

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

**FOR OFFICE USE ONLY**

Case No. _____
☐ Project Approval
☐ Certificate of Appropriateness
 Date Received ____/____/____
 Date of Hearing ____/____/____

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

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

City of Deadwood
 Deadwood Historic Preservation Office
 108 Sherman Street
 Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION

Property Address: 51, 53, 55 SHERMAN STREET

Historic Name of Property (if known): ADAMS BLOCK BUILDING

APPLICANT INFORMATION

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

Owner's Name: KEATING RESOURCES

Address: 2121 N. PEARL ST, STE. 300

City: DALLAS State: TX Zip: 75201

Telephone: 402-925-5113 Fax: _____

E-mail: gerard@keatingresources.com

Architect's Name: CHAMBERLIN ARCHITECTS

Address: 725 ST. JOSEPH ST, STE. B1

City: RAPID CITY State: SD Zip: 57701

Telephone: 605-355-6804 Fax: _____

E-mail: bburns@chamberlinarchitects.com

Contractor's Name: TBD

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☒ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)Project Start Date: SOON Project Completion Date (anticipated): TBD☐ **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 _____ 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).

All double-hung window sashes and glass in the building will be removed.

All of the original historical frames and trim will remain and be repaired where necessary.

New wood single hung Pella windows will be installed within the existing frames.

See attached supplemental information from Chamberlin Architects and

Submittal from Pella for product information and details.

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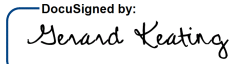
Case No. _____

SIGNATURES

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

DocuSigned by:
 9/15/2021
 06A68B51B9DB440
 SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.



September 14, 2021

Supplement to Certificate of Appropriateness
Adams Block Window Replacement

Dear Kevin Kuchenbecker and Historic Preservation Commission,

Keating Resources is resubmitting their Application for Certificate of Appropriateness to replace the windows with painted Pella double-hung windows to improve efficiency and ensure that glass remains in place for public safety. We understand that there was not enough information provided in the original application for the Commission to act in favor of the project. However, after we first expressed the Owner's interest in replacing the windows, it was our understanding per the email from Ted Spencer (below), that the State found this approach acceptable.

*"Kevin,
Talked to Chris and Heather on this. They both think that from a COA and 11.1 perspective, it should be fine. However, if they are interested in the federal tax credit (Heather has not heard anything recently so she is guessing they're not) or even the State Property Tax Moratorium, we would need more justification for replacement over repair.*

Ted

*TED M. SPENCER
State Historic Preservation Officer - State of South Dakota
Director – Historic Preservation Office
900 Governors Drive
Pierre SD 57501-2217
(605) 773-6296 (office)
(605) 773-6041 (fax)
Ted.Spencer@state.sd.us"*

The intent of this application is to provide additional information and adequately convey the method of replacement and the appearance of the windows upon completion.

The goal of the DOI Standard for window replacement, and our goal, is to not change elements that define the overall character of the building. The character of the building is primarily defined by people's view of the building from the sidewalk, and the visual character of the windows is four pieces of wood that frame a pane of glass. There are no special details, grilles or other characteristics of the windows that define the building's character. Also, as an example, the visible glass in the original large sashes is 59.4" wide by 41.4" tall. The visible glass of the new windows is 58.7" by 39.1". We believe that the minor differences between the original and new are not distinguishable, especially from 18-feet below. As a test, the owner has temporarily installed a replacement window for HPC to review. We hope that the Commission can stop by and look at the window prior to the hearing on September 22nd.

The method of replacement is to remove the two original sashes and glazing. All of the existing frames, weights and trim will remain in place, or if deteriorated, they will be replaced in kind. The new window will fit within the original window frame.

Attached, please find details from Pella for the new windows.

Also, attached, please see colored details prepared by Chamberlin Architects, which overlay the original window details with the proposed window details, so you can see the minor differences.

Thank you for your consideration and for your efforts to protect the history of Deadwood.

Sincerely,

A handwritten signature in blue ink, reading "Bradley P. Burns". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Bradley P. Burns, AIA
Chamberlin Architects



2704 Plant Street
Rapid City, SD 57702
Phone: (605) 341-2045
Fax: (605) 341-1689

September 15, 2021

Keating Resources,

In our discussion of the window series selected for approval, I truly feel this is the most historically accurate route we could have taken to both replicate the current aesthetics and meet the window performance / energy ratings the owner required.

Our Pella office has made numerous onsite visits to the project and have worked closely with Pella Corporation on the installation method being in line with the performance ratings of these windows. The intent of this installation design was to preserve the historic frames both inside and out, not to replicate or replace. The existing window frames and exterior window trim will remain intact and will be restored to their original appearance. We are only removing the sashes and installing a new window (sashes and frame) inside the clear opening of the existing window.

The intention is to have the majority of the new window frame hidden behind the exterior stops, to minimize the contrast from original to replacement. The existing visible glass and new visible glass will be comparable in size, especially when “viewed from the street”. Several of the rear windows have arched top glass in square sashes. All measurements were taken so the new arched glass will match the existing radius of the original top sashes.

From the beginning the intention was to preserve the existing window frames and incorporate the new windows into the original appearance. Countless photos and conversations have been exchanged with our office and Pella Corporation in confirming this installation design. Additionally Keating Resources has had Pella Architectural Support Services perform a Design Analysis and supply Installation Shop Drawings. The Design Analysis is to ensure the proposed install will allow the windows to perform to their lab test performance ratings. The Install Shop Drawings ensure the windows are safely and accurately installed to support those ratings.

I wanted to highlight the details Pella Corporation integrated into the Pella Reserve Single Hung window series. Below I have pulled some excerpts from an article discussing this design and process that Pella Corporation took when creating this series of window. A link to the original article will be at the bottom.

Architect Series Reserve products: Historically Authentic Design

“From our research, architects continued to say: ‘Attention to detail is a hallmark of an exceptionally designed home or building,’” added Matt Kiernan, director of innovation for Pella. “With the addition of Architect Series Reserve to the collection, architects now have the historical details they crave while also having the performance and convenience their end-customer expect.”

“During our research process, we met with the [National Park Service](#) and many regional historic preservation groups to gain their insights and feedback on the details we designed into the Reserve line,” added Kiernan.



2704 Plant Street
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Pella [Architect Series Reserve](#) windows and patio doors intertwine historical authenticity with modern-day convenience. The line has design elements from historic buildings, including:

- Putty Glaze profile grilles and sashes are reflective of how windows used to be made
 - Historic elements Putty profile. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. These products offer the industry's deepest sash dimension.
- Archival butt joinery that reflects historical window designs
 - Through-stile construction. Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.
- Engineered vertical through-stile construction
- Thick sash and grille profiles with authentic sightlines

(Link to original article):

<https://pressroom.pella.com/research-and-inspiration-lead-pella-corporation-to-refine-products/>

If there are any questions I can help answer moving forward please feel free to reach me on my cell or by email.

Thank you,

Brad Hoag

Commercial Sales - South Dakota
Pella Windows and Doors
Showroom Office 605-341-2045
Cell 605-209-0878
Bradhoag@heartlandpella.com



C O M M E R C I A L
D I V I S I O N



Windows & Doors

Submittal Package

-51 Sherman St –

Deadwood, South Dakota

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

Product Guide Specification

SECTION 08 52 10

WOOD MONUMENTAL SINGLE-HUNG WINDOWS

PRODUCTS

2.1 MANUFACTURER

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

2.2 WOOD MONUMENTAL [SINGLE-HUNG] WINDOWS

- A. [Factory-Primed] Wood Monumental [Single-Hung] Windows: Architect Series factory-assembled wood monumental windows with sash [in unit] [out of unit] **** Due to size, some units will have sashes shipped separately. ****
- B. Frame:
1. Select wood, water-repellent, preservative-treated with EnduraGuard® in accordance with WDMA I.S.-4. EnduraGuard includes water-repellency, three active fungicides and an insecticide applied to the frame.
 2. Exposed Surfaces: [Pine] with no visible fastener holes.
 3. Exterior Finish: [Factory-Primed]
 4. Overall Frame Depth: 5-7/8" (149 mm).
- C. Sash:
1. Select wood, water water-repellent, preservative-treated with EnduraGuard in accordance with WDMA I.S.-4. EnduraGuard includes water-repellency, three active fungicides and an insecticide applied to the sash.
 2. Exposed Surfaces: [Pine] with no visible fastener holes.
 3. Exterior Finish: [Factory-Primed]
 4. Corners: Mortised and tenoned, glued and secured with metal fasteners.
 5. Sash Thickness: 2-1/4" (57 mm).
- D. Weather Stripping:
1. Santoprene-wrapped foam at head and sill.
 2. Full length glass filled polypropylene interlocker with integrated slip-coated thermoplastic elastomer leaf.
 3. Secondary nylon bristle rain strip on bottom sash at sill.
 4. Vinyl-wrapped foam with secondary nylon bristle rain strip inserted into jamb liner to seal against sides of sash.

2.3 GLAZING

- A. Glazing:
 - 1. Float Glass: ASTM C 1036, Quality 1.
 - a. Tempered Glass: ASTM C 1048.

2.4 OPTIONS

- A. Insect Screens: **NO SCREENS**
 - 1. Compliance: ASTM D 3656 and SMA 1201.
 - 2. Screen Cloth: Vinyl-coated fiberglass, 18/16 mesh.
 - 3. Set in aluminum frame fitted to outside of window.
 - 4. Complete with necessary hardware.
 - 5. Screen Frame Finish: Baked enamel.

2.5 HARDWARE

- A. Balances:
 - 1. Galvanized block-and-tackle balances combined with a Class 5 hybrid balance].
 - 2. Connected to self-locking balance shoes attached to the sashes using zinc die cast terminals.
 - 3. Balances concealed within frame.
 - 4. All balances comply with AAMA 902 specification.
- B. Locking System:
 - 1. Surface-mounted sash lock factory-installed.
 - 2. [Standard lock (cam-action)] [**Spoon-shaped lock**] [Air-conditioner lock] [Simulated lock]
 - 3. One installed on sash 37 inches and smaller in frame width, 2 locks installed on sash over 37 inches in frame width.
- C. Sash Lift:
 - 1. Sash Lift furnished for field installation.
 - 2. One furnished on sash 37 inches and smaller in frame width, 2 lift sashes furnished on sash over 37 inches in frame width.
- D. Lock and Lift Sash Finish: [Baked enamel, [Champagne] [White] [**Brown**] [Matte Black]] **CONFIRM**
- E. **Limited Opening Device: Factory applied device. Nominal 3-3/4" opening concealed from view.**

PLEASE CONFIRM THAT THIS IS NOT "BY PASSABLE"

****NOTE****

If Bypassable WOCD (ASTM F2090) is needed each window this is required in will need to be requested (roughly \$20 add per window.)

2.6 TOLERANCES

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

2.7 FINISH

- A.** Interior Finish: Factory-primed with 1 coat acrylic latex

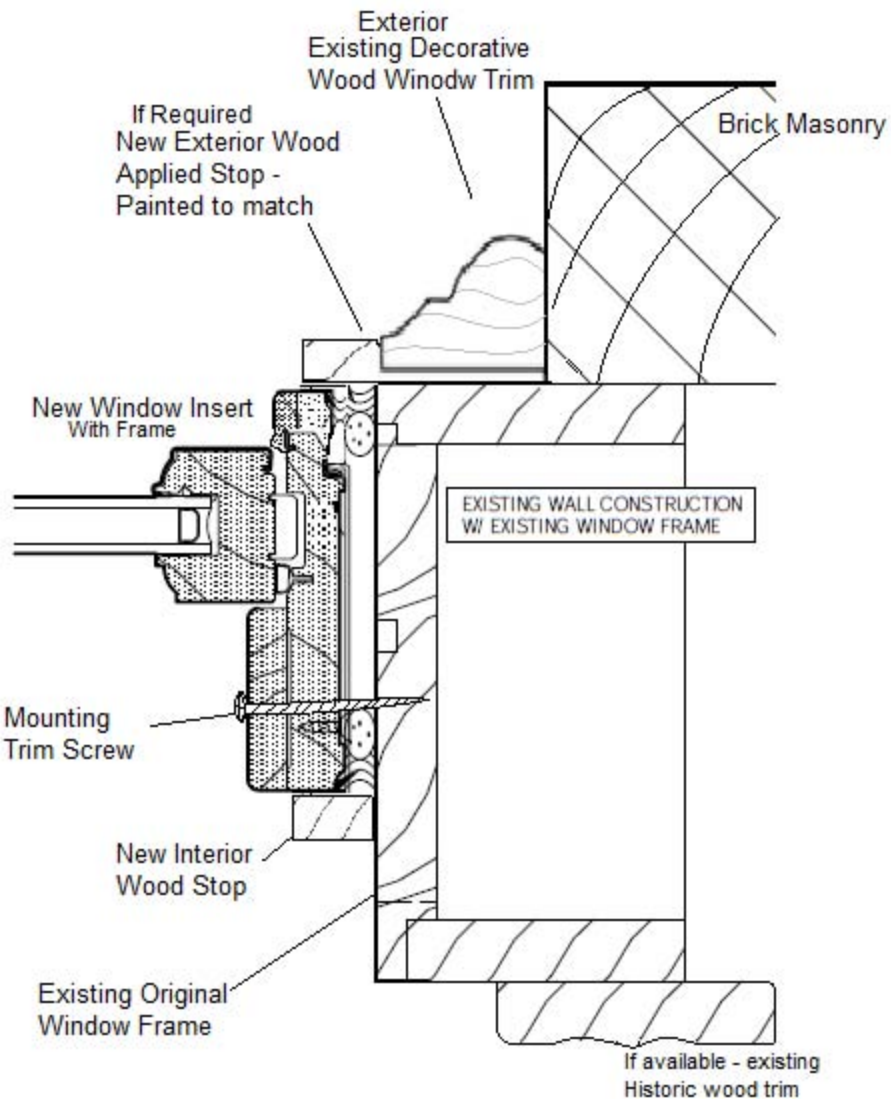
END OF SECTION



Historic Spoon Lock

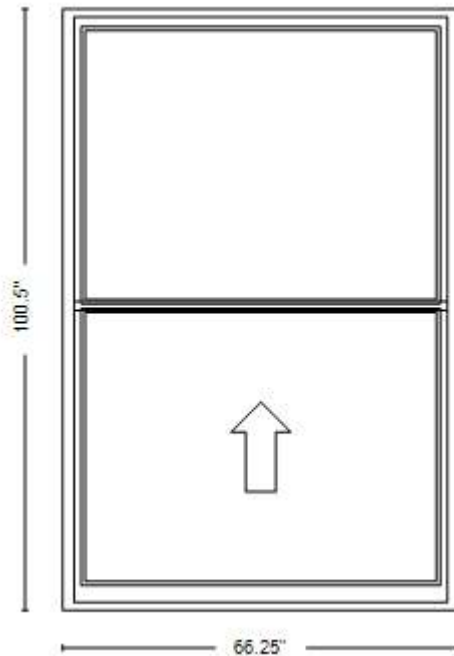


Standard Cam Action Lock



Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 14215973

Line Number: 11

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella® Reserve, Traditional, Monumental Hung, Single Hung, 66.25 X 100.5

Rough Opening: 67" X 101.25"

Performance Information: U-Factor 0.28, SHGC 0.25, VLT 0.48, CPD PEL-N-236-00637-00001, Performance Class LC, PG 25, Calculated Positive DP Rating 25, Calculated Negative DP Rating 25, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

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

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



Quote Name: 51 Sherman St - Deadwood Vent Project Name: Keating Resources - 51 St

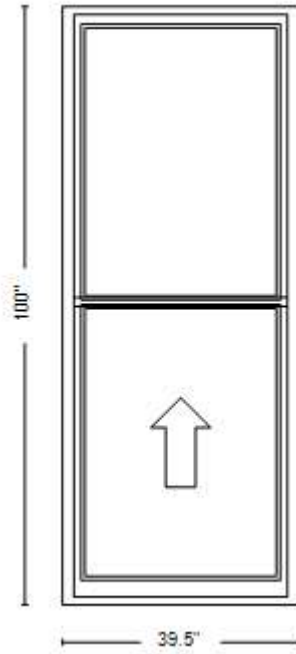
Jobsite Location: Typical Window

Room Location: Front and Left

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 14215973

Line Number: 20

Quote Qty: 5

Scaling: 1/2" = 1'

Description: Pella® Reserve, Traditional, Monumental Hung, Single Hung, 39.5 X 100

Rough Opening: 40.25" X 100.75"

Performance Information: U-Factor 0.28, SHGC 0.26, VLT 0.48, CPD PEL-N-236-00621-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

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



Quote Name: 51 Sherman St - Deadwood Vent Project Name: Keating Resources - 51 St

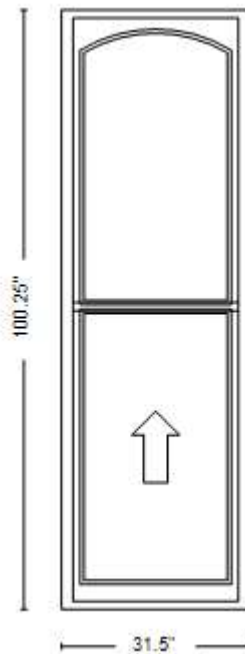
Jobsite Location: Typical Window
Front

Room Location:

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Arched top sash is only present
on left 2/3 of rear. square top sash
is present on right 1/3 of rear

Viewed from the Exterior

Quote Number: 14215973

Line Number: 90

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella® Reserve, Traditional, Monumental Hung, Single Hung, 31.5 X 100.25

Rough Opening: 32.25" X 101"

Performance Information: U-Factor 0.28, SHGC 0.26, VLT 0.48, CPD PEL-N-236-00621-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

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



Quote Name: 51 Sherman St - Deadwood Vent Project Name: Keating Resources - 51 St

Jobsite Location: Typical Window
Rear and Right

Room Location: Rear Left

Sales Branch Location: 23300 Heartland Pella



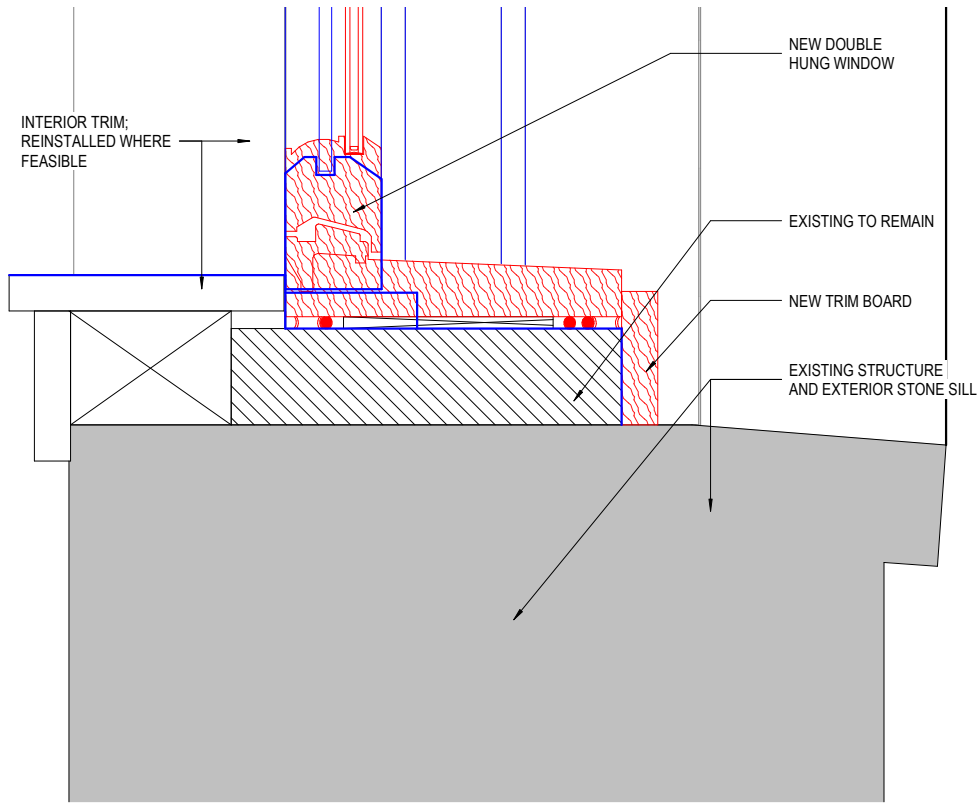


LEFT

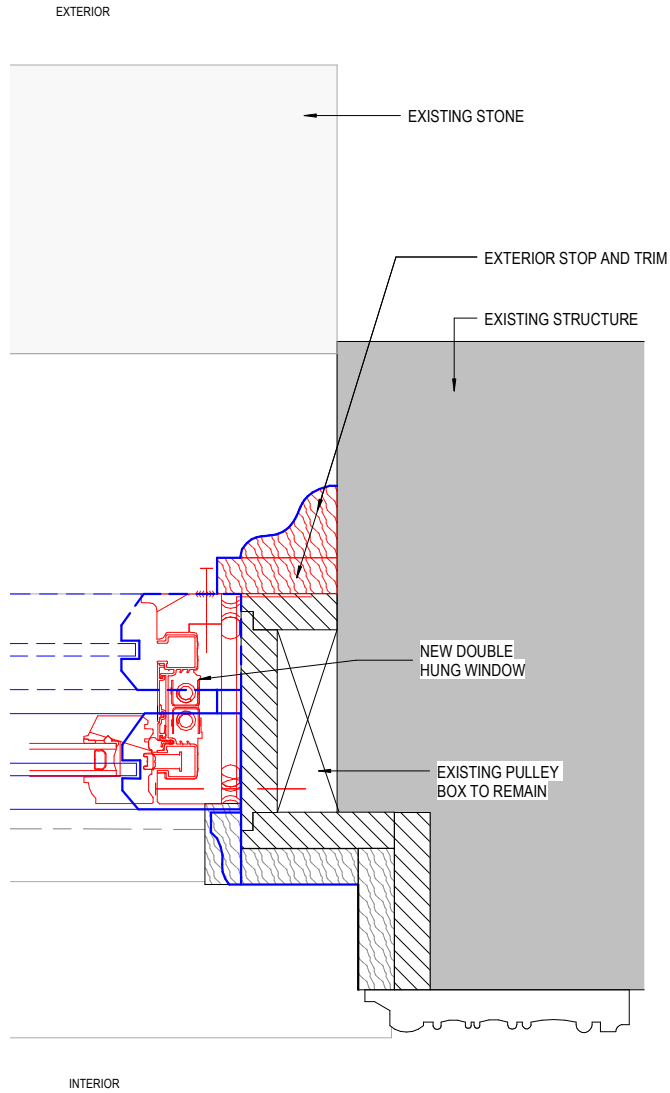


REAR

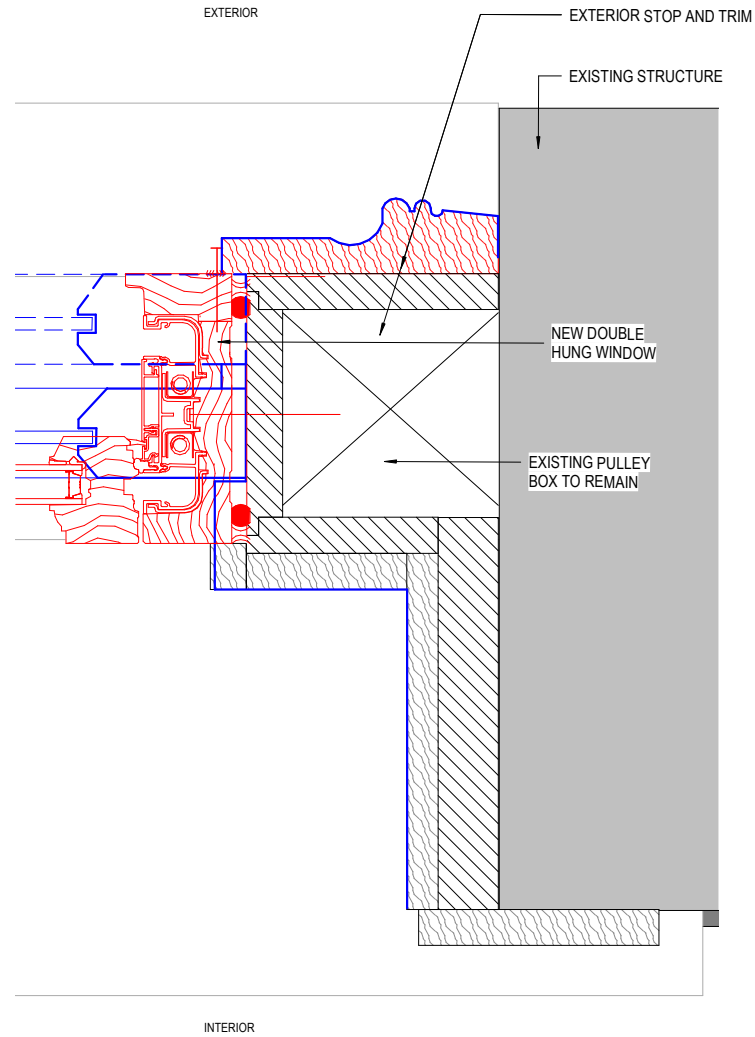
9/19/2021 3:50:34 PM
R:\J160 - Adams Block Building Renovation\2010\Adams Block_S0_Compiled.dwg
©2020 CHAMBERLIN ARCHITECTS



③ SILL DETAIL - CENTRAL BUILDING
6" = 1'-0"



② JAMB/HEAD DETAIL - CENTER BUILDING
6" = 1'-0"

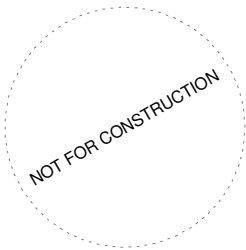


① JAMB/HEAD DETAIL - NORTH BUILDING
6" = 1'-0"



chamberlin

725 St. Joseph Street, Suite B1
Rapid City, SD 57701
605.355.6804
chamberlinarchitects.com



ADAMS BLOCK BUILDING RENOVATION

55 SHERMAN STREET
DEADWOOD, SOUTH DAKOTA

WINDOW TYPES, WINDOW DETAILS

NO: ISSUED FOR: DATE:

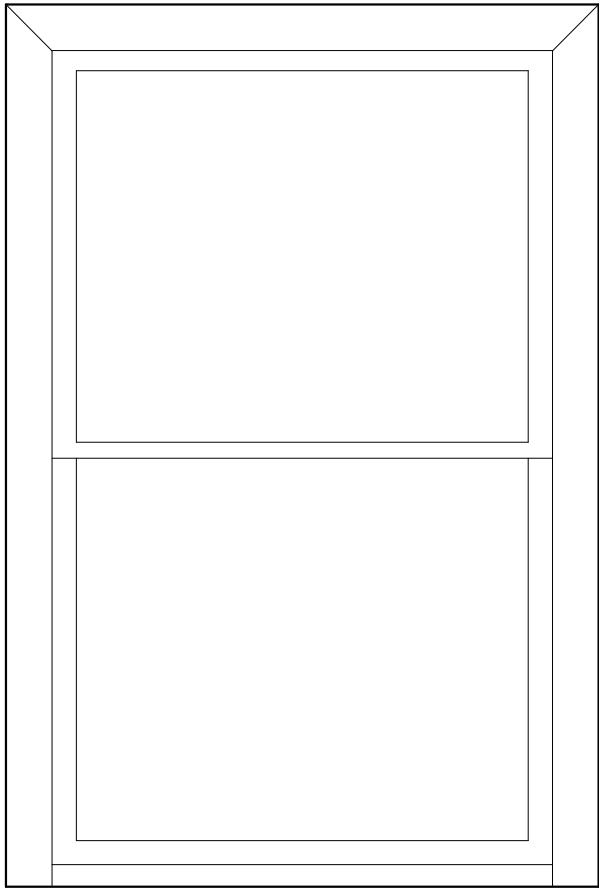


PROJECT STATUS: 100% SD

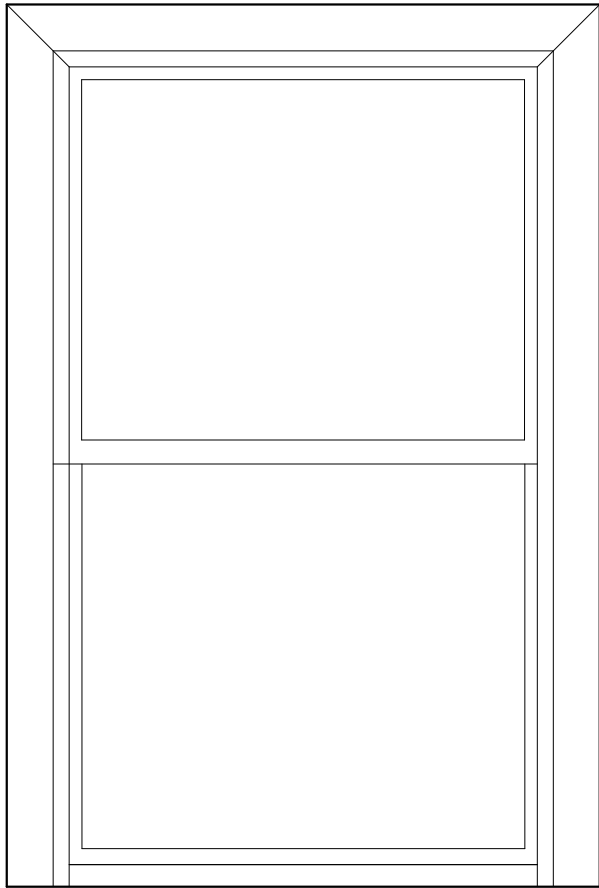
DATE: 6/1/2021 SHEET NO:

PROJECT NO: 20106

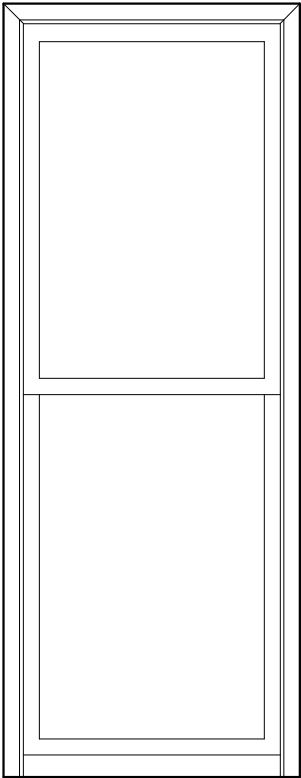
A721



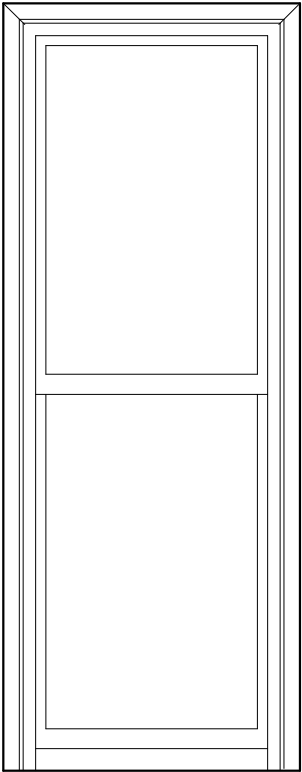
A - EXISTING LARGE WINDOW, TYP.



A - REPLACEMENT LARGE WINDOW, TYP.



B - EXISTING SMALL WINDOW, TYP.



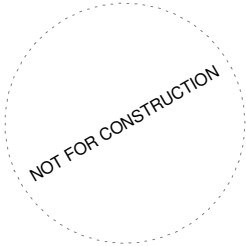
B - REPLACEMENT SMALL WINDOW, TYP.

1 WINDOW TYPES
1" = 1'-0"

CA

chamberlin

725 St. Joseph Street, Suite B1
Rapid City, SD 57701
605.355.6804
chamberlinarchitects.com



ADAMS BLOCK
BUILDING
RENOVATION

55 SHERMAN STREET
DEADWOOD, SOUTH DAKOTA

WINDOW
ELEVATIONS

NO:

▲
▲
▲
▲
▲
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▲
▲
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ISSUED FOR:

DATE:

PROJECT STATUS: 100% SD

DATE:
6/1/2021

SHEET NO:
A722

PROJECT NO:
20106