



Date: July 21, 2023

To: Brookings Historic Preservation Commission

Fr: Barb Teal, Director of Operations
South Dakota State University Foundation

RE: Case Report – 816 and 820 9th Avenue Structures

Below is our response to the questions relevant to the decisions and planning of the SDSU Foundation for the removal of four structures located at 816 and 820 9th Avenue and to redevelop 816 and 820 9th Avenue into commercial office space and additional parking for the Lohr Building and Alumni Center located at 815 Medary Avenue. Please contact me directly with questions or if additional information is needed.

STANDARDS FOR CASE REPORT AS OUTLINED IN ARSD 24:52:07:03

(1) A description of any impending project which may adversely affect historic property;

The project involves the removal of two residential homes, a garage, and a bungalow, located at 816 and 820 9th Avenue owned by the South Dakota State University Foundation that are within the University Residential Historic District.

The structure at 816 9th Avenue is non-contributing. Because of the layout and condition of the structure, it is not conducive to relocating to another lot. This structure would be demolished.

The residential home at 820 9th Avenue is contributing. The Foundation intends to sell the residential home at 820 9th Avenue to be moved by the buyer to a lot within the Brookings city limits. The garage and bungalow at the rear of the property would be demolished as they are unable to be moved.

A request would then be submitted to replat the two lots into one lot and rezone to B2A in order to redevelop the lots (**date and design yet to be determined**) into commercial space to provide office space and parking for the SDSU Foundation and Alumni Center located at 815 Medary Avenue.

(2) Photographs, maps, or drawings showing the existing project site, the extent of projects, and details of the proposed projects, which may include three-dimensional models or accurate computer-generated representations of proposed new construction. Models or representations must clearly show the visual impacts of new construction on surrounding neighborhood or landscapes;

A request would be submitted to replat the two lots into one lot and rezone to B2A in order to redevelop the lots (date and design yet to be determined) into commercial space to provide office space and parking for the SDSU Foundation and Alumni Center located at 815 Medary Avenue.

(3) The planning and approval schedule for projects which may adversely affect historic property;

The SDSU Foundation would put the residential home at 820 9th Avenue up for sale with intentions to have the residential home sold and moved to a lot within the Brookings city limits by the end of the fall 2023. The lots at 816 and 820 9th Avenue would then be leveled.

A request would then be submitted to replat the two lots into one lot and rezone to B2A in order to redevelop the lots (date and design yet to be determined) into commercial space to provide office space and parking for the SDSU Foundation and Alumni Center located at 815 Medary Avenue.

4) A statement explaining how projects adversely affecting the historic property were brought to the attention of a state entity or political subdivision;

(5) A description of potentially affected historic property with any relevant physical, economic, or situational information on the property;

The structures located at 816 and 820 9th Avenue are within the University Residential Historic District. The structure at 816 9th Avenue is non-contributing. The residential home at 820 9th Avenue is contributing.

(6) A description of the potential effects of a proposed project on historic property and the basis for the determinations of effect;

The project involves the removal of four structures (two residential homes, a garage, and a bungalow) located at 816 and 820 9th Avenue owned by the South Dakota State University Foundation that are within the University Residential Historic District.

The structure at 816 9th Avenue is non-contributing. Because of the layout and condition of the structure, it is not conducive to relocating to another lot and would be demolished.

The residential home at 820 9th Avenue is contributing. The Foundation intends to sell the residential home at 820 9th Avenue to be moved by the buyer to a lot within the Brookings city limits. The garage and bungalow at the rear of the property would be demolished as they are unable to be moved.

A request would then be submitted to replat the two lots into one lot and rezone to B2A in order to redevelop the lots (**date and design yet to be determined**) into commercial space to provide office space and parking for the SDSU Foundation and Alumni Center located at 815 Medary Avenue.

The impact to historic properties adjacent to the project site will be limited to the visual changes of removing the structures, redeveloping the lots into commercial space.

The property use and appearance will change from residential to commercial use.

(7) A historic preservation plan or description and evaluation of all feasible and prudent alternatives which a state entity or political subdivision proposes in order to minimize adverse effects of a project on historic property and alternatives which the state entity or political subdivision has examined and rejected. The reasons for rejection must be included. This section of the case report must clearly substantiate that all possible efforts to minimize harm to the historic property have been undertaken. Alternatives to aspects of the project which may adversely affect the historic property must:

(a) Receive consideration based on factual reports, research, tried methods, and professional and lay preservation advice;

(b) Explore alternatives beyond the immediate project, taking into account broad community or regional issues in which the historic resources may play a contributing role;

(c) Take into account the impact of potential adverse effects on surrounding historic resources, community preservation plans, and long-range community opportunities;

(d) Be based on professional assessments of the value and basic structural condition of the affected property and estimates of a range of rehabilitation or mitigative options prepared by people experienced in historical preservation work; and

(e) Provide adequate periods of time for information to be prepared and for preservation options to be attempted;

The South Dakota State University Foundation, located in the Lohr Building at 815 Medary Avenue, currently owns the two properties located at 816 and 820 9th Avenue. A residential home resides on 816 9th Avenue (non-contributing) and a residential home (contributing), garage, and bungalow resides on 820 9th Avenue.

The structure at 816 9th Avenue is non-contributing. Because of the layout and condition of the structure, it is not conducive to relocating to another lot. This structure would be demolished.

The residential home at 820 9th Avenue is contributing. The Foundation intends to sell the residential home at 820 9th Avenue to be moved by the buyer to a lot within the Brookings city limits. The garage and bungalow at the rear of the property would be demolished as they are unable to be moved.

A request would then be submitted to replat the two lots into one lot and rezone to B2A in order to redevelop the lots (date and design yet to be determined) into commercial space to provide office space and parking for the SDSU Foundation and Alumni Center located at 815 Medary Avenue.

The Lohr Building currently houses the SDSU Foundation, an independent 501(c)3 non-profit organization that connects dedicated Jackrabbit supporters with opportunities to make a difference at SDSU through their generosity and private gifts. The building was expanded in 2017 to include the SDSU Alumni Center, home to the SDSU Alumni Association. This venue hosts alumni, friends, and dignitaries which includes the Woster Celebration Hall that can seat up to 250 guests, the William M. Griffith Alumni Atrium that can host up to 150 guests, Jensen/Smith Boardroom with a capacity of 22 attendees, and office space for the Alumni Association.

As the SDSU Foundation continues to increase staff size, the Lohr Building is at capacity and in need of additional space to accommodate more offices and parking.

(8) Documentation of consultation with the Office of History regarding the identification and evaluation of historic properties, assessment of effect, and any consideration of alternatives or mitigation measures;

(9) A description of the efforts of a state entity or political subdivision to obtain and consider the views of affected and interested parties;

(10) Documentation that a local historical preservation commission constituted under SDCL 1-19B with jurisdiction in the city or county where the affected historic property is located was provided a specified period of time to examine plans for proposed projects. Official comments of the commission must be included. The Office of History shall specify periods of time not to exceed 180 days to be given local historical preservation commissions

to examine plans and may specify such periods for each set of revised plans submitted for a project. The commission shall:

- (a) Agree with the findings of the case report;**
- (b) Disagree with the findings of the case report; or**
- (c) Decline to comment on the findings of the case report;**

(11) Copies of written views submitted by the public to the state entity or political subdivision concerning the potential adverse effects of projects on historic properties and alternatives to reduce or avoid those effects.

The Office of History may require an abbreviated case report if, in its opinion, less than a comprehensive review of a preservation issue is needed. The office shall determine the elements needed for an abbreviated case report case by case.

Source: 16 SDR 239, effective July 9, 1990; 21 SDR 50, effective September 21, 1994; 24 SDR 73, effective December 4, 1997.

General Authority: SDCL 1-19A-5, 1-19A-11, 1-19A-29.