

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



FOR OFFICE USE ONLY
Case No. 210216
☒ Project Approval
☐ Certificate of Appropriateness
Date Received 11/2/21
Date of Hearing 11/10/21

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: 402 Williams Street Deadwood
Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant is: ☒ Owner ☐ contractor ☐ architect ☐ consultant ☐ other

Owner's Name: John and Jamie Hohn
Address: 12445 Merritt Estes Rd
City: Deadwood State: SD Zip: 57732
Telephone: 605-923-8329 Fax: _____
E-mail: jai.hohn@gmail.com

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

Contractor's Name: Competitive Masonry
Address: 1765 225th St
City: Rapid City State: SD Zip: 57701
Telephone: 605-381-4187 Fax: _____
E-mail: CompMason@gmail.com

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

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☒ Other Foundation

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

ACTIVITY: (CHECK AS APPLICABLE)				
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 NOTES ON QUOTE

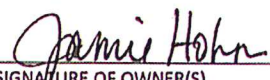
FOR OFFICE USE ONLY Case No. _____
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SIGNATURES

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.

 10-11-21
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

 10-11-21
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.



Competitive Masonry
6053814187

1765 225th Street
Rapid City, South Dakota
57701
United States

Prepared For
John Hohn
402 Williams Street
Deadwood, South Dakota
57732
United States

Estimate Date
08/04/2021

Estimate Number
0000004

Description	Rate	Qty	Line Total
Foundation Repair	\$18,500.00 +Excise tax	1	\$18,500.00
	Subtotal		18,500.00
	Excise tax (2%)		370.00
	Estimate Total (USD)		\$18,870.00

Notes

Competitive Masonry will supply all labor and material. We will hand dig under current foundation in order to place a temporary beam. The old compromised foundation will be replaced with a new footing 8 inch block wall and new treated bottom plate. The goal is to level the wood floors. New concrete will be placed back in its original place.

Terms

Signature _____ Date _____

Signature _____ Date _____

We plan to restore this house in phases. The obvious first phase will be the foundation which is this request. Once the foundation has been repaired, we will continue each year making improvements.

Next on the list will be to replace the remaining windows and doors. We will plan to do this at the end of 2022. Some windows were replaced but with vinyl windows. If necessary, we will replace all the windows to keep in line with the Historical guidelines. We will also replace the 4 exterior doors at the same time. Only one door is operational.

Weather permitting, we will paint the exterior of the house as soon as the windows and doors are replaced.

402 Williams circa 1890



Front View of the house effected by the compromised foundation.



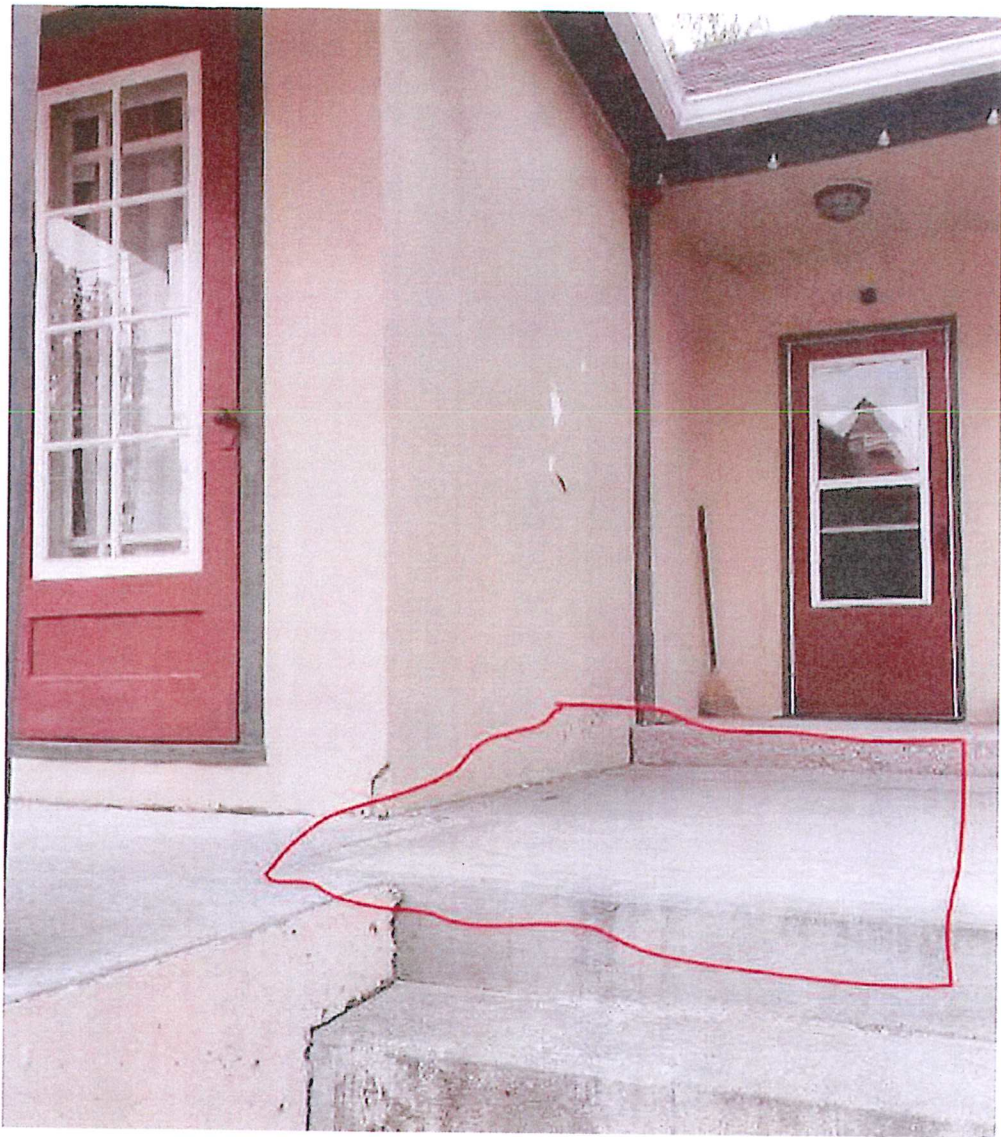
First corner of the South side of the house that will need lifted with beam and new foundation placed underneath. The beam will be from the corner of the house to the side door.



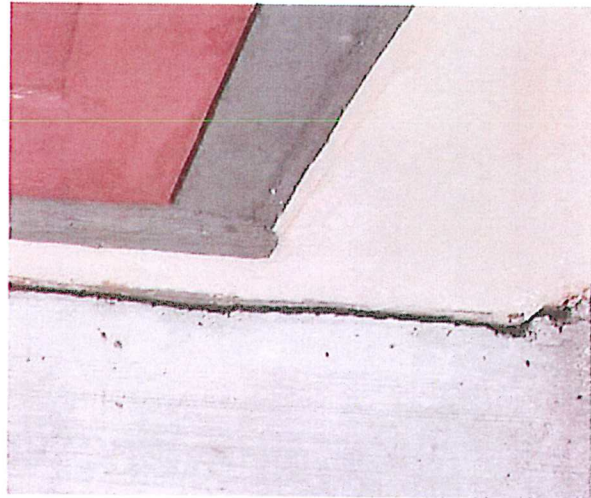
Second corner that will be lifted with a beam and new foundation placed underneath. They will enter through the right side of the patio to place the beam. They will remove the concrete to the right of the door to gain access for the new foundation. The concrete will be replaced upon completion.



Concrete needing removed/replaced outlined in Red.



Damages from the continue foundation issues include stability concerns on loadbearing outside beam, the front porch separating from the house and the roof over the front patio pulling away from the house. The beam in this picture is on the outside of the corner on the next page.



It was not easy to take pictures to reflect the damage to the flooring inside the house, but you may see the heave in the floor. I put the flat footstool on the heave so you can see the gap. Several contractors measured and there is about a 5 inch difference from "Zero" to the southern most wall in the room shown. The corner picture is a corner of the room between the area where the two beams and new foundation work will take place.

