

Date: August 06, 2026

Case No. 260170
Address: 111 Forest Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 111 Forest Ave., a Noncontributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Austin Waisanen
Owner: WAISANEN, AUSTIN
Constructed: c 1935

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource:

This house has been resided with rough board siding and a majority of its windows have been replaced. Because of these alterations the house has lost integrity and can not contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to 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. Add two windows that are similar in style and dimension to the other windows on the house.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Motions available for commission action:

A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.