

Date: December 04, 2020

Case No. 200270
Address: 45 Burnham Ave

Staff Report

The applicant has submitted an application for Project Approval for work at 45 Burnham Ave, a Contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Erica & Ryan Bussiere
Owner: BUSSIERE, RYAN J BUSSIERE, ERICA J
Constructed: c 1895

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 Historic Landmark District. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood, as elsewhere in the United States, residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the Picturesque Revival styles.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace six windows with Renewal by Andersen windows which are a Fibrex composite materials with brick molding.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The applicant has proposed the use of extruded composite framed windows – “Renewal by Andersen”. These windows are a relatively newer product; however, they only are available with a brickmold exterior trim which does not fit within our windows program criteria. The contributing resource’s windows appear to be approximately 30-40 year old replacements with a brick molding casing on the exterior. The applicant has utilized Historic Preservation Programs over the past few years in an effort to maintain the resource’s contributing status and reverse some inappropriate alterations. It is staff’s opinion, based on the applicant’s usage of HP programs; the windows should match our window program guidelines even though the funding is not available. The proposed changes do not further damage, destroy or encroach upon the existing character of the resource; however, it is adverse to the historic character of the district with the use of inappropriate exterior casing. Staff will reach out to the applicant to further explain the reasoning of staff’s opinion.

[imagerepeater]

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.