

Date: March 03, 2026

Case No. 260032  
Address: 43 Forest Ave.

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 43 Forest Ave., a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Troy Gorons  
Owner: GORANS, TROY JO  
Constructed: c 1886

#### **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 building is a contributing resource in the Deadwood National Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these homes are among the strongest reminders of Deadwood's nineteenth-century boom.

###### **2. Architectural design of the resource and proposed alterations:**

The applicant is requesting permission to replace the siding with Cedar siding, 5" reveal and replace the front deck/porch and handrail.

**Attachments: Yes**

**Plans: No**

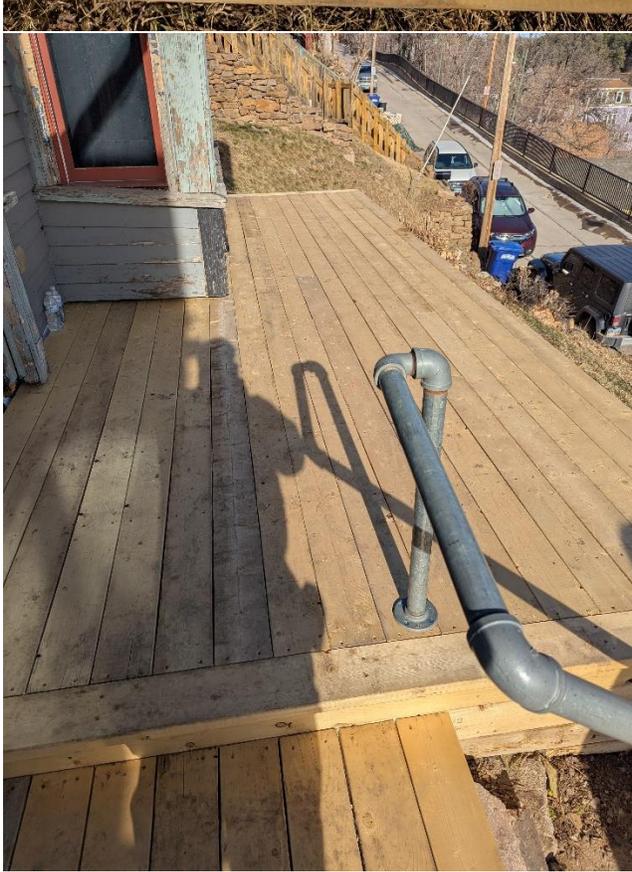
**Photos: Yes**

##### **Staff Opinion:**

Staff conducted a site visit and in staff's opinion the siding is in good condition except for some areas that need repair. The porch/deck has already been replaced without HP approval or a building permit. The Building Official conducted a site visit and determined the construction does not meet minimum standards.

Staff recommends approving the siding request for repairs only and require a resubmittal for the proposed deck/porch replacement. 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.

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**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.