

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



FOR OFFICE USE ONLY	
Case No.	<u>250153</u>
☒ Project Approval	
☐ Certificate of Appropriateness	
Date Received	<u>1/1</u>
Date of Hearing	<u>8/27/25</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: 58 Pleasant, Deadwood

Historic Name of Property (if known): NA

APPLICANT INFORMATION

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

Owner's Name: Dennis Wilson
Address: _____
City: _____
Telephone: _____
E-mail: _____

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

Contractor's Name: Boysen Plus Construction
Address: _____
City: S _____
Telephone: _____
E-mail: _____

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

TYPE OF IMPROVEMENT

- | | | | |
|--|--|---|--|
| ☐ Alteration (change to exterior) | ☐ New Building | ☐ Addition | ☐ Accessory Structure |
| ☐ New Construction | ☐ Re-Roofing | ☐ Wood Repair | ☐ Exterior Painting |
| ☐ General Maintenance | ☒ Siding | ☒ Windows | ☐ Porch/Deck |
| ☐ Other _____ | ☐ Awning | ☐ Sign | ☐ Fencing |

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 _____ 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).

10 Window Replacements with Jeld-wen wood w-5500 double hung. Example attached. Keep

Cornishes above windows.

Siding Replacement: 6" Smartside with 5" Reveal (smooth)

Replace trim with smartside smooth/housewrap before siding application.

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 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.

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:

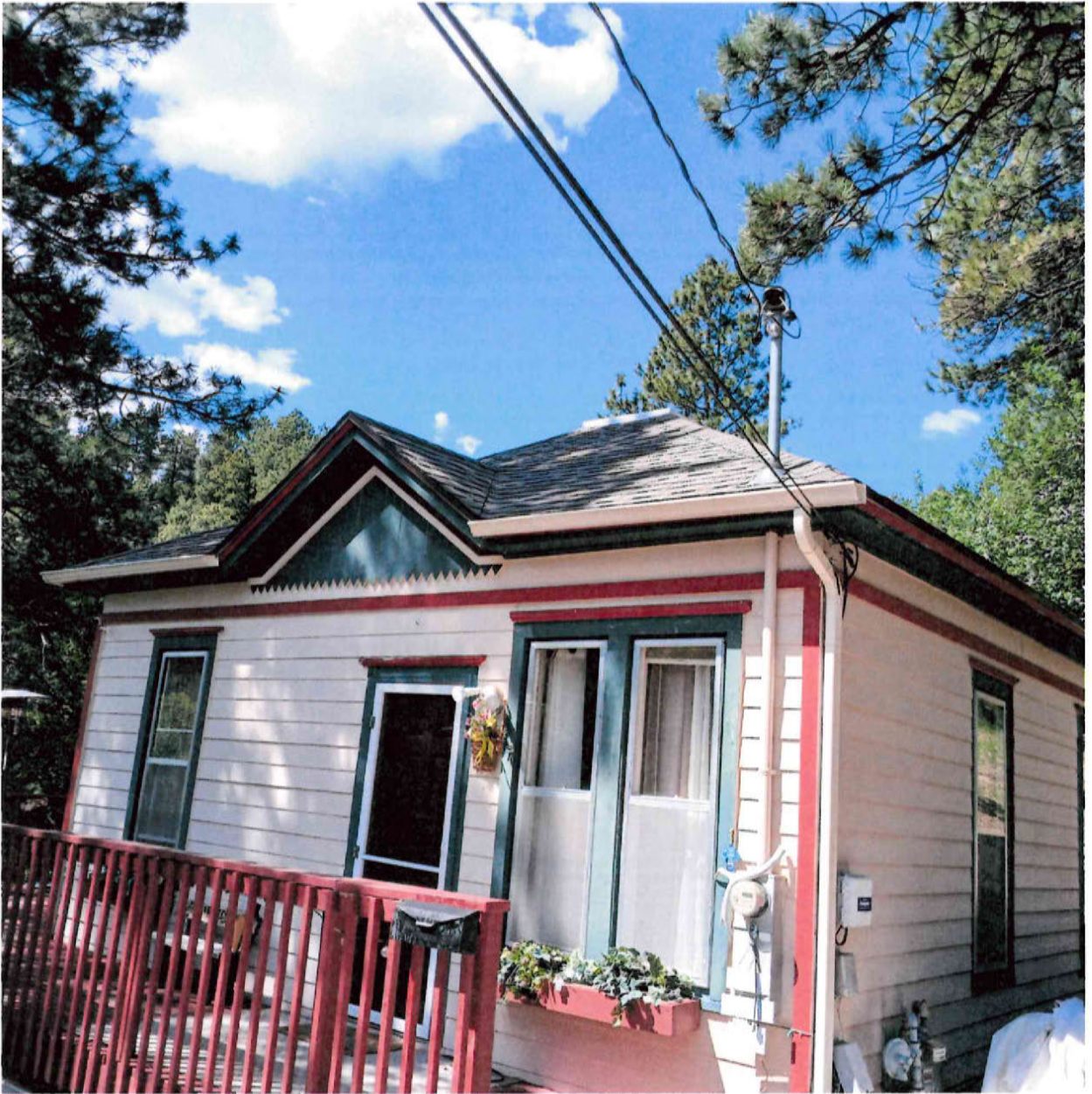
- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

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.

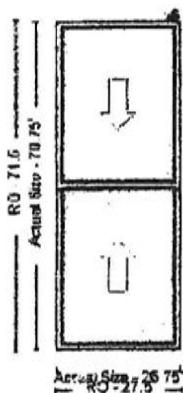








Line Item	Quantity	Product Description	Unit Price	Total Price
100-1	1	JELD-WEN Wood W-5500 Double Hung	\$1,359.59	\$1,359.59
Rough Opening: 27.5 x 71.5		Product Model = Standard		
Actual Size: 26.75 x 70.75		Type of Unit = Full Unit		
Room: None Assigned		Exterior Trim Type = Brickmould		
Unit is viewed from the outside looking in.		Exterior Trim Options = No		
		Country Where Unit Will Be Installed = USA (Certified)		
		Impact Unit? = Not Impact		
		Upper Sash Options = Standard Double Hung		
		Sash Split = Even Divide		
		Measurement Type = Rough Opening Size		
		Rough Opening Width = Custom Size		
		Custom Rough Opening Width = 27.5		
		Rough Opening Height = Custom Size		
		Custom Rough Opening Height = 71.5		
		Exterior Trim Width = 29.375		
		Exterior Trim Height = 72.9375		
		Interior Material Type = Auralast Pine		
		Interior Finish Type = Unfinished		
		Interior Finish = Unfinished		
		Exterior Finish = Unfinished Pine		
		Sash to Match Exterior Frame Finish = Yes		
		Exterior Sash Finish = Unfinished Pine		
		Exterior Trim to Match Exterior Finish = Yes		
		Jamb Finish = Standard		
		Extension Jamb = 6 9/16"		
		Thickness of extension jamb material = (Standard) 9/16" Thick Jamb Extension		
		Performance Grade Rating = PG 35		
		Sill Horns = No Sill Horn		
		Prep for Stool = No		
		Drip Cap = Metal Drip Cap		
		Drip Cap Finish = Brilliant White		
		Kerf Jamb = No Kerf		
		Glass Energy Efficiency = Energy Star North		
		Glass Glazing = Double Pane		
		Glass Energy Options = SunResist with HeatSave		
		Glass Color/Texture = Define Each Panel Separately		
		Glass Type = Standard		
		Neat Glass = No		
		Glass Thickness = Standard Default Thickness		
		Protective Film = Protective Film		
		Glass Spacer Color = Black Spacer		
		Air Space Options = Argon		
		Glazing Stop Style = Traditional		
		Grille Type = No Grilles		
		Hardware Finish = White		
		Lock Type = Recessed Sash Lock		
		Number of Locks = 1		
		Combination Storm Window & Screen = No		
		Phantom Screen = No Phantom Screen		
		Screen Options = BetterVue Mesh (Standard)		
		Screen Frame Finish = Black		
		Screen Style = Full Screen		
		Bottom Rail Option = Standard		
		Concealed Jamb Liner = Tan Jamb Liner		
		Concealed Jamb Liner = Yes		
		Concealed Jamb Liner = Tan Jamb Liner		
		Secondary Vent Stop / Sash Limiter = No Window Opening Control Device		
		Is this a Reorder? = No		
		U-Factor = 0.26		
		Energy Star Qualified = Northern		
		Solar Heat Gain Coefficient = 0.45		
		Visible Light Transmittance = 0.56		
		Condensation Resistance = 46		
		CPD# = JEL-N-885-04769-00001		
		Window Egress = Meets 5.0 sqft Egress (1st Floor)		
		Catalog Version Date = 06/04/2025		
		Catalog Version = 25.2.17.0		
		Customer Service Number = 888-594-3578		
		Type of Grille = None		
		ManufacturerSKU = 4001400		
		Product Warranty Covers Accidental Glass Breakage. Refer to the JELD-WEN warranty for additional information		



Total: \$1,359.59