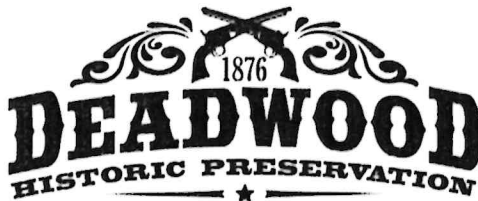


OFFICE OF  
**PLANNING, ZONING AND  
 HISTORIC PRESERVATION**  
 108 Sherman Street  
 Telephone (605) 578-2082  
 Fax (605) 578-2084



<b>FOR OFFICE USE ONLY</b>	
Case No.	<u>230030</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>5/2/23</u>
Date of Hearing	<u>5/10/23</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: <u>18 Denver Ave. Deadwood, SD. 57732</u>
Historic Name of Property (if known):

APPLICANT INFORMATION
Applicant is: <input checked="" type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other _____

Owner's Name: <u>Nicholas Drummond</u>
Address: <u>18 Denver Ave</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>(513) 818-4677</u> Fax: _____
E-mail: <u>nickdrummond@gmail.com</u>

Architect's Name: <u>Tim Clark</u>
Address: <u>6723 East Daisy Drive</u>
City: <u>Blackhawk</u> State: <u>SD</u> Zip: <u>57718</u>
Telephone: <u>605-787-0213</u> Fax: _____
E-mail: <u>tcjclark99@hotmail.com</u>

Contractor's Name: <u>Tim Clark</u>
Address: <u>6723 East Daisy Drive</u>
City: <u>Blackhawk</u> State: <u>SD</u> Zip: <u>57718</u>
Telephone: <u>(605) 787-0213</u> Fax: _____
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 type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input checked="" type="checkbox"/> Other <u>Foundation</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<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 type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<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
Material _____ Style/type _____			
<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 checked="" 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).

see attachment

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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.

 5-2-23  
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 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.

# 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.



**Nick Drummond (Option B) Rev1**

18 Denver Ave  
Deadwood SD

**Mr. Lifter's - Dakota**

6723 East Daisy Drive  
Blackhawk SD 57718

Main: (605) 348-8815

[mr lifter@hotmail.com](mailto:mr lifter@hotmail.com)

[mrlifters.com](http://mrlifters.com)



# Contract Agreement

April 4, 2023

Item	Quantity	Unit Price	Amount
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*Once Stabilized - Lift Structure*

<b>East Foundation Stabilization</b>	<b>\$4,344.00</b>
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*Lift and Stabilize West Foundation with Compaction Piers*

<b>Excavation</b>	<b>\$1,248.00</b>
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<b>Hand Excavation</b>	<b>3 Ea</b>	<b>\$416.00 / Ea</b>	<b>\$1,248.00</b>
<i>Excavation by Hand - Under Footing / Pier Pockets</i>			

<b>Underpin Wall</b>	<b>\$3,096.00</b>
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<b>Compaction Pier - 12 ton</b>	<b>3 Ea</b>	<b>\$808.00 / Ea</b>	<b>\$2,424.00</b>
<i>Includes Materials and Labor to Install</i>			
<b>Concrete Pier Caps - EG</b>	<b>3 Ea</b>	<b>\$120.00 / Ea</b>	<b>\$360.00</b>
<i>Forming and Concrete for Pier Caps</i>			
<b>Lift Structure to grade or cosmetic equivalent.</b>	<b>3 Ea</b>	<b>\$104.00 / Ea</b>	<b>\$312.00</b>
<i>Once Stabilized - Lift Structure</i>			

<b>Moisture Mitigation</b>	<b>\$4,928.00</b>
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*North Wall*

<b>Install French Drain</b>	<b>88 LF</b>	<b>\$56.00 / LF</b>	<b>\$4,928.00</b>
<i>Excavate, lay and backfill piping</i>			

<b>Subtotal</b>	<b>\$18,112.00</b>
South Dakota State Tax	\$398.46
<b>Price</b>	<b>\$18,510.46</b>

<b>Draw Schedule</b>		
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30% Deposit To Schedule	30%	\$5,553.14
Final Invoice	70%	\$12,957.32

<b>Terms</b>
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Thank you for the opportunity to serve.

We appreciate your business and look forward to working with you. We do require a 30% deposit to begin work with the included financing plan for the following balance. We try to keep the costs in the boundaries we have set, however due to unforeseen circumstances the actual billing for services may vary depending on how many units are consumed on the project. This is an estimate and actual billing will be based on actual units for materials and labor. The final billing will be adjusted to reflect any changes in scope and any increase or decrease in costs of materials.

Optional 1 Year Financing Plan (7% APR):

Principle Amount - \$12,958  
12 Monthly Payments (Payable on the 1st of each Month) - \$1,121 per month  
Total Interest Payment - \$496.56

Customer will make available, at no charge to Mr. Lifter's, all utilities necessary to complete the work.

Customer is responsible for marking any private lines for sprinkler, gas, propane, electrical and any other utilities affecting the premises.

Customer is responsible for maintaining positive drainage and grading away from the home and the area where the work was completed, including planting's and landscaping that may adversely impact the work following its completion.

Customer is responsible for keeping gutters and downspouts in proper working order and cleaned, insuring downspouts are connected and a sufficient distance away from the home and repair areas and maintaining proper expansion joints and concrete slabs that are adjacent to repaired walls.

To the extent that Mr. Lifter's incurs any legal fees or expenses in connection with this project, Customer shall be required to reimburse such legal fees and expenses, including expenses incurred in collection of any unpaid balances arising out of this contract.

This is a notice that a Mechanics Lien will be filed in the county where the work is completed if final payment is not received upon completion. Upon request we will provide a lien release after full payment has been received .

The parties agree to mediate any disputes, prior to proceeding to arbitration or litigation.

A separate written, limited warranty will be provided by Mr. Lifter's. All other warranties including any implied warranties are expressly disclaimed.

Any permits that may be required by city or county officials are not included in this estimate.

Mr. Lifter's will not be responsible for landscaping. The removal and replacement of shrubs, decorative rocks and sod are not part of this agreement. It is understood that when installing drain fields or performing foundation repairs in a post construction environment the existing landscaping will be disrupted.

Mr. Lifter's will not be responsible for repairs required as a result of structure elevation adjustments including but not limited to drywall cracks, window and door adjustments, etc., unless otherwise agreed upon.



Change Order Provision: Execute only for changes to Estimate

The parties agree to a change from the Initial Estimate which will increase/decrease (circle one) the Initial Estimate by

\$ \_\_\_\_\_

Item Adjusted \_\_\_\_\_

Initial Mr. Lifter's \_\_\_\_\_ Customer \_\_\_\_\_

The parties agree to a change from the Initial Estimate which will increase/decrease (circle one) the Initial Estimate by

\$ \_\_\_\_\_

Item Adjusted \_\_\_\_\_

Initial. Mr. Lifter's \_\_\_\_\_ Customer \_\_\_\_\_

All parties have read and agreed to the terms set forth herein.



Date 4/4/23

Date \_\_\_\_\_

Tim Clark  
Mr. Lifter's - Dakota

Nick Drummond

