

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:

PROJECT LOCATION

Address

414 9th Avenue

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

Brookings Historic Preservation Commission

Agency Contact Person

Bailey Maca

Mailing Address

Brookings City and Country Government Center, [REDACTED]

City, State, ZIP

Brookings, SD 57006

Email Address

Phone Number

[REDACTED]

[REDACTED]

APPLICANT OR CONSULTANT CONTACT PERSON, IF APPLICABLE

Company Name

Hogan Richter Architects

Contact Person

Molly Richter, AIA

Mailing Address

[REDACTED]

City, State, ZIP

Brookings, SD 57006

Email Address

Phone Number

[REDACTED]

[REDACTED]

PROPERTY OWNER, IF DIFFERENT FROM ABOVE

Name

Collin Vaughn

Mailing Address, City, State, ZIP

[REDACTED]

Email Address

Phone Number

[REDACTED]

[REDACTED]

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.

Project Description

This project proposes the relocation of the residential structure at 414 9th Avenue, Brookings, South Dakota (Parcel ID: 4057000400000900) to a new site approximately three blocks away at 1008 3rd Street. The proposed site is just one block south of the Central Historic District. The existing house at 1008 has been condemned and the owner of 414 9th Avenue purchased that property with the hope of relocating this house. This idea has two benefits to the City of Brookings as moving a historic house to that site will maintain the age and scale of the homes on that block more so than new construction would, and it preserves the structure currently at 414 9th Avenue on a site very close to the Central Historic District.

Description of the Existing Structure

The structure at 414 9th Avenue is a wood framed, two-story, two-family residence built in 1914 (Style Code 25 — Older 2-Story). The building contains 1,340 square feet of above-grade living area on 2 stories, a full unfinished basement of 660 square feet, 4 bedrooms, 2 full bathrooms, 2 kitchens, forced hot air and central air conditioning, and a 90-square-foot wood deck at the back. The property sits on a lot of approximately 0.11 acres (50 feet x 100 feet), described in the legal record as Skinner's Second Addition, North 50 Feet, Lots 9–10, Block 4. The structure has no garage or fireplace.

Project Context and Rationale

The owner of 414 9th Avenue also owns the adjacent property at 903 4th Street. The property at 903 4th Street contains the original and architecturally dominant historic residence on what was once a single, full-depth lot extending from 4th Street to the alley. At the time of the original development, the parcel now known as 414 9th Avenue was part of that larger lot. Over time, the lot was subdivided and the structure at 414 9th Avenue was constructed on the rear portion.

The proposed relocation is intended to restore the original historic lot configuration of the 903 4th Street property. By removing the less architecturally significant structure at 414 9th Avenue from the site, the owner will be able to reunify the lot and undertake a comprehensive historic restoration of the principal house at 903 4th Street. The goal is to return the site to its original grandeur as a prominent corner lot with full depth from 4th Street to the alley. This restoration will enhance the visual and historic integrity of both the individual property and the surrounding Central Brookings Historic District.

This approach is supported by recent precedent within the district. A similar relocation and lot restoration project was successfully completed at 824 5th Street, where the removal of a secondary structure allowed the historically significant principal dwelling to be understood and experienced in its original siting and setting. That project has been widely recognized as a positive contribution to the character and integrity of the historic neighborhood.

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

If approved by SHPO and the Brookings Historic Preservation Commission, the owner is prepared to apply for the foundation permit for the lot at 1008 3rd Street. Once that is permitted and constructed the structure will be moved to the new foundation. The owner's plan is to do this as soon as he is granted permission, and has contacted a General Contractor, foundation sub-contractor, and house moving company with the hopes that this application and the desire to restore the original lot of 903 4th Street will be favorable to this commission.

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: The architect contacted Bailey Maca to confirm that the property is contributing to the district.

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 existing structure has been a rental property for many years. Little information is available about its architectural history. It is a two story wood framed structure with a single front entry that leads to a small shared foyer. In the foyer you may enter the first floor through a door to the right and access the second floor through a door to the stairs.

The receiving site on 3rd Street has been selected to be compatible with the scale, massing, and character of the 1914 two-story residence. The relocated structure will continue to contribute to the fabric of the historic district in its new location.

Photographs of the existing structure and its site context, as well as maps illustrating both the current location and the proposed receiving site, are submitted as separate documents accompanying this case report.

Note, the structure has 2 separate units with a shared first floor foyer to a kitchen, full bath, and two bedrooms on each floor. It is currently rented to one family that does not use it as 2 units, but upon moving the owner will work with the city to establish it as a 2 unit rental license.

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 relocation of the structure at 414 9th Avenue will result in the permanent removal of the building from its current foundation and setting. The physical fabric of the structure itself will be preserved — no demolition is proposed. The building will retain its architectural form and materials. The primary effect on this structure is a change of setting: it will be removed from its current lot and re-established on a new foundation at the 3rd Street site.

The structure at 414 9th Avenue, while contributing to the historic district, is the less architecturally prominent of the two buildings associated with the original 903 4th Street property. It is a plainly detailed two-story vernacular dwelling built in 1914 and does not possess the same level of architectural significance or historical association as the principal residence at 903 4th Street. Its relocation, rather than demolition, ensures that the physical resource is preserved and continues to serve a residential use close to the Central Historic District.

Effects on the Sending Site (903 4th St)

The removal of the structure from 414 9th Avenue will have a significant and positive effect on the historic integrity of the 903 4th Street property and its setting. The reunification of the original lot will allow the principal historic residence at 903 4th Street to be experienced as it was originally intended — as a dominant structure on a full-depth corner lot. The owner intends to undertake a comprehensive restoration of the 903 4th Street dwelling following the lot reunification, which will directly enhance the property's contribution to the historic district.

The visual relationship between the principal house at 903 4th Street and the streetscape will be improved. The current secondary structure at 414 9th Avenue occupies what was historically open yard space associated with the dominant residence, which diminishes the legibility of the original development pattern. Removing it restores that historic spatial relationship.

Effects on the Receiving Site (3rd Street)

The introduction of the 1914 structure to the receiving site on 3rd Street is compatible with the existing character of that block within the historic district. The scale and age of the building are consistent with the surrounding residential fabric. The new foundation and site improvements will be designed to be appropriate in character and to minimize any adverse visual effects on the neighborhood.

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?

This case report has been prepared by Molly Richter, AIA, of Hogan Richter Architects, Corp., a licensed architect with over twenty years of experience in historical residential design and preservation. Retained by the property owner to lead the restoration of 903 4th Street and to provide professional guidance on the structure at 414 9th Avenue. Her authorship of this application constitutes her professional assessment and recommendation regarding the alternatives evaluated below.

Alternative 1: No Action — Retain the Structure at 414 9th Avenue in Place

The first alternative considered was retaining the structure at 414 9th Avenue in its current location, whether through continued use as a rental property, sale as a separate parcel, or rehabilitation in place. This alternative was evaluated and rejected for the following reasons.

Retaining the structure in place or selling it as a separate parcel would permanently sever the historic lot and foreclose any possibility of restoring the original configuration of the 903 4th Street property. The lot on which 414 9th Avenue sits was historically part of the larger 903 4th Street parcel, and the subdivision that created the current separate parcels diminished the historic setting and spatial integrity of the dominant corner residence. Continued separation of the two parcels perpetuates this condition indefinitely. The owner's preservation goal — restoring 903 4th Street to its original grandeur as a full-depth corner lot — cannot be achieved without reunifying the parcels, which requires the removal of the existing structure from 414 9th Avenue.

Rehabilitating the structure at 414 9th Avenue in place as a rental or investment property was also considered. While this would preserve the physical fabric of the building, it would not advance the broader preservation objective of restoring the historic lot and the integrity of 903 4th Street. The structure's presence on the site actively conflicts with the restoration of the historically significant principal residence. Accordingly, this alternative was rejected as inconsistent with the preservation goals of the project.

Alternative 2: Demolition of the Structure at 414 9th Avenue

Demolition of the structure at 414 9th Avenue was considered as an alternative to relocation. Demolition would achieve the lot reunification goal and allow the restoration of 903 4th Street to proceed. However, this alternative was rejected in favor of relocation because demolition would result in the permanent loss of a historic resource. The structure, though less architecturally prominent than the principal residence at 903 4th Street, is a 1914 residential building that contributes to the City's historic character and building stock.

Relocation offers all of the benefits of demolition — lot reunification and restoration of 903 4th Street — while avoiding the irreversible harm of permanently eliminating a historic structure. The Secretary of the Interior's Standards for the Treatment of Historic Properties recognize relocation as preferable to demolition when a building cannot remain in its current location. In keeping with this principle, and in keeping with the City of Brookings' preservation objectives for the historic district, relocation was determined to be the more responsible course of action. Demolition was therefore rejected.

Selected Alternative: Relocation to a Compatible Site Within blocks of the Historic District

Relocation of the structure to a new site on 3rd Street, approximately three blocks from its current location was selected as the preferred alternative. This approach preserves the physical fabric of the historic building, achieves the lot reunification necessary to restore 903 4th Street, and keeps the structure within blocks of the historic district where it continues to contribute to the residential character of the neighborhood.

This approach is directly supported by precedent within the district. A comparable relocation project at 824 5th Street demonstrated that removing a secondary structure and restoring the original lot of a historically significant residence produces measurable preservation benefits — both for the individual property and for the broader experience of the historic neighborhood. That project has been recognized as a model for this type of intervention.

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.

Affected parties include neighbors of the houses in question, and each neighbor the architect and owner discussed this with were in full support of moving the house to reunify the lot at 903. The general response was that it would be preferable to relocate the house and even better to find an appropriate location in a neighborhood with houses from a similar period. The condemned single family structure at 1008 3rd Street was built in 1900. The adjacent property to the west is a 2 story home built in 1902 and to the east is a 3 story apartment building built in 1928 (that looks like a large single family home). This house will fit well between the two structures and will be a better addition to the fabric of the neighborhood than a new construction home or multi-family structure would be.

The proposed relocation is expected to result in a net benefit to the historic integrity of the Central Brookings Historic District. The physical fabric of the structure at 414 9th Avenue is preserved through relocation rather than demolition. The original lot configuration and historic setting of the architecturally significant property at 903 4th Street are restored. And a precedent already established at 824 5th Street demonstrates that this type of lot restoration meaningfully enhances the experience and integrity of the historic neighborhood.

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>