, Black, Standard, InView™  
 Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08/11, Clear Opening Width 24.125, Clear Opening Height 21.312, Clear Opening Area 3.5705, Egress Does not meet typical United States egress, but may comply with local code requirements  
 Grille: ILT, No Custom Grille, 7/8", Traditional (1W2H / 1W2H), Putty Glaze, Ogee  
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 158".

Item Price	Qty	Ext'd Price
\$1,018.73	2	\$2,037.46

Rough Opening: 28 - 1/4" X 52 - 1/4"

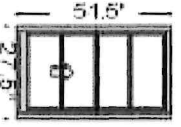
Customer: All Bidders - SD Commercial Projects

Project Name: Lucky Radio Station

Order Number: 233

Quote Number: 18139493

Line # Location: 15 None Assigned



PK # 2165

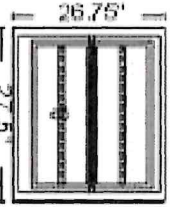
**Pella® Reserve, Traditional Single Hung, 27.5 X 51.5**

Item Price	Qty	Ext'd Price
\$1,018.73	1	\$1,018.73

1: 27.5x51.5 Single Hung, Equal  
 Frame Size: 27 1/2 X 51 1/2  
 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"  
 Exterior Color / Finish: Primed, Primed Wood  
 Interior Color / Finish: Primed Interior  
 Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs  
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
 Screen: Half Screen, Standard EnduraClad, Black, Standard, InView™  
 Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08/11, Clear Opening Width 24.125, Clear Opening Height 21.312, Clear Opening Area 3.5705, Egress Does not meet typical United States egress, but may comply with local code requirements  
 Grille: ILT, No Custom Grille, 7/8", Traditional (1W2H / 1W2H), Putty Glaze, Ogee  
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 158".

Rough Opening: 28 - 1/4" X 52 - 1/4"

Line # Location: 20 None Assigned



PK # 2165

**Pella® Reserve, Traditional Single Hung, 27.5 X 26.75**

Item Price	Qty	Ext'd Price
\$1,411.00	1	\$1,411.00

1: Non-Standard Size Single Hung, Equal  
 Frame Size: 27 1/2 X 26 3/4  
 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"  
 Exterior Color / Finish: Primed, Primed Wood  
 Interior Color / Finish: Primed Interior  
 Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs  
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
 Screen: Half Screen, Standard EnduraClad, Black, Standard, InView™  
 Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08/11, Clear Opening Width 24.125, Clear Opening Height 8.937, Clear Opening Area 1.497258, Egress Does not meet typical United States egress, but may comply with local code requirements  
 Grille: ILT, No Custom Grille, 7/8", Traditional (1W2H / 1W2H), Putty Glaze, Ogee  
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 109".

Rough Opening: 28 - 1/4" X 27 - 1/2"

Customer: All Bidders - SD Commercial Projects

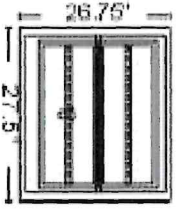
Project Name: Lucky Radio Station

Order Number: 233

Quote Number: 18139493

Line # Location:

25 None Assigned



PK # 2165

**Pella® Reserve, Traditional Single Hung, 27.5 X 26.75**

Item Price	Qty	Ext'd Price
\$1,411.00	1	\$1,411.00

1: Non-Standard Size Single Hung, Equal

Frame Size: 27 1/2 X 26 3/4  
 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"  
 Exterior Color / Finish: Primed, Primed Wood  
 Interior Color / Finish: Primed Interior  
 Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs  
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
 Screen: Half Screen, Standard EndureClad, Black, Standard, InView™  
 Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08/11, Clear Opening Width 24.125, Clear Opening Height 8.937, Clear Opening Area 1.497258, Egress Does not meet typical United States egress, but may comply with local code requirements  
 Grille: LT, No Custom Grille, 7/8", Traditional (1W2H / 1W2H), Putty Glaze, Ogee  
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 109".

Rough Opening: 28 - 1/4" X 27 - 1/2"

Line # Location:

30 None Assigned



PK # 2165

**Pella® Reserve, Traditional Sash Set, Fixed, 94 X 42**

Item Price	Qty	Ext'd Price
\$1,662.31	1	\$1,662.31

1: 9442 Fixed Sash Set

Frame Size: 94 X 42  
 General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"  
 Exterior Color / Finish: Primed  
 Interior Color / Finish: Primed Interior  
 Sash / Panel: Putty Glaze, Ogee, Standard  
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Performance Information: U-Factor 0.27, SHGC 0.29, VLT 0.55, CPD PEL-N-41-43064-00001  
 Grille: No Grille.  
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 272".

Rough Opening: 94 - 3/4" X 42 - 3/4"

Customer: All Bidders - SD Commercial Projects

Project Name: Lucky Radio Station

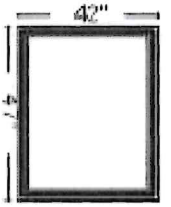
Order Number: 233

Quote Number: 18139493

Line # Location:

35 None Assigned

Attributes



PK # 2165

Viewed From Exterior

**Pella® Reserve, Traditional Sash Set, Fixed, 47 X 42**

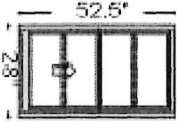
1: 4742 Fixed Sash Set  
 Frame Size: 47 X 42  
 General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"  
 Exterior Color / Finish: Primed  
 Interior Color / Finish: Primed Interior  
 Sash / Panel: Putty Glaze, Ogee, Standard  
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 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, Year Rated 11  
 Grille: No Grille.  
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 178".

Item Price	Qty	Ext'd Price
\$853.54	1	\$853.54

Rough Opening: 47 - 3/4" X 42 - 3/4"

Line # Location:

Attributes



PK # 2165

Viewed From Exterior

**Pella® Reserve, Traditional Single Hung, 28 X 52.5**

1: Non-Standard SizenNon-Standard Size Single Hung, Equal  
 Frame Size: 28 X 52 1/2  
 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"  
 Exterior Color / Finish: Primed, Primed Wood  
 Interior Color / Finish: Primed Interior  
 Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs  
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
 Screen: Half Screen, Standard EnduraClad, Black, Standard, InView™  
 Performance Information: U-Factor 0.29, SHGC 0.23, VLT 0.42, CPD PEL-N-234-01144-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 0811, Clear Opening Width 24.625, Clear Opening Height 21.812, Clear Opening Area 3.730004, Egress Does not meet typical United States egress, but may comply with local code requirements  
 Grille: ILT, No Custom Grille, 1 1/4", Traditional (1W2H / 1W2H), Putty Glaze, Ogee  
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 161".

Item Price	Qty	Ext'd Price
\$1,128.02	1	\$1,128.02

Rough Opening: 28 - 3/4" X 53 - 1/4"



Customer: All Bidders - SD Commercial Projects

Project Name: Lucky Radio Station

Order Number: 233

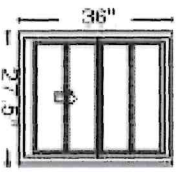
Quote Number: 18139493

Line # Location:  
45 None Assigned

Attributes

**Pella® Reserve, Traditional Single Hung, 27.5 X 36**

Item Price	Qty	Ext'd Price
\$995.07	1	\$995.07



PK #  
2165

Viewed From Exterior

1: Non-Standard Size Single Hung, Equal

Frame Size: 27 1/2 X 36  
 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"  
 Exterior Color / Finish: Primed, Primed Wood  
 Interior Color / Finish: Primed Interior  
 Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs  
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
 Screen: Half Screen, Standard EnduraClad, Black, Standard, InView™  
 Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08/11, Clear Opening Width 24.125, Clear Opening Height 13.562, Clear Opening Area 2.272106, Egress Does not meet typical United States egress, but may comply with local code requirements  
 Grille: LT, No Custom Grille, 7/8", Traditional (1W2H / 1W2H), Putty Glaze, Ogee  
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 127".

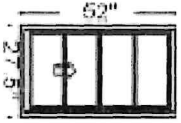
Rough Opening: 28 - 1/4" X 36 - 3/4"

Line # Location:  
50 None Assigned

Attributes

**Pella® Reserve, Traditional Single Hung, 27.5 X 52**

Item Price	Qty	Ext'd Price
\$1,120.20	1	\$1,120.20



PK #  
2165

Viewed From Exterior

1: Non-Standard Size Single Hung, Equal

Frame Size: 27 1/2 X 52  
 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"  
 Exterior Color / Finish: Primed, Primed Wood  
 Interior Color / Finish: Primed Interior  
 Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs  
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
 Screen: Half Screen, Standard EnduraClad, Black, Standard, InView™  
 Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08/11, Clear Opening Width 24.125, Clear Opening Height 21.562, Clear Opening Area 3.612384, Egress Does not meet typical United States egress, but may comply with local code requirements  
 Grille: LT, No Custom Grille, 7/8", Traditional (1W2H / 1W2H), Putty Glaze, Ogee  
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 159".

Rough Opening: 28 - 1/4" X 52 - 3/4"

Customer: All Bidders - SD Commercial Projects

Project Name: Lucky Radio Station

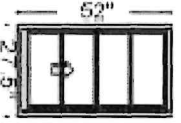
Order Number: 233

Quote Number: 18139493

Line #	Location:	Attributes
55	None Assigned	

**Pella® Reserve, Traditional Single Hung, 27.5 X 52**

Item Price	Qty	Ext'd Price
\$1,120.20	1	\$1,120.20



PK # 2165

Viewed From Exterior

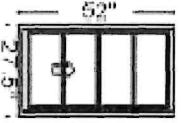
1: Non-Standard Size Single Hung, Equal  
 Frame Size: 27 1/2 X 52  
 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"  
 Exterior Color / Finish: Primed, Primed Wood  
 Interior Color / Finish: Primed Interior  
 Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs  
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Cam-Action Lock, White, No Window Opening Control Device. No Limited Opening Hardware. Order Sash Lift. No Integrated Sensor  
 Screen: Half Screen, Standard EnduraClad, Black, Standard, InView™  
 Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01 143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08/11, Clear Opening Width 24.125, Clear Opening Height 21.562, Clear Opening Area 3.612384, Egress Does not meet typical United States egress, but may comply with local code requirements  
 Grille: ILT, No Custom Grille, 7/8", Traditional (1W2H / 1W2H), Putty Glaze, Ogee  
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 159".

Rough Opening: 28 - 1/4" X 52 - 3/4"

Line #	Location:	Attributes
60	None Assigned	

**Pella® Reserve, Traditional Single Hung, 27.5 X 52**

Item Price	Qty	Ext'd Price
\$1,120.20	1	\$1,120.20



PK # 2165

Viewed From Exterior

1: Non-Standard Size Single Hung, Equal  
 Frame Size: 27 1/2 X 52  
 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"  
 Exterior Color / Finish: Primed, Primed Wood  
 Interior Color / Finish: Primed Interior  
 Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs  
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Cam-Action Lock, White, No Window Opening Control Device. No Limited Opening Hardware. Order Sash Lift. No Integrated Sensor  
 Screen: Half Screen, Standard EnduraClad, Black, Standard, InView™  
 Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01 143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08/11, Clear Opening Width 24.125, Clear Opening Height 21.562, Clear Opening Area 3.612384, Egress Does not meet typical United States egress, but may comply with local code requirements  
 Grille: ILT, No Custom Grille, 7/8", Traditional (1W2H / 1W2H), Putty Glaze, Ogee  
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 159".

Rough Opening: 28 - 1/4" X 52 - 3/4"

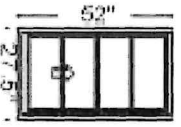
Customer: All Bidders - SD Commercial Projects

Project Name: Lucky Radio Station

Order Number: 233

Quote Number: 18139493

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
65	None Assigned				



PK # 2165

Viewed From Exterior

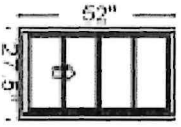
**Pella® Reserve, Traditional Single Hung, 27.5 X 52**

\$1,120.20	2	\$2,240.40
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1: Non-Standard Size Single Hung, Equal  
 Frame Size: 27 1/2 X 52  
 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"  
 Exterior Color / Finish: Primed, Primed Wood  
 Interior Color / Finish: Primed Interior  
 Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs  
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
 Screen: Half Screen, Standard EnduraClad, Black, Standard, InView™  
 Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08/11, Clear Opening Width 24.125, Clear Opening Height 21.562, Clear Opening Area 3.612384, Egress Does not meet typical United States egress, but may comply with local code requirements  
 Grille: ILT, No Custom Grille, 7/8", Traditional (1WZH / 1WZH), Putty Glaze, Ogee  
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 159".

Rough Opening: 28 - 1/4" X 52 - 3/4"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
70	None Assigned				



PK # 2165

Viewed From Exterior

**Pella® Reserve, Traditional Single Hung, 27.5 X 52**

\$1,120.20	2	\$2,240.40
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1: Non-Standard Size Single Hung, Equal  
 Frame Size: 27 1/2 X 52  
 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"  
 Exterior Color / Finish: Primed, Primed Wood  
 Interior Color / Finish: Primed Interior  
 Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs  
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  
 Screen: Half Screen, Standard EnduraClad, Black, Standard, InView™  
 Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-234-01143-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08/11, Clear Opening Width 24.125, Clear Opening Height 21.562, Clear Opening Area 3.612384, Egress Does not meet typical United States egress, but may comply with local code requirements  
 Grille: ILT, No Custom Grille, 7/8", Traditional (1WZH / 1WZH), Putty Glaze, Ogee  
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 159".

Rough Opening: 28 - 1/4" X 52 - 3/4"

### Thank You For Purchasing Pella® Products

#### **PELLA WARRANTY:**

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Roloscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

**INSYNCTIVE PRODUCTS:** In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

**Notice of Collection of Personal Information:** We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

#### **ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")**

**YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit [www.pella.com](http://www.pella.com)/[arbitration](http://www.pella.com/arbitration) or e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE [PELLA.COM/ARBITRATION](http://www.pella.com). DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER [PELLA.COM/ARBITRATION](http://www.pella.com).**

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

#### Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Customer: All Bidders - SD Commercial Projects

Project Name: Lucky Radio Station

Order Number: 233

Quote Number: 18139493

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to [www.pella.com/performance](http://www.pella.com/performance).

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

Customer: All Bidders - SD Commercial Projects

Project Name: Lucky Radio Station

Order Number: 233

Quote Number: 18139493

TO ORDER: Read all the Terms & Conditions. Date, sign, and return. Orders are not entered without signature.

Terms of Sale:

1. By signing this contract, buyer agrees to purchase the products and services described in accordance with these terms and conditions. This contract is between the company (Huey Long Co Inc, dba Heartland Pella, dba Pella Windows and Doors) and the signer. Unless specifically stated elsewhere there is no agreement between the company and the signer to wait for payment until the signer gets paid. Your signature means that you have checked the order and agree to accept and pay for the items shown. Buyer may not assign this contract to anyone else without written approval of the company.
2. This is the entire agreement between the buyer and the company. Any changes must be agreed to and signed by both the buyer and the company.
3. Contractor Accounts are shipped COD unless Net 30 account is approved. Net 30 Invoices are due within 30 days of receipt of product. There is a finance charge of 1-1/2% per month on invoices unpaid for more than 30 days. If an invoice is unpaid after 60 days we will send the owner a letter explaining their liability for liens filed against their property and further shipments to you will be COD. After 90 days we will file a lien, turn the account over for collection or both.
4. Unless we have a tax form on file, you must pay all applicable sales tax.
5. Delivery dates are estimates only. We provide tailgate delivery, you must provide help, if an extra person is needed or we are unable to unload a \$100 fee will be added to your order. If an order is held 3 weeks past original need date, we will send and invoice.
6. Warranties for all products covered by this contract are posted at all store locations. A copy will be mailed to you upon request.
7. Once this contract is accepted by the company, it cannot be changed or cancelled. If you want to return anything, you must have prior written authorization and pay a handling charge.
8. The buyer agrees to hold the company harmless against all claims, demands, costs and expenses arising from: (a) Buyer's breach of contract; or (b) Buyer's negligence; or (c) Buyer's or any third parties misuse or misapplication of the products supplied by the company.
9. The company shall have no liability for any claims, loss or damage that is incidental or any loss of profit or savings.
10. Any standard order that is cancelled prior to shipping will be billed at 50% of the original selling price. Non-standard orders cannot be returned.
11. This quote is subject to change every Friday. We are not responsible for measuring errors made by others.
12. **If Heartland Pella does not complete an install job, a 10% retainage is allowed. Billing will start the day of installation and payment is expected before the installer leaves the last day of the initial install date.**

Project Check List:

- \_\_\_\_\_ Brand
- \_\_\_\_\_ Exterior Clad Color
- \_\_\_\_\_ Glazing \* Distortion in tempered glass is common and not considered a defect.
- \_\_\_\_\_ Blind Color
- \_\_\_\_\_ Muntin
- \_\_\_\_\_ Wall Thickness
- \_\_\_\_\_ Hardware/screen Color
- \_\_\_\_\_ Door Hardware
- \_\_\_\_\_ Door Screen
- \_\_\_\_\_ Hinge/Slide Discussed (hinge/slide from outside view)
- \_\_\_\_\_ Pre finish
- \_\_\_\_\_ Desired delivery date or estimated install date

Customer: All Bidders - SD Commercial Projects

Project Name: Lucky Radio Station

Order Number: 233

Quote Number: 18139493

Project Checklist has been reviewed

Customer Name \_\_\_\_\_ (Please print)

Pella Sales Rep Name \_\_\_\_\_ (Please print)

Customer Signature \_\_\_\_\_

Pella Sales Rep Signature \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

Credit Card Approval Signature \_\_\_\_\_

**Order Totals**

Taxable Subtotal	\$18,358.53
Sales Tax @ 6.2%	\$1,138.23
Non-taxable Subtotal	\$0.00
<b>Total</b>	<b>\$19,496.76</b>
Deposit Received	\$0.00
<b>Amount Due</b>	<b>\$19,496.76</b>

Date: 6/09/2024

Case No. 240040  
Address: 745 Main Street

### Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 745 Main St., a contributing structure located in the City of Deadwood.

Applicant: Emily Costopoulos  
Owner: Emily Costopoulos LLC  
Constructed: 1939

#### CRITERIA FOR THE ISSUANCE OF A 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 structure is essentially a nondescript commercial building. It does not reflect in either style or use of materials which is common to surrounding commercial buildings.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to restore the exterior which will include repairing stucco, windows, doors and foundation.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

**Staff Opinion:** The applicant has applied for the Façade Easement Program. Staff is recommending only replacing the window sashes in order to preserve the original stucco. This was discussed in detail with the owners during a recent staff visit. The front canopy will also remain rather than being replaced with a fabric awning.

The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the local historic district, 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.

Date: June 04, 2024

Case No. 240083  
Address: 326 Williams

### Staff Report

The applicant has submitted an application for Project Approval for work at 326 Williams, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Ross & Donna Abrams  
Owner: ABRAMS, DONNA L0  
Constructed: c 1935

### 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. It is significant for its historic association with the growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by a resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor (most common locally), Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Moderne or Minimal Traditional Styles.

##### 2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to remove and replace stairway and deck from the sidewalk to the front door as required by court decision for infringement on adjacent property. New material to be Cedar-tone pressure treated lumber. Second level stairway to be moved approximately four feet to the right to intersect with upper-level deck.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

#### Staff Opinion:

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: 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.

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



<b>FOR OFFICE</b>		Section 8 Item a.
Case No.	240083	
<input checked="" type="checkbox"/> Project Approval		
<input type="checkbox"/> Certificate of Appropriateness		
Date Received	5/24/24	
Date of Hearing	6/12/24	

## 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>326 Williams St Deadwood SD 57732</u>
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 _____

Owner's Name: <u>Ross &amp; Donna Abrams</u>
Address: <u>326 Williams St</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>6055800234</u> Fax: _____
E-mail: <u>slatekross3d@aol.com</u>

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"/> Porch/Deck
<input checked="" type="checkbox"/> Other <u>STAIRWAY &amp; DECK</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

**FOR OFFICE USE ONLY**  
Case No. \_\_\_\_\_

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>6-1-2024</u>		Project Completion Date (anticipated): <u>7-1-2024</u>	
<input type="checkbox"/> ALTERATION	<input checked="" 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 type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS		<input type="checkbox"/> 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 checked="" type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" 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).

REMOVE & REPLACE STAIRWAY & DECK FROM SIDEWALK TO  
FRONT DOOR AS REQUIRED BY COURT DECISION FOR  
INFRINGEMENT ON ADJACENT PROPERTY. NEW MATERIAL  
TO BE CEDAR-TONE PRESSURE TREATED LUMBER. SECOND  
LEVEL STAIRWAY TO BE MOVED APPROX 4' TO THE RIGHT  
TO INTERSECT WITH UPPER LEVEL DECK.

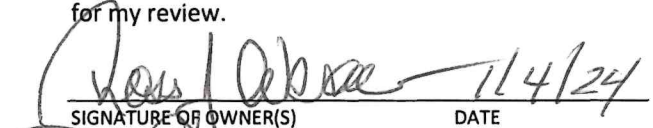
**FOR OFFICE USE ONLY**  
Case No. \_\_\_\_\_

**SIGNATURES**

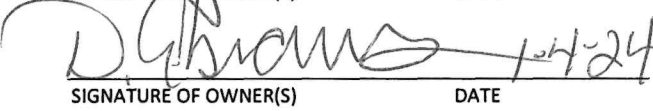
**I HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. 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.

 11/4/24  
SIGNATURE OF OWNER(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

 1-4-24  
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 1<sup>st</sup> or 3<sup>rd</sup> 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.

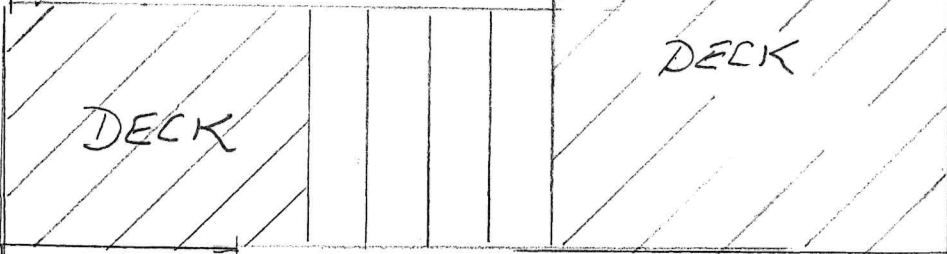
#### NEW CONSTRUCTION:

- 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.

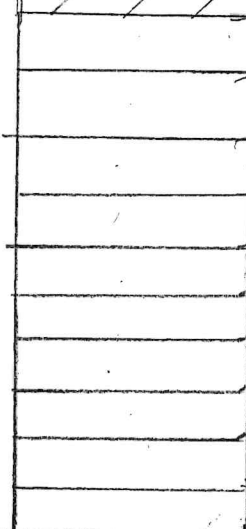
APPROX 1' ON NEIGHBOR PROPERTY

HOUSE

REBUILD DECK & STAIRS TO ENTRY DOOR



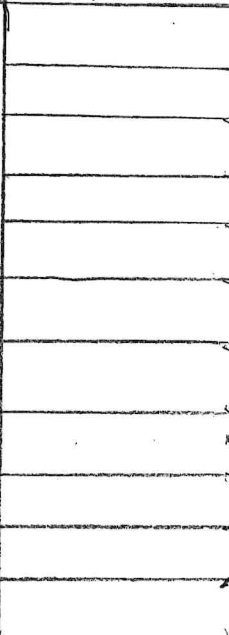
REMOVE EXISTING STAIRS



REMOVE EXISTING STAIRS & RELOCATE APPROX 36" TO THE RIGHT - ADD TO DECK/LANDING AS NEEDED



EXISTING STAIRS - REBUILD ONLY



SIDEWALK

326 WILLIAMS STREET









Date: June 05, 2024

Case No. 240086  
Address: 42 Wabash St.

### Staff Report

The applicant has submitted an application for Project Approval for work at 42 Wabash St., a Contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Mary Tautkus  
Owner: TAUTKUS, JAMES S TAUTKUS, MARY M  
Constructed: c 1930

### 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. It is significant for its historic association with early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period.

##### 2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a car port. This will be wood construction and styled to match the house.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

#### Staff Opinion:

The carport will be a 16x22 gabled roof constructed on a 17'x24' concrete pad that is already in place. 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: 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.

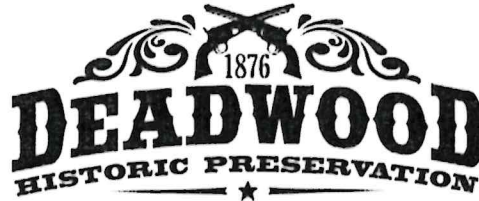
OR

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.

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



<b>FOR OFFICE</b>	Section 8 Item b.
Case No. <u>240086</u>	
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received <u>5/17/24</u>	
Date of Hearing <u>6/12/24</u>	

## 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>42 Wabash St. Deadwood, SD 57732</u>
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 _____

Owner's Name: <u>Mary Toukus</u>
Address: <u>24 Jefferson St.</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: _____ Fax: _____
E-mail: <u>jtct1@outlook.com</u>

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

Contractor's Name: <u>Bellwood Builders</u>
Address: <u>Dan VanMoos</u>
City: <u>608474</u> State: <u>0121</u> 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 type="checkbox"/> Accessory Structure
<input checked="" 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

CARPORT

**FOR OFFICE USE ONLY**  
Case No. \_\_\_\_\_

**ACTIVITY:** (CHECK AS APPLICABLE)

Project Start Date: when approved Project Completion Date (anticipated): \_\_\_\_\_

ALTERATION       Front       Side(s)       Rear

ADDITION       Front       Side(s)       Rear

NEW CONSTRUCTION       Residential       Other \_\_\_\_\_

ROOF       New       Re-roofing       Material  
 Front       Side(s)       Rear       Alteration to roof

~~GARAGE~~ carport       New       Rehabilitation  
 Front       Side(s)       Rear

FENCE/GATE       New       Replacement  
 Front       Side(s)       Rear  
 Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

WINDOWS       STORM WINDOWS       DOORS       STORM DOORS  
 Restoration       Replacement       New  
 Front       Side(s)       Rear  
 Material \_\_\_\_\_ Style/type \_\_\_\_\_

PORCH/DECK       Restoration       Replacement       New  
 Front       Side(s)       Rear  
 Note: Please provide detailed plans/drawings

SIGN/AWNING       New       Restoration       Replacement  
 Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

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).

A carport (like drawing to match house)  
in style & color scheme.

FOR OFFICE USE ONLY

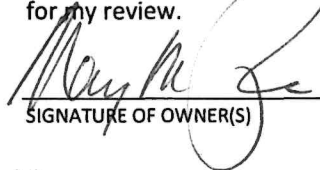
Case No. \_\_\_\_\_

**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.

 5-17-24  
SIGNATURE OF OWNER(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

X  
\_\_\_\_\_  
SIGNATURE OF OWNER(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

**APPLICATION DEADLINE**

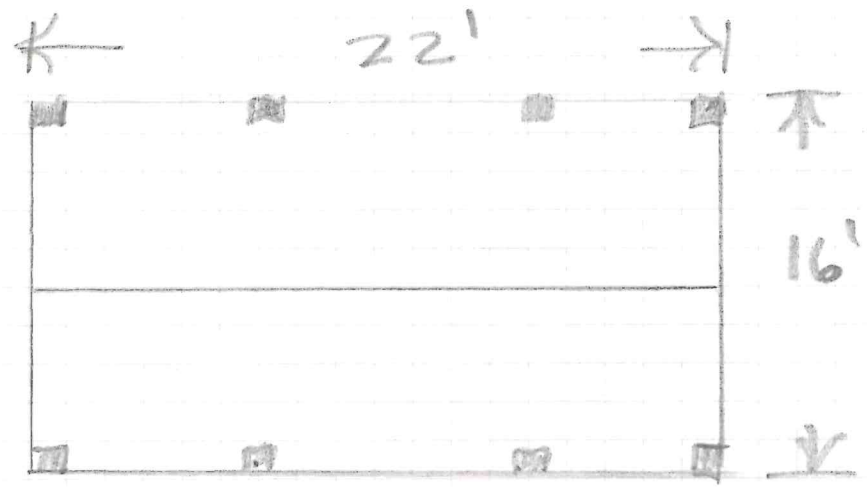
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. 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.



# TOP VIEW

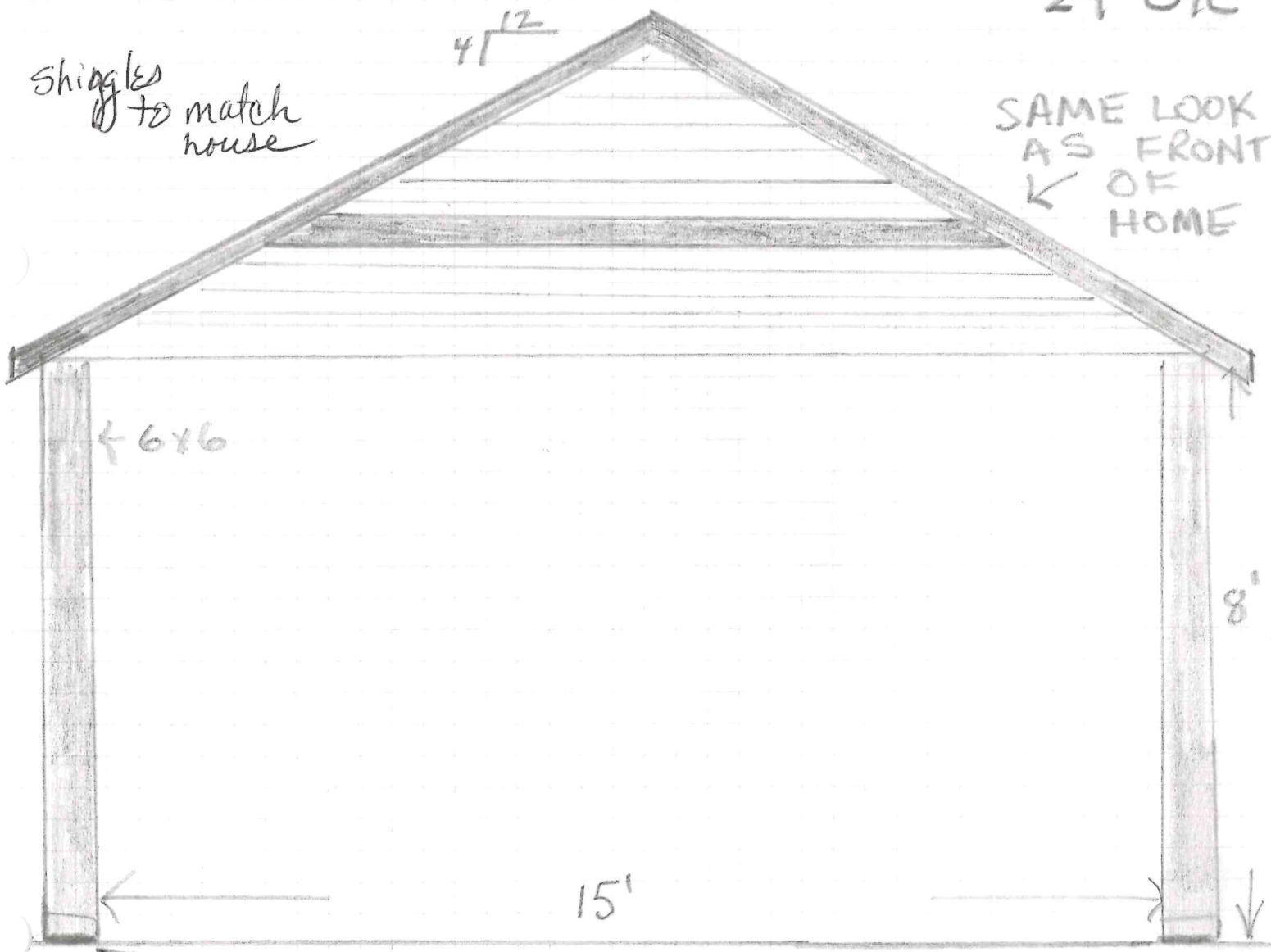


MANUFACTURED TRUSS  
24" o/c

Shingles to match house

4/12

SAME LOOK AS FRONT OF HOME  
←



← 6x6

8'

15'

← PLATES ON CONCRETE SLAB

Site Plan



Date: June 05, 2024

Case No. 240085  
Address: 23 Washington St.

### Staff Report

The applicant has submitted an application for Project Approval for work at 23 Washington St., a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Larry & Jenica Griffith  
Owner: HUITINK, HENRY DHUITINK, JUDY  
Constructed: c 1941

### 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. It is significant for its historic association with the growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by a resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor, most common locally, Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal Traditional styles.

##### 2. Architectural design of the resource and proposed alterations:

The applicant requests permission to install a 6-foot wood privacy fence on the upper portion of lot along Jackson and Washington Street.

**Attachments:** Yes

**Plans:**

**Photos:** Yes

#### Staff Opinion:

Upon completion of a site visit by City staff, there are concerns regarding the sightlines with vehicular traffic in addition to the visual impact to the neighborhood. While there are several privacy fences in and around the Ingleside Planning Unit, almost all are either side or rear yards and not front yards. There is an exception with the vacant lot across the street. (Currently, a project approval has been given to this lot for new residential construction).

An alternative style fence compatible with the resource would be a better solution; however, the applicant is attempting to garner a fenced-in yard for their pets as well as privacy from tourists.

Based on the proposed work and changes (location and style of fence) the project would encroach upon a historic resource as well as 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.

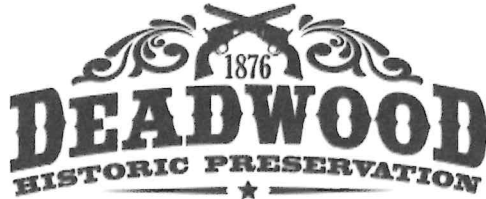
OR

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.

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



<b>FOR OFFICE</b>	Section 8 Item c.
Case No. 240085	
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received 6/4/24	
Date of Hearing 6/12/24	

## 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>23 Washington St., Deadwood, SD 57732</u>
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 _____

Owner's Name: <u>Larry &amp; Jenica Griffith</u>
Address: <u>23 Washington St.</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-920-1557</u> Fax: _____
E-mail: <u>jenicagriff@yahoo.com</u>

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 checked="" type="checkbox"/> New Construction <input type="checkbox"/> General Maintenance <input type="checkbox"/> Other _____	<input type="checkbox"/> New Building <input type="checkbox"/> Re-Roofing <input type="checkbox"/> Siding <input type="checkbox"/> Awning	<input type="checkbox"/> Addition <input type="checkbox"/> Wood Repair <input type="checkbox"/> Windows <input type="checkbox"/> Sign	<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Exterior Painting <input type="checkbox"/> Porch/Deck <input checked="" type="checkbox"/> Fencing

**FOR OFFICE USE ONLY**  
Case No. \_\_\_\_\_

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>	
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 checked="" type="checkbox"/> FENCE/GATE	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Front <input checked="" type="checkbox"/> Side(s) <input checked="" type="checkbox"/> Rear Material <u>Wood</u> Style/type <u>privacy</u> Dimensions <u>6'</u>
<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).

We are wanting to put up a wood picket privacy fence on the upper portion of our property (Washington & Jackson side). Front-yard (Washington & Monroe) will remain unfenced.

6ft Privacy fence -

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.

 6/4/24  
SIGNATURE OF OWNER(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

 6-4-24  
SIGNATURE OF OWNER(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

**APPLICATION DEADLINE**

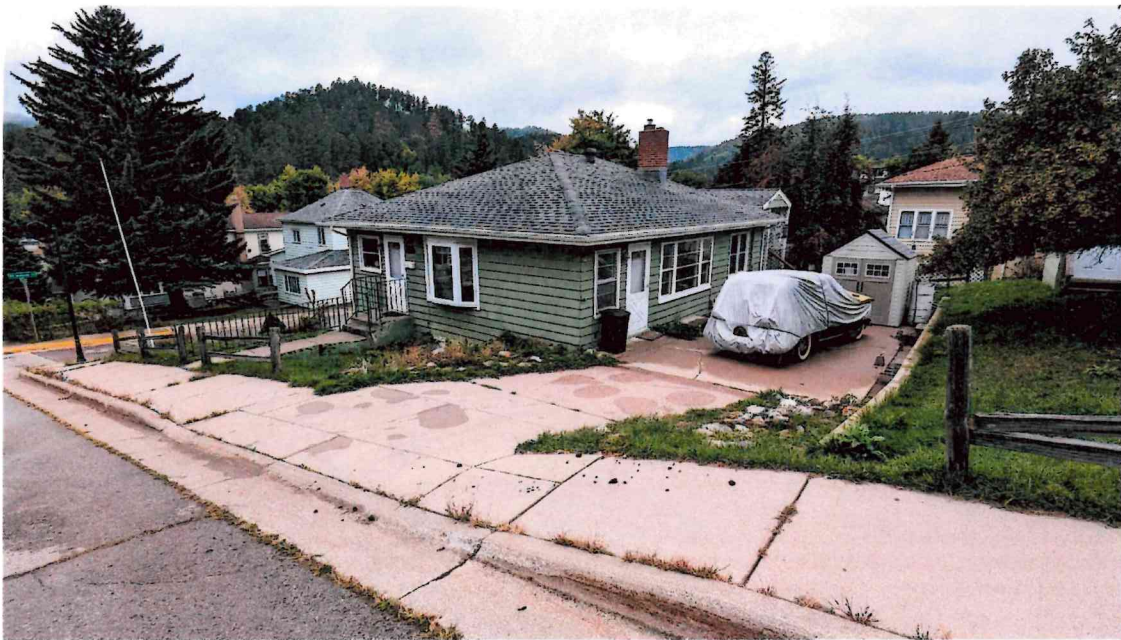
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. 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.

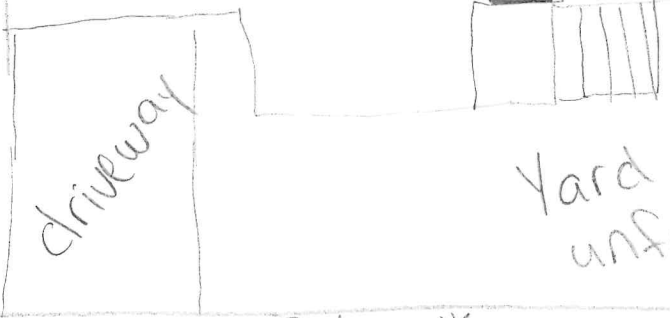
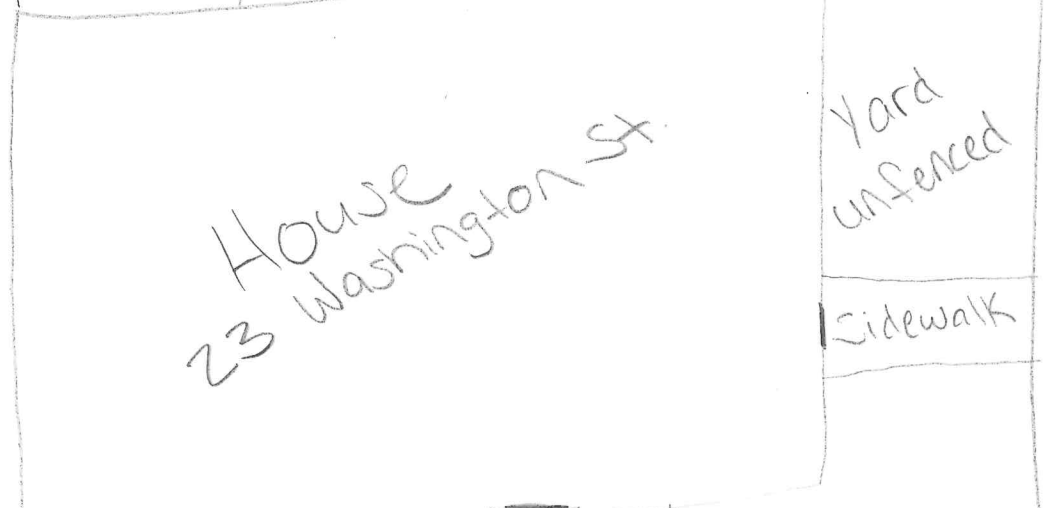
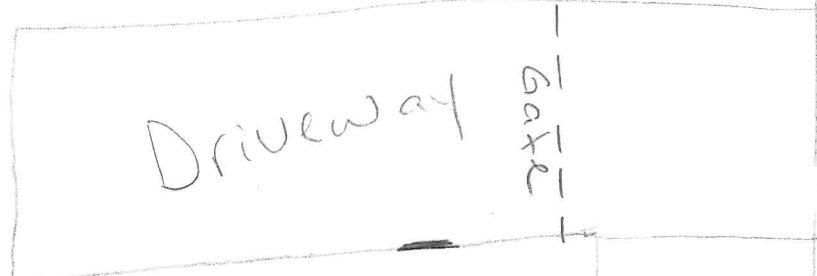
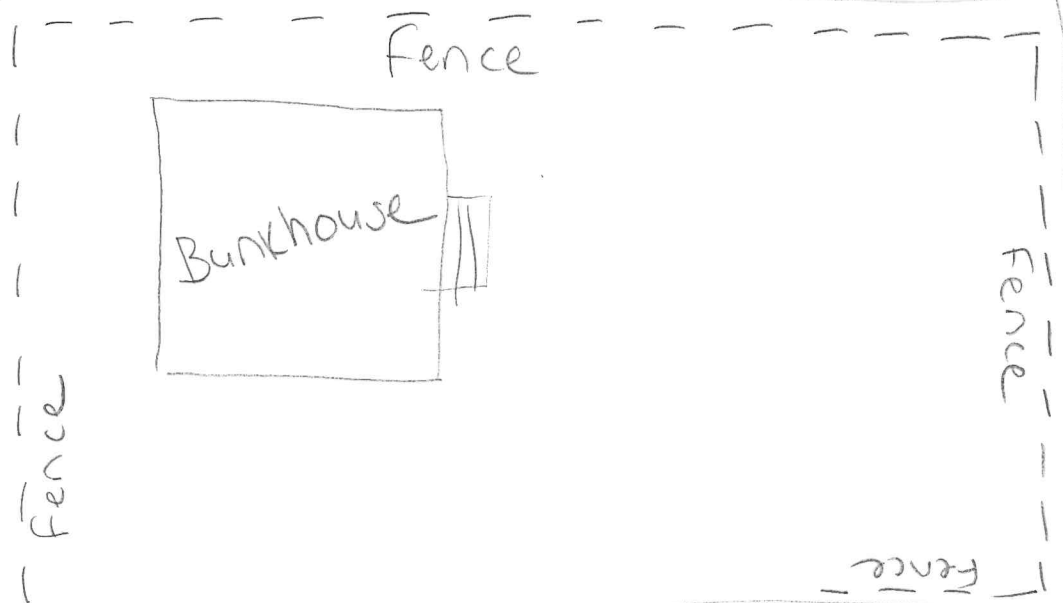






Jackson St

Sidewalk



Sidewalk  
Monroe St

Washington

Date: June 06, 2024

Case No. 240089  
Address: 11 Jackson

### Staff Report

The applicant has submitted an application for Project Approval for work at 11 Jackson St., a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Katherine Sims  
Owner: SIMS, KATHERINE A0  
Constructed: c 1942

### 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. It is significant for its historic association with the growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor (most common locally), Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal traditional styles.

##### 2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the railing on the existing deck to match/complement the proposed fence. Replace the wooden lattice under the existing deck to make it a solid enclosure for privacy. Add fencing at locations outlined in red on the diagram. Fencing will either be composite, powder coated aluminum or combo wood/iron pickets. Fencing to complement replacement deck railing. Construct a ground level deck next to the existing deck. This is highlighted in orange on the attached diagram.

**Attachments:** Yes

**Plans:**

**Photos:** Yes

#### Staff Opinion:

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: 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.

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



**FOR OFFICE USE ONLY**  
 Case No. 240009  
 Project Approval  
 Certificate of Appropriateness  
 Date Received 6/3/24  
 Date of Hearing 6/12/24

## 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

<b>PROPERTY INFORMATION</b>
Property Address: <u>11 Jackson St., Deadwood, SD 57732</u>
Historic Name of Property (if known):

<b>APPLICANT INFORMATION</b>
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: <u>Katherine ("Kristi") Simms</u>
Address: <u>11 Jackson St</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-219-2399</u> Fax: _____
E-mail: <u>simmslawsd@gmail.com</u>

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: _____

<b>TYPE OF IMPROVEMENT</b>			
<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 checked="" type="checkbox"/> Exterior Painting
<input checked="" type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input checked="" type="checkbox"/> Porch/Deck
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input checked="" type="checkbox"/> Fencing

**FOR OFFICE USE ONLY**  
Case No. \_\_\_\_\_

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>Summer/Fall 2024</u>		Project Completion Date (anticipated): <u>prior to freeze/ based on budget</u>		
<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 checked="" type="checkbox"/> FENCE/GATE	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" 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 checked="" type="checkbox"/> PORCH/DECK	<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New	
	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input checked="" type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	
Material <u>Sunbrella</u> Style/type <u>window/deck cover</u> Dimensions <u>same as existing</u>				
<input checked="" 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).

- existing deck: replace railings to match/complement proposed fencing
- existing deck/carport: replace wooden lattice with solid enclosure/privacy
- fence: add fencing @ locations outlined in red on diagram  
fencing will either be composite, powder-coat alum, or composite iron picket  
fencing to complement replacement deck railing/ based on budget
- deck addition/extension: add second level to tie into existing deck  
proposed extension highlighted in orange  
height of extension would be at current grade

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.

*Katharine E. Sims 6/3/2024*

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

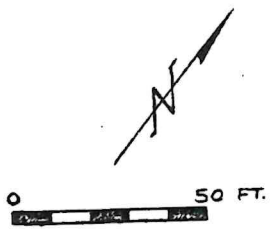
**APPLICATION DEADLINE**

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> 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.

DEADWOOD  
INGLESIDE 9  
BLOCK 48



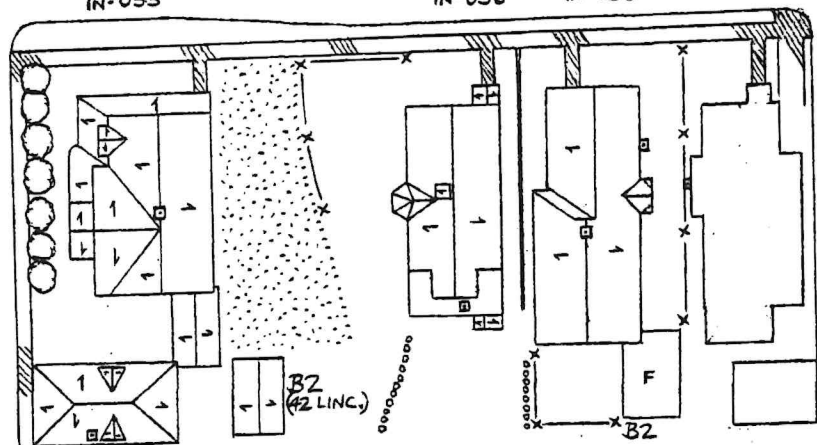
LINCOLN AVE.

36  
IN-053

42  
IN-056

44-46  
IN-058

48  
IN-060



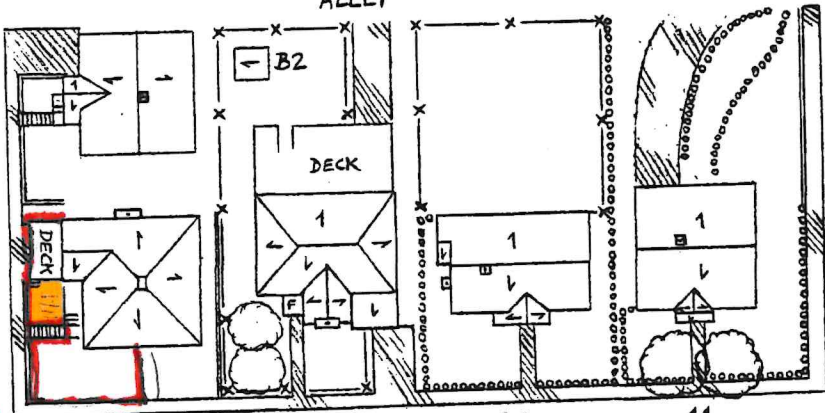
JACKSON

15  
IN-020

ALLEY

MADISON

11  
IN-019



Red =  
fence &  
deck-rail

37  
IN-128

39  
IN-130

41  
IN-131

WASHINGTON





Current



current



current





current



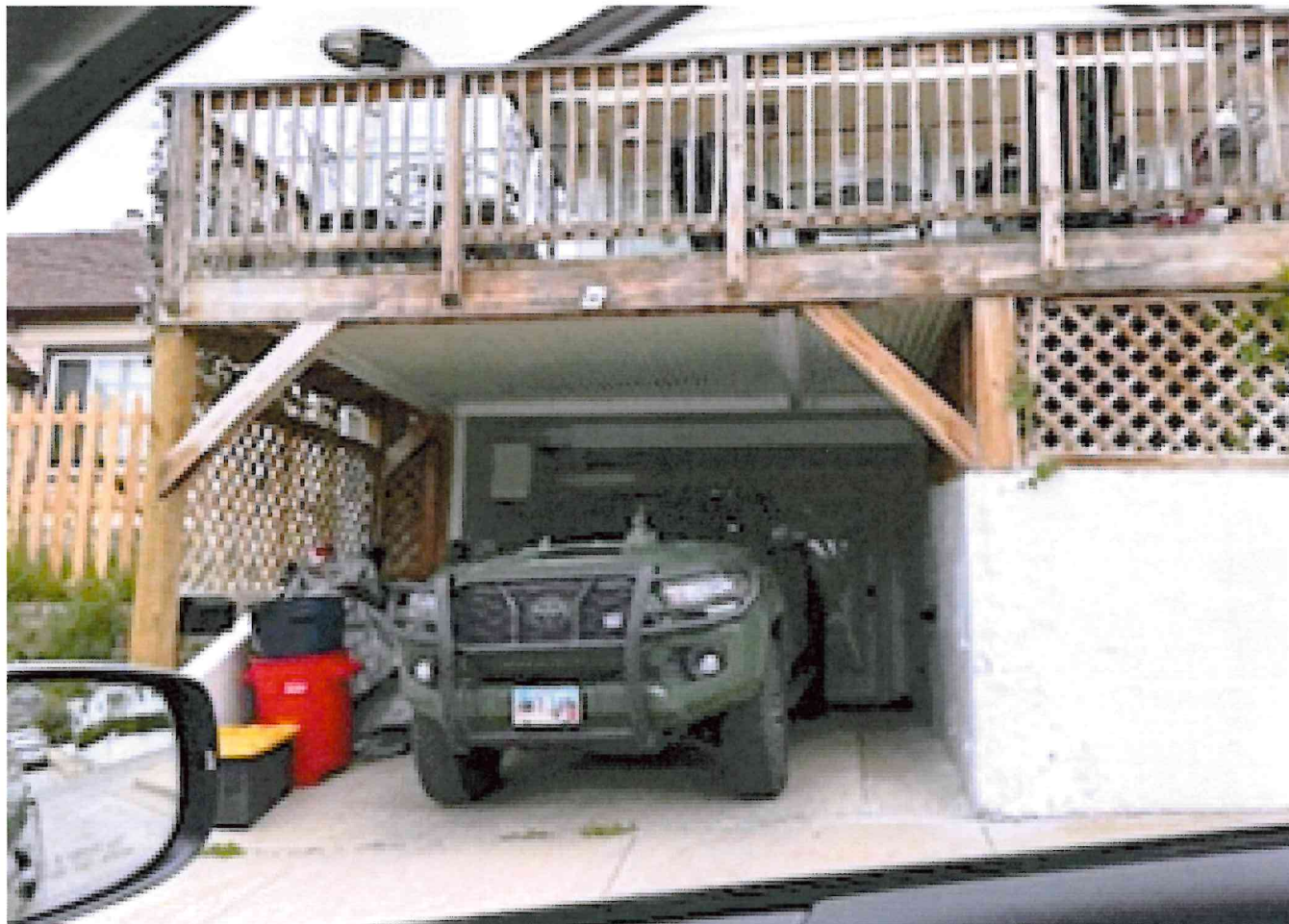


current





current





Newly painted white exterior walls and black trim bring clean contrast to the front entrance of architect Kristin von Zweck's home in Encinitas.

possible/proposed  
ext. colors  
white + black



possible/proposed  
ext. colors

white + black





possible/proposal  
ext. colors  
black + white

Date: June 06, 2024

Case No. 240090  
Address: 52 Van Buren

### Staff Report

The applicant has submitted an application for Project Approval for work at 52 Van Buren, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Ben & Sheri Greenlee  
Owner: GREENLEE, BENJAMIN B TRUSTEE GREENLEE, SHERI L TRUSTEE  
Constructed: 1935

### 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. It is significant for its historic association with early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period.

##### 2. Architectural design of the resource and proposed alterations:

The applicant is remodeling the interior and is requesting permission to replace the windows of the structure. The two front windows and right back side windows will be replaced with wood double hung windows to match the current windows. On the right side of the structure the first window will be replaced with a patio door, the 2nd window will be replaced with a Minnkota Awning window, the 3rd window will be removed and covered. The 4<sup>th</sup> window will be replaced with a wood window to match the front windows. On the rear of the structure, the bedroom window will be replaced with a picture type window and the bathroom window will be replaced. Both windows will be Minnekota windows.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

#### Staff Opinion:

The Marvin wood double hung windows are appropriate to the resource; however, the Minnkota vinyl clad windows are inappropriate materials and do not meet the Secretary of Interior Standards for Rehabilitation. It is staff's opinion the vinyl windows does damage a historic property and therefore will 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.

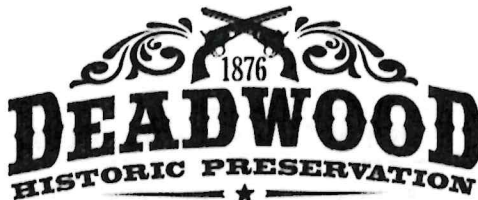
OR

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.

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



<b>FOR OFFICE</b>	
Case No.	240090
<input checked="" type="checkbox"/>	Project Approval
<input type="checkbox"/>	Certificate of Appropriateness
Date Received	6.3.24
Date of Hearing	6.12.24

## 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>52 Van Buren Deadwood SD 57732</u>
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 _____

Owner's Name: <u>Ben + Sheri Greenlee</u>
Address: <u>43353 258<sup>th</sup> St</u>
City: <u>Bridgewater</u> State: <u>SD</u> Zip: <u>57319</u>
Telephone: <u>605 941-2982</u> Fax: <u>4982</u>
E-mail: <u>ben@greenleeappraisals.com</u>

Architect's Name: <u>Brent Julius</u>
Address: <u>3500 W 59<sup>th</sup> St.</u>
City: <u>Sioux Falls</u> State: <u>SD</u> Zip: <u>57108</u>
Telephone: <u>605 695-3553</u> Fax: _____
E-mail: <u>brent@605drafting.com</u>

Contractor's Name: <u>Ecco Renovations</u>
Address: <u>2 Ryan Rd</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605 391-9410</u> Fax: _____
E-mail: <u>eccoreno605@gmail.com</u>

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 checked="" 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

FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

**ACTIVITY: (CHECK AS APPLICABLE)**

Project Start Date: \_\_\_\_\_ Project Completion Date (anticipated): \_\_\_\_\_

ALTERATION       Front       Side(s)       Rear

ADDITION       Front       Side(s)       Rear

NEW CONSTRUCTION       Residential       Other \_\_\_\_\_

ROOF       New       Re-roofing       Material  
 Front       Side(s)       Rear       Alteration to roof

GARAGE       New       Rehabilitation  
 Front       Side(s)       Rear

FENCE/GATE       New       Replacement  
 Front       Side(s)       Rear  
Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

WINDOWS       STORM WINDOWS       DOORS       STORM DOORS  
 Restoration       Replacement       New  
 Front       Side(s)       Rear  
Material WOOD      Style/type SAME

PORCH/DECK       Restoration       Replacement       New  
 Front       Side(s)       Rear  
Note: Please provide detailed plans/drawings

SIGN/AWNING       New       Restoration       Replacement  
Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

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).

We are remodeling the inside and  
need to replace windows (see plan)

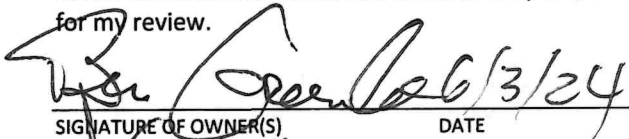
**FOR OFFICE USE ONLY**  
Case No. \_\_\_\_\_

**SIGNATURES**

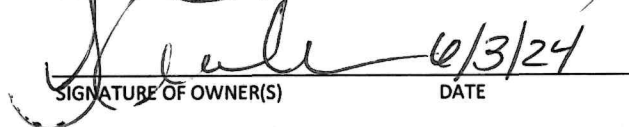
**I HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. 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 1<sup>st</sup> or 3<sup>rd</sup> 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.



Windows to be replaced on front with wood and same design



First window replaced with a patio door.

Second window replaced with Minnkota window.

Third window removed and covered

Fourth Window replaced with wood window – same as front view.



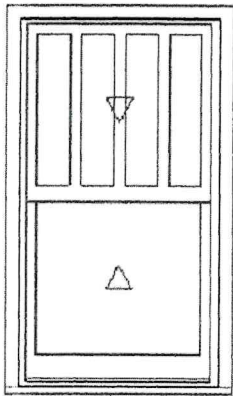
OMS Ver. 0004.08.01 (Current)  
 Product availability and pricing subject to change.

twin city  
 twin city  
 Quote Number: **E4BFWQP**

### LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	
Qty: 3		Ext. Net Price:	USD



As Viewed From The Exterior

**Entered As:** RO  
**FS** 31" X 55 1/2"  
**RO** 32" X 56"  
**Egress Information**  
 Width: 27 7/16" Height: 21 1/2"  
 Net Clear Opening: 4.10 SqFt

- Primed Pine Exterior .....
- Primed Pine Interior .....
- Ultimate Wood Double Hung .....
- Rough Opening w/ Subsill
- 32" X 56"
- Top Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG
- Low E2
- Black Perimeter Bar
- ADL .....
- Rectangular - Special Cut 4W1H
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bottom Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bronze Custodial Sash Lock .....
- Beige Jamb Hardware
- Non Finger-Jointed Blindstop .....
- Aluminum Screen
- Bronze Surround
- Bright View Mesh
- 4 9/16" Jamb
- Primed Pine Non Finger-Jointed BMC .....
- Primed Pine Standard Subsill
- No Installation Method
- \*\*\*Note: ADL lite cuts are subject to approval.
- \*\*\*Note: This UDH LA 6/29/15 window is being ordered with a Custodial Sash Lock. In order to operate the window and remove/install the tamper resistant screw, a tamper resistant screw bit is required. Part # 10500543
- \*\*\*Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD  
 0.000% Sales Tax: USD  
 Project Total Net Price: USD

*Handwritten:* \$4750.00

**Minnkota Windows**  
**2324 Main Avenue West**  
**West Fargo ND 58078**



Tel: (701) 282-7025, 800-318-9442  
 Fax: (701) 282-7435, 866-282-7435  
 Email: sales@minnkotawindows.com  
 Web: www.minnkotawindows.com

TWIN CITY HARDWARE  
 399 CLIFF ST.  
 DEADWOOD SD 57732  
 (P) 605-578-3782  
 (F)

**SHIP TO:**  
 TWIN CITY HARDWARE  
 399 CLIFF ST.  
 DEADWOOD SD 57732

**Order Notes:**

Status: None

Customer PO:

TWIN CITY HARDWARE

**DEALER QUOTATION**

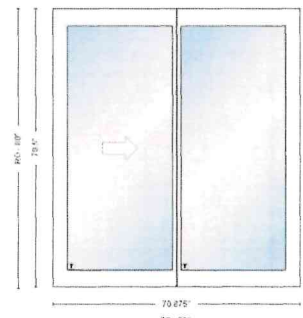
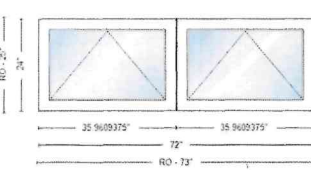
for Minnkota Windows

Quote #: 187342

Quote Date: 5/29/2024

Quote Name: Greenlee

**ALL UNITS VIEWED FROM EXTERIOR**

1	Item / Ref.	Details	Qty	Each	Total
		WindowsetName = Patio Door   Frame Width = 70.875   Frame Height = 79.5 Operation / Venting = LH Interior Color = White   Exterior Color = White Glazing Type = Dual Pane   LoE Option = LoE 272   Glass Strength = Tempered   Spacer Option = Silver   Capillary Tubes = Capillary Tubes Exterior Hardware Color = White Ext. Handle   Foot Bolt = No   Interior Hardware Color = White   Keyed Lock = No Screen Option = Standard Screen Exterior Trim Option = Nail Fin    Wrapping Window Count = 1   U-Factor = 0.3   SHGC = 0.3	1		
2	<b>kitchen</b> 	WindowsetName = Awning   Frame Width = 72   Frame Height = 24 Operation / Venting = Vent Interior Color = White   Exterior Color = White Glazing Type = Dual Pane   LoE Option = LoE 272   Glass Strength = Annealed   Spacer Option = Silver   Capillary Tubes = Capillary Tubes Interior Hardware Color = White Screen Option = Flex Screen Exterior Trim Option = Nail Fin   Wrapping Window Count = 2   U-Factor = 0.27   SHGC = 0.26	1		

*Awning window / can be lifted to serve outside area.*

Status: None

# DEALER QUOTATION

Quote #: 187342

Customer PO:

for Minnkota Windows

Quote Date: 5/29/2024

Quote Name: Greenlee

TWIN CITY HARDWARE

## ALL UNITS VIEWED FROM EXTERIOR

3	Item / Ref.	Details	Qty	Each	Total
		WindowsetName = 190 Series Picture Window   Frame Width = 48   Frame Height = 18 Operation / Venting = Picture Interior Color = White   Exterior Color = White Glazing Type = Dual Pane   LoE Option = LoE 272   Glass Strength = Annealed   Spacer Option = Silver   Capillary Tubes = Capillary Tubes  Exterior Trim Option = Nail Fin   Wrapping Window Count = 1   U-Factor = 0.26   SHGC = 0.37	1		

4	Item / Ref.	Details	Qty	Each	Total
		Series = 190 Series   WindowsetName = 190 Series Single Hung   Frame Width = 24   Frame Height = 24.25 Operation / Venting = SH Vent   Clear Opening Width = 20.7   Clear Opening Height = 8.375   Clear Opening Area = 1.203906   Meets Egress (5.7 sqft) = No Interior Color = White   Exterior Color = White Glazing Type = Dual Pane   LoE Option = LoE 272   Glass Strength = Annealed   Spacer Option = Silver   Capillary Tubes = Capillary Tubes Cam Lock = Yes   Interior Hardware Color = White   Limiter Device = None Screen Option = Flex Screen Exterior Trim Option = Nail Fin   Wrapping Window Count = 1   U-Factor = 0.29   SHGC = 0.34	1		

*same size & design as current*

Terms: Net 30 Days

Applicable Sales Tax applies where possession of goods takes place.

*3,037.99*

Subtotal	
Sales Tax	
Total	

Delivery Charges may apply

### - PRIOR TO ORDER SUBMISSION -

It is the responsibility of the dealer to ensure all units, quantities and accessories included in this quote are correct and accurate prior to submitting as an order. Minnkota Windows is not responsible for any errors or omissions once signed. Quotes may be submitted via fax, mail or email and upon receipt by Minnkota Windows this order is valid and final.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# ESTIMATE

**Ecco Renovations**  
2 Ryan Rd  
Deadwood, SD 57732

eccoreno605@gmail.com  
+1 (605) 391-9410



Sheri Greenlee

**Bill to**  
Sheri Greenlee  
52 Van Buren St  
Deadwood, SD 57732

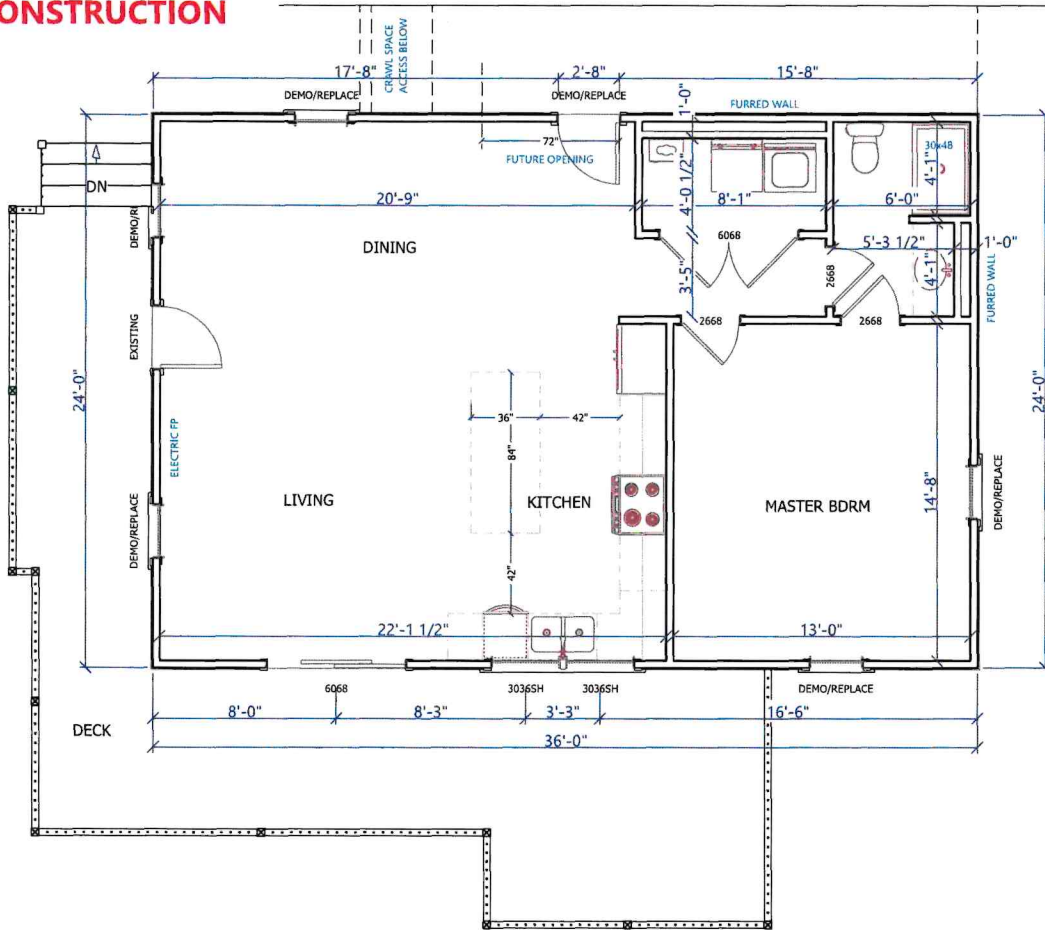
**Ship to**  
Sheri Greenlee  
52 Van Buren St  
Deadwood, SD 57732

### Estimate details

Estimate no.: 1087  
Estimate date: 05/27/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Labor</b>	Window removal and install x3	1	\$1,500.00	\$1,500.00
2.		<b>Materials</b>	Flashing, lumber, hardware NOT INCLUDING WINDOWS	1	\$200.00	\$200.00
Subtotal						\$1,700.00
Sales tax						\$105.40
<b>Total</b>						<b>\$1,805.40</b>

**NOT FOR CONSTRUCTION**



**605**  
SMITH & BOSTER

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE LAND AND ADJUST THE LOCATION OF THE WORK AS NECESSARY BEFORE START OF CONSTRUCTION OF ANY WORK.

GREENLEE  
DEADWOOD

MAIN FLOOR PLAN

SCALE:  
1/4" = 1'-0"

DATE:  
3/14/2024

SHEET:  
A-2

**NOT FOR CONSTRUCTION**

Layout Page Table	
Label	Title
P-1	PROJECT OVERVIEW
A-1	FOUNDATION PLAN
A-2	MAIN FLOOR PLAN
E-1	EXTERIOR ELEVATIONS
E-2	EXTERIOR ELEVATIONS



**605**

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS BEFORE STARTING WORK. VERIFY ALL DIMENSIONS AND MATERIALS BEFORE STARTING WORK. VERIFY ALL DIMENSIONS AND MATERIALS BEFORE STARTING WORK.

GREENLEE  
DEADWOOD

PROJECT OVERVIEW

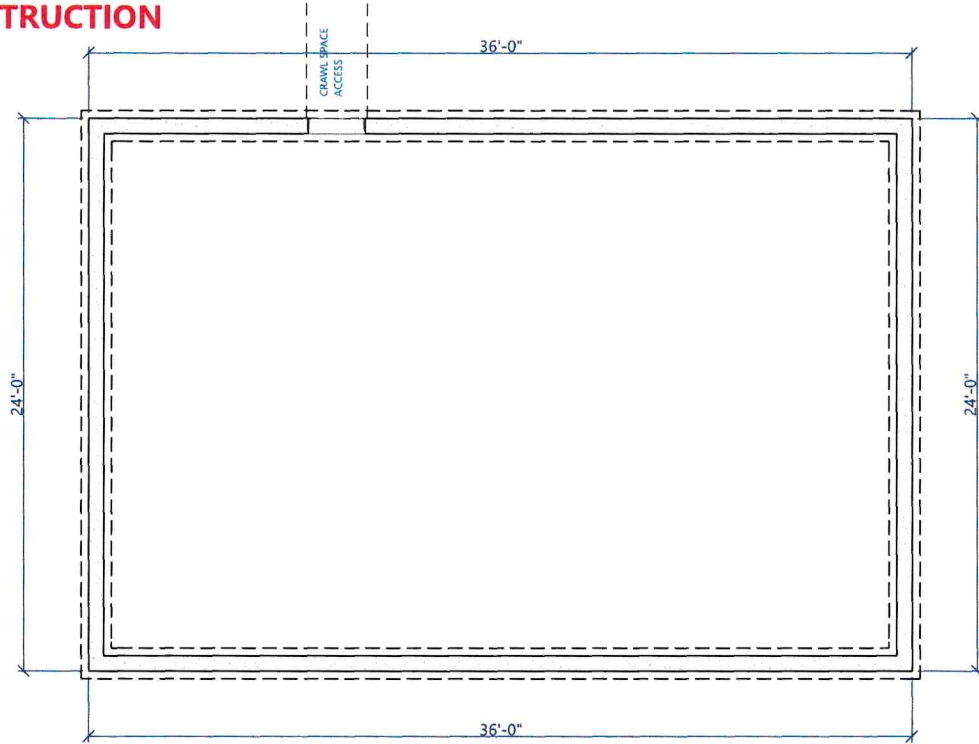
SCALE:

DATE:  
3/14/2024

SHEET:

P-1

**NOT FOR CONSTRUCTION**



<b>605</b> DRAFTING • DESIGN	
<small>CONTRACTOR SHALL VERIFY ALL SITE AND FIELD CONDITIONS OF CONSTRUCTION PRIOR TO START OF FOUNDATION OF ANY WORK.</small>	
GREENLEE	DEADWOOD
FOUNDATION PLAN	
SCALE:	1/4" = 1'-0"
DATE:	3/14/2024
SHEET:	A-1

**NOT FOR CONSTRUCTION**



RIGHT ELEVATION



LEFT ELEVATION

**605**  
DRAUGHTING & DESIGN

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND NOTIFY THE DRAUGHTING & DESIGN COMPANY OF ANY DISCREPANCIES BEFORE START OF INSTALLATION OF ANY WORK.

GREENLEE  
DEADWOOD

EXTERIOR ELEVATIONS

SCALE:  
3/16" = 1'-0"

DATE:  
3/14/2024

SHEET:  
E-2



**NOT FOR CONSTRUCTION**



FRONT ELEVATION



REAR ELEVATION

**605**  
DRAFTING • DESIGN

CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND MATERIALS TO BE USED ON THE PROJECT. ANY CHANGES OR DISCREPANCIES SHOULD BE NOTICED AND CORRECTED BEFORE START OF FABRICATION OR JOB WORK.

GREENLEE  
DEADWOOD

EXTERIOR ELEVATIONS

SCALE:  
3/16" = 1'-0"

DATE:  
3/14/2024

SHEET:

E-1