

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



FOR OFFICE USE ONLY	
Case No.	250152
☒ Project Approval	
☐ Certificate of Appropriateness	
Date Received	8/12/25
Date of Hearing	8/27/25

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: 14 Harrison St

Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant is: ☒ Owner ☐ Contractor ☐ Architect ☐ Consultant ☐ Other

Owner's Name:

Address:

City: Deadwood

Telephone: (605) 578-2082

E-mail: ms

Architect's Name:

Address:

City: State: Zip:

Telephone: Fax:

E-mail:

Contractor's Name: South Dakota Building

Address:

City: SD

Telephone:

E-mail:

Agent's Name:

Address:

City: State: Zip:

Telephone: Fax:

E-mail:

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|--------------------------------------|--|
| ☐ Alteration (change to exterior) | ☐ New Building | ☐ Addition | ☐ Accessory Structure |
| ☐ New Construction | ☐ Re-Roofing | ☐ Wood Repair | ☐ Exterior Painting |
| ☐ General Maintenance | ☐ Siding | ☐ Windows | ☐ Porch/Deck |
| ☒ Other garage door | ☐ Awning | ☐ Sign | ☐ Fencing |

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ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: _____		Project Completion Date (anticipated): _____		
☐ ALTERATION	☐ Front	☐ Side(s)	☐ Rear	
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear	
☐ NEW CONSTRUCTION	☐ Residential	☐ Other _____		
☐ ROOF	☐ New	☐ Re-roofing	☐ Material	
	☐ Front	☐ Side(s)	☐ Rear	☐ Alteration to roof
☒ GARAGE	☐ New	☐ Rehabilitation		
	☒ Front	☐ Side(s)	☐ Rear	
☐ FENCE/GATE	☐ New	☐ Replacement		
	☐ Front	☐ Side(s)	☐ Rear	
Material _____		Style/type _____		Dimensions _____
☐ WINDOWS	☐ STORM WINDOWS	☐ DOORS	☐ STORM DOORS	
	☐ Restoration	☐ Replacement	☐ New	
	☐ Front	☐ Side(s)	☐ Rear	
Material _____		Style/type _____		
☐ PORCH/DECK	☐ Restoration	☐ Replacement	☐ New	
	☐ Front	☐ Side(s)	☐ Rear	
Note: Please provide detailed plans/drawings				
☐ SIGN/AWNING	☐ New	☐ Restoration	☐ Replacement	
Material _____		Style/type _____		Dimensions _____
☐ 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).

Replace Present garage door with new automated garage door. Design will be a carriage horse type with upper panel windows the color will match or compliment the house color. Estimate from SD Overhead Doors is for NO windows but we will be getting an upper panel of windows Natasha Fuller will drop by color samples and model example.

FOR OFFICE USE ONLY Case No. _____

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.

	_____ SIGNATURE OF AGENT(S)
_____ SIGNATURE OF OWNER(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE
_____ SIGNATURE OF OWNER(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.

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

The documentation listed below will assist in the submission of the application. *Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.*

ALL WORK:

- ☒ Photograph of house and existing conditions from all relevant sides. *will provide if needed*

RENOVATIONS AND ADDITIONS:

- ☐ Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- ☐ Exterior material description. *steel - Present door is steel*
- ☐ Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- ☐ Photograph of existing conditions from all elevations.
- ☒ Color samples and placement on the structure. *will provide*
- ☐ Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

- ☒ Written description of area involved. *replace garage door on underground garage*
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

PAINTING, SIDING:

- ☐ Color photographs of all areas involved and surrounding structures if applicable.
- ☐ Samples of colors and/or materials to be used.
- ☐ Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

NEW CONSTRUCTION:

- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- ☐ Material list including door and window styles, colors and texture samples.
- ☐ Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- ☐ Color photographs of proposed site and structures within vicinity of new building.

PROPOSAL

[Redacted]
 Rapid City, SD 57702
 Phone: 605 355 1500
 Website: sdoverheaddoors.com

Date	Estimate #	Rep
7/16/2025	684	AM

Customer
 [Redacted]

Job Name / Location
 [Redacted] RT
 Customer Phone #: 605-591-9614

LEAD TIME	6-8 WEEKS
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We hereby propose to furnish materials and labor necessary for the completion of:

Qty	Item	Description	Price Each	Amount
1	CLOPAY...	CLOPAY OVERHEAD DOOR: 9'X7' CLOPAY MODEL 4300 - CLASSIC STEEL PREMIUM STEEL FRONT AND BACK - 2" THICK POLYSTYRENE INSULATED - R VALUE 9.0 SHORT OR LONG PANEL DESIGN - STANDARD COLOR - NO WINDOWS INCLUDES REMOVE AND HAUL OF ANY EXISTING DOOR AND HARDWARE INSTALLED WITH LOW HEADROOM TRACK, HARDWARE, WEATHER SEAL, BOTTOM SEAL AND VAULT RELEASE - 2 PERSON FULL DAY LABOR	1,944.00	1,944.00T
1	EXCISE ...	EXCISE TAX ON TOTAL	39.68	39.68

*using 5476 SQ ft
 cost with
 upper windows
 will be closer
 to \$2800.00*

SITE CHECK COMPLETE	Subtotal	\$1,983.68
PLEASE SUBMIT 50% DEPOSIT IN ORDER TO ORDER DOORS	Sales Tax (6.2%)	\$120.53
	Total	\$2,104.21

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Sales Tax included (unless otherwise noted)

2.041% Excise Tax not included (unless otherwise noted) - Excise Tax does not apply to "customer pickup" orders

If bid is based on customer provided measurements, and should materials be ordered prior to building being erected and/or site check, customer guarantees the openings will accommodate door sizes as approved in writing by acceptance of this proposal or signed shop drawings - customer responsible for any and all costs associated with error, to include full payment for doors.

All materials are guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any and all electrical wiring (low and high voltage) is excluded from this proposal and should be completed by a licensed electrician. 1-year warranty provided on labor only. All parts and material are subject to manufacturer's warranty - labor excluded after 1 year. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Rep Signature: _____

Customer Signature: _____



STANDARD COLORS



- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

**Additional charges apply.
Due to the printing process, colors may vary.*

CUSTOM PAINT OPTION



Choose from over 1,500 Sherwin-Williams® paint colors to complement your home with Clopay's Color Blast® factory-finishing option. Our durable two-part paint system is tested and backed by a five-year warranty.

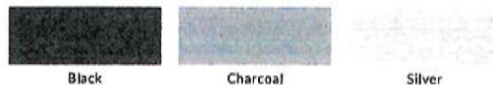
ULTRA-GRAIN® FINISH OPTION



- Painted steel surface simulates a real stained door without the need of staining and the ongoing maintenance of wood.
- Oak woodgrain runs horizontal on stiles and vertical on panels for an authentic, natural look.
- Available in Medium, Dark, Walnut or Slate finishes that complement entry doors, shutters and other exterior stained wood products.
- Exterior steel surface on an Ultra-Grain® finish door has a stucco texture to create a more natural woodgrain appearance.
- Window frames, grilles and inserts are color matched to coordinate with the Ultra-Grain® finish patterns. All window options are available.

Additional charges apply.

LUSTRA™ FINISH



Lustra™ finished garage doors feature a Black or Charcoal matte look, while Silver has a brushed metallic look. Door exterior has a smooth textured steel surface.

- These modern doors feature thick 24 gauge surface steel.
- Lustra™ finished doors cannot be painted.

*Additional charges apply.
Not available on Models GD1SU, GD1LU, GD2SP, GD2LP, GD1SP and GD1LP.*

GALLERY® STEEL

garage doors

The Gallery® Steel three-layer construction provides exceptional strength, energy efficiency and dent resistance as well as a beautiful carriage house appearance. The 2" or 1-3/8" thickness of Intellicore® polyurethane or bonded polystyrene insulation and thermal break makes these doors heat and cold resistant while the tongue-and-groove joint helps seal out wind, rain and snow. Available in short and long panels with multiple window options, the three-layer Gallery® Steel is virtually maintenance-free, so the first fabulous impression becomes a lasting impression.



intellicore®
insulator technology

Warmer. Quieter. Stronger.

Gallery® Steel garage doors featuring Intellicore® insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellicore® insulation is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency. Smart, indeed.

3-Layer Construction			
GD2SU & GD2LU MODELS	GD1SU & GD1LU MODELS	GD2SP & GD2LP MODELS	GD1SP & GD1LP MODELS
			
R-VALUE 18.4	R-VALUE 12.9	R-VALUE 9.0	R-VALUE 6.5

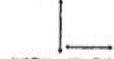
Calculated door section R-value is in accordance with ASTM E90-10.
Models with Ultra-Grain® finish and Black paint options are 35 gauge steel.

SHORT PANEL WINDOW AND TOP SECTION OPTIONS

Doors range from 6'0" to 16'6" high and 6'2" to 20'0" wide. Consult your Clopay Dealer for size options.

MODELS GD1SP, GD1SU, GD2SP AND GD2SU

HEIGHTS 7'0" - 8'0"



WIDTHS 6'2" - 7'6" 7'8" - 11'4" 11'6" - 14'8"

Illustrations simplified for clarity.

9'0" - 10'0"

10'6" - 12'0"

14'10" - 19'0"

19'2" - 20'0"

7'8" - 11'4"

7'8" - 11'4"

Long Top Section

Plain Short



Plain Long



REC12



REC14



SQ22



SQ24



Wrought Iron Short*



Wrought Iron Long*



ARCH1



Vertical Grille on ARCH1



Grille on ARCH1



ARCH2



Vertical Grille on ARCH2



Grille on ARCH2



ARCH3



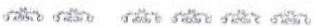
Vertical Grille on ARCH3



Grille on ARCH3



Wrought Iron Arch*



*Acrylic

Note: Due to stile width restrictions, some odd size door widths may allow only for the installation of a single handle. See your Clopay Dealer for details.