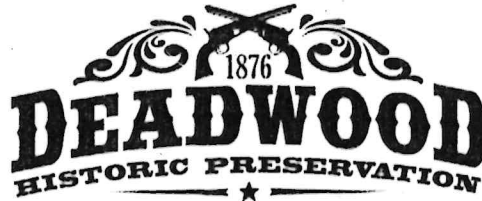


OFFICE OF  
**PLANNING, ZONING AND  
 HISTORIC PRESERVATION**  
 108 Sherman Street  
 Telephone (605) 578-2082  
 Fax (605) 578-2084



**FOR OFFICE USE ONLY**  
 Case No. 230042  
 Project Approval  
 Certificate of Appropriateness  
 Date Received 5/9/23  
 Date of Hearing 5/24/23

## 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

<b>PROPERTY INFORMATION</b>
Property Address: <u>10 Denver Avenue</u>
Historic Name of Property (if known):

<b>APPLICANT INFORMATION</b>
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>Raul Ponce de Leon</u>
Address: <u>10 Denver Ave</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-578-1629</u> Fax: <u>none</u>
E-mail: <u>truwyo@yahoo.com</u>

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

Contractor's Name: <u>Tim Clark</u>
<u>Mr Lifter's - Dakota</u>
Address: <u>6723 E Daisy Dr</u>
City: <u>Blackhawk</u> State: <u>SD</u> Zip: <u>57718</u>
Telephone: <u>605-348-8815</u> Fax: _____
E-mail: <u>mrlifter@hotmail.com</u>

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

<b>TYPE OF IMPROVEMENT</b>
<input type="checkbox"/> Alteration (change to exterior) <input type="checkbox"/> New Construction <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Accessory Structure <input type="checkbox"/> General Maintenance <input type="checkbox"/> Re-Roofing <input type="checkbox"/> Wood Repair <input type="checkbox"/> Exterior Painting <input checked="" type="checkbox"/> Other <u>Foundation</u> <input type="checkbox"/> Siding <input type="checkbox"/> Windows <input type="checkbox"/> Porch/Deck <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 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).

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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.

*Raul Ponce de Leon 5-9-2023*  
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.



**Raul Ponç De Leon**

10 Denver Ave  
Deadwood SD  
(605) 578-1629

**Mr. Lifter's - Dakota**

6723 East Daisy Drive  
Blackhawk SD 57718  
Main: (605) 348-8815  
mrlifter@hotmail.com  
mrlifters.com

**Mr. Lifter's - Dakota**  
 6723 East Daisy Drive  
 Blackhawk SD 57718  
 Main: (605) 348-8815  
 mrlifter@hotmail.com  
 mrlifters.com



**Estimator**

Tim Clark  
 Home: 605 673 2179  
 Mobile: 605 787 0213  
 tcjclark99@hotmail.com

**Customer**

Raul Ponc De Leon  
 10 Denver Ave  
 Deadwood SD  
 Mobile: 307-534-6604  
 truwo@yahoo.com

**Contract Agreement**

Job Name Raul Ponc De Leon  
 Job Number 2565  
 Issue Date May 6, 2023  
 Valid Until August 4, 2023

**Description**

Excavate and Repair Existing House Foundation (NE Corner), Underpin and Stabilize SW Corner of the Deck Foundation.

Item	Quantity	Unit Price	Amount
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**Job Required \$1,024.00**

<b>Mobilization</b> <i>Travel and Equipment to Job Location</i>	1 Ea	\$1,024.00 / Ea	\$1,024.00
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**House Foundation \$3,784.00**

<i>West Side Foundation Stabilization</i>			
<b>Hand Excavate Existing Shallow Foundation</b> <i>Excavation and Backfill</i>	8 LF	\$144.00 / LF	\$1,152.00
<b>Form/Pour/Strip Concrete Base at Footing</b>	1 LS	\$832.00 / LS	\$832.00
<b>Replace Sill Plate / Joist / Floor Sheathing</b> <i>Repair Existing Rotten Sill/Joist and Section of Subfloor. 5'x5'</i>	25 SF	\$72.00 / SF	\$1,800.00

**Deck Foundation \$2,800.00**

*Northwest Corner*

# Contract Agreement

May 6, 2023

Item	Quantity	Unit Price	Amount
<b>Hand Excavation</b> <i>Excavation by Hand - Under Footing / Pier Pockets</i>	2 Ea	\$416.00 / Ea	\$832.00
<b>Compaction Pier - 12 ton</b> <i>Includes Materials and Labor to Install</i>	2 Ea	\$760.00 / Ea	\$1,520.00
<b>Lift Structure to grade or cosmetic equivalent.</b> <i>Once Stabilized - Lift Structure</i>	2 Ea	\$104.00 / Ea	\$208.00
<b>Concrete Pier Caps - EG</b> <i>Forming and Concrete for Pier Caps</i>	2 Ea	\$120.00 / Ea	\$240.00
<b>Subtotal</b>			<b>\$7,608.00</b>
South Dakota State Tax			\$167.38
<b>Price</b>			<b>\$7,775.38</b>

## Draw Schedule

50% Down Payment To Schedule	50%	\$3,887.69
Final Invoice	50%	\$3,887.69

## Terms

# Contract Agreement

May 6, 2023

We appreciate your business and look forward to working with you.

1. RP We require a 50% deposit to begin work and the balance upon completion. We submit this as an ESTIMATE and work diligently to keep our costs in the boundaries we have set. We may encounter unforeseen situations that may add to or subtract from the estimated price we have quoted you.
2. RP Since this is an ESTIMATE, the final billing will be based on actual units for materials and labor and may be adjusted to reflect any changes in scope and any increase or decrease in costs of materials.
3. RP Customer will make available, at no charge to Mr. Lifter's, all utilities necessary to complete the work required.
4. RP Customer is responsible for marking any private lines for sprinkler, gas, propane, electrical and any other utilities affecting the premises.
5. RP 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.
6. RP 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.
7. RP 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.
8. RP 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 .
9. RP The parties agree to mediate any disputes, prior to proceeding to arbitration or litigation.
10. RP A separate written, limited warranty will be provided by Mr. Lifter's. All other warranties including any implied warranties are expressly disclaimed.
11. RP Any permits that may be required by city or county officials are not included in this estimate.
12. RP 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.
13. RP 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.
14. RP Change Orders will be processed and billed as applied. Each Change Order will be submitted in writing with full support documentation. Both Contractor and Customer will approve Change Orders.
15. RP Both parties have read and agree to the terms set forth herein.

Please initial each Item listed above and sign the Contract Agreement below.



Date 5/6/23

Tim Clark  
Mr. Lifter's - Dakota

Raul Ponce de Leon Date 5.9.2023

Raul Ponce de Leon





