

SOUTH DAKOTA CODIFIED LAW 1-19A-11.1 - ARSD 24:52:07:03 CASE REPORT FORM



SOUTH DAKOTA STATE HISTORICAL SOCIETY STATE HISTORIC PRESERVATION OFFICE (SHPO) SOUTH DAKOTA CODIFIED LAW 1-19A-11.1 CASE REPORT

If a state entity or political subdivision of the state is required by law or rule to report possible threats to the historical integrity of a property listed in the National Register of Historic Places or the State Register of Historic Places, the threat must be reported by means of a case report.

Case reports must provide the State Historic Preservation Office (SHPO) with sufficient information for the office to make an independent review of effects on the historical integrity of historic properties and shall be the basis for informed comments to state entities and the public. Case reports shall thoroughly examine all relevant factors involved in a preservation question. Abbreviated case reports may be requested at the discretion of the SHPO if less than a comprehensive view is needed. (ARSD 24:52:07:03 - Standards for Case Report)

SHPO reserves the right to request more information if needed. Typed forms are preferred. Submittal of this form without all requested information will cause review delays.

☐ This is a new submittal.

☒ This is information relating to SHPO project number:

SDCL 1-19A-11.1

PROJECT LOCATION

Address

921 8th Ave

City

Brookings

County

Brookings

The responsible state entity or political subdivision of the state (cities, counties, etc.) must sign and date this form here prior to submitting it to the SHPO. Projects received without an original signature will cause review delays.

Signature: _____

Date: _____

Name

Title

Agency

FOR SHPO USE ONLY. DO NOT WRITE OR INSERT ANYTHING HERE.

**STATE, CITY, COUNTY, OR OTHER GOVERNING BODY
PERMITTING, FUNDING, LICENSING, OR ASSISTING THE PROJECT**

STATE ENTITY, CITY, COUNTY, OR OTHER GOVERNING BODY

Agency Name

Agency Contact Person

Mailing Address

City, State, ZIP

Email Address

Phone Number

APPLICANT OR CONSULTANT CONTACT PERSON, IF APPLICABLE

Company Name

Contact Person

Mailing Address

City, State, ZIP

Email Address

Phone Number

PROPERTY OWNER, IF DIFFERENT FROM ABOVE

Name

Mailing Address, City, State, ZIP

Email Address

Phone Number

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

1 & 2. Project Description. Describe the project. Include photographs and maps showing the existing project site and details of the proposed project. Where applicable, drawings, three-dimensional models, or accurate computer-generated representations of proposed construction may be included. The models or representations must clearly show the visual impacts of new construction on the surrounding neighborhood or landscape. Photographs, maps, drawings, and other supplemental materials should be submitted with this form as separate documents.

The existing siding and foundation stucco are exhibiting significant deterioration and delamination. The proposed scope includes a complete exterior renovation consisting of the removal of the failing materials and installation of new finishes. The exterior walls will be clad with white Double 5" vinyl siding, and the exposed foundation will be wrapped with charcoal gray AG-panel steel for enhanced durability and visual contrast.

All windows will be replaced with white vinyl units, incorporating decorative grids where desired—except for the large living room picture window, which will remain grid-free to preserve unobstructed visibility. The soffit, fascia, and gutter system will be upgraded to white aluminum for a clean, maintenance-free finish that complements the new siding.

3. What is the planning and approval schedule for this project?

We have completed the review process with the State Historical Society and are awaiting approval at the city level. Upon receiving city approval, we will proceed with ordering the new windows, which are expected to have an approximate lead time of four weeks. Siding installation will begin once the windows have arrived and weather conditions are suitable. If winter temperatures allow for proper installation, work will proceed during the winter season; otherwise, the project will commence in the early spring.

4. How was this project brought to the attention of the state or political subdivision (city, county, etc.)?

☐ Demolition Permit

☒ Building Permit

☐ Other - Please explain:

5. Include a physical description of the affected historic property. Economic or situational information relevant to the affected property may be included if applicable.

The property is a single-story ranch-style residence with a detached garage, currently utilized as a rental unit located on the west side of the college. The owner has evaluated several exterior finish options, including LP Diamond Kote siding; however, due to the significant cost difference, the preferred material for this project is vinyl siding, which provides long-term durability and aesthetic appeal at a more economical price point.

6. Describe the potential effects of the proposed project on the historic property, including but not limited to physical and visual effects, alterations to the property, moving the property to another location, or change of use.

Several existing windows do not operate reliably, limiting ventilation and presenting a life-safety concern for tenants. Replacing them with new, code-compliant vinyl units will restore smooth operation, improve egress capability, and deliver a cleaner, uniform appearance.

The existing exterior cladding is exhibiting advanced deterioration. Installing new white Double-5" vinyl siding will correct the failing envelope, reduce maintenance, and materially improve curb appeal—especially visible from the street—while maintaining a cohesive look with the planned white aluminum soffit, fascia, and gutters and the charcoal AG-steel at the foundation.

7. Provide a description of the feasible and prudent alternatives that were considered and rejected based on factors relevant to the project. Relevant factors should be supported by facts. Include the reason(s) for rejection of feasible and prudent alternatives. Describe other efforts undertaken to minimize harm to the historic property. Provide as much detail as possible when explaining consideration of alternatives and mitigation measures. Questions to be considered when reviewing the project include:

- (a) How were decisions based on the consideration of factual reports, research, tried methods, and/or professional and lay preservation advice?
- (b) How were alternatives beyond the immediate project explored, taking into account broad community or regional issues in which the historic resource may play a contributing role?
- (c) How was the impact of potentially adverse effects on surrounding historic resources, community preservation plans, and long-range community opportunities taken into account, if applicable?
- (d) Were decisions based on professional assessment(s) 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 historic preservation work?
- (e) Were adequate periods of time provided for information to be prepared and for preservation options to be attempted?

Alternatives Evaluated

Several alternatives were reviewed to determine the most appropriate approach for repairing and preserving the property's exterior. Options included:

1. Selective Spot Repair of Existing Stucco and Siding

Findings: The existing foundation stucco and wall siding are deteriorated beyond feasible repair. Multiple areas show delamination, rot, and surface erosion. Repairing in isolated locations would not address widespread material failure or underlying moisture intrusion.

Reason for Rejection: Spot repair would be temporary, cost-inefficient, and visually inconsistent, providing no long-term protection for the structure.

2. Full Replacement with LP Diamond Kote or Other Engineered-Wood Siding

Findings: LP Diamond Kote was considered for its appearance and durability; however, material and installation costs were substantially higher than vinyl.

Reason for Rejection: The price difference was not financially feasible for a rental property. Vinyl siding offered comparable protection and aesthetic improvement at a practical cost.

3. Maintaining Existing Windows with Partial Hardware Replacement

Findings: Several windows currently fail to operate properly, compromising egress and tenant safety. Hardware replacement would not correct frame warping or air leakage.

Reason for Rejection: New, energy-efficient vinyl windows provide a permanent safety and performance upgrade, meeting modern standards and improving the building's overall appearance.

Mitigation and Preservation Efforts

The project team worked through the State Historical Society review process to ensure that exterior modifications would be compatible with the property's character and the surrounding neighborhood. If approved at the city level, the replacement materials—white Double-5" vinyl siding, charcoal-gray AG-steel foundation wrap, and white aluminum soffit/fascia/gutters—will maintain a historically neutral color palette consistent with the property's original appearance. The new windows will retain the existing opening sizes and grid patterns where appropriate, preserving the rhythm and proportions of the façade. The large living-room picture window will remain grid-free to reflect its original design intent.

Consideration of Broader Community Context

The house is a single-story ranch located on the west side of the college, in a residential area where exterior maintenance and visual appeal influence neighborhood character. Upgrading the façade will enhance curb appeal and help maintain property values without altering the historical footprint or massing of the structure.

Professional Assessment and Timing

All decisions were based on professional evaluation of the structure's condition, material performance, and cost-effectiveness. The owner allowed sufficient time for design review and historical-society coordination before proceeding. Construction is scheduled for winter 2025 if temperatures are appropriate; otherwise, work will begin in spring 2026, ensuring proper installation conditions and minimizing risk to the building envelope.

8. Provide a copy of correspondence with SHPO. Correspondence should include the identification and evaluation of historic properties, assessment of effects, and any consideration of alternatives or mitigation measures. Copies of this information should be submitted with this form as separate documents.

9. Describe efforts made to consider the views of affected and interested parties.

10. If applicable, the Historic Preservation Commission (HPC) in the community where this project is located should review and comment on this case report prior to its submittal to SHPO.

- ☐ The HPC agreed with the findings of the case report.
- ☐ The HPC disagreed with the findings of the case report.
- ☐ The HPC declined to comment on the findings of the case report.

In addition to the above findings, please include official comments from the HPC, if applicable.

11. Provide copies of written views submitted by the public to the state entity, city, county, or other governing body concerning the potentially adverse effects of projects on historic properties and alternatives to reduce or avoid those effects. Copies should be submitted with this form as separate documents.

**Please print this entire form, sign and date the first page,
and mail completed form with any additional documentation to:**

Review and Compliance Coordinator
South Dakota State Historical Society
900 Governors Drive
Pierre, SD 57501

Questions about South Dakota Codified Law 1-19A-11.1 can be directed to:

Review and Compliance Coordinator
(605) 773-8370

Restoration Specialist
(605) 773-6005

Project information submitted to SHPO cannot be returned. This documentation is kept on file at the South Dakota State Historical Society. We review faxed and electronic submissions in the same manner as any other submission and with the same considerations for clarity and completeness. However, original documents with original signature must follow all faxed and electronic submissions. The submission of incomplete, unclear, or confusing information may result in unnecessary delays in the review process until adequate information is obtained.

Additional Resources:

South Dakota State Historic Preservation Office: <http://history.sd.gov/Preservation/>
Link to National and State Register Listed Properties: <http://history.sd.gov/Preservation/NatReg/NatReg.aspx>
Historic Contexts: <http://history.sd.gov/Preservation/OtherServices/SHPODocs.aspx>

National Park Service: <http://www.nps.gov/nr/>
Publications (National Register Bulletins, Preservation Briefs, etc.): <http://www.nps.gov/history/publications.htm>