



August 20, 2024

Ryan Miller
City of Brookings SD
520 3rd Street Suite 140
Brookings, SD 57006

SDCL 1-19A-11.1 Consultation

Project: 240710006S – 509-511 Main Avenue Facade
Location: Brookings
COB - City of Brookings

Dear Ryan,

Thank you for the opportunity to comment on the above referenced project pursuant to SDCL 1-19A-11.1. SDCL 1-19A-11.1 outlines a specific process that must be followed prior to any governmental action, including the issuance of permits, that may harm any historic property that is included in the National or State Registers of Historic Places. The South Dakota Office of the State Historic Preservation Officer (SHPO) would like to provide the following comments concerning the effect of the proposed project on the non-renewable cultural resources of South Dakota.

On July 10, 2024, the SHPO received notification of the above-referenced project located at 509-511 Main Avenue in Brookings, South Dakota. The proposed undertaking involves adding Dryvit to the front of the building over the existing brick facade. The lower half of the facade was previously treated with dryvit along with the adjacent property to the north at 513 Main Avenue (Non-contributing). The applicant has stated that the brick is in tough shape and is causing leaks to the interior of the building. This property is contributing to the Brookings Commercial Historic District, which is listed in the National Register of Historic Places. SDCL 1-19A-11.1 outlines a specific process that must be followed prior to any governmental action that may harm any historic property that is included in the National or State Registers of Historic Places.

On July 12, 2024, SHPO requested additional information. On August 9, 2024, SHPO received additional information. The Brookings Historic Preservation Commission discussed the project and agreed with the proposed use of dry-vit but requested that the installation attempt to match the existing reliefs on the facade.

Based upon the information provided, the coating will cover the original appearance of the brick facade and will not meet the Secretary of the Interior's Standards for Rehabilitation. Therefore, SHPO has made the following determination that the proposal will encroach upon, damage, or destroy a historic property which is included in the National and State Registers of Historic Places. However, it appears that there are no feasible and prudent alternatives to the proposal and that the proposal includes all possible planning to minimize harm to the historic resource.

Please note that, pursuant to SDCL 1-19A-11.1, if the City of Brookings SD proceeds with the project, ten days notice by certified mail is required prior to proceeding with the project. Such notice must include a written determination, based on the consideration of all relevant factors, that there is no feasible and





prudent alternative to the proposal and that all possible planning to minimize harm to the historic property has been considered. A complete record of factors considered shall be included with such notice.

Should you require any additional information, please contact Duncan Trau at Duncan.Trau@state.sd.us or at (605)773-6005. Your concern for the non-renewable cultural heritage of our state is appreciated.

Sincerely,
Benjamin F. Jones, PhD
Interim State Historic Preservation Officer

A handwritten signature in black ink that reads "Duncan Trau".

Duncan Trau
Historic Preservation Specialist

