

## 11.1 REVIEW APPLICATION – 1921 BUILDING

**APPLICANT NAME:** Angela Boersma, Architect  
Dusten Hendrickson, Builder/Developer  
(on behalf of Brookings Built Green & Kind Properties)

**DATE:** 09-07-2018

**PROJECT ADDRESS:** 420/422 Main Avenue, Brookings, SD 57006

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**HISTORIC DISTRICT AND/OR INDIVIDUALLY LISTED:** Building(s) are non-contributing structures in the Downtown Business District

### **GENERAL PROJECT DESCRIPTION:**

The proposed scope of the project involves two buildings – both non-contributing structures in the Downtown Central Business historic district. The north building (former Ben Franklin) will require removal of the existing roof, and a two-story addition set 10'-0" back from the Main Ave. façade. The south building will require some re-structuring of the roof to allow for egress from the north building toward the south and then East toward the alley by way of a secondary exit stair. The 2-story addition will be constructed on a steel frame that is independent of the originally masonry bearing wall structure, with new foundation piers, as well. The overall project will include 22 tenant apartments, a new enclosed egress stair on the alley side, secured tenant entry vestibule, an exterior emergency stair, and covered parking under the overhanging second/third story to the East.

### **DO YOU PLAN TO REPAIR THE HISTORIC ORIGINAL MATERIALS?**

Any existing tuck-pointing that is required to stabilize and waterproof the buildings will be undertaken in conjunction with the proposed renovation.

### **WHAT METHOD WILL BE USED IN TREATMENT OF THE HISTORIC ORIGINAL MATERIALS:**

Gentle cleaning and tuck-pointing, as needed.

### **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.**

The roof on the north building will be removed and replaced. Additionally, any original tin ceiling finishes will be repaired and salvaged. The finish materials from the facades of both buildings will be removed, as they are not original and distract significantly from the historic context. Storefront glazing will be repaired and/or replaced as deemed necessary. The aluminum for any proposed new storefront would be black or dark bronze to coordinate with the aluminum windows in the upper stories.

### **IF NEW MATERIALS ARE PROPOSED, WHAT MATERIALS WILL BE USED?**

The two-story vertical addition for the apartment units will be clad in brick veneer – the color of which is proposed to be a darker gray, but subject to BHPC approval. Samples will be provided at the meeting.

The new windows on the upper stories will be black aluminum framed units, and the fire escapes on the south side of the North building are proposed to be a combination of cedar and metal.

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The condition of the original façade materials is not known at this time. BBG/ID8 is proposing removal of any non-original façade materials to assess the original structure and finish materials prior to a final determination of whether new materials would need to be used for the long-term viability of the buildings and/or the cohesiveness of the district and block as a whole.

### **IF NEW MATERIALS ARE PROPOSED, WHAT ALTERNATIVES WERE CONSIDERED?**

*(DESCRIPTION OF FEASIBLE AND PRUDENT ALTERNATIVES)*

### **IS REPLACEMENT OF MISSING FEATURES PROPOSED? IF SO, SUBSTANTIATE WITH DOCUMENTARY, PHYSICAL, OR PICTORAL EVIDENCE.**

Not Applicable.

### **IS THE PROJECT ATTEMPTING TO QUALIFY FOR STATE PROPERTY TAX MORATORIUM OR FEDERAL TAX CREDIT? No.**

### **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.**

Not applicable.

### **IS AN ADDITION OR NEW CONSTRUCTION PROPOSED? IF SO, PLEASE DESCRIBE AND INCLUDE DRAWING AND/OR 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).

The principal addition is proposed to take place vertically, as indicated above. (See the attached drawings) In the April 2018 meeting, the building owner/developer/contractor requested a review to discuss the proposed height of the structure. At that meeting, the BHPC determined that they would allow a structure up to 34'-0" in height, provided that the massing/scale did not dominate the block as a whole or overshadow the prominence of significant corner anchor building(s). The proposed building design has a parapet height of 34'-0" at its highest point, which is set 10'-0" back from the adjacent IDS building at the corner of the block.