



**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:

**PROJECT LOCATION**

Address

City

County

**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: Bailey Maca

Date: 6/23/20

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

Brookings Historic Preservation Commission

Agency Contact Person

Bailey Maca

Mailing Address

520 3rd Street, Suite 230

City, State, ZIP

Brookings, SD 57006

Email Address

bmaca@cityofbrookings-sd.gov

Phone Number

605-692-6629

**APPLICANT OR CONSULTANT CONTACT PERSON, IF APPLICABLE**

Company Name

Hogan Richter Architects, Corp.

Contact Person

Molly Richter, AIA

Mailing Address

725 4th Street

City, State, ZIP

Brookings, SD 57006

Email Address

mollyrichter@gmail.com

Phone Number

617-233-6489

**PROPERTY OWNER, IF DIFFERENT FROM ABOVE**

Name

Kara Bianchi-Rossi

Mailing Address, City, State, ZIP

816 4th Street

Email Address

kdominiack@gmail.com

Phone Number

612-396-6356

## 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.

Our Colonial Revival house has a full stairway to the unfinished 3rd floor, and as we continue to enjoy living in this beautiful historic home we would like to convert the third floor to habitable space. We engaged an architect, Molly Richter, AIA, who has over twenty years of experience designing sensitive additions to historic homes as we are dedicated to enhancing not reducing the contribution our home makes to the Brookings Central Historic District.

The proposed addition of three gable dormers to the front roofline is consistent with and supportive of the home's Colonial Revival architectural style, which was constructed in 1936. Gable dormers were a defining feature of the Georgian and Federal period homes (1700–1830) that directly inspired Colonial Revival architecture, and were widely reintroduced in Colonial Revival construction throughout the late 19th and early 20th centuries. The proposed dormers will enhance the historical authenticity of the structure while improving natural light and usable space in the upper story.

Please see attached Existing Photo, Existing Conditions Drawings, and Proposed Architectural drawings.

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

The project is fully designed, and we have engaged a highly qualified General Contractor to estimate the project. He is ready to begin construction if the proposed design is approved by SHPO. The construction documents are complete as the architect wanted all material selections made prior to this application in order to provide you all the information you may need.

If approval is granted then the GC will apply for the building permit.

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 Skinners First Addition, Lots 3 & 4, Blk 6, 110 X 165.  
The parcel ID is: 405650060000300

This is a wood construction single family home with 2 1/2 stories over a full basement. The house was built in 1936, and includes 2,536 SF above grade and 1,264 SF in the basement.

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.

The existing house provides a simple (center entry) Colonial Revival contribution to the Central Historic Neighborhood. Many homes in this style or even the earlier styles such as Federal and Georgian architecture (that influenced the designers of Colonial Revival homes) were originally built with dormers. Three dormers on the front facing roof present as one of the most natural and expected additions to this home. Many iconic examples of Georgian Colonial homes in New England featured three evenly spaced gable dormer across the front roofline. They were both decorative and functional as they allowed natural light into upper story rooms, and they add to the symmetrical facade. Dormers were also prevalent in homes similar to this in the Federal Style and were almost standard in the homes that later served as precedents to Colonial Revival homes.

The effect of adding these appropriately sized and detailed dormers will be to enhance the Colonial Revival's contribution to the neighborhood and will not diminish the historic characteristics of this home.

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?

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>

