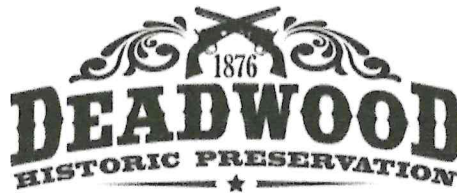


OFFICE OF  
**PLANNING, ZONING AND  
 HISTORIC PRESERVATION**  
 108 Sherman Street  
 Telephone (605) 578-2082  
 Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	240246
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	11/19/24
Date of Hearing	11/26/24

## 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>81 Charles St Deadwood SD 57732</u>
Historic Name of Property (if known):

### APPLICANT INFORMATION

Applicant is: <input type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input checked="" type="checkbox"/> other <u>manager</u>
--

Owner's Name: <u>Patricia Stephenson</u>
Address: <u>6609 E Lonesome Tr</u>
City: <u>Cave Creek</u> State: <u>AZ</u> Zip: <u>85331</u>
Telephone: <u>605-484-9630</u> Fax: _____
E-mail: <u>pjs.phxaz2012@yahoo.com</u>

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

Contractor's Name: <u>Craig Wordwell</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: <u>307-254-3486</u> Fax: _____
E-mail: _____

Agent's Name: <u>Lorann Berg</u>
Address: <u>3942 Fairway Hills Dr</u>
City: <u>Rapid City</u> State: <u>SD</u> Zip: <u>57702</u>
Telephone: <u>605-545-1009</u> Fax: _____
E-mail: <u>berglorann@gmail.com</u>

### TYPE OF IMPROVEMENT

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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>est 12/05/24</u>		Project Completion Date (anticipated): <u>12/05/24</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 type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material <u>Vinyl</u> Style/type <u>slider</u>			
<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 need to replace a bedroom window with a larger egress window. The new one is the same style as the old one, only larger to meet the requirements of the state and city for short term rentals. It's a slider type, with one side stationary and the other one able to slide open and closed.

**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	<i>Lorann Berg</i>	<i>11/12/24</i>
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.





# EGRESS WINDOW REQUIREMENTS

Per state law and/or regulation, any sleeping room in a licensed specialty resort, vacation home, camping cabin, or hotel (built after 1992) must have a door that opens to the exterior of the building OR have at least one exterior window of sufficient size to permit the occupants to escape a fire and also to allow a fully outfitted firefighter to enter. This handout was developed to help the owner/operator understand the egress window requirements.

## WHAT IS AN EGRESS WINDOW?

An egress window must meet **ALL** of the four main criteria:

- Minimum net clear opening: 5.7 sq. ft.
- Minimum width of opening: 20 in.
- Minimum height of opening: 24 in.
- Maximum sill height above floor: 48 in. (Local or municipal codes may be more restrictive)

## HOW IS THE NET CLEAR OPENING DETERMINED?

Take measurements of the width and height when the window is fully opened. It is important to measure from inside of the window frame, stated another way, measure the part of the window that is the actual open space (as shown in pictures below). This open area must be unobstructed, free and clear for a person to exit or fire/rescue personnel to enter. Once the dimensions of width (in.) and height (in.) are determined, the net clear opening can then be calculated by multiplying width times height and dividing this total by 144 (1 square foot). See examples below:

### Window net clear opening or clearance measurements-

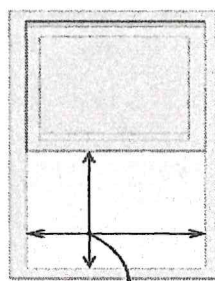
**Example 1:** Opening width – 28", Opening height – 30" so  $28 \times 30 = 840$ ", divided by  $144" = 5.8$  sq. ft. Assuming the window sill is less than 48 in. above the floor, this window **would meet** the egress requirements.

**Example 2:** Opening width – 20", Opening height – 24" so  $20 \times 24 = 480$ ", divided by  $144" = 3.3$  sq. ft. Although this window meets the minimum width and height criteria it does not meet the minimum net clear opening requirement, consequently this window **would not meet** the egress requirements.

**Example 3:** Opening width – 20", Opening height – 42" so  $20 \times 42 = 840$ ", divided by  $144" = 5.8$  sq. ft. Assuming the window sill is less than 48 in. above the floor, this window **would meet** the egress requirements.

**Example 4:** Opening width – 35", Opening height – 24" so  $35 \times 24 = 840$ ", divided by  $144" = 5.8$  sq. ft. Assuming the window sill is less than 48 in. above the floor, this window **would meet** the egress requirements.

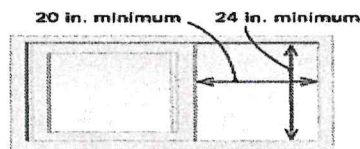
Example 1



A 28-in. by 30-in. opening gives 5.8 sq. ft. of net-clear opening.

Example 2

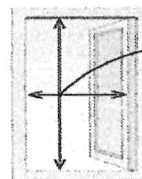
3.3 sq. ft. of net-clear opening.



A 20-in. by 24-in. opening does not meet net-clear opening requirements.

Example 3

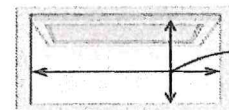
5.8 sq. ft. of net-clear opening.



A 20-in.-wide casement needs to be 42 in. tall.

Example 4

5.8 sq. ft. of net-clear opening.



A 24-in.-tall awning needs to be 35 in. wide.

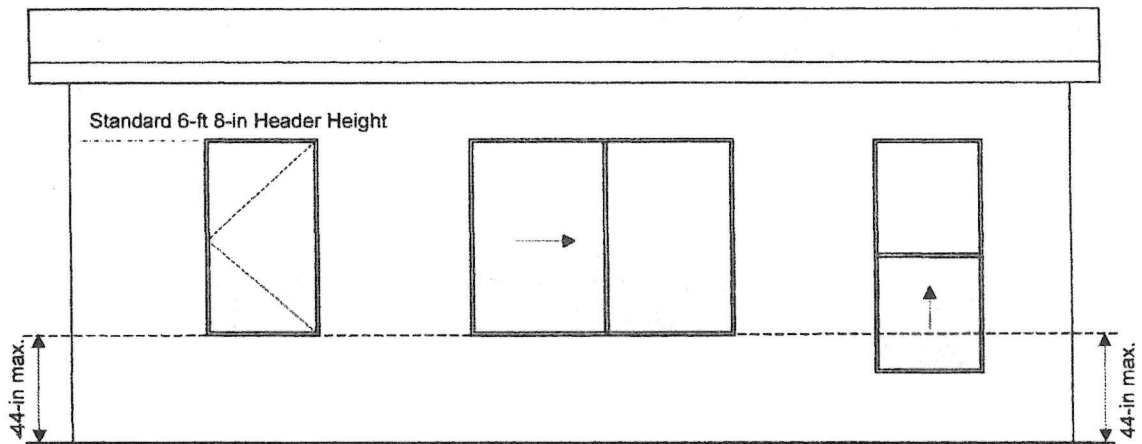
## IF MY WINDOW HAS A NET CLEAR OPENING OF 5.7 sq.ft. WILL IT MEET EGRESS?

Only if the window also meets the minimum dimension and sill requirements. For example, a 1 ft. wide by 5.7 ft. high window opening is still too narrow to climb through, so it wouldn't pass code.

## ARE THERE OTHER REQUIREMENTS?

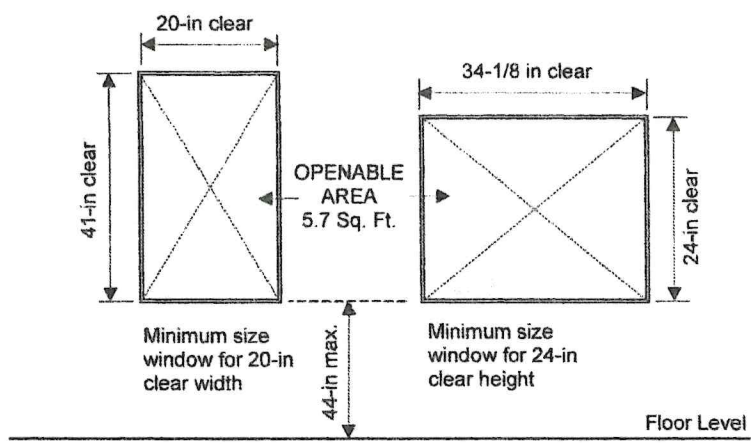
Yes, the window must be operable from the inside without the use of separate tools, keys, special knowledge or effort. Exceptions, modifications or window well requirements may apply depending on specific circumstances so...

**Please contact the South Dakota DOH for any questions or concerns at 605-773-4945**



<b>SINGLE CASEMENT:</b> 2-4 x 4-0 2-6 x 3-6	<b>SLIDER:</b> 4-0 x 4-0 5-0 x 3-6 6-0 x 3-0	<b>SINGLE/DOUBLE HUNG:</b> 3-0 x 5-0 3-0 x 5-6
<b>DOUBLE CASEMENT:</b> 4-8 x 4-0	<b>SLIDER/FIXED COMBO:</b> 8-0 x 4-0	3-4 x 5-0
<b>CASEMENT/FIXED COMBO:</b> 7-0 x 4-0	10-0 x 4-0 12-0 X 3-0	3-8 x 5-0 4-0 x 5-0

**EMERGENCY ESCAPE/EXIT WINDOWS – ELEVATION**



- 20-in Min. Clear Width
- 24-in Min. Clear Height
- 5.7 Sq. Ft. Min. Openable Area