

Date: January 4, 2024

Case No. 240001
Address: 827 Main

Staff Report

The applicant has submitted an application for Project Approval for work at 827 Main, a Non-contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Grace Lutheran Church
Owner: GRACE LUTHERAN CHURCH
Constructed: c 1920

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 church has a large modern addition and has otherwise been altered with metal siding and replacement windows. Because of these alterations, it has lost integrity and can not contribute to the Deadwood National Historic Landmark District. However, the applicant has been working on correcting the siding and windows to return this to a contributing structure.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to install new Marvin storm wood windows, repair round stained glass frame, remove existing aluminum frames, repair any damage to existing window frames. Apply glazing to two windows and paint as needed. Seal edges of frames. Paint frames as needed. Paint all surfaces of new windows.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The Grace Lutheran Church has been working on correcting the inappropriate alterations. In 2019 the siding was replaced with LP Smart siding with a 5" reveal. 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.