

Deadwood Historic Preservation Commission  
c/o Deadwood Historic Preservation Office

June 17, 2026

Subject: Request for Windows, Doors, and Siding Grant Extensions - 51  
Highland Avenue.

I respectfully request the subject grants be extended until July 2027 to provide my wife and I the necessary time to properly complete the exterior renovation of our home. Since embarking on our complete home renovation in March 2025, we have made great progress but have encountered several unanticipated hurdles, as well (see attached).

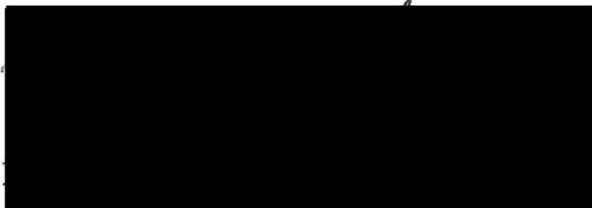
We are in the process of hiring an engineer to provide structural design options to construct our deck, which was previously approved by the commission last summer. This work cannot be accomplished until my wife is able to join me and make the necessary decisions later this summer, as she is taking care of her ailing mother in Missouri. We plan to have the deck constructed in accordance with the engineering plans in 2027.

In addition, we are contracting to have our front porch built this fall. Both projects will directly effect the completion of the exterior renovations, to include the windows, doors, and siding.

Please understand there has been zero procrastination since the renovation began, as I have worked solo on the home a minimum of six day weeks for eight months (stopped for winter) last year, and am maintaining the same work schedule in 2026.

This house is our forever home, and we want to devote the necessary time and attention to it that it deserves. To accomplish this, we ask for your approval for this extension request.

Thank you for your review and consideration,



## Progress Report 2025/26

***\*\*\*Note: Home was Vacant for approximately 13 years\*\*\****

- Rubble Foundation reconstructed, new concrete floor poured, new posts and LVL beam erected in accordance with engineering plans.
- Home lifted and new sill plate and rim joist were installed.
- Basement: original windows and period doors rebuilt and installed; masonry vapor barrier installed, new finished sub-floor and floors, interior doors, wall construction for finished basement completed.
- Extensive Demo: Front porch, exterior stairs from main to basement floor, back porch deck, Three floors of plaster, lathe, chimney brick, false ceilings, and two layers of flooring removed (4 - 20' dumpsters).
- Rough-ins for plumbing & electrical approved by state inspectors.
- Rough-in construction approved by Deadwood Home Inspector.
- Rockwool insulation installed on all floors & attic.
- New roof installed.
- Structural repairs to joists, rafters, headers, and studs completed in accordance with engineering recommendations.
- Archeology Survey required & completed - New electric, gas, and segments of water and sewer lines were installed - first time these services were active in 13 years.
- New HVAC installed throughout home.
- Vapor barrier system is currently being installed on all floors.
- New flooring in areas where original flooring was damaged or missing was installed.
- Two showers and toilet installed.
- Drywall to begin in July.