

Date: July 16, 2025

Case No. 250126

Address: 38 Burnham Avenue

Staff Report

The applicant has submitted an application for Project Approval for work at 38 Burnham Avenue, a Non-contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Peter Pantazopoulos

Owner: PANTAZOPOULOS, PETER & ROBINSON, LYNNETTE

Constructed: circa 1980

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. 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 houses 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 make alterations to the existing trusses on the carport to bring them into compliance with original plans of a 4/12 pitch. The applicant believes this will give an approximate pitch of 5/12 on the front and a 4/12 pitch on the back half.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

On Tuesday, December 23, 2024, the Deadwood Historic Preservation Commission reviewed a Project application for permission to modify the roof design from the previously submitted and approved application. The revised plan involved a modification to original truss design from a standard 4/12 pitch to new design and pitch. At that time, the Deadwood Historic Preservation Commission unanimously denied the request based on the revised pitch of the roof and its incompatibility to the historic district.

The applicant was issued a stop work order and in the denial letter plans were to be submitted to correct this issue. On April 29, 2025 a letter was issued to the applicant requesting a timeline of when you are removing the current truss system and completing the project by previously approved design. The applicant has communicated with our office and has now submitted an updated Project Approval for revised plans to the roof.

Staff believes the proposed work, while not 100% completely a uniform gable roof, it is a compromise which portrays a traditional roofline which is regularly available within this neighborhood. As such, it is staff's 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.