Preservation 11.1 Review

Development
Street, Suite 140
Brookings, SD 57006
(605) 692-6629 phone fax (605) 697-8624
sbungard@cityofbrookings.org

brookings SOUTH DAKOTA

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: Rezonings, conditional use permits, street vacations

Applicant Name: Cody Butler Date: 6/9/2020
Project Address: 804 5th St.
Mailing Address: 120 22nd Ave S #203 Brookings, SD
Cell Number: (605) 592-1293 Email: cody@ucityproperty.com
Historic District:

☐ University ☒ Central ☐ Sexauer ☐ Commercial ☐ Individually Listed

1) General Project Description: The shed behind the house of 804 5th St. is rotting in multiple areas and is not doing well. The proposed project includes the demolition of the shed for the betterment of the property. The concrete pad below the garage will also be removed. New dirt will be brought into this place and new grass planted. A fresh yard of grass will take the place of this rotten shed.

2) Do you plan to repair the historic original materials? ____ Yes X No

3) What method will be used in treatment of the historic original materials?
Not applicable

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.

The shed I am proposing to be removed is not part of the original house and was built later on. Though the shed is rotten and needs to be removed to improve the historic original house.

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

The new materials to take the place of this shed are new dirt and grass seed to be planted.

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

New materials to repair the shed were proposed but the cost was just way too high.

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.

Not Applicable

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 X 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.

I looked into the alternative of repairing the shed. I had a contractor make a bid if he were to repair it and the bid was incredibly high. This alternative was just not economically feasible with how much was required to repair the shed.

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).

Not Applicable

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 sbungard@cityofbrookings.org

N/A ☐ 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.

N/A ☐ 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

6/9/2020

Date

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APPLICATION FOR BUILDING PERMIT

To The City of Brookings, South Dakota

Application is hereby made for a permit to _____ a _____

_____ at 804 5th ~~Avenue~~, Street _____ Brookings, South Dakota

otherwise described as E 45' of the N 115' Lot 6 of Block 5

Skinners Acres Addition to the City of Brookings, South Dakota.

The name of the owner of the premises is Marshall Palmer

The nature of the work to be done is Erect precut garage

The estimated cost of the work to be done is $ 500.00

The size of the building is 22 feet long, 14 feet wide and 7 feet high.

The number of stories in the building are one

The size of the building lot is 45 x 115

The building will be 60 feet from the front lot line, 2 feet from the side lot line on the West side and ~~29.30~~ feet from the side lot on the East side and 32 feet from the rear lot line.

The outside walls are to be of Wood & Stucco construction.

Builder or Contractor Guy Peterson of Brookings

Licensed House Mover _____ of _____

Licensed Plumber None of _____

Licensed Electrician Licensed of Brookings

If a permit is granted the undersigned agrees on behalf of himself and the owner of the premises that all work will be in conformity to the facts stated in the foregoing application and that all work done will conform with the zoning and building ordinance of the City of Brookings and the laws of the State of South Dakota.

Dated at Brookings, S. D. June 4, 1954

Marshall Palmer
Signature of Owner or Authorized Agent

Permit granted 7 June 1954

Leo H. Monteith
~~Mayor~~ or Chairman of the Board of Adjustment

Attest:

C. A. Herreman
City Auditor and Secretary of the Board of Adjustment

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Beacon™ Brookings County, SD

Summary

Parcel ID	405650050000600
Property Address	804 5TH ST
Sec/Twp/Rng	N/A
Brief Tax Description	SKINNERS FIRST ADDN, N 115' OF E 45' OF LOT 6, BLK 5, 45 X 115 (Note: Not to be used on legal documents)
Comments	
Class	NAD
Tax District	4001
Gross Acres	0.00
$/Acre	N/A

Owners

Deed Holder
GROENEVELD FAMILY TRUST

27238 461ST AVE
CHANCELLOR SD 57015

Deed Holder
GROENEVELD, KAREN A TRUSTEE

Land

Gross Acres	0.00
Lot Size	N/A

Building

Residential Dwelling	
Occupancy	Single family
Style	21 Older 1 story
Year Built	1934
# of Stories	1.0
Above-Grade Living Area	704 SF
Foundation	Full Bsmt
Basement Area	672 SF
Basement Finished	
Recroom Finished	372 SF
Total Number Rooms	6 (Does not include bathrooms)
Number Bedrooms	2
Number Full Bathrooms	2
Number Half Bathrooms	0
Heating & Cooling	Central Warm Air and Central AC
Fireplace	None
Deck	
Garage	Detached: 308 SF;
Other Features	MSTP Residential Detached Garage

Sales

Date	Sequence	Seller	Buyer	Book	Page	Type	Building Value	Land Value	Transfer Fee	Sale Amount
05/03/2012	20120431	GROENEVELD, DONALD ESTATE	GROENEVELD, KAREN	MI182	1207	L	$49,900.00	$12,900.00	$0.00	$0.00
05/03/2012	20120432	GROENEVELD, KAREN SINGLE PERSO	GROENEVELD FAMILY TRUST	D146	414	W	$49,900.00	$12,900.00	$0.00	$0.00
10/06/2006	20061032	JENKINS, MARGOT J	GROENEVELD, DONALD ETUX	00140	00988	W	$44,600.00	$11,200.00	$0.00	$80,000.00
09/29/1992	19920624	MOEN, MYRLE P., ET UX	JENKINS, MARGOT J.	00119	00358	W	$20,500.00	$7,400.00	$0.00	$43,901.00

Valuation

	2019	2018	2017	2016	2015	2014
+ NAD1	$49,200	$54,600	$51,000	$52,400	$52,400	$52,400
+ NAD	$16,100	$16,100	$16,100	$16,100	$13,500	$13,500
= Total Value	$65,300	$70,700	$67,100	$68,500	$65,900	$65,900

Disclaimer: All values reflect full and true values before any adjustments or exemptions are applied.

Taxation

2018	1st Half	2nd Half	Full Year
Due Date	April 30, 2019	October 31, 2019	
Tax Billed	655.18	655.18	1,310.36
Specials Etc.	12.13	12.13	24.26
Amount Paid	667.31	0.00	667.31
Amount Due	0.00	667.31	667.31
Payment Status	Paid		
Date Paid	04/23/2019		

2017	1st Half	2nd Half	Full Year
Due Date	April 30, 2018	October 31, 2018	
Tax Billed	630.31	630.31	1,260.62
Specials Etc.	11.55	11.55	23.10
Amount Paid	641.86	641.86	1,283.72
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	04/09/2018	10/11/2018	

2016	1st Half	2nd Half	Full Year
Due Date	April 30, 2017	October 31, 2017	
Tax Billed	667.27	667.27	1,334.54
Specials Etc.	11.01	11.01	22.02
Amount Paid	678.28	678.28	1,356.56
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	04/10/2017	10/16/2017	

2015	1st Half	2nd Half	Full Year
Due Date	April 30, 2016	October 31, 2016	
Tax Billed	697.00	697.00	1,394.00
Specials Etc.	10.48	10.48	20.96
Amount Paid	707.48	707.48	1,414.96
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	04/12/2016	10/17/2016	

2014	1st Half	2nd Half	Full Year
Due Date	April 30, 2015	October 31, 2015	
Tax Billed	714.71	714.71	1,429.42
Specials Etc.	10.48	10.48	20.96
Amount Paid	725.19	725.19	1,450.38
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	04/08/2015	10/21/2015	

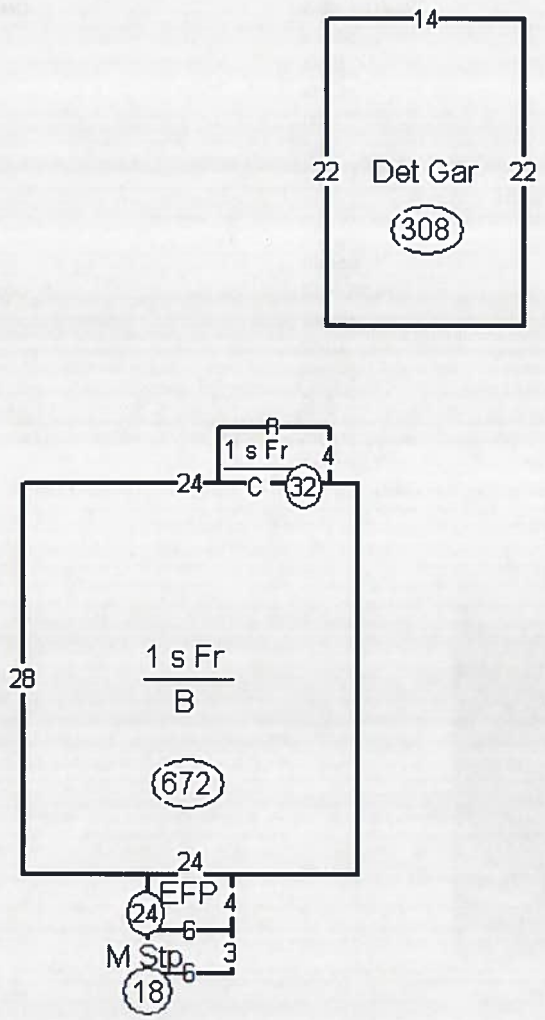
2013	1st Half	2nd Half	Full Year
Due Date	April 30, 2014	October 31, 2014	
Tax Billed	687.66	687.66	1,375.32
Specials Etc.	10.48	10.48	20.96
Amount Paid	698.14	698.14	1,396.28
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	04/16/2014	10/22/2014	

2012	1st Half	2nd Half	Full Year
Due Date	April 30, 2013	October 31, 2013	
Tax Billed	646.88	646.88	1,293.76
Specials Etc.	10.48	10.48	20.96
Amount Paid	657.36	657.36	1,314.72
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	04/16/2013	08/05/2013	

2011	1st Half	2nd Half	Full Year
Due Date	April 30, 2012	October 31, 2012	
Tax Billed	651.60	651.60	1,303.20
Specials Etc.	10.48	10.48	20.96
Amount Paid	662.08	662.08	1,324.16
Amount Due	0.00	0.00	0.00
Payment Status	Paid	Paid	
Date Paid	04/25/2012	10/24/2012	

Photos

Sketches



No data available for the following modules: Comments.

Brookings County digital cadastral data are a representation of recorded plats and surveys for use within the Geographic Information System for purposes of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use.

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Version 2.3.4

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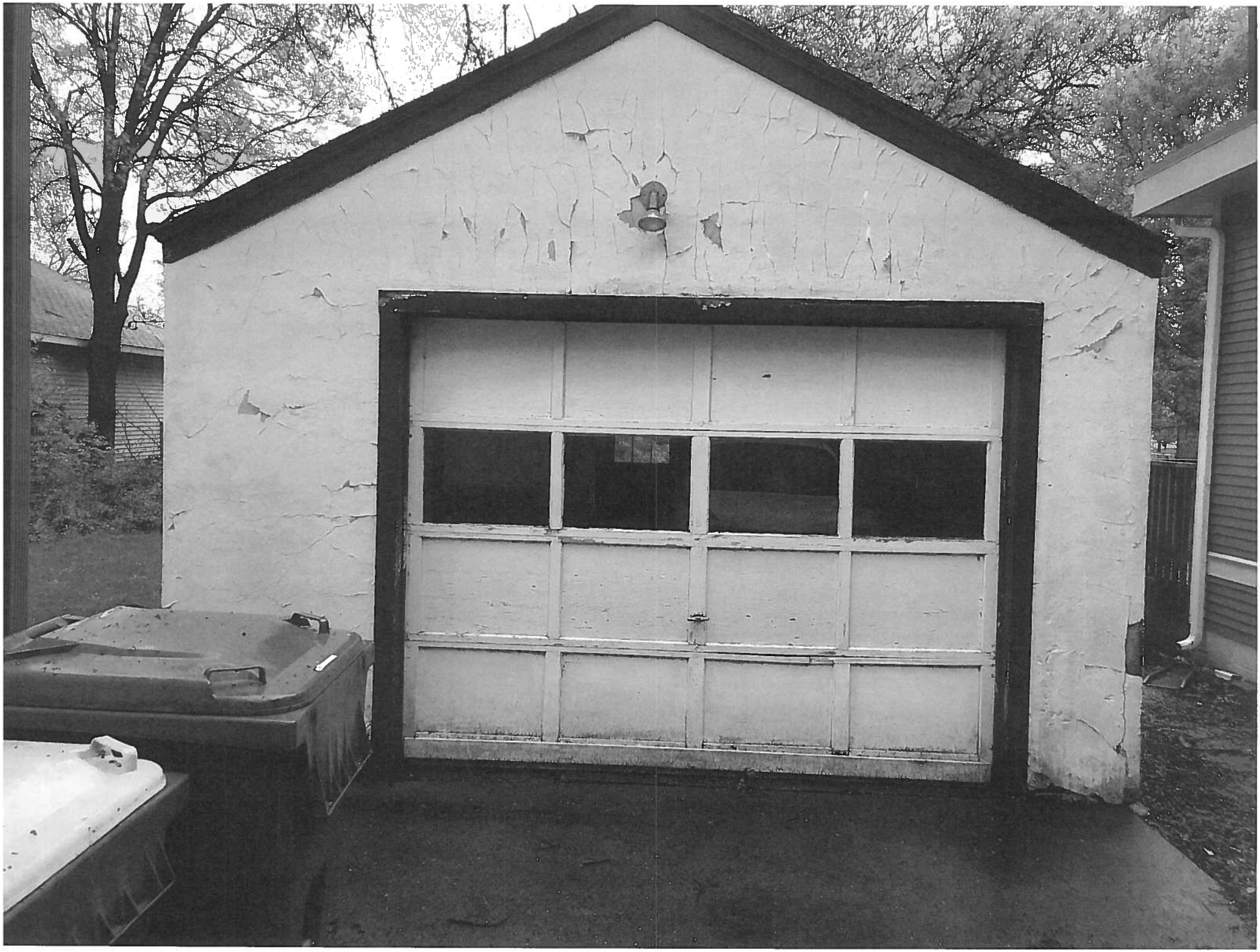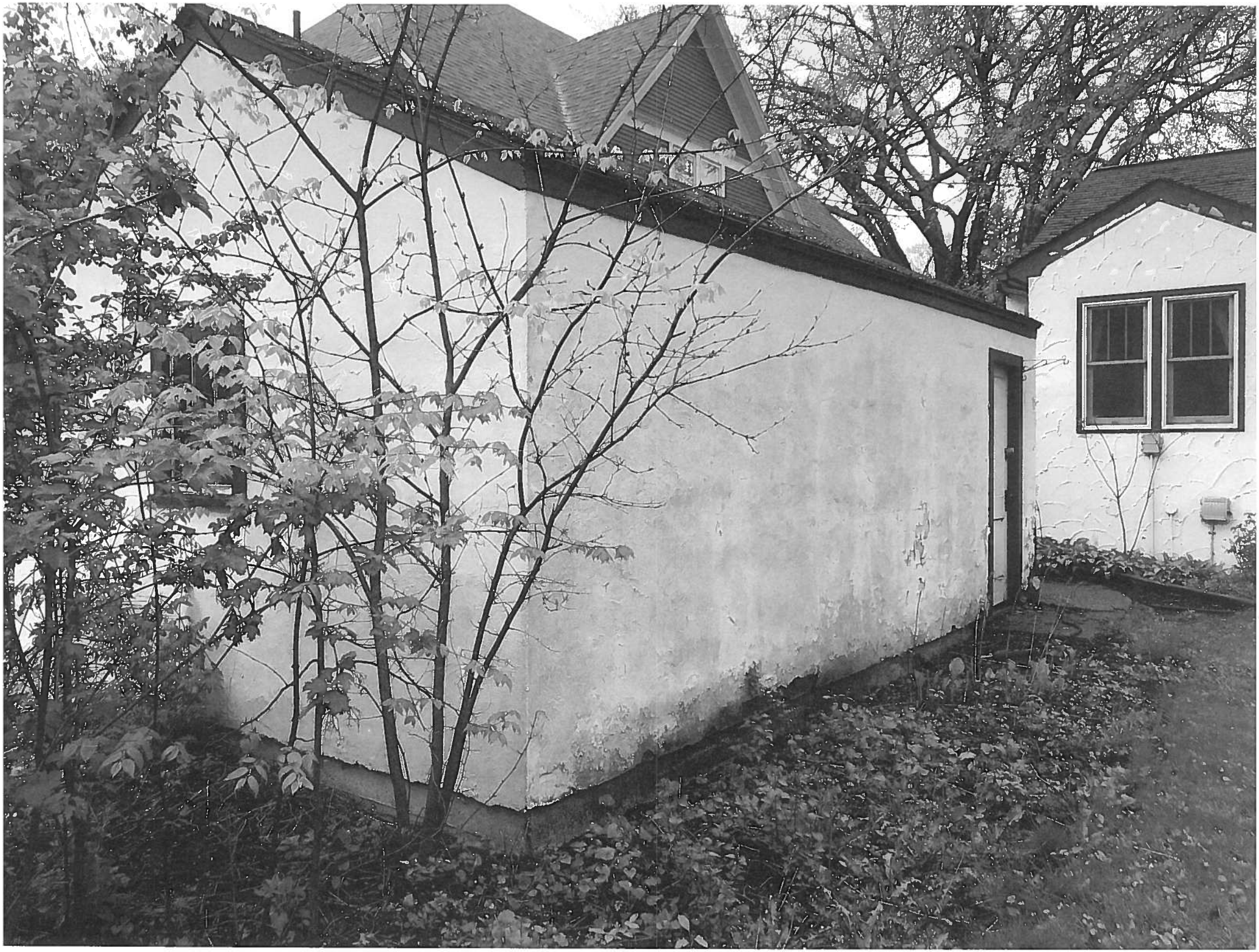
JACKRABBITS