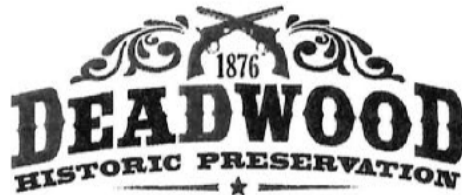


OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	250137
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/6/25
Date of Hearing	8/13/25

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

### PROPERTY INFORMATION

Property Address:

834 Main St

Historic Name of Property (if known):

### APPLICANT INFORMATION

Applicant is: ☐ owner ☒ contractor ☐ architect ☐ consultant ☐ other \_\_\_\_\_

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

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

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

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

### TYPE OF IMPROVEMENT

- |  |                                       |   |  |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition               | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction                | <input type="checkbox"/> Re-Roofing   | <input checked="" 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             |

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>September 2025</u>		Project Completion Date (anticipated): <u>December 2025</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 checked="" type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input checked="" type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement of one	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material <u>wood</u> Style/type <u>Casement window</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).

Enclosed document

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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.

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

\_\_\_\_\_  
DATE

  
SIGNATURE OF AGENT(S)

8/6/25  
\_\_\_\_\_  
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.

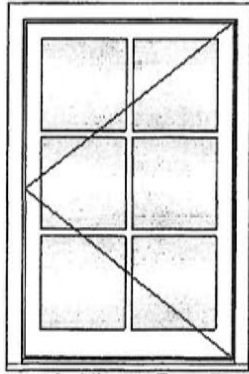
The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

The overall project at 834 Main Street, Deadwood, entails finishing out the second floor as living space with a bedroom and a bathroom. The second story appears to have been originally built to be finished out later as a living space. For the attention of the Deadwood Historic Preservation Commission's approval are updates and refurbishments of the windows and exterior trim on the second floor.

The window on the east side must be enlarged to meet code requirements for egress so it may be used as a bedroom. At present this window has a rough opening size of 24" wide by 40" tall and does not appear to have a proper header to support the stud that was cut to install the window. The proposed window, Marvin Ultimate Wood Casement, to meet code requirements for egress has a rough opening of 30" wide by 46" tall, totaling 6 square feet net opening size. Updating the window would not only allow for egress, but would also strengthen the structure by allowing the construction of a proper header to support the window opening. The replacement window would be casement style, to most closely match the style of the existing window, with a similar grid pattern in the window, and all wood construction. The window comes primed and all trim and window paint shall be color matched to the existing colors. Furthermore, the other four windows in the second story require updates to return them to full functionality and reduce the risk of weather and pests infiltrating the house. The west facing window requires at least one piece of trim to be replaced as it has disintegrated and is missing, the sill must be refurbished or possibly replaced due to excessive weathering, and needs to have a pane of glass replaced. All four windows have peeling paint on windows and trim and so require scraping and repainting (with color matched paint), as well as requiring reglazing. In addition, all upstairs windows once had storm windows, which should be replaced in order to reduce energy consumption for heating and cooling.

The south facing double window in the eastern side of the house was installed to not be regularly opened and can only be fully removed with latches. As such, the original frames that had screen in them shall be re-used and refurbished with a single glass pane installed instead of screen. These windows likely originally had matching single pane frames that could be installed instead of screen but I was unable to locate them. This style matches some of the existing windows on the first floor that still have original frames with either screen or glass. The south facing window on the west side of the house as well as the window facing west are both still operable so shall have single hung storm windows installed to allow for opening for fresh air but this will also assist with keeping temperature more stable inside the house.

**MARVIN** 



As Viewed From The Exterior

FS 29" X 45 1/2"

RO 30" X 46"

**Egress Information**

Width: 21 57/64" Height: 39 29/64"

Net Clear Opening: 6.00 SqFt

Primed Pine Exterior

Primed Pine Interior

Ultimate Wood Casement - Left Hand

Rough Opening w/ Subsill

30" X 46"

Frame Size w/ Subsill

29" X 45 1/2"

Primed Pine Sash Exterior

Primed Pine Sash Interior

IG - 3/4"

Low E2 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W3H

Primed Pine Ext - Primed Pine Int

Ovolo Interior Glazing Profile

Tall Bottom Rail

White Weather Strip

Antique Brass Folding Handle

Antique Brass Multi - Point Lock

Interior Wood Screen

Bright View Mesh

Primed Pine

Ovolo Interior Screen Profile

4 9/16" Jambs

Primed Pine BMC

Primed Pine Standard Subsill

Non Finger-Jointed Subsill

Loose Installation Brackets

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