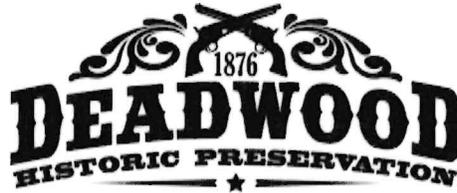


OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	240040
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	3/22/24
Date of Hearing	4/10/24

## 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:	745 Main Street Deadwod SD
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:	Emily Costopoulos LLC (Black Pine Real Estate)		
Address:	745 Main Street		
City:	Deadwood	State:	SD
Zip:	57732		
Telephone:	858472698	Fax:	
E-mail:	hello@emilycostopoulos.com		

Architect's Name:	Dennis Egge		
Address:	PO Box 455		
City:	Belle Fourche	State:	SD
Zip:	57717		
Telephone:	970-454-1546	Fax:	
E-mail:	egge.denreb@gmail.com		

Contractor's Name:	Full Curl Construction		
Address:	745 Main Street		
City:	Deadwood	State:	SD
Zip:	57732		
Telephone:	605-415-7085	Fax:	
E-mail:	levi@fullcurlconstruction.co		

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

TYPE OF IMPROVEMENT			
<input checked="" 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 checked="" type="checkbox"/> Wood Repair	<input checked="" type="checkbox"/> Exterior Painting
<input checked="" 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

**FOR OFFICE USE ONLY**  
Case No. \_\_\_\_\_

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>	
Project Start Date: <u>ASAP</u>	Project Completion Date (anticipated): <u>6 months</u>
<input checked="" type="checkbox"/> <b>ALTERATION</b>	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side(s) <input checked="" type="checkbox"/> Rear
<input type="checkbox"/> <b>ADDITION</b>	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> <b>NEW CONSTRUCTION</b>	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____
<input type="checkbox"/> <b>ROOF</b>	<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"/> <b>GARAGE</b>	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> <b>FENCE/GATE</b>	<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"/> <b>WINDOWS</b>	<input type="checkbox"/> <b>STORM WINDOWS</b> <input type="checkbox"/> <b>DOORS</b> <input type="checkbox"/> <b>STORM DOORS</b> <input type="checkbox"/> Restoration <input checked="" 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 <small>Double Hung Low e glass</small> _____
<input checked="" type="checkbox"/> <b>PORCH/DECK</b>	<input checked="" 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"/> <b>SIGN/AWNING</b>	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> <b>OTHER</b> – 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 attached.

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Project: **745 Main Street Deadwood South Dakota Renovate Exist Building**  
 Owner: Levi & Emily Costopoulos  
 Description: Project Design Development Budget Converting Building into Business Offices  
 Updating Exterior Facade-Interior Finishes-Mechanical, Systems ADA Access

<b>A. Fees</b>					
1.	Building Permit	1	LS	\$ 1,940	1,940.00
2.	2% State Tax	1	LS	\$ 6,000	6,000.00
3.	Design/Consultant	1	LS	\$ 10,227	10,227.00
					Subtotal Fees <u>\$18,167.00</u>
<b>B. Hazardous Material Removal</b>					
1.	Abatement-Lead Paint-Miscellaneous	1	LS	55,840.00	55,840.00
2.	Test/Inspections	1	LS	1,400.00	1,400.00
					Subtotal Harardous Material Removal <u>\$57,240.00</u>
<b>C. Structural Stabilization</b>					
1.	Repoint Masonry Walls	540	SQFT	26.00	14,040.00
2.	Underpinng Foundation Wall	61	LF	180.00	10,980.00
3.	Temporary Shoring Foundation & Floor System	1	LS	4,200.00	4,200.00
					Subtotal Structural Stabilization <u>\$29,220.00</u>
<b>D. Exterior Facade Improvements</b>					
1.	Stucco Repair and Replace	2,232	SQFT	29.43	65,687.76
2.	Replacement Windows	11	EA	1,497.00	16,467.00
3.	Replacement Exterior Doors	2	EA	1,219.00	2,438.00
4.	Parpet Walls Replace/Repair	180	LF	79.76	14,356.80
5.	Front Windows/Doors Fabric Awning System	1	LS	3,705.00	3,705.00
6.	Restore Rear Wall to Match Side Walls	270	SQFT	18.49	4,992.30
					Subtotal Exterior Improvements <u>\$107,646.86</u>
<b>E. Interior Improvements</b>					
1.	Carpentry	1800	SQFT	8.60	15,480.00
2.	Building Materials	1	LS	8,966.00	8,966.00
3.	Insulation/Sound Board	1	LS	7,891.00	7,891.00
4.	Drywal/Paint	1	LS	19,135.00	19,135.00
5.	TrimMaterial/Doors	1	LS	18,014.00	18,014.00
6.	Flooring	1	LS	16,498.00	16,498.00
					Subtotal Interior Improvements <u>\$85,984.00</u>
<b>F. HVAC-Plumbing-Electrical</b>					
1.	HVAC	1	LS	29,480.00	29,480.00
Demo Existing System 90% Furance & AC 3 Zone System Metal Duct Supply & Return					
2.	Plumbing	1	LS	9,600.00	9,600.00
Plumbing Water/Sanitary Rough In Restroom Fixtures ADA Water Heater					
3.	Electrical	1	LS	23,422.00	23,422.00
Demo Existing System Replace Existing Building Service New Outlets, Switches, Panel Interior/Exterior Lighting					
					Subtotal HVAC-Plumbing-Electrical <u>\$62,502.00</u>
<b>G. Site Improvements</b>					
1.	Demo Existing Concrete Sidewalks/Stoops	1	LS	722.00	722.00
2.	Demo Satilite Dishes	1	LS	1,840.00	1,840.00
3.	Correct Site Drainage	1	LS	4,200.00	4,200.00
4.	Install ADA Concrete Ramp	1	LS	860.00	860.00
5.	Replace Sidewalks/Stoops	1	LS	1,368.00	1,368.00
6.	Replace Existing Rear Parking Lot	1	Ls	16,466.00	16,466.00
					Subtotal Site Improvements <u>\$25,456.00</u>
					<b>Subtotal Project Cost <u>\$386,215.86</u></b>
<b>H. Owner's Reserve 4.0%</b>					<b>\$14,981.00</b>
<b>TOTAL PROJECT COST</b>					<b><u>\$401,196.86</u></b>