

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: Ted Elverson Date: 2-28-23

Project Address: 819 7th Ave

Mailing Address: 505 1st St S

Cell Number: 605-359-6119 Email: rykhus-nelson@outlook.com

Historic District:

- University Central Sexauer Commercial Individually Listed

1) General Project Description: _____
Replace 3 existing vinyl windows in dining room with similar vinyl windows. The current windows have cracked and are
in need of replacement. The brand of window cannot be determined and the owner does not have records from
when they were previously replaced.

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?
We plan to remove the current replacement windows and install similar replacement windows. No original historic
material should be disturbed. The homeowner is planning to paint any exterior wood which is used and the interior
milwork will not be removed/replaced. The exterior trim was replaced when the current windows were installed. It is
does not match the original trim work. We do not plan to remove the current trim, just add a window stop.

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.

n/a

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

Vinyl framed windows are proposed. The windows being replaced are currently vinyl as they were replaced previously. The grid in the glass will be in the new windows.

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

A wood framed insert would be a possibility. This was not discussed as the homeowner was looking to just replace what was already in place.

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.

No

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.

No

- 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).

No

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)

Applicant's Signature

2-28-23

Date







YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



701-271-5070
1620 4th Ave NW
West Fargo, ND 58078

QUOTE INFORMATION

Job: Florestano	
Order #9728914-1	
Qty: 2	

DETAILS

- Endure Window - EN600 Series
- 601 - Double Hung
- White
- Exact Size: 24 1/2" x 55 3/4"
- Compound Tension Balance System
- Snap-In Frame Sash Stops
- Double Profile DA Locks
- White Hardware
- INNERGY Thermal Sash Reinforcement
- Extruded Bottom Screen (White) with BetterVue Screen Mesh
- Graphite Foam Insulation
- Sill Extender
- ComforTech DLA
- Single Strength Glass
- 3/4" IG Thickness
- Colonial (Standard) Flat Grid - 1V x 1H
- White Grids

Sell Price: \$569.25 (\$284.63 per one)

OUTSIDE VIEW

INSIDE VIEW

SIZING

Opening Width Range: 24 3/4" to 25"
 Opening Height Range: 56" to 56 1/4"
 Window Size: 24 1/2" x 55 3/4"
 United Inches: 81
 Egress Size: 19 1/2" x 21 19/32"
 Egress Square Foot: 2.9283
 Egress Meets Criteria: No
 Top Sash Size: 20 1/2" x 26 7/16"
 Top Glass Size: 18 11/16" x 24 11/16" x 3/4"
 Top Glass Viewable Size: 17 11/16" x 23 11/16"
 Bottom Sash Size: 21 1/2" x 27 7/16"
 Bottom Glass Size: 18 11/16" x 24 11/16" x 3/4"
 Bottom Glass Viewable Size: 17 11/16" x 23 11/16"
 Bottom Screen: 21" x 27 7/8"

Structural

N/A

Installation Instructions



ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U5/F1) Solar Heat Gain Coefficient
0.27 **0.24**

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance
0.44 **60.00**
 Air Infiltration (cm/ft2)
<= 0.05



SIC: 25; OTC: 22; Acoustic Test Report: F964.01.1-3-11

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 609 - Picture Window



701-271-5070
1620 4th Ave NW
West Fargo, ND 58078

QUOTE INFORMATION

Job: Floreslano
Order #9728914-2

DETAILS

Endure Window - EN600 Series
609 - Picture Window
White
Exact Size: 52 1/2" x 55 3/4"
Graphite Foam Insulation
Sill Extender
Comfortech DLA
Double Strength Glass
3/4" IG Thickness
Colonial (Standard) Flat Grid - 3V x 3H
White Grids

Sell Price: \$362.79
Tax - 7.5%: \$69.90
Total: \$1,001.95

OUTSIDE VIEW

INSIDE VIEW

SIZING

Opening Width Range: 52 3/4" to 53"
Opening Height Range: 56" to 56 1/4"
Window Size: 52 1/2" x 55 3/4"
United Inches: 109
Fixed Glass Size: 48 5/16" x 51 11/16" x 3/4"
Fixed Glass Viewable Size: 47 7/16" x 50 3/4"

Structural

Cert #: 462-H-008-00
CW+G50
Size Tested 60" x 63"
DP: +50/-50
AAMAAWDMA/CSA 101/1.5.Z/A440-08/11

ENERGY

ENERGY PERFORMANCE RATINGS
U-Factor (U5/HP) Solar Heat Gain Coefficient
0.26 **0.27**

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance
0.48 **59.00**
Air Infiltration (cm/ft2)
<= 0.01



Northern/North-Central Regions

Installation Instructions

