



CITY OF LEAD
BUILDING DEPARTMENT
801 WEST MAIN
LEAD, SOUTH DAKOTA 57754
PHONE 605-584-1617 | FAX 605-584-1407
EMAIL: denniss@cityoflead.com

CITY OF LEAD DEMOLITION PERMIT APPLICATION

Date of Application	7/30/2026
Lot Address	120 GRAND
Owner Name	FERD BALKENHOL
Owner Address	414 MILL ST APT 1
City/State/ZIP & Tel	LEAD SD 57754 605-920-1291

APPLICANT INFORMATION

Same as above? ☒ Yes ☐ No If No, fill out information below:

Applicant Name	
Applicant Address	
City/State/ZIP & Tel	

PROPERTY DETAILS

Number of Buildings for Demolition: 1 Total SQ FT: APPROX 200 SF

Estimated Value of Structure(s): \$ NEGATIVE Estimated Land Value: \$

Have You Offered to Sell? ☐ Yes ☒ No ☐ Private ☐ Realtor

REASON FOR DEMOLITION

UNATTACHED STORAGE GARAGE DOES NOT HAVE PROPER FOOTINGS AND
GARAGE WALLS ARE SETTLING IN VARIOUS LOCATIONS. GARAGE HAS THE
POSSIBILITY OF FALLING AGAINST THE HOUSE LOCATED ON THE DOWNHILL
SIDE

Anticipated Completion Date: 7/30/2026

(Permit expires 180 days from approval)

FUTURE USE OF PROPERTY

N/A - NEW GARAGE COULD BE BUILT

Will this work be completed by a contractor? ☐ Yes (Please provide Information Below) ☒ No

CONTRACTOR INFORMATION

Contractor Name	<u>N/A</u>
Contractor Address	
City/State/ZIP & Tel	

FEEES

STRUCTURES WITHIN THE HISTORIC DISTRICT

- Contributing Structure — \$500 (\$100 non-refundable)
- Noncontributing Structure — \$250 (\$50 non-refundable)
- Garage/Outbuilding — \$100 (\$25 non-refundable)

STRUCTURES OUTSIDE HISTORIC DISTRICT

- Home — \$250 (\$50 non-refundable)
- Garage/Outbuilding — \$50 (\$10 non-refundable)

Bond Required? ☐ Yes ☒ No If Yes Amount \$ _____

Total Amount of Fee: \$ 50⁰⁰ Receipt #: _____

The Historic District is dedicated as the boundaries in the original description in the National Register of Historic Places, 1974 and in the Historic Amendment in the National Register of Historic Places, 1998.

Applicant must attend all Planning and Zoning and Commission Meetings; if applicant is absent the permit may be tabled or denied.

Applicant Signature: Aera Balhenhoe Date: 7/30/2026 (Must be owner on record)

Building Inspector / Officer: Dennis Schumacher Date: 7-30-26

OFFICE USE ONLY

Legal Description	
Zoned	<u>RESIDENTIAL</u>
Structures Within Historic District	☐ Yes ☒ No
Contributing Structure	☐ Yes ☒ No
Pictures Taken	☒ Yes ☐ No

Pictures are to be taken of the inside and outside of the structure. The owner is responsible for providing copies to the State Historical Office and the City of Lead.

Actions Taken

LEAD HISTORICAL PRESERVATION COMMISSION

Recommendation for Demolition: ☐ Yes ☐ No

Stipulations:

President Signature: _____ Date: _____

LEAD CITY COMMISSION

Recommendation for Demolition: ☐ Yes ☐ No

Stipulations:

Mayor Signature: _____ Date: _____

City of Lead • Demolition Permit Application

City of Lead • Building Department

1-19A-11.1. Preservation of historic property--Procedures.

The state or any political subdivision of the state, or any instrumentality thereof, may not undertake any project which will encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places until the South Dakota State Historical Society has been given notice and an opportunity to investigate and comment on the proposed project. The office may solicit the advice and recommendations of the board with respect to such project and may direct that a public hearing be held thereon. If the office determines that the proposed project will encroach upon, damage or destroy any historic property which is included in the national register of historic places or the state register of historic places or the environs of such property, the project may not proceed until:

- (1) The Governor, in the case of a project of the state or an instrumentality thereof or the governing body of the political subdivision has made a written determination, based upon the consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm to the historic property, resulting from such use; and
- (2) Ten day's notice of the determination has been given, by certified mail, to the South Dakota State Historical Society. A complete record of factors considered shall be included with such notice.

Any person aggrieved by the determination of the Governor or governing body may appeal the decision pursuant to the provisions of chapter 1-26.

The failure of the office to initiate an investigation of any proposed project within thirty days from the date of receipt of notice thereof is approval of the project.

Any project subject to a federal historic preservation review need not be reviewed pursuant to this section.

Source: SL 1987, ch 20; SL 2015, ch 277 (Ex. Ord. 15-1), § 19, eff. Apr. 20, 2015; SL 2021, ch 7, § 4.

City of Lead

Cashier Asystadmin

7/30/26 2:39pm 291392

From: FERD BALKENHOL

CR DEMO PERMITS	50.00
FERD BALKENHOL	

Receipt total	-----	50.00
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CHECK 7692	-----	50.00
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Change Due	-----	0.00
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THANK YOU

SDCL 1-19A-11.1 - PROJECT NOTIFICATION FORM

State/Local Government Entity Requesting Review:

Contact Person:

Name: Ferd Balkenhol

Address: 120 Grand Ave.

Phone Number: 605-920-1291

Email: NA

Project Information:

Project Location: 120 Grand Ave. in Lead South Dakota.

This property is:

- ☐ Listed individually in the State/National Register of Historic Places
☐ Located in a listed historic district: _____

Project Description: Garage has been deemed unsafe and ordered removed.

Please include **photographs** of the property, including at least an overall photograph of the main façade and other features that may be impacted.

Government Official's Signature: Clennis Schumacher

Mail this form and photographs to:

ATTN: Review and Compliance
State Historic Preservation Office
900 Governors Dr.
Pierre SD 57501









FERD BALKENHOL 605-920-1211

120 GRAND - DEMO GARAGE

- ① Side Lot Setback - Garage was built on the Property line
- ② Footings are not connected or on one side - ~~there~~ ~~area~~ is non-existent - dirt ~~is~~ & water is falling into a hole & under the garage
- ③ Garage was built over a $\pm$ 4-5 excavation with a trap door for possible oil changes when car was pulled into the garage
- ④ Existing wooden slat garage floor is unsafe - Look dry & wet rot in several areas
- ⑤ Back ^{block} foundation wall is cracked & settling toward the neighbors house
- ⑥ Existing roof has deteriorated and is leaking.

ROBIN