

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



FOR OFFICE USE ONLY	
Case No.	<u>260170</u>
☒ Project Approval	
☐ Certificate of Appropriateness	
Date Received	<u>8/5/26</u>
Date of Hearing	<u>8/12/26</u>

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: 111 Forest Ave

Historic Name of Property (if known): _____

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: Austin Waisanen

Address: _____
City: _____
Telephone: _____
E-mail: _____

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☒ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☒ Porch/Deck

☐ Fencing

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>when allowed</u>		Project Completion Date (anticipated): <u>Dec 2026</u>		
☐ 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). <u>see attached pages.</u>

1. Description of activity

Build a deck where one stood before. The prior deck used wooden piers that remain (see photo), but I'd like to make it beefier by placing new posts in post brackets anchored to the existing concrete footing/retaining wall which forms the perimeter of the deck area. Use 2 x 6 redwood decking, green treated 4 x 4 posts. 2x4 top rail. Horizontal cables between rail posts every 4". Dimensions and elevation shown in diagram. Stain redwood decking and railing wood same color as other wood trim on house.

Frame in an alcove that is on the northeast corner of the house. The alcove has a set of stairs that run up to a janky door that goes into the sunroom (the large vaulted room with windows.) The dimension of the addition would be roughly 10 x 8. Use the enlarged space as a bedroom for our toddler. Add two windows that are similar in style and dimension to the other windows on the house. (The existing windows on the house are not the fancy Deadwood kind with muntins or mullions)

Austin Waisanen 8/5/26

Attachment to project approval form

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

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.



Frame out this porch area under existing roof. Use existing concrete footers to support frame and wall. Outside corner of addition is square post seen in photo; i.e. the e. facing wall is flush with gabled window room, the n. facing wall is flush with green door wall. Roughly 8 x 10 addition. Use matching materials to finish.

Before



After



32'

NEW DECK

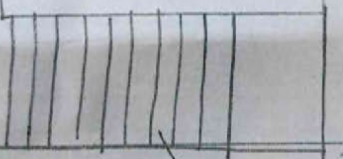
6'

NEW DECK

16'

10'

12'

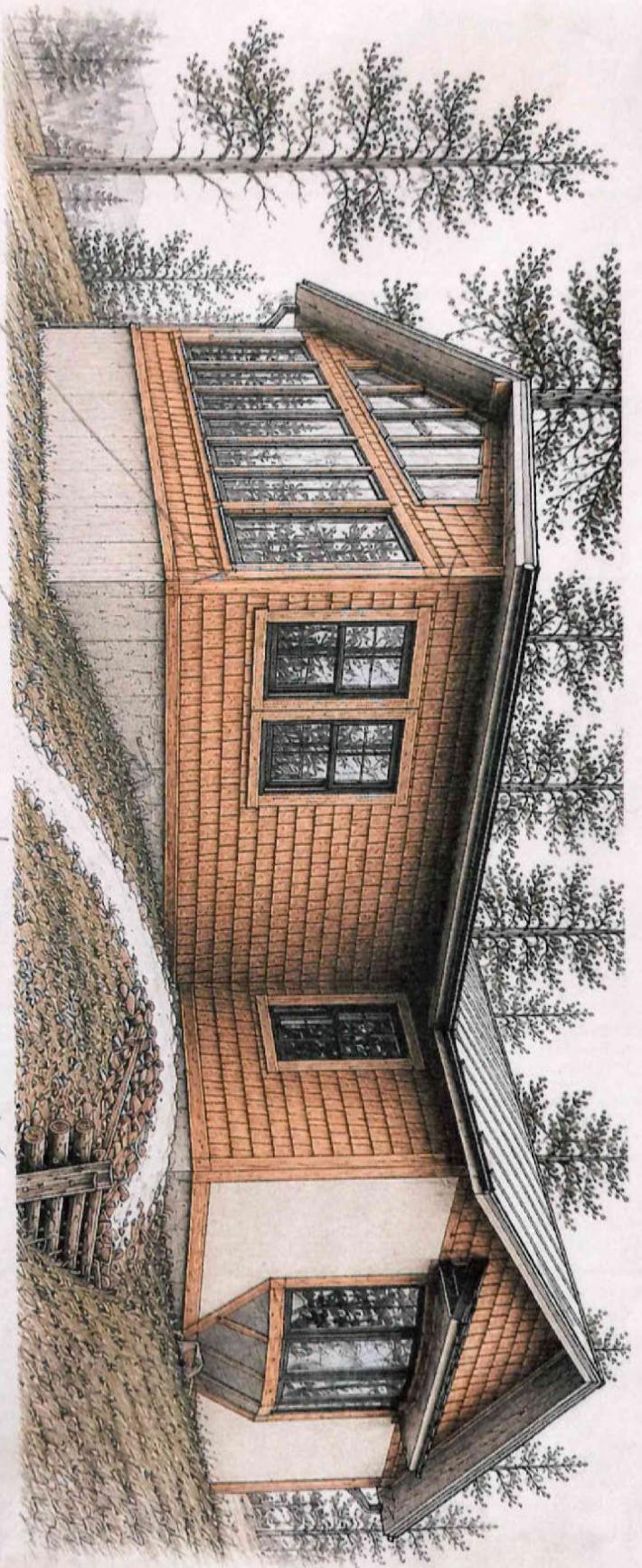


Existing Steps
10' From

Front

8'

FLAME
IN THIS
AREA
UNDER
COVER



DIMENSIONS OF ALLOWED FRAME - IN

10' ~~7'~~ DO
12'

NOTES

2. NO CHANGE TO ROOF OR 3. NOOK-80
BUILDINGS FOOTPRINT. NEW
2. DELETE GREEN TO FURNACE ROOM SPACE

MATERIALS

2" x 4" WALLS
2" x 8" FLOOR JOISTS
CEILING SHAKE GROUND
TO MATCH EXISTING
2 NEW WINDOWS TO
MATCH EXISTING WINDOWS
IN SAME AND DIMENSION