

Date: October 06, 2022

Case No. 220165
Address: 38 Burnham

Staff Report

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

Applicant: Peter Pantazapulos
Owner: PANTAZOPOULOS, PETER
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 permission to construct a 12'x28' slant roof addition to an existing structure and will consist of one new walk-through door with one half lite window with one double hung window facing the front and two patio doors on 28 ft. side. New addition will be sided with a Smart siding with five-inch reveal on all new sides with corner boards and 1x4 window trim.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Staff appreciates the applicant working with the Commission to address the concerns from the previous application. The proposed work and changes does not encroach upon, damage or destroy a historic resource but does it have an adverse effect on the character of the building and the overall 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.