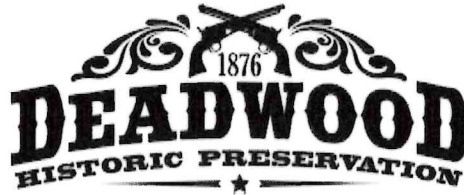


OFFICE OF
**PLANNING, ZONING AND
 HISTORIC PRESERVATION**
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	240125
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	7/17/24
Date of Hearing	7/24/24

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: 25 Jackson Street, Deadwood
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: <u>Robert Berryman</u>
Address: <u>13963 Neck Yoke Road</u>
City: <u>Rapid City</u> State: <u>SD</u> Zip: <u>57702</u>
Telephone: <u>415-297-9311</u> Fax: _____
E-mail: <u>bob.berryman@pacbell.net</u>

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

Contractor's Name: <u>Adrian Newkirk</u>
Address: <u>39 Lincoln Street</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>602-549-5235</u> 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 checked="" type="checkbox"/> New Construction <input type="checkbox"/> General Maintenance <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Re-Roofing <input type="checkbox"/> Siding <input type="checkbox"/> Awning	<input type="checkbox"/> Addition <input type="checkbox"/> Wood Repair <input type="checkbox"/> Windows <input type="checkbox"/> Sign	<input checked="" type="checkbox"/> Accessory Structure <input type="checkbox"/> Exterior Painting <input type="checkbox"/> Porch/Deck <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 checked="" type="checkbox"/> GARAGE	<input checked="" 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 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 type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____
<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 type="checkbox"/> OTHER – 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).

Replacing an existing deteriorating garage with a prefabricated garage structure and new concrete

foundation and parking slab. The new structure will be the same width as the current garage, which

measures 18' 5" wide by 18' 5" long, and approximately eight feet longer. The two small existing

garage doors will be replaced with one door having a historic appearance. The new cement siding

board will have the same size and appearance as the siding on the house. A composition shingle roof

will be installed.

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.

Robert P. Benigman, Jr. 7/17/24

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(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.

25 Jackson Street Garage



S

Bonny Anfinson

From: Bob Berryman <berrybob@pacbell.net>
Sent: Wednesday, August 7, 2024 11:44 PM
To: Bonny Anfinson
Subject: 25 Jackson revised garage design
Attachments: 25J Garage revised 8-07-24.pdf; 25J Garage door style.jpg

You don't often get email from berrybob@pacbell.net. [Learn why this is important](#)

Hi Bonnie,

Attached is the revised design document from Menards for the garage at 25 Jackson Street.

The roof pitch has been changed to 6/12 as requested. The siding will have a 6" reveal, and the window trim will match the house's window trim. A fire rated interior wall will be installed on the side of the garage closest to the neighbor's garage.

I've also attached an example of the rollup garage door with historic looking hinges.

Feel free to contact me with any questions or if you need any additional information.

Thank you for your continued assistance.

Bob

Bob Berryman
415.297.9311

Date: 8/07/2024 - 4:04 PM
Design Name: Garage Design
Design ID: 313354290489
Estimate ID: Estimate Unavailable
Estimated Price: \$0.00

Berryman
"Final" → ish

MEMBER
Design & Buy™
GARAGE

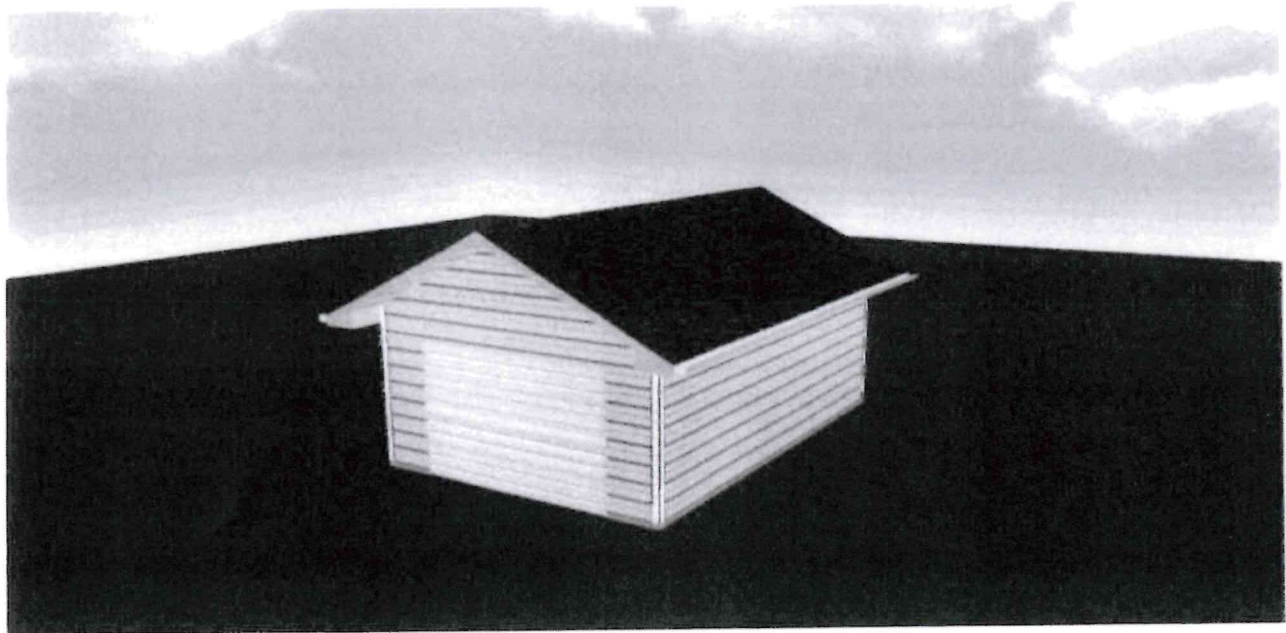
How to recall and purchase your design at home:



1. Scan the QR code with your mobile device to access the design.
2. Select the Garage Design.
3. Select your design to purchase.
4. Follow the prompts to complete your purchase.

How to purchase your design at the store:

1. Visit the Design & Buy store.
2. Select your design to purchase.
3. Follow the prompts to complete your purchase.



Based on the truss type and size a truss design could not be found. Please complete your building design and wait for the summary screen, use the Submit Trusses button and our truss team will design the trusses for your building. If you have further questions, please chat or leave a message. To recall your design later, be sure to save your estimate to your account.

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

THE PRICE IS NOT RESPONSIBLE FOR ANY LOSS, INCLUDING THE GUEST'S CHOICE OF PRODUCTS OR METHODS OF THE WORK. THE PRICE IS MATERIALS SHOWN. AVAILABILITY OF MATERIALS IS NOT GUARANTEED. THE PRICE IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PRICE IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PRICE IS SUBJECT TO CHANGE WITHOUT NOTICE.

PLEASE CONTACT US AT 800-854-3434 FOR MORE INFORMATION. WE ARE HERE TO HELP YOU WITH ANY QUESTIONS OR CONCERNS. WE ARE HERE TO HELP YOU WITH ANY QUESTIONS OR CONCERNS. WE ARE HERE TO HELP YOU WITH ANY QUESTIONS OR CONCERNS.

Final Notes

- Truss design emailed separate
- Smooth siding @ purchase
- Trim to match house @ purchase
- Firewrap @ purchase

WE 8/7

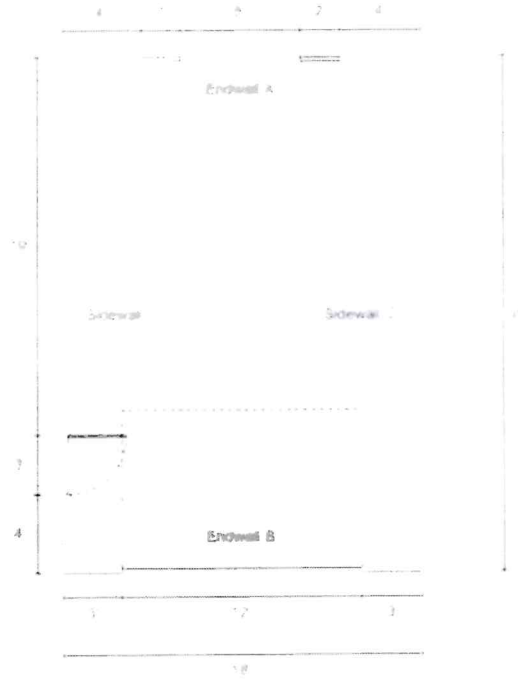
Truss Design
+ System V estimate
sent to contractor
Sales account!
8/7

Date: 8/07/2024 - 4:04 PM
Design Name: Garage Design
Design ID: 313354290489
Estimate ID: Estimate Unavailable
Estimated Price: \$0.00

Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

Design & Buy™
GARAGE

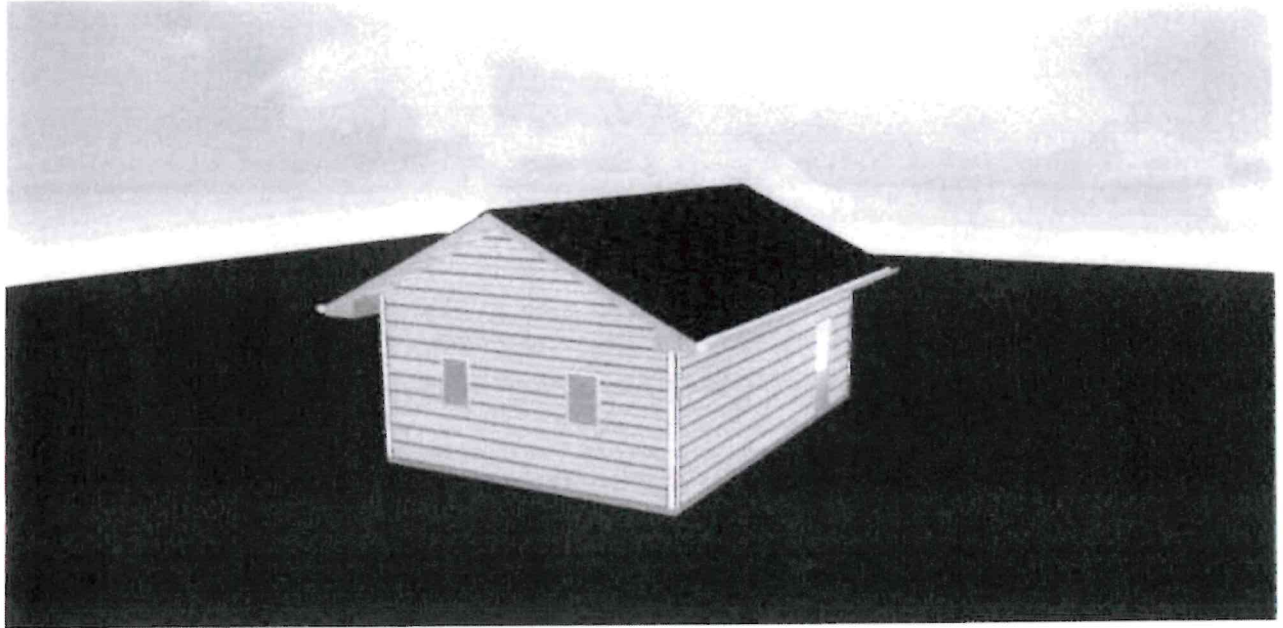
Garage Image



Date: 8/07/2024 - 4:04 PM
Design Name: Garage Design
Design ID: 313354290489
Estimate ID: Estimate Unavailable
Estimated Price: \$0.00

Estimate is provided as a guide only. Actual prices may vary. Tax, fees, and other charges are not included.

NEW! 2024
Design & Buy™
GARAGE



Date: 8/07/2024 - 4:04 PM
Design Name: Garage Design
Design ID: 313354290489
Estimate ID: Estimate Unavailable
Estimated Price: \$0.00

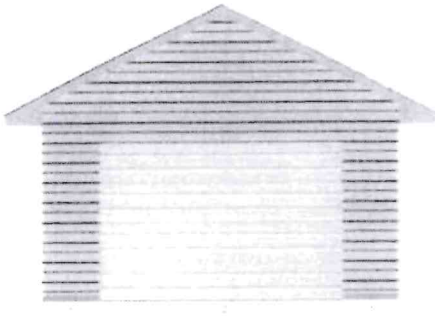
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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GARAGE

Dimensions

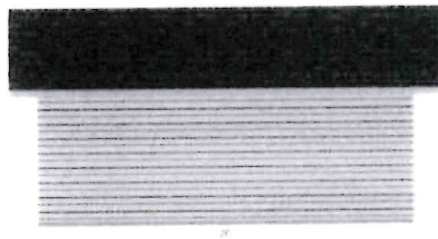
Wall Configurations

*Some items like wainscot, gutter, gable accents are not displayed if selected



ENDWALL B

12X8 White Deep Ribbed Torsion Spring

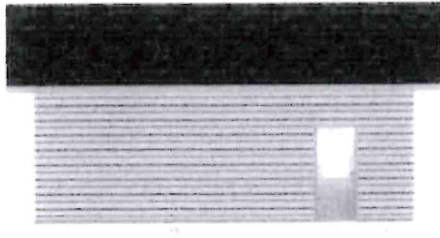


SIDEWALL D

Date: 8/07/2024 - 4:04 PM
Design Name: Garage Design
Design ID: 313354290489
Estimate ID: Estimate Unavailable
Estimated Price: \$0.00

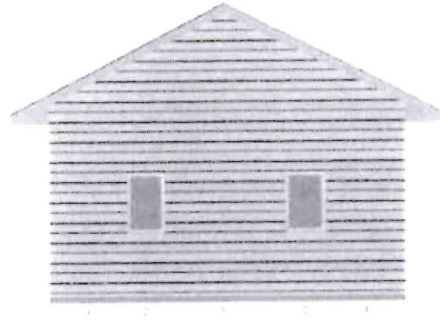
Total estimated price. Excludes shipping and go up to down. Tax, door and options not included.

Design & Buy™
GARAGE



SIDEWALL C

Mastercraft E-36W x 30H- Primed Steel Half Lite



ENDWALL A

24 W x 36 H- Mastercraft Primed Steel Half Lite with 1/2" Glass Pane

24 W x 36 H- Mastercraft Primed Steel Half Lite with 1/2" Glass Pane

Date: 8/07/2024 - 4:04 PM
Design Name: Garage Design
Design ID: 313354290489
Estimate ID: Estimate Unavailable
Estimated Price: \$0.00

*Note: Estimated price. Future price will change based on material price changes. Price is for design only. No construction.

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GARAGE

Materials

Building Type

Building Location Zip Code 51722
Building Type Garage

Building Info

Building Width 18
Building Length 26
Building Height 9
Wall Framing Stud 2 x 4
Roof Framing Truss Construction
Truss Type Common (24" on center spacing)
Roof Pitch 8/12 Pitch
Eave Overhang 4
Gable Overhang 24
Curb Poured Curb
Curb Height 4
Foundation Type Poured
Custom Garage Plan Yes, I need a custom building plan

Wall Info

Siding Material Type Fiber Cement Siding
Fiber Cement Siding Allura™ 5/16" x 7' 1/4" x 12" Textured Fiber Cement Lap Siding
Accent Material Type None
Wainscot Material Type None
Wall Sheathing 7/16" x 4 x 8 OSB (Oriented Strand Board)
House Wrap Kimberly-Clark BLOCS-IT® 6'9" x 75' House Wrap
Gable Vents None

Roof Info

Roof Sheathing 1/2" x 4 x 8 OSB (Oriented Strand Board)
Roofing Material Type Architectural Shingle
Architectural Roofing Owens Corning® Tri-Definition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Estate Gray
Roof Underlayment Owens Corning® ProArmor® Synthetic Roofing Underlayment (12' x 286", 1,600 sq. ft.)
Ice and Water Barrier Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66' (200 sq. ft.)
Fascia Material Type Smooth Aluminum Fascia
Fascia 6' x 12" Aluminum Smooth Fascia, Color: White
Soffit Material Type Aluminum Soffit
Soffit 16' x 12" Aluminum Vented Soffit, Color: White
Gutter Material Type Aluminum
Gutter Spectra Metals® 5" x 10" K-Style Aluminum Gutter, Color: White
Ridge Vent None
Roof Vent None

Openings

Service Door Mastercraft® 6'6" x 8'0" Premium Steel Half-Door

Date: 8/07/2024 - 4:04 PM
Design Name: Garage Design
Design ID: 313354290489
Estimate ID: Estimate Unavailable
Estimated Price: \$0.00

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

RECYCLED
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GARAGE

Overhead Door
Additional Information:
Overhead Door Trim Type
Vinyl Trim Color
Window
Window

12X8 White Deep Ribbed Torsion Spring
CSEST Torsion Spring
Vinyl
White
24"W x 36"H Performax™ Double Hung Window with Nailing Flange
24"W x 36"H Performax™ Double Hung Window with Nailing Flange

Additional Options

Ceiling Insulation
Ceiling Insulation R-Value
Wall Insulation
Ceiling Finish
Wall Finish
Hydraulic Roll and Hold
Anchor Bolt

Framing Fasteners

Sheathing Fasteners
Roofing/Sheathing Fasteners

Truss Fasteners
Overhead Opening Hardware

Blow-in Face Glass
R-10 Blow-in WX Fiberglass Blown-in Insulation
None
1/2" x 4" x 8' Bug-Weight Drywall
5/8" x 4" x 8' Type X Fire-Rated Drywall
None
Grip Fast® 1/2" x 10' HDG Anchor Bolt w/ Nut & Washer
Grip Fast® 3/8" x 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb Box
Grip Fast® 2 1/2" 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb Box
Grip Fast® 1-1/4" Electro-Galvanized Cor Roofing Nails - 7,200 Count
FasterMaster® Timber-OK™ 5/16" x 5 1/2" 1oz Drive Black Hex Head
Timber Screw - 50 Count
No

Date: 8/07/2024 - 4:04 PM

Design Name: Garage Design

Design ID: 313354290489

Estimate ID: Estimate Unavailable

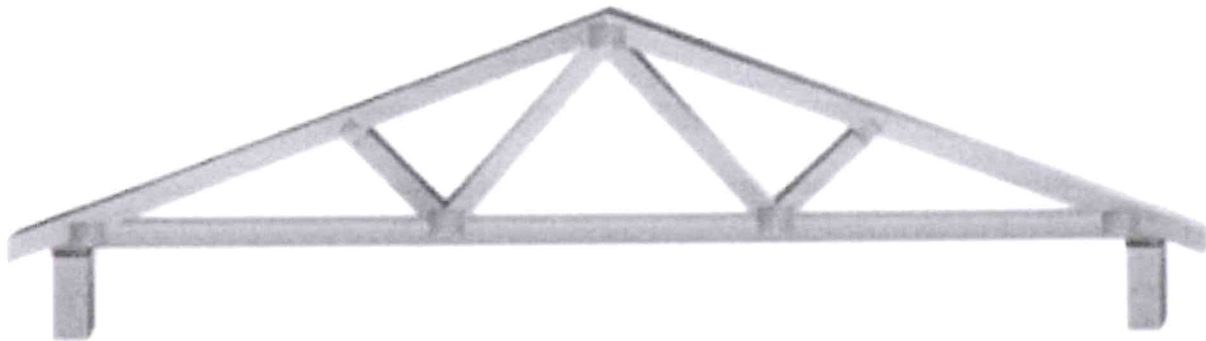
Estimated Price: \$0.00

Today's estimated price. Final pricing may go up or down. Tax, license and delivery not included.

Design & Buy™
GARAGE

Helpful Hints for Garage Construction

- Sills are cut into 2x10 inches in center with a gap to allow for term plate (to include the plate)
- For 10' and 12' wide full width studs should be cut for an approximate 10' or 12' full plate width
- If steel is required, Pipe-B-Line Pro-S (per the site-lengths) should be used (as the actual length of Pipe-B-Line Pro-S is slightly different) framing should be confirmed. Steel is not added to the cost, make sure the lengths are accurate based on final draft building design
- Trusses included are estimated at 2 feet in overhang. The design is based on the standard provided design and framing will be verified
- Trusses should be cut or modified with the exception of removing the rafter tails in the correct overhang
- The summer and air is intended to support standard ceiling and insulation materials
- Drapped end studs are estimated with 18 inch and 24 inch gable overhang



Menards Building Checklist Planning

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing
- If necessary, hire a professional to help with planning and construction
- Consider site conditions including soil type, grade, and runoff before finalizing your design
- Material estimates provided can be changed to meet your needs
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.







