

Date: December 19, 2024

Case No. 240256
Address: 38 Burnham

Staff Report

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

Applicant: Peter Pantazopoulos
Owner: PANTAZOPOULOS, PETERROBINSON, LYNNETTE
Constructed: c 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 is a modern building which serves as a garage and workspace. Because it is less than 50 years old, it cannot contribute to the Deadwood National Historic Landmark District at this time. The location of this structure is addressed at 180 Pleasant Street.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting footprint modification to original design. Now 30' x 20' but still 600 sq. ft. or less. Modification to original truss design from a standard 4/12 pitch to new design as seen in attached drawings and pictures. Exhibit A is neighbors auxiliary building. Exhibit B represents the original accepted 4/12 pitch truss and 30 degree change I thought is in pink, 60-degree truss in purple is what was delivered with no return option. Exhibit C is a spec sheet for delivered trusses. Also included is a copy of Deadwood Residential Guidelines less the reference photos and glossary. Please see highlighted suggestions and recommendations throughout.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

The car port was originally approved at the October 9, 2024 meeting. The approval was for a 28' x 22' x 8' height, gable ended, 4/12 pitch, with asphalt shingled roof. A stop work order was issued December 9, 2024, after staff witnessed a different roof style and pitch than what was approved by the Historic Preservation Commission. The square footage is also slightly larger than originally presented.

The stop work order along with the staff report and application from the October 9 approval is attached to this report.

The footprint of the building has changed slightly, and it is staff's opinion this change to the original project approval is insignificant and more than likely would have been approved administratively through the Historic Preservation Office. The challenge is the change of the roof line and pitch.

The applicant uses the guidelines to highlight areas he has deemed appropriate for your consideration. The auxiliary structure identified in comparison, while seen from Burnham Avenue from different vantage points, is still at the rear of the property and does not read as a primary structure on the property.

The fact the structure is a carport causes the building to read as a new structure not a contributing structure and does not create a false sense of history. It is staff's opinion; the previously approved gable roof is more appropriate in this particular location of the neighborhood and overall historic district. The traditional roof lines all along Burnham Avenue should be maintained. While most gable roofs in the neighborhood are much steeper than the previously approved 4/12 roof, it still had a representation of the design but of more modern pitch. If the applicant submitted the current roof line he is requesting to be considered, it would have been staff's opinion that it was inappropriate and encroached upon and damaged the historic districts. Almost all other carports recently approved have been of modern design due to the concept of the carport yet have been compatible with the historic districts. This is due to the roof line being similar to roof lines in the neighborhood. The construction of carports are mainly posts and the roof.

While the applicant has referenced the design guidelines, it is still staff's opinion the proposed changes to the previously approved project does encroach upon and damage the historic districts; therefore, as proposed will have an adverse effect to the historic character of the resources in the district and the historic districts.

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.