

OFFICE OF  
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## ***MEMORANDUM***

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**Date:** October 9, 2025  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer  
**Re:** Historic Façade Easement Program Application

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

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

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

The Historic Preservation Commission reviewed this request at their October 8, 2025 meeting and recommend accepting 27 Deadwood St. into the Façade Program.

### **RECOMMENDED MOTION:**

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