

APPLICATION # _____

DEADWOOD HISTORIC PRESERVATION COMMISSION

DEADWOOD NOT-FOR-PROFIT GRANT PROGRAM FOR
SITES NOT ELIGIBLE FOR STATE PROPERTY TAX MORATORIUM

Application

The Deadwood Historic Preservation Commission reviews all applications. Please read the attached Policy Guidelines and provide the requested information below.

1. Property Address:

715 Main St.	Deadwood	SD	57732
Street	City	State	Zip

2. Applicant Details:

TODAY'S DATE: 5-5-21

Masonic Center Association	605-720-3646	casey.derflinger@fib.com	
Name	Daytime Telephone	E-mail Address	
715 Main St.	Deadwood	SD	57732
Street	City	State	Zip

3. Owner of Property:**

****NOTE:** Applicant must own/retain property;

OR

Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;

OR

Applicant must have a firm written commitment with the owner to purchase the property.

(Complete 'Owner of Property' only if different from that of applicant)

Name	Daytime Telephone	E-mail Address	
Street	City	State	Zip

1. Property Address

715 Main St.	Deadwood	SD	57732
Street	City	State	Zip

2. Description of work to be performed as part of this project:

In mid-October of 2020, we discovered the ceiling on the third floor was falling in. We contacted our insurance company who sent an adjustor and structural engineer to survey the damage. The engineer indicated that one of the girder trusses was broken on each end and was falling through the ceiling. Another girder truss was also cracked and was starting to fall in. The engineer indicated that this was an emergency situation and that we would be required to shore up the 2 trusses immediately due to safety concerns. He also indicated that the 2 trusses would need to be braced on each floor, from the basement to the third floor. We contracted with CVD Construction of Spearfish to install the bracing, and this has been completed. We also asked them for an estimate to repair the trusses, and they contracted with Albertson Engineering of Rapid City to determine some options. Albertson determined there were 4 possible options, and CVD is currently working on a repair estimate for the option they deemed best. In the meantime, Albertson has invoiced CVD for their work, which totaled \$8,000. We are requesting an \$8,000 grant from the remaining current available funds we have with Deadwood Historic Preservation. Our current insurance company, Philadelphia, and our former insurance company, Columbia, are still disagreeing when the trusses started to break. Philadelphia claims it was due to the 2013 Atlas Storm, Columbia thinks it could have happened more recently. Thank you for your consideration.

3. Project budget – itemized and showing disbursement of funding

<u>Description (i.e. roof)</u>	<u>Grant</u>	<u>Total</u>
Engineering Invoice	\$8000	\$ 8000
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
Total:	\$8000	\$8000

4. Total Project Cost: \$8000	Grant Amount: \$8000
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The following information must be presented with this application as attachments before being reviewed by the Deadwood Historic Preservation Commission (incomplete applications will not be reviewed)

- a. Floor plan(s) (when necessary)
- b. Site plan(s) (when necessary)
- c. Photographs
- d. Copy of deed or notarized letter of authorization
- e. Verification of listing on or eligibility for listing on the National Register of Historic Places
- f. Submission of specifications and contracts

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Policy Guidelines

STATEMENT:

The restoration and protection of Deadwood's historic buildings and sites are acknowledged to be a primary part of the City's goal to preserve and maintain Deadwood's historic integrity. The expense of such restoration and protection projects may discourage property owners from having the work completed or may result in a lower quality of craftsmanship. The purpose of this grant fund is to assist and encourage property owners to restore and protect their properties through the use of quality materials and craftsmanship.

Deadwood Historic Preservation Commission reserves the right to revise grant policy or discontinue the program at any time without public notice.

OBJECTIVE:

The City of Deadwood is a National Historic Landmark and is listed on the National and South Dakota State Register of Historic Places. Maintaining these designations is critical to the economic success of the city and the quality of life of its residents. The objective of the grant program is to stimulate quality restoration and protection of buildings and sites that contribute to the historic integrity of the City of Deadwood.

GRANT DEFINITION:

The availability of funds for a project will be determined on a case-by-case basis. Qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five year period. Applications are accepted anytime of the year.

All grant expenditures and match resources must be expended for services and/or materials used for the approved project during the project period.

EMERGENCY GRANTS:

Emergency grants are made exclusively for interim stabilization of a historic property that has been damaged due to some unforeseeable event. These grants will typically not exceed \$10,000 which may be above and beyond the \$10,000 available to eligible organizations per year. Applications are accepted any time of year. Emergency Grant Funds will be granted only when funds are available.

ALLOWABLE ACTIVITIES

- **PLANNING:** A broad category that includes a wide range of non-conforming projects, such as surveys, registration and designation; comprehensive and projection planning;

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preparation of preservation-related studies and reports; photo documented projects, etc.

- **PRESERVATION:** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.
- **REHABILITATION:** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural and architectural values.
- **RESTORATION:** The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code related work to make properties functional is appropriate within a restoration project.
- **INTERPRETATION:** The act or result of giving an explanation of the history and/or activities associated with the resource or entities associated with the building.

ELIGIBILITY CRITERIA

APPLICANT ELIGIBILITY:

1. Applicant must own/retain property. Furthermore, grant recipients must agree to retain ownership of the property for a minimum of five years. Transfer of ownership or control will require repayment of the grant to the City of Deadwood.
OR
Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;
OR
Applicant must have a firm written commitment with the owner to purchase the property.
2. Applicant must demonstrate the ability to successfully implement the project;
3. Applicant must be a not-for-profit organization, and not be eligible for State Property Tax Moratorium.
4. The grant applicant must provide a plan for future use of the site.

PROPERTY ELIGIBILITY:

1. The property must be a contributing building or property within the Deadwood National Historic Landmark District or designated as a local historic resource.
2. Buildings used for city governmental purposes only are not eligible.

SELECTION CRITERIA

Projects will be selected based primarily on the funding priorities, but evaluation will include consideration of the following criteria (listed in no specific order):

1. Funding Priorities
 - a. Work required to give the building a weather proof envelope and make it structurally sound;
 - b. Work that will abate any serious threat to the structure whether from internal or external sources (i.e. hazardous wiring);
 - c. Exterior restoration;
 - d. Restoration of character-defining interior features;
 - e. Work necessary to facilitate putting the building to an appropriate use, including meeting all codes and accessibility standards;
2. Historical or architectural significance of the property;
3. Administrative and financial management capabilities of the sponsor;
4. Community support and interest;
5. Quality of application;
6. Prepared predevelopment material including work plans and specifications;
7. Evidence of future support plan/The grant applicant must provide a plan for future use of the building.

Project from lower priorities may be selected if extraordinary circumstances exist.

APPLICATION PROCEDURES

Applications are available from:

*Deadwood Historic Preservation Office
Deadwood City Hall
Grant Applications Dept.
108 Sherman Street
Deadwood, SD 57732
Tel.: (605) 578-2082*

Or online at:

www.cityofdeadwood.com

Click on Departments, Historic Preservation

SELECTION PROCESS

Deadwood Historic Preservation staff reviews applications for completeness and eligibility and compiles a listing of projects according to the above priorities and selection criteria. This may result in partial funding of some projects.

GRANT CONDITIONS

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1. Submission of a copy of the deed to the property or a letter of support from the property owner if owner is not project sponsor;
2. Verification of listing on or eligibility for listing on the National Register of Historic Places;
3. Signing of a covenant on the property insuring its maintenance and historic integrity;
4. Use of competitive procedures for procurement;
5. Submission of specifications and contracts to the Deadwood Historic Preservation Office for approval before beginning work and before making any changes in the course of the work;
6. The Deadwood Historic Preservation Commission must be listed as a supporter in any printed material or publicity releases;
7. Inspection and approval of work by the Deadwood Historic Preservation Office and City Building Official or local officials as selected by the City of Deadwood.
8. Maintenance of proper financial records and submission of documentation for reimbursement;
9. Submission of progress reports to the Deadwood Historic Preservation Office;
10. Additional photographs of existing conditions and of the completed work;
11. A final project report including a complete identification of the work performed, costs and resources used.

The grant recipient must submit reports as requested.