

Property owners may consult with the Brookings Historic Preservation Commission before applying for a building permit or 11.1 review by contacting the Brookings Community Development Director at 605-692-6629 or mstruck@cityofbrookings-sd.gov							
Proposed Work	11.1 Review Required Residential Districts / Individual Residential NHRP Properties**		11.1 Review Required Commercial Districts / Individual Commercial NHRP Properties**		Secretary of the Interior Guidelines Page No.		
	Contributing/ Individual NHRP**	Non Contributing	Contributing/ Individual NHRP**	Non Contributing			
	Building						
					Rehabilitation ***New Additions 156-162	*Restoration	*Preservation
Additions+	Yes	Yes	Yes	Yes			
Conditional Use Permit	Yes	Yes	Yes	Yes			
Decks/Entrances/Porches					Metal 93-97 Porches 110-112 Code Work 147-152	Metal 181-183 Porches 190-192 Code Work 218-221	Metal 41-43 Porches 49-50 Code Work: 69-71
If work involves in-kind replacement of materials and does not change defining functional or decorative features in design, scale, color and finish.	No	No	No	No			
If work does not use in-kind replacement of materials and/or changes defining functional or decorative features in design, scale, color and finish.	Yes	Yes	Yes	Yes			
If work replaces non-historic materials with original historic materials and does not change or restores original defining functional or decorative features in design, scale, color and finish.	Yes	No	Yes	No			
Demolition+	Yes	Yes	Yes	Yes			
Doors-Exterior	Yes	No	Yes	No			
Electrical-Interior	No	No	No	No	MEP 125-127 Code Work 147-152	MEP 201-203 Code Work 218-221	MEP 58-59 Code Work: 69-71
Exterior Electrical, Mechanical, HVAC Units					MEP 125-127 Code Work 147-152	MEP 201-203 Code Work 218-221	MEP 58-59 Code Work: 69-71
If work is in kind replacement at front, side, visible from street (not alley) or on visible roofing	No	No	No	No			
If unit is at rear, not visible from street, or not on visible roofing	No	No	No	No			
If work replaces existing unit with a different type/size of unit or installs a new unit that is at front, side, visible from street (not alley) or on visible roofing	Yes	Yes	Yes	Yes			
Façade/Storefront (Front, Side, and Rear)	Yes	Yes	Yes	Yes	Storefront 113-116 Curtain Wall 117-120	Storefront 193-195 Curtain Wall 196-198	Storefronts 51-52 Curtain Wall 53-54
Interior Work-Privately Owned	No for District/ Yes for Individual NRHP	No	No for District/ Yes for Individual NRHP	No	128-136	204-208	60-62
Interior Work-Government Owned	Yes	Yes	Yes	Yes	128-136	204-208	60-62
New Construction+	Yes	Yes	Yes	Yes	**		
Paint							
If work involves painting over existing paint.	No	No	No	No			
If work involves painting over previously unpainted materials.	Yes	Yes	Yes	Yes			
Plumbing	No	No	No	No	MEP 125-127 Code Work 147-152		MEP 58-59 Code Work: 69-71
Repointing Masonry					80-87	168-175	31-36
If work follows NPS Preservation Brief #2 and color, composition, and tooling methods match original mortar	No	No	No	No			
If work does not follow NPS Preservation Brief #2 and/or color, composition, and tooling do not match original mortar	Yes	No	Yes	No			

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Roof					98-101	184-186	44-45			
If work uses in-kind replacement of roofing materials and maintains functional and decorative features as well as form, size, color and patterning.	No	No	No	No						
If work does not use in-kind replacement of roofing materials and/or changes functional and decorative features, form, size, color and patterning.	Yes	Yes	Yes	Yes						
If work replaces non-historic roofing materials with original historic materials and maintains or restores original functional and decorative features as well as form, size, color and patterning.	Yes	No	Yes	No						
If work replaces roofing materials on a commercial building where roof changes are not visible	N/A	N/A	No	No						
If work replaces roofing materials on a commercial building where roof changes are visible	N/A	N/A	Yes	Yes						
Siding					Wood 88-92	Wood 176-179	Wood 37-40			
If work uses in-kind replacement of siding materials and maintains design, scale, color and finish	No	No	No	No						
If work does not use in-kind replacement of siding materials or does not maintain design, scale, color and finish	Yes	Yes	Yes	Yes						
If work replaces non-historic siding materials with original historic materials and maintains or restores original design, scale, color and finish	Yes	No	Yes	No						
Structural Systems++	Yes	Yes	Yes	Yes	121-124	199-201	55-57			
Windows+++					102-109	187-189	46-48			
If work uses in-kind repair or replacement of existing window materials and matches all other aspects of the existing windows.	No	No	No	No						
If the window is on a street-facing side of the building (not alley) or is referred to in the property or district NRHP nomination, and work does not use in-kind repair or replacement of window materials, or does not match all other aspect of the existing window.	Yes	Yes	Yes	Yes						
If the window is not on a street-facing side of the building (not alley) and is not referred to in the property or district NRHP nomination, and work does not use in-kind repair or replacement of window materials, or does not match all other aspect of the existing window.	No for District/ Yes for Individual NRHP	No	No for District/ Yes for Individual NRHP	No						
If work is to specifically provide for emergency egress windows where previously non-compliant, and has different sizing and operation, but uses in-kind replacement of window materials, matches all other aspects of the existing windows, and the window is not on a street-facing side of the building (not alley) and is not referred to in the property or district NRHP nomination.	No for District/ Yes for Individual NRHP	No	No for District/ Yes for Individual NRHP	No						

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Site					Site 137-142 Setting 143-146 New Additions 156-162	Site 209-213 Setting 214-217	Site 63-65 Setting 66-68
Fencing	No	No	No	No			
Garage (over 120 SF)+	Yes	Yes	Yes	Yes	***		
Moving Houses/Garages+	Yes	Yes	Yes	Yes			
Paving++++							
Routine maintenance	No	No	No	No			
More than routine maintenance	Yes	No	Yes	No			
Removable Non-Building Projects and Streetscape Objects (mailboxes, benches, bike racks, planters, sidewalk café furniture, etc.)	No	No	No	No			
Rezoning	Yes	Yes	Yes	Yes			
Sheds					***		
Over 120 SF+	Yes	Yes	Yes	Yes			
Under 120 SF	No	No	No	No			
Signs+++++	No	No	Yes	Yes			
Street Lighting	Yes	Yes	Yes	Yes			
Street Renaming	Yes	Yes	Yes	Yes			
Streets/Roadways							
Maintenance, repair, paving	No	No	No	No			
Major reconstruction	Yes	Yes	Yes	Yes			
Street/Alley Vacation+	Yes	Yes	Yes	Yes			
Traffic Control Devices	No	No	No	No			
Utilities							
Maintenance, repair	No	No	No	No			
Major reconstruction	Yes	Yes	Yes	Yes			

*South Dakota's State Historic Preservation Office classifies all projects as Rehabilitation. The Preservation and Restoration standards are provided for further reference.

***Individual NHRP" are properties that are individually listed in the National Register of Historic Places whether inside or outside of the boundaries of an historic district.

***Additions and New Construction must also meet South Dakota Administrative Rules (ARSD) 24:52:07:04

+ Adjacent or contiguous properties may be considered within the environs of an historic district and therefore may be subject to 11.1 Review. Therefore, all new construction, addition, demolition, structure relocation, and street/alley vacation projects on properties that are adjacent or contiguous to an historic district must be submitted for a determination of whether an 11.1 Review is required.

++Structural Systems are defined as the load bearing components of the building. They can be plain or decorated and include masonry bearing walls, horizontal steel beams or lintels above storefronts, and wood or steel columns.

+++For windows, to match all other aspects of the existing windows is defined as matching the operational type of windows and patterning, functional and decorative features (to include including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, finishes, or colors, casings, or brick molds and related features such as shutters,) and maintaining form, size, color and finish, as well as pattern of windows on the building.

++++Paving Routine Maintenance is defined as patching, overlays, or other work that does not require replacement of curbs and/or gutters, or work that would change lane widths, or include other reconstruction.

+++++ Applicable only when new hardware is used to install signage which may affect the building façade.

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstruction

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

South Dakota Administrative Rules (ARSD) 24:52:07:04

<http://sdlegislature.gov/Rules/DisplayRule.aspx?Rule=24:52:07:04>

NPS Preservation Briefs:

<https://www.nps.gov/tps/how-to-preserve/briefs.htm>