

Historic Preservation 11.1 Review

Community Development
520 3rd Street, Suite 140
Brookings, SD 57006
(605) 692-6629 phone fax (605) 697-8624
rmiller@cityofbrookings-sd.gov



South Dakota State Law SDCL 1-19A-11.1 Review Required

- SDCL 1-19A-11.1 requires local governments to extend certain protections to historic properties listed on national, state or local registers.
- Local governments are not to issue a permit for any project that would encroach upon, damage or destroy a designated property if there is a feasible and prudent alternative that would prevent such encroachment, damage or destruction.
- Projects subject to review under SDCL 1-19A-11.1:
 - 1) Any project which requires a permit and involves the exterior of a structure within a historic district
 - 2) Any project which requires a permit for demolition or moving and which is within a historic district or listed on the National Register
 - 3) Other: Rezoning, conditional use permits, street vacations

Applicant Name: Charles Bennis Date: May 31, 2023

Project Address: 630 6th Ave, Brookings, SD 57006

Mailing Address: 1015 Crystal Ridge Rd, Brookings, SD 57006

Cell Number: 605 222 0444 Email: bennisartstudios@gmail.com

Historic District:

☒ University ☐ Central ☐ Sexauer ☐ Commercial ☐ Individually Listed

1) General Project Description: _____

The detached garage received structural damage in the May 2022 storm. The structure was inspected by a contractor and insurance adjuster. Both found the structure to be unsafe and in need of full replacement. Insurance approved a claim for full replacement. The garage is not stable enough to be moved but has had temporary reinforcements placed inside the structure by a contractor.

2) Do you plan to repair the historic original materials? ☐ Yes ☒ No

3) What method will be used in treatment of the historic original materials?

None of the structure is salvageable. Doors gone, windows gone or damaged, frame damaged, siding unable to be reused.

Standard #7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- 4) If the proposal includes removal of any historic original materials or exterior features or spaces, provide documentation as to the condition of the original materials and reasons for removal.

It is a basic garage structure. The new building will be similar in size, footprint and style.

- 5) If new materials are proposed, what materials will be used?

Stick framed, OSB clad garage with architectural shingles and lap siding painted to match house.

- 6) If new materials are proposed, what alternatives were considered?

N/A

Include a narrative of all feasible and prudent alternatives that have been considered for the project, describing how all possible efforts have been made to minimize harm to the historic property, including the reasons for rejection.

State of South Dakota Administrative Rule 24:52:07:03: "Alternatives must be based on factual reports, research, tried methods and professional and lay preservation advice. They must also 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.

- 7) Is replacement of missing features proposed? If so, substantiate with documentary, physical, or pictorial evidence.

N/A

Standard #2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard #6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- 8) Is the project attempting to qualify for State Property Tax Moratorium or Federal Tax Credit?

☐

Yes

☒

No

- 9) Does the proposal involve removal or moving of a structure? Please include a narrative of all feasible and prudent alternatives that have been considered for the project, describing how all possible efforts have been made to minimize harm to the historic property, including the reasons for rejection.

The structure is not stable enough to be moved.

10) Is an addition or new construction proposed? If so, please describe and include drawing/schematics with proposal.

- ☐ Site plan drawn to scale showing the existing structure(s) and proposed improvements. The site plan should clearly create a graphic representation of the building footprint(s) and any other elements that are part of the request.
- ☐ Elevation sketches drawn to scale showing the proposed changes including description of materials to be used (materials plan).

Documents attached.

REFER TO State of South Dakota Administrative Rule 24:52:07:04, Standards for New Construction and Additions in historic districts, for additional guidance <http://sdlegislature.gov/rules/DisplayRule.aspx?Rule=24:52:07:04>.

Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HISTORIC STANDARDS

Secretary's Standards for Rehabilitation: The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

- 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SUBMIT THE FOLLOWING

- ☐ Completed Historic Preservation 11.1 Review application form and additional narrative, if needed.
- ☐ If historic materials are to be removed, email color digital photos of the existing structure/property that include:
 - Street frontage
 - All areas affected by the proposed project
 - Photos of rot or decay of element to be replaced or repaired
 - Photos of neighboring properties

Send to: Rmiller@cityofbrookings-sd.gov
- ☐ If an addition or new construction is planned, submit a site plan drawn to scale showing the existing structure(s) and proposed improvements. The site plan should clearly create a graphic representation of the building footprint(s) and any other elements that are part of the request.
- ☐ If new materials are proposed, submit sketches drawn to scale showing the proposed changes including description of materials to be used (materials plan).

(Attach additional sheets as necessary)

Charles Bennis

Applicant's Signature

May 31, 2023

Date



OPTION 1
6/12 PITCH



OPTION 2
8/12 PITCH

DRAWN BY:
KMH

REVISION TABLE	
NUMBER	DESCRIPTION

COVER PAGE

051523-01
QJM HOMES
GARAGE



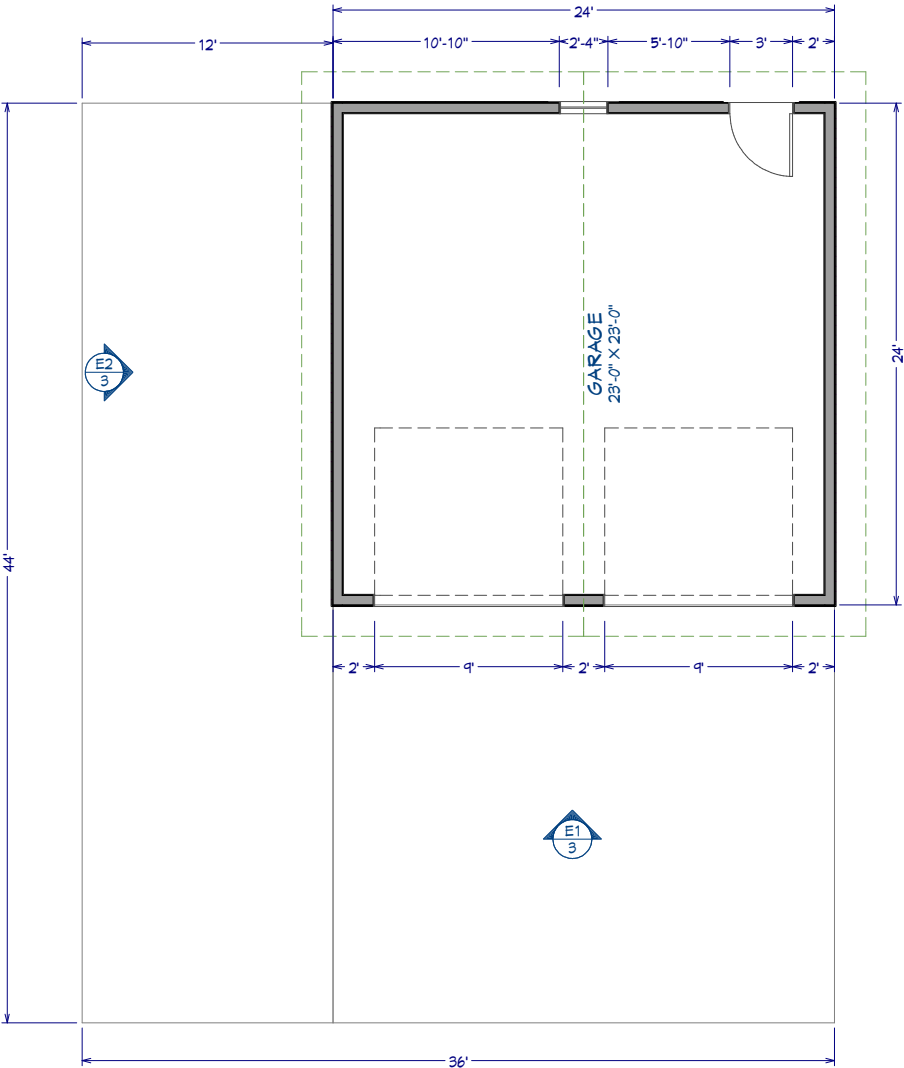
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5/17/2023

SCALE:

SHEET:

P-1



DATE:

5/17/2023

SCALE:

1/4" = 1'-0"

SHEET:

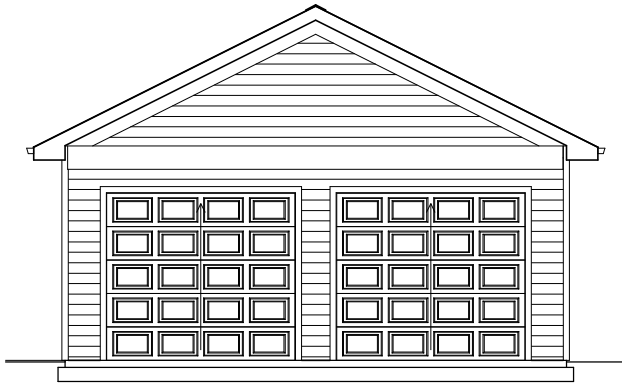
P-2

051523-01
OJM HOMES
GARAGE

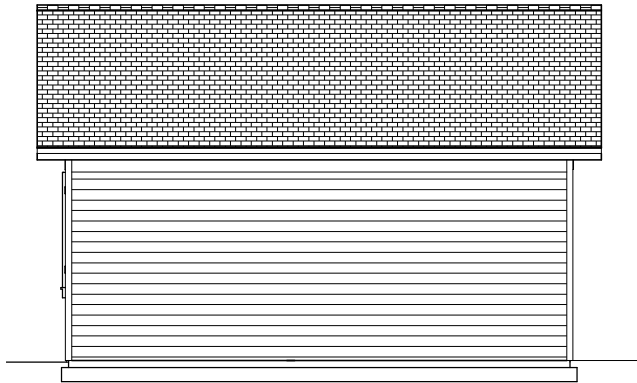
FLOOR PLAN

REVISION TABLE		REVISED BY		DESCRIPTION	
NUMBER	DATE				

DRAWN BY:
KMH



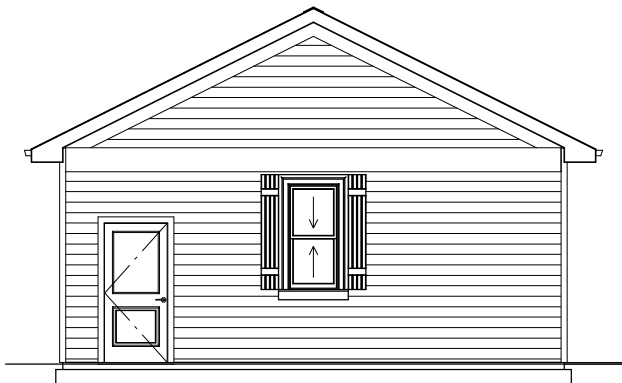
Exterior Elevation Front



Exterior Elevation Left



Exterior Elevation Right



Exterior Elevation Back

6/12 PITCH
18" OVERHANGS
9FT WALL
ON SLAB CONSTRUCTION

DRAWN BY:
KMH

REVISION TABLE	
NUMBER	DESCRIPTION

ELEVATIONS
OPTION 1

051523-01
OJM HOMES
GARAGE



DATE:

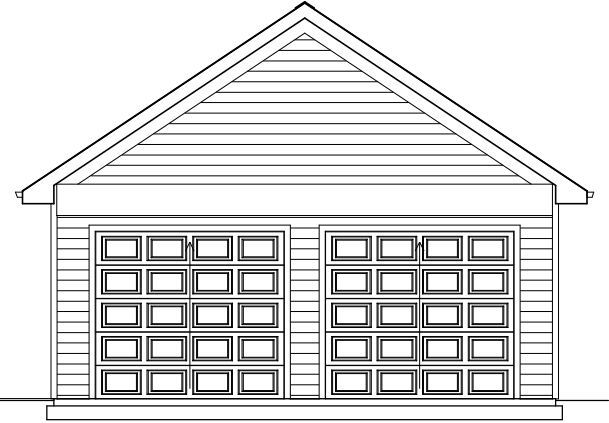
5/17/2023

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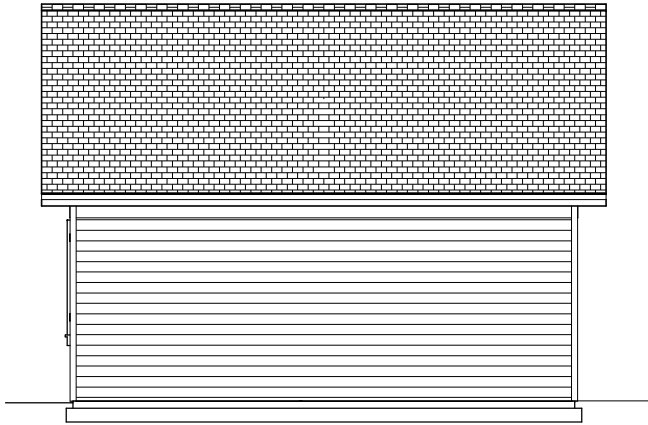
1/4" = 1'-0"

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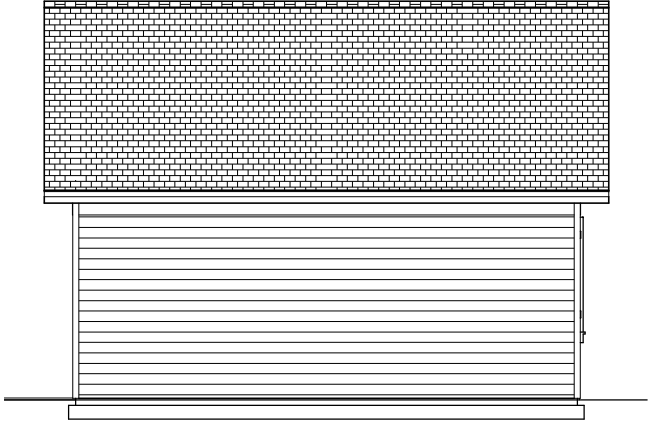
P-3



Exterior Elevation Front



Exterior Elevation Left



Exterior Elevation Right



Exterior Elevation Back

8/12 PITCH
18" OVERHANGS
9FT WALL
ON SLAB CONSTRUCTION

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KMH

REVISION TABLE	
NUMBER	DESCRIPTION

ELEVATIONS
OPTION 2

051523-01
OJM HOMES
GARAGE



DATE:

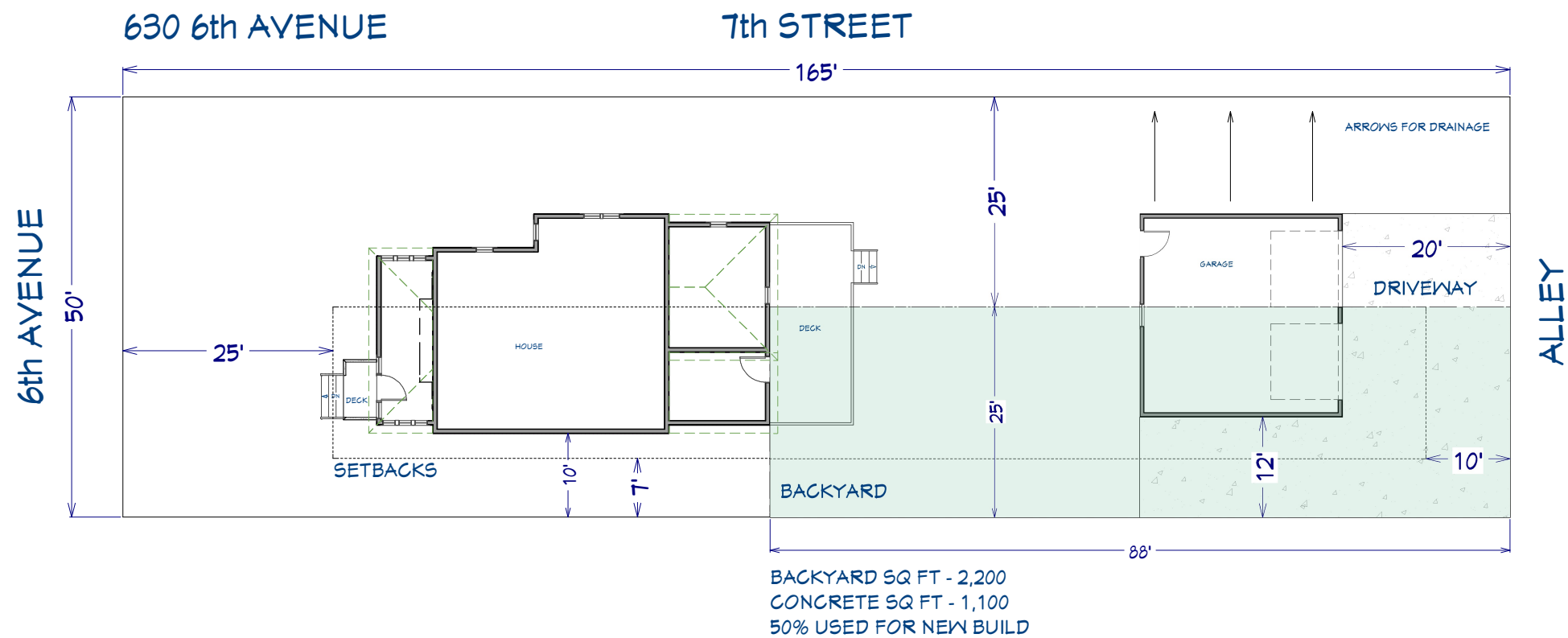
5/17/2023

SCALE:

1/4" = 1'-0"

SHEET:

P-4



Floor Plan View Dimensioned



DRAWINGS PROVIDED BY:

DATE:

5/17/2023

SCALE:

1/8" = 1'-0"

SHEET:

P-5

051523-01
OJM HOMES
GARAGE

LOT LAYOUT

REVISION TABLE		DESCRIPTION
NUMBER	DATE	

DRAWN BY:
KMH













7th St
6th Ave

STOP