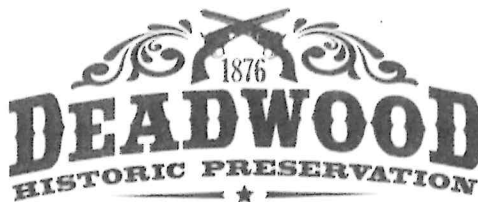


OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE USE ONLY

Case No. _____
☐ Project Approval
☐ Certificate of Appropriateness
Date Received ____/____/____
Date of Hearing ____/____/____

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: 67 Stewart St. Deadwood SD 57732

Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

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

Contractor's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ 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 checked="" type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input checked="" 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: _____		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 checked="" 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 checked="" type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material <u>wood</u> Style/type <u>white single hung</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 checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments <u>siding</u>				

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).

replace windows with new wood.

replace siding with smart siding

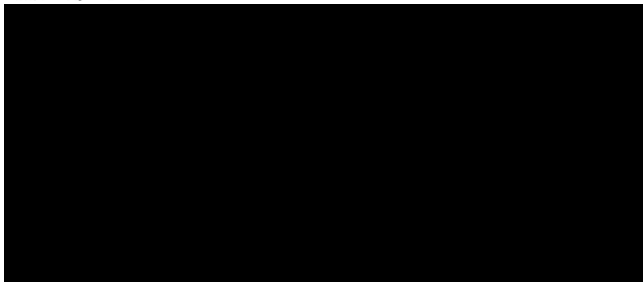
* apply for loan

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 AGENT(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.



Quote 102140

Date: 5/20/2025

Page: 1 of 3

Premier Systems Inc.
3401 Cambell St.
Unit A
Rapid City SD 57701
Attention: Cody Nelson

Job: Premier Systems Inc.
67 Stewart St
Deadwood SD 57732
Work: (605) 600-7663
Mobile: 605-858-4144
Email: cody@psiroof.com

Quantity	Description	Size	Rate	Amount
1	Front Elevation New Window's		8,783.14	8,783.14
	5 x Window W-101/103/206/207/208	28" x 64"		
	Brand: Gerkin			
	Model: Single Hung Comfort Series			
	Option: White			
	LowE 366			
	No Nail Flange Insert			
	1 x Window W-102	72" x 64"		
	Brand: Gerkin			
	Model: Picture Comfort Series			
	Option: White			
	LowE 366			
	No Nail Flange Insert			
	1 x Window W-313	27" x 34"		
	Brand: Gerkin			
	Model: Single Hung Comfort Series			
	Option: White			
	LowE 366			
	No Nail Flange Insert			
	Labor - Residential			
	7 x Materials			
	Caulking/Coil Stock/Lumber			
	Labor - Drive Time			
	Mileage (per mile)			

Continued on next page...

This quotation is valid for 30 days from the date of issue.
Payment is due 30 days from the date of invoice.
We accept Amex, Visa, Mastercard, Discover, Check, and Cash.

Quantity	Description	Size	Rate	Amount
1	Right Elevation New Window's		3,465.24	3,465.24
	3 x Window W-104/105/209	28" x 64"		
	Brand: Gerkin			
	Model: Single Hung Comfort Series			
	Option: White			
	LowE 366			
	No Nail Flange Insert			
	Labor - Residential			
	3 x Materials			
	Caulking/Coil Stock/Lumber			
	Labor - Drive Time			
	Mileage (per mile)			
1	Back Elevation New Window		1,195.08	1,195.08
	1 x Window W-210	36" x 78"		
	Brand: Gerkin			
	Model: Single Hung Comfort Series			
	Option: White			
	LowE 366			
	No Nail Flange Insert			
	Labor - Residential			
	1 x Materials			
	Caulking/Coil Stock/Lumber			
	Labor - Drive Time			
	Mileage (per mile)			

Continued on next page...

This quotation is valid for 30 days from the date of issue.
Payment is due 30 days from the date of invoice.
We accept Amex, Visa, Mastercard, Discover, Check, and Cash.

Quantity	Description	Size	Rate	Amount
1	Left Elevation New Window		3,315.94	3,315.94
	1 x Window W-211	23" x 36"		
	Brand: Gerkin			
	Model: Single Hung Comfort Series			
	Option: White			
	LowE 366			
	No Nail Flange Insert			
	1 x Window W-212	28" x 14"		
	Brand: Gerkin			
	Model: Picture Comfort Series			
	Option: White			
	LowE 366			
	No Nail Flange Insert			
	1 x Window W-314	27" x 34"		
	Brand: Gerkin			
	Model: Single Hung Comfort Series			
	Option: White			
	LowE 366			
	No Nail Flange Insert			
	Labor - Residential			
	3 x Materials			
	Caulking/Coil Stock/Lumber			
	Labor - Drive Time			
	Mileage (per mile)			



These are not verified measurements, if we are to move forward on site measurements will need to be taken

No interior trim has been included in this quote

[Click here to view and accept the quote online.](#)

By confirming, you accept the above mentioned description of work and agree to the price, terms and conditions listed.

This quotation is valid for 30 days from the date of issue.
 Payment is due 30 days from the date of invoice.
 We accept Amex, Visa, Mastercard, Discover, Check, and Cash.

Subtotal:	16,759.40
SD Excise Tax	
2.041%:	342.06

Total: **\$17,101.46**

ESTIMATE

Premier Systems Roofing, Inc.
3401 Cambell Street, Unit A
Rapid City, SD 57701
(605) 600-7663

Your Representative
Cody Nilson
(605) 858-4144
cody@psiroof.com



Melody Lopez
67 Stewart St
Deadwood, SD 57732

Estimate #	5613
Date	5/28/2025

Item	Description	Qty	Price	Amount
Siding	Remove existing siding (multiple layers) on home and replace with new Diamond Kote 6"x16' Smooth Lap Siding. Once all torn off all OSB Backing or Insulation Board will be inspected. If there is neither OSB or any Foam Insulation Board behind the existing siding, then at minimum OSB will be installed to complete siding properly and to code and charged at \$2.25 per square foot and added onto the estimate total at the end of the project. If any Foam Board needs replaced or added with addition of the OSB it too will also be charged at \$2.25 per square foot and added onto this estimate total when sending final invoices. Tyvek house wrap will be installed for a water and air vapor barrier. New 5/4x4" smooth window trim will be installed around all doors and windows. All windows and doors will have new metal drip cap. All new smooth outside and inside corners to be installed along with new J-channel where needed and any other metal flashings where needed. Estimate does not include any fascia metal or soffit metal as existing fascia and soffit on the home are wood. As of right now the wood soffit and fascia will not be replaced. If there is wood soffit or wood fascia needing replaced because of rotting issues it will be done but also be charged accordingly at a 35% percent markup for materials and labor to do so and added onto this estimate during final invoicing. Documentation will be provided. Caulking and touchups will all be completed at the end of the job to homeowner satisfaction. All labor, materials, disposal fees, permit fees, and excise tax is included with this estimate. Premier's free two-year labor warranty is also included with this estimate.	1.00	\$48,995.00	\$48,995.00

Sub Total	\$48,995.00
Total	\$48,995.00

WORK AUTHORIZATION AGREEMENT

NOTICE TO PROPERTY OWNER(S): YOU ARE HEREBY NOTIFIED THAT, PURSUANT TO SOUTH DAKOTA CODIFIED LAWS, CHAPTER 44-9, ANY PERSON PERFORMING LABOR ON YOUR PROPERTY OR FURNISHING MATERIALS FOR THE CONSTRUCTION, REPAIR, OR IMPROVEMENT OF YOUR PROPERTY WILL BE ENTITLED TO A LIEN AGAINST YOUR PROPERTY IF HE IS NOT PAID IN FULL, EVEN THOUGH YOU MAY HAVE PAID THE FULL CONTRACT PRICE TO YOUR CONTRACTOR. THIS COULD RESULT IN YOUR PAYING FOR LABOR AND MATERIALS TWICE. THIS LIEN CAN BE ENFORCED BY THE SALE OF YOUR PROPERTY. TO AVOID THIS RESULT, YOU MAY DEMAND FROM YOUR CONTRACTOR LIEN WAIVERS FROM ALL PERSONS PERFORMING LABOR OR FURNISHING MATERIALS FOR THE WORK ON YOUR PROPERTY. YOU MAY ALSO WITHHOLD PAYMENT TO THE CONTRACTOR IN THE AMOUNT OF ANY UNPAID CLAIMS FOR LABOR OR MATERIALS. YOU ALSO HAVE THE RIGHT TO DEMAND FROM YOUR CONTRACTOR A COMPLETE LIST OF ALL LABORERS AND MATERIAL SUPPLIERS UNDER YOUR CONTRACT, AND THE RIGHT TO DETERMINE FROM THEM IF THEY HAVE BEEN PAID FOR LABOR PERFORMED AND MATERIALS FURNISHED. ALL INSURANCE PROCEEDS/CHECKS, DUE TO INCREASED SUPPLEMENTS BECOME PART OF THIS CONTRACT AND PAYABLE TO PREMIER SYSTEMS ROOFING, INC. IF THE TRADE IS PERFORMED BY PREMIER SYSTEMS ROOFING, INC.

1. "Customer" as used herein means Property Owner or Homeowner, and includes the Joint Customer, if any, as shown on the face of this contract. Customer and Joint Customer appoint each the agent of the other to deal with Contractor in relation to all transactions, including this contract, and to make any change or amendment thereto. However, at its option, Contractor may require that both parties acknowledge instruments. "Contractor" as used herein means Premier Systems Roofing, Inc.
2. Customer agrees that this is a legal and binding contract. This contract is subject to final approval by the Contractor.
3. Any representations or other communications not written in this contract are agreed to be immaterial, and not relied on by either party, and do not survive the execution of this contract.
4. CUSTOMER MAY CANCEL THIS CONTRACT BY CONTRACTOR RECEIVING WRITTEN NOTICE AT ITS OFFICE PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS CONTRACT. ANY EXPENSES INCURRED WILL BE INVOICED TO CUSTOMER. EXPENSES INCLUDE, BUT ARE NOT LIMITED TO, SATELLITE ROOF MEASUREMENT, TARPING, AND EMERGENCY REPAIR.
5. Upon Completion of the work, Customer agrees to sign a completion certificate and pay the balance of the contract. Customer hereby agrees that if the amounts due and owing hereunder are not paid within 30 day of completion of work and/or insurance claim has been paid out in full to the customer, a Lien will be issued on the Customer's property, Customer also shall be liable to pay all costs of collection including but not limited to, lien fees, civil court fees, reasonable attorney fees and costs, which amounts together with all sums due and owing hereunder shall bear interest at 1.5% per month. Warranties are not in effect for contracts not paid in full by Customer.
6. Replacement of deteriorated decking, fascia boards, roof jacks, ventilators, skylights, flashings, or other materials, unless otherwise stated, are not included and will be charged as an extra on a time and material basis.
7. Labor Warranty does not include damage to property caused by lightening, gale force (55 mph) winds, excessive wind driven rain, hurricane, tornado, hailstorm, or impact of foreign objects. Ice damage leakage, condensation, interior ceiling damage, nail pops in ceiling, lack of ventilation, HVAC venting into attic or invasive animal damage is not covered under this warranty. Labor warranty does not cover existing flashings, settlement, movement, or defects in the building, walls, foundation, or the roof base over which your roof system was applied or damage caused by inadequate attic ventilation. Labor warranty does not cover damage to the interior or exterior of any building, including, but not limited to, mold growth, damage to or caused by rooftop air conditioning units (and their flashing), pipe works, brace works, solar panels, skylights, rooftop satellite dishes or other radio/TV devices, counter flashing or flashings other than those specifically included.
8. All surplus materials belong to Contractor. Customer will supply electricity to perform the work.
9. Contractor will provide all necessary building permits and perform all work in a workmanlike manner in accordance with job specifications.
10. During the duration of the work, Customer's homeowners insurance will be responsible for any interior damage as long as Contractor follows standard dry-in procedure to protect the roof during the roofing project.
11. This proposal will expire 180 days from the contract date unless extended in writing by Contractor. After 180 days, Contractor reserves the right to revise the price in accordance with costs in effect at that time. Contractor is not liable for failure of performance due to labor controversies, strikes, fires, weather, inability to obtain material from usual sources, or any other circumstances beyond their control.
12. Customer warrants that (a) Customer owns the property on which work is to be done and no person who is not a party to this contract holds an interest in the property; (b) The property is in good condition and has no hidden condition (including but not limited to, termite damage, or rotten wood), which will affect performance of this contract.
13. If any provisions of this contract should be found to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this contract shall not be affected thereby.
14. No changes to bid or new construction work shall be made unless authorized by Customer, who may authorize additions, deletions, or modifications of the work to be performed by Contractor, and the length of the project and the cost of the work may be adjusted accordingly. No such changes, in work, time, or price shall be made unless authorized in writing and signed by both Customer and Contractor, at Contractors discretion.
15. The laws of South Dakota shall govern this contract, without regard to its conflict of law provisions. Any claims, legal proceeding, or litigation that may arise from this contract shall be brought solely in the state or federal courts located in Sioux Falls, South Dakota, and Customer and Contractor consent to jurisdiction of such courts.

NOTES

Customer Acceptance/Authorization Signature: _____

Job Payment Notes: 50% of the total will be due the day work begins. At this time all materials will already be on site. Remaining 50% due upon completion of the project.

*****IMPORTANT NOTE***** Any OSB or Foam Insulation Board needing replaced or added to complete siding properly and to code will be charged at \$2.25 per square foot and added onto the estimate total during final invoicing. Labor in this initial estimate is for 3 layers of siding. If another layer of siding is found during tear off than it will be documented and charged out at \$2,000 dollars for labor and additional disposal fees. Fascia and Soffit Metal is NOT included in this estimate. If there are any structural issues on the home found after tearing off all the siding, the homeowner will be notified then the homeowner will need to contact a framing contractor to address the issue and fix before siding work is to be continued. Color of Siding and Trims TBD.

