

SOUTH DAKOTA CODIFIED LAW 1-19A-11.1 - ARSD 24:52:07:03 CASE REPORT FORM



**SOUTH DAKOTA STATE HISTORICAL SOCIETY
STATE HISTORIC PRESERVATION OFFICE (SHPO)
SOUTH DAKOTA CODIFIED LAW 1-19A-11.1 CASE REPORT**

If a state entity or political subdivision of the state is required by law or rule to report possible threats to the historical integrity of a property listed in the National Register of Historic Places or the State Register of Historic Places, the threat must be reported by means of a case report.

Case reports must provide the State Historic Preservation Office (SHPO) with sufficient information for the office to make an independent review of effects on the historical integrity of historic properties and shall be the basis for informed comments to state entities and the public. Case reports shall thoroughly examine all relevant factors involved in a preservation question. Abbreviated case reports may be requested at the discretion of the SHPO if less than a comprehensive view is needed. (ARSD 24:52:07:03 - Standards for Case Report)

SHPO reserves the right to request more information if needed. Typed forms are preferred. Submittal of this form without all requested information will cause review delays.

This is a new submittal.

This is information relating to SHPO project number:

PROJECT LOCATION

Address

City

County

The responsible state entity or political subdivision of the state (cities, counties, etc.) must sign and date this form here prior to submitting it to the SHPO. Projects received without an original signature will cause review delays.

Signature: _____

Date: 10.15.15

Name

Title

Agency

FOR SHPO USE ONLY. DO NOT WRITE OR INSERT ANYTHING HERE.

**STATE, CITY, COUNTY, OR OTHER GOVERNING BODY
PERMITTING, FUNDING, LICENSING, OR ASSISTING THE PROJECT**

STATE ENTITY, CITY, COUNTY, OR OTHER GOVERNING BODY

Agency Name

Agency Contact Person

Mailing Address

City, State, ZIP

Email Address

Phone Number

APPLICANT OR CONSULTANT CONTACT PERSON, IF APPLICABLE

Company Name

Contact Person

Mailing Address

City, State, ZIP

Email Address

Phone Number

PROPERTY OWNER, IF DIFFERENT FROM ABOVE

Name

Mailing Address, City, State, ZIP

Email Address

Phone Number

STANDARDS FOR CASE REPORT AS OUTLINED IN ARSD 24:52:07:03

1 & 2. Project Description. Describe the project. Include photographs and maps showing the existing project site and details of the proposed project. Where applicable, drawings, three-dimensional models, or accurate computer-generated representations of proposed construction may be included. The models or representations must clearly show the visual impacts of new construction on the surrounding neighborhood or landscape. Photographs, maps, drawings, and other supplemental materials should be submitted with this form as separate documents.

3. What is the planning and approval schedule for this project?

4. How was this project brought to the attention of the state or political subdivision (city, county, etc.)?

Demolition Permit

Building Permit

Other - Please explain:

5. Include a physical description of the affected historic property. Economic or situational information relevant to the affected property may be included if applicable.

6. Describe the potential effects of the proposed project on the historic property, including but not limited to physical and visual effects, alterations to the property, moving the property to another location, or change of use.

7. Provide a description of the feasible and prudent alternatives that were considered and rejected based on factors relevant to the project. Relevant factors should be supported by facts. Include the reason(s) for rejection of feasible and prudent alternatives. Describe other efforts undertaken to minimize harm to the historic property. Provide as much detail as possible when explaining consideration of alternatives and mitigation measures. Questions to be considered when reviewing the project include:

(a) How were decisions based on the consideration of factual reports, research, tried methods, and/or professional and lay preservation advice?

(b) How were alternatives beyond the immediate project explored, taking into account broad community or regional issues in which the historic resource may play a contributing role?

(c) How was the impact of potentially adverse effects on surrounding historic resources, community preservation plans, and long-range community opportunities taken into account, if applicable?

(d) Were decisions based on professional assessment(s) 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 historic preservation work?

(e) Were adequate periods of time provided for information to be prepared and for preservation options to be attempted?

8. Provide a copy of correspondence with SHPO. Correspondence should include the identification and evaluation of historic properties, assessment of effects, and any consideration of alternatives or mitigation measures. Copies of this information should be submitted with this form as separate documents.

9. Describe efforts made to consider the views of affected and interested parties.

10. If applicable, the Historic Preservation Commission (HPC) in the community where this project is located should review and comment on this case report prior to its submittal to SHPO.

The HPC agreed with the findings of the case report.

The HPC disagreed with the findings of the case report.

The HPC declined to comment on the findings of the case report.

In addition to the above findings, please include official comments from the HPC, if applicable.

11. Provide copies of written views submitted by the public to the state entity, city, county, or other governing body concerning the potentially adverse effects of projects on historic properties and alternatives to reduce or avoid those effects. Copies should be submitted with this form as separate documents.

**Please print this entire form, sign and date the first page,
and mail completed form with any additional documentation to:**

Review and Compliance Coordinator
South Dakota State Historical Society
900 Governors Drive
Pierre, SD 57501

Questions about South Dakota Codified Law 1-19A-11.1 can be directed to:

Review and Compliance Coordinator
(605) 773-6004

Restoration Specialist
(605) 773-6005

Project information submitted to SHPO cannot be returned. This documentation is kept on file at the South Dakota State Historical Society. We review faxed and electronic submissions in the same manner as any other submission and with the same considerations for clarity and completeness. However, original documents with original signature must follow all faxed and electronic submissions. The submission of incomplete, unclear, or confusing information may result in unnecessary delays in the review process until adequate information is obtained.

Additional Resources:

South Dakota State Historic Preservation Office: <http://history.sd.gov/Preservation/>
Link to National and State Register Listed Properties: <http://history.sd.gov/Preservation/NatReg/NatReg.aspx>
Historic Contexts: <http://history.sd.gov/Preservation/OtherServices/SHPODocs.aspx>

National Park Service: <http://www.nps.gov/nr/>
Publications (National Register Bulletins, Preservation Briefs, etc.): <http://www.nps.gov/history/publications.htm>

ALEX JOHNSON HOTEL – WINDOW REPLACEMENT

Historic Preservation Application



ORIGINAL CONSTRUCTION

· A P R O F E S S I O N A L C O R P O R A T I O N ·

725 ST. JOSEPH STREET, B-1
RAPID CITY, SOUTH DAKOTA 57701-2720
PHONE (605)355-6804 | FAX (970)422-7422
www.chamberlinarchitects.com



**ORIGINAL ARTIST RENDERING USING BROWN
DOUBLE HUNG WINDOWS**



**ORIGINAL DOUBLE HUNG WINDOW
NOT BEING REPLACED**

· A P R O F E S S I O N A L C O R P O R A T I O N ·

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RAPID CITY, SOUTH DAKOTA 57701-2720
PHONE (605)355-6804 | FAX (970)422-7422
www.chamberlinarchitects.com



WEST SIDE OF BUILDING

· A P R O F E S S I O N A L C O R P O R A T I O N ·

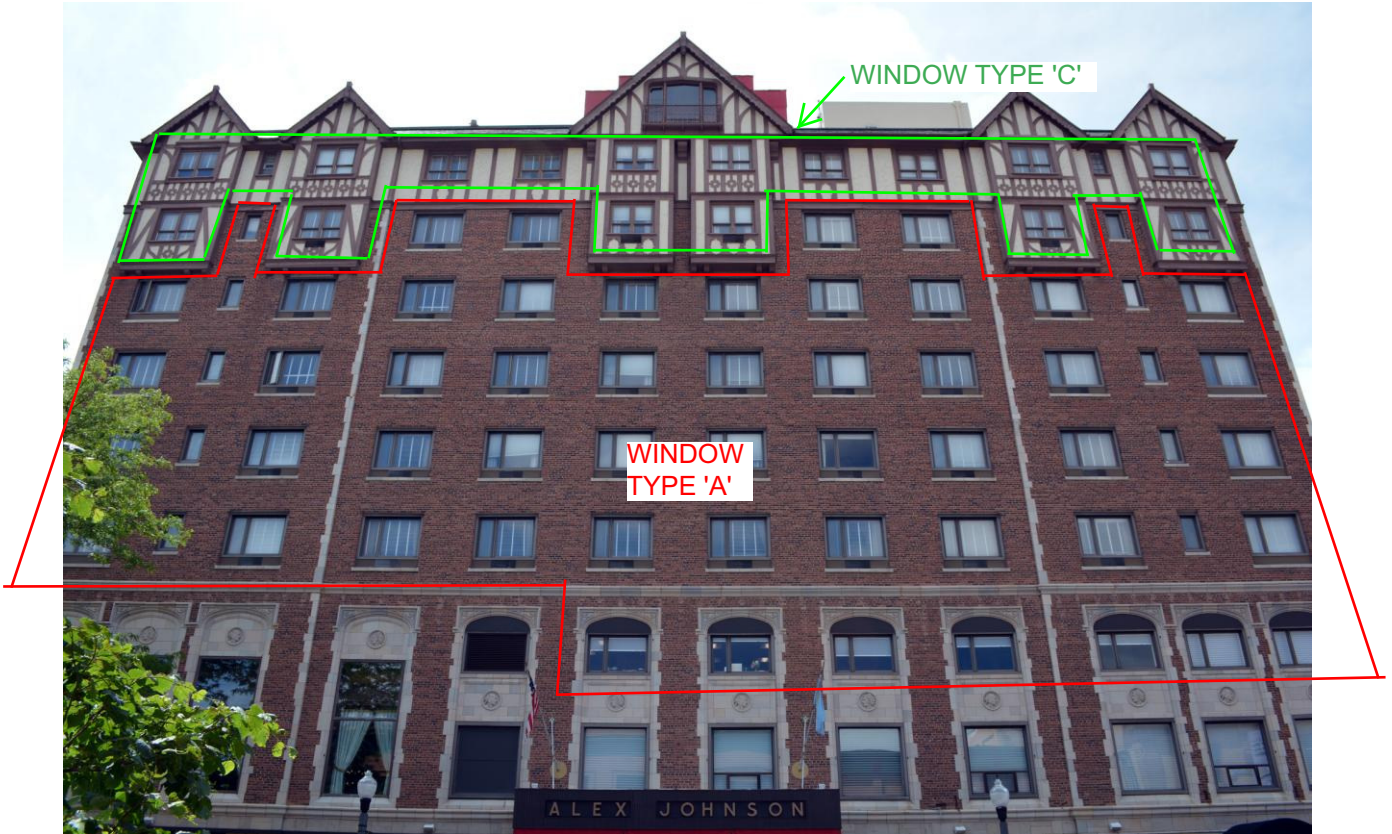
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NORTH SIDE OF BUILDING (ALLEY SIDE)

· A P R O F E S S I O N A L C O R P O R A T I O N ·

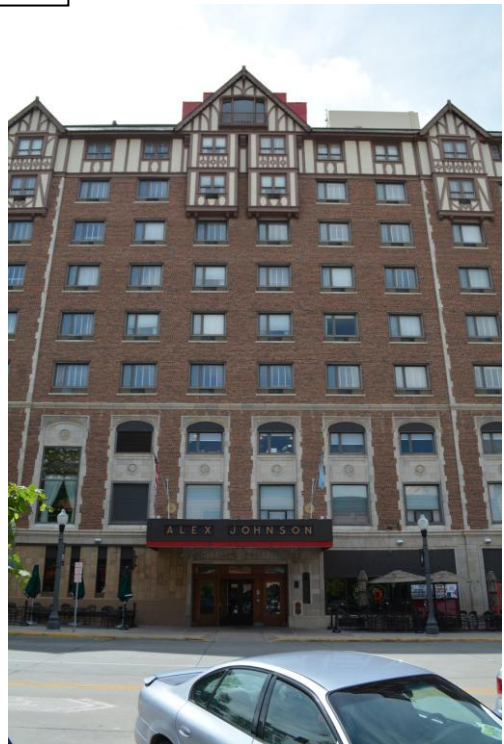
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EAST SIDE OF BUILDING



NON-ORIGINAL DOUBLE HUNG WINDOWS (TYPE 2)



• A P R O F E S S I O N A L C O R P O R A T I O N •

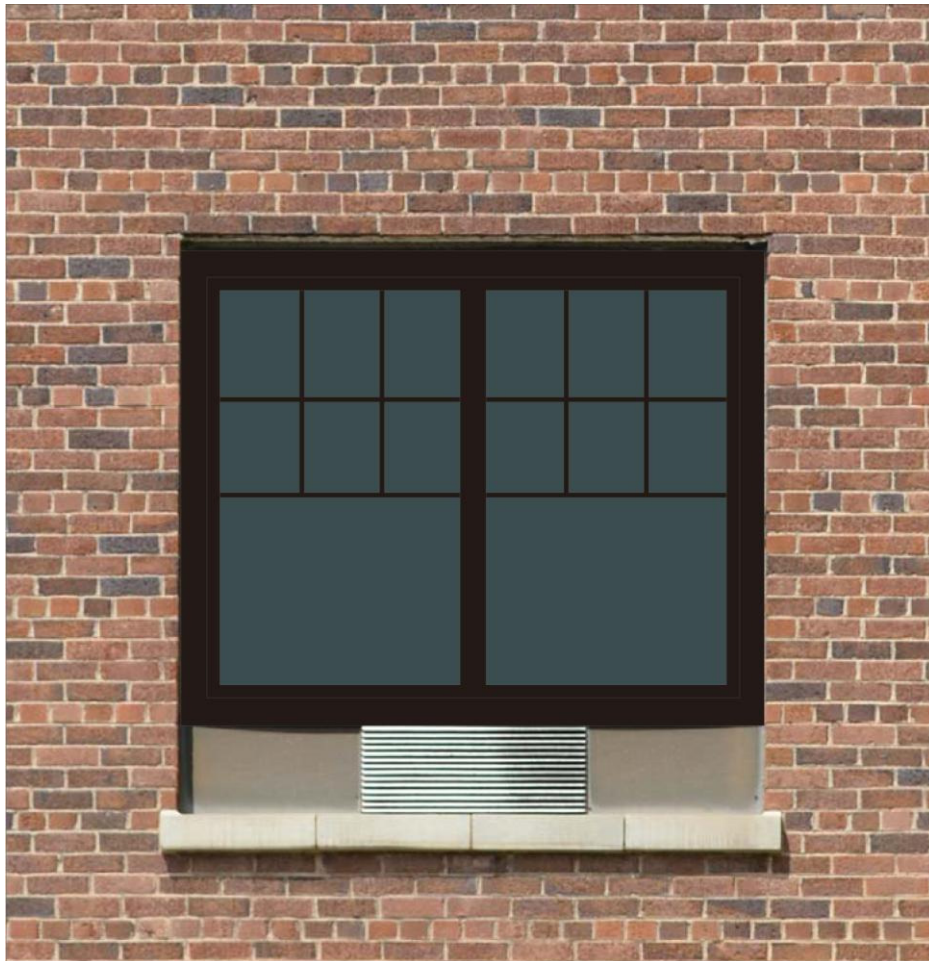
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 PHONE (605)355-6804 | FAX (970)422-7422
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SOUTH SIDE OF BUILDING

· A P R O F E S S I O N A L C O R P O R A T I O N ·

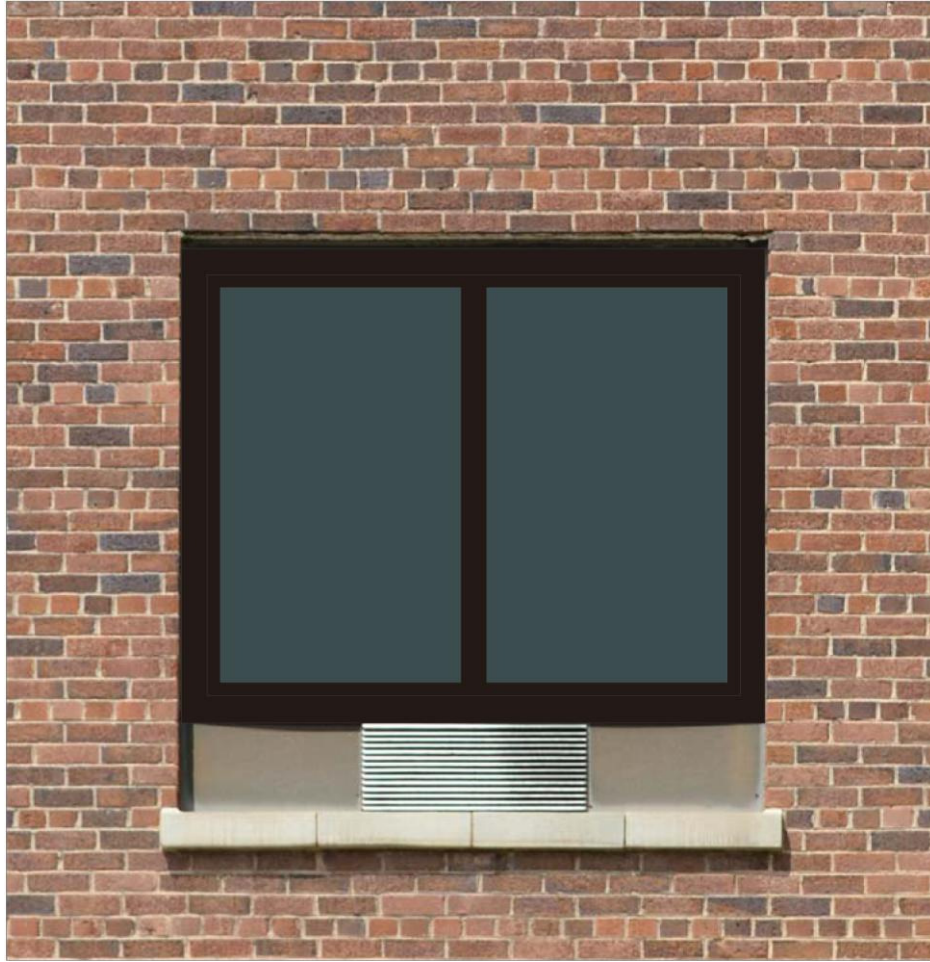
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PROPOSED WINDOW 'A'

- ALUMINUM CLAD EXTERIOR WITH WOOD INTERIOR
- INTERIOR WOOD PAINTED WHITE
- TRIPLE PANE WITH DECORATIVE DIVIDERS (MUNTINS) BETWEEN GLASS
- FIXED, DIRECT SET UNIT
- COLOR: BROWN

LOCATIONS: NORTH, SOUTH AND EAST SIDES OF BUILDING; 3RD FLOOR THROUGH 8TH FLOOR (EXCLUDES 3RD FLOOR ON SOUTH SIDE)



PROPOSED WINDOW 'B'

- ALUMINUM CLAD EXTERIOR WITH WOOD INTERIOR
- INTERIOR WOOD PAINTED WHITE
- TRIPLE PANE WITH NO DIVIDED LITES
- FIXED, DIRECT SET UNIT
- COLOR: BROWN

LOCATAION: WEST SIDE OF BUILDING; 3RD FLOOR
THROUGH 9TH FLOOR

A/C LOUVER AND PANEL TO REMAIN



PROPOSED WINDOW 'C'

- ALUMINUM CLAD EXTERIOR WITH WOOD INTERIOR
- INTERIOR WOOD PAINTED WHITE
- TRIPLE PANE WITH DECORATIVE DIVIDERS (MUNTINS) BETWEEN GLASS
- FIXED, DIRECT SET UNIT
- COLOR: BROWN

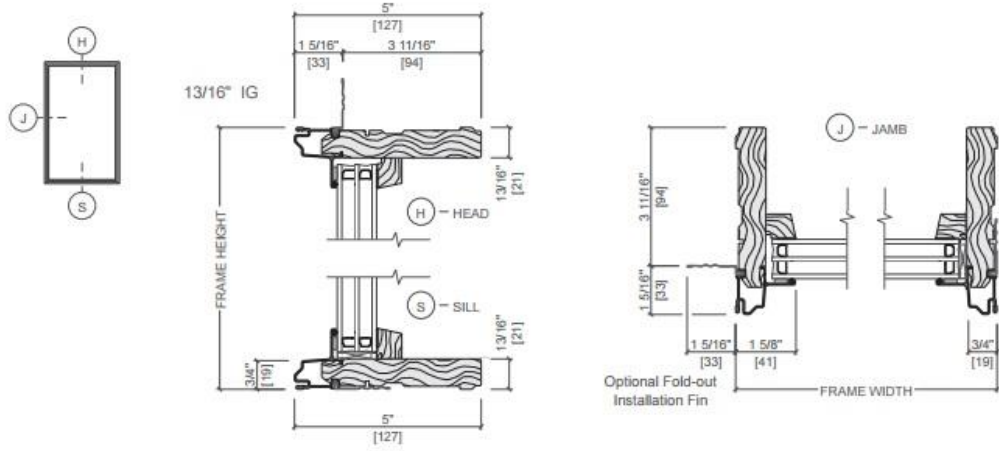
LOCATIONS: NORTH, SOUTH AND EAST SIDES OF BUILDING; SOME 8TH FLOOR AND ALL 9TH FLOOR

· A P R O F E S S I O N A L C O R P O R A T I O N ·

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UNIT SECTIONS – RECTANGULAR AND ANGLED SHAPES
 Aluminum-Clad Wood
 Interior Glazed Removable and Grilles-Between-the-Glass





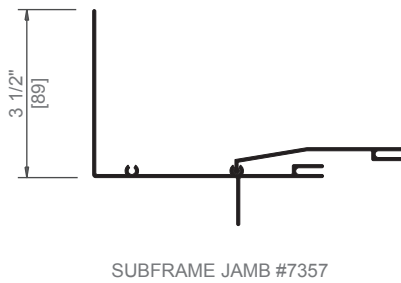
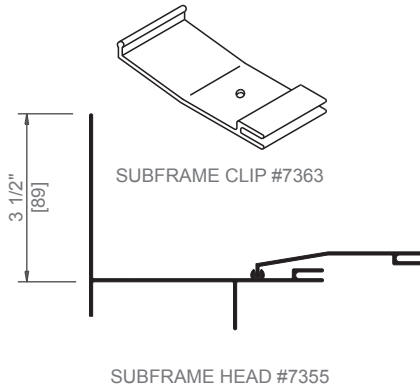
ATTACHMENT OPTIONS

Receptor and Subframe Systems

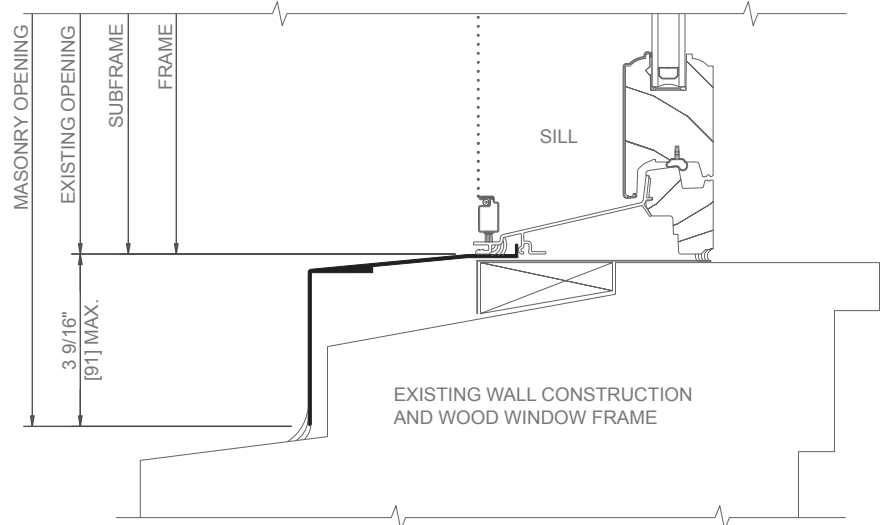
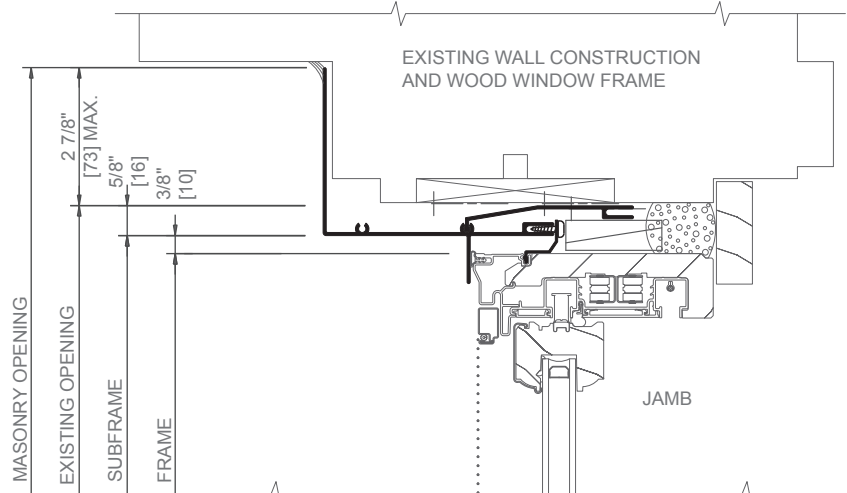
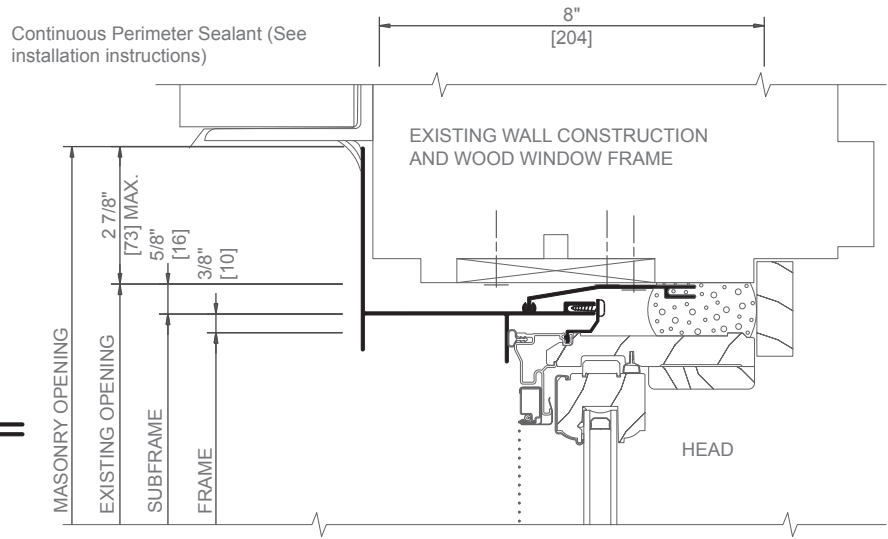
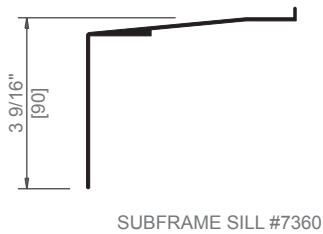
Standard Subframe Application

INSTALLATION ACCESSORIES

*NOTE: Subframe leg may be field-cut as required.



PACKAGE #0B050000: WINDOW CLIP #5087 AND #8x5/8" PAN HEAD PHILLIPS SCREW



Scale 3" = 1' 0"

Hanzel Sarah

From: Brad Burns <bburns@chamberlinarchitects.com>
Sent: Wednesday, October 14, 2015 12:40 PM
To: Hanzel Sarah
Cc: Brad Hoag; Paul J. Bradsky
Subject: Alex Johnson window mullion widths
Attachments: Window mullion widths.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Sarah,

As we discussed, I looked at the mullion width between the original double hung windows. It is 6" wide. Brad Hoag determined that we can get spacers in different increments, so we chose a 4" spacer. That gets us to about a 5-3/4" total mullion width.

Currently, the triple windows would still be directly mulled together making the mullions about 2" wide, which I think looks good proportionally.

We don't know what those mullion widths were originally, but since they were casements, not double hung, they wouldn't have needed space for the counter weights. So, they were likely narrower than the double hung windows.

Also, if we thickened the mullions between the triple windows, the windows will get really skinny.

Let me know if you have any questions.

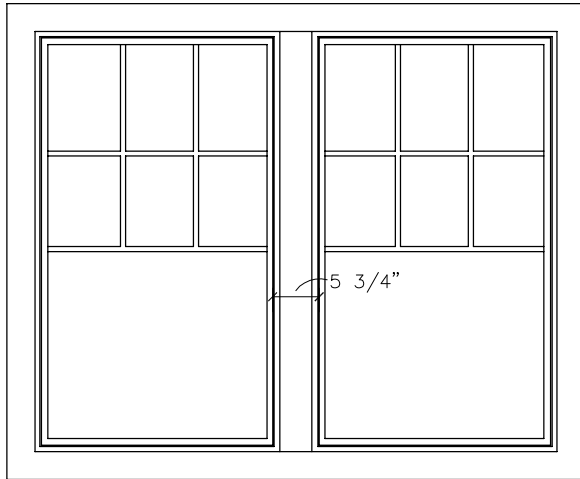
Thanks a lot!

Brad Burns, AIA, NCARB, LEED AP

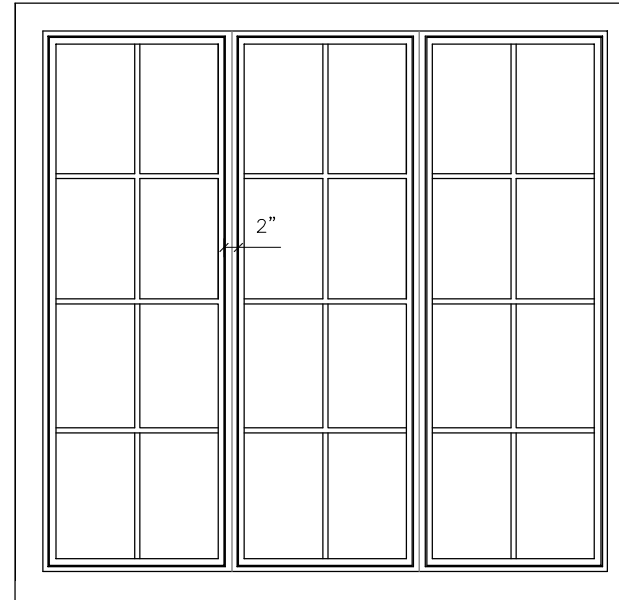
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GRAND JUNCTION, CO • RAPID CITY, SD

725 St. Joseph Street, Suite B1
Rapid City, SD 57701
Office (605) 355-6804

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NEW WINDOW 'A' & 'B'
MULLION WIDTH



NEW WINDOW 'C'
MULLION WIDTH

ALEX JOHNSON WINDOW REPLACEMENT