

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Brookings Commercial Historic District
other names/site number N/A

2. Location

Roughly along Main Ave. between railroad tracks (south) and
street & number the alley north of 5th Street (north) N/A not for publication
city, town Brookings N/A vicinity
state South Dakota code SD county Brookings code SD 011 zip code 57006

3. Classification

Ownership of Property

- private
 public-local
 public-State
 public-Federal

Category of Property

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

Contributing	Noncontributing
<u>39</u>	<u>20</u> buildings
	sites
	structures
	objects
<u>39</u>	<u>20</u> Total

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register 4

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

JR Fishburne
Signature of certifying official

State Historic Preservation Office, Office of History, South Dakota State Historical Society
State or Federal agency and bureau

3/17/88
Date

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain): _____

Signature of the Keeper

Date of Action

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JAN 5 1988

National Register of Historic Places Continuation Sheet

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Brookings Commercial Historic District
OBJECTIONS

A majority of owners have consented to listing of the Brookings Commercial Historic District on the National Register of Historic Places. The following owners, however, have returned notarized objection forms to the SHPO:

Russell Anderson Brookings Register Building (site # 15)
306 Fourth St.
Brookings, SD

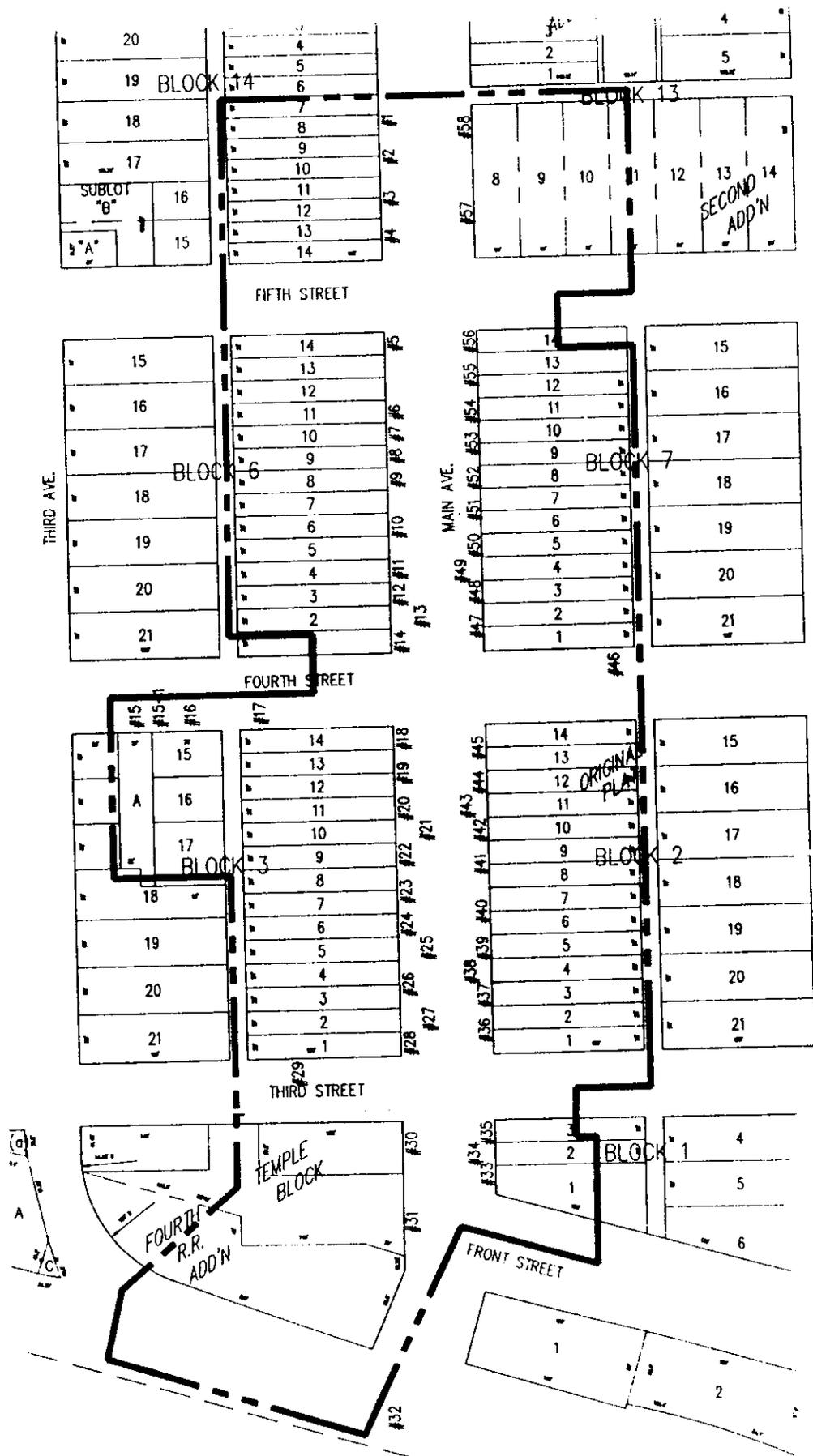
Gus Kakonis Poole Barber Shop (site # 39)
308 Main Ave.
Brookings, SD

Gus Kakonis Philo Hall Brick Building (site # 55)
422 Main Ave.
Brookings, SD.

The original objection forms accompany the nomination documents.

BROOKINGS COMMERCIAL HISTORIC DISTRICT

Map 1 of 2



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The Brookings Commercial Historic District is composed of 59 buildings that are located on low-lying, level land in the heart of the central business district. The nomination includes 45 contributing buildings, constructed between 1894 and 1940. The majority of the buildings front on Main Avenue, between the railroad tracks and Sixth Street. Predominantly influenced by the Early Twentieth Century Commercial architectural style, the district also contains isolated vernacular examples of Early Nineteenth Century Commercial, Beaux Arts Classicism, and Art Deco styles. The primary building material is brick, with contrast provided by stone, terra cotta, and ceramic tile. Currently and historically, the district has provided commercial goods and services for residents of the community.

The parameters of the historic district span from the Railroad Depot site south of Front Street to the alley north of Fifth Street. The major portion of the district consists of the 51 buildings fronting on Main Avenue which are part of the Original Plat and the Second Addition. The four buildings that front on Third and Fourth Street, west of Main Avenue, are also part of the Original Plat. The Depot, Masonic Temple, and the Armory are part of the Railroad and Temple Additions, respectively. (See page 1 of the sketch map for legal descriptions, boundary designation, and locations.) Brookings, along with many other railroad boom towns, "shared in the common legacy of being platted on an orthogonal grid. The functional desirability of congregating commercial (hotels, stores, banks), public, and civic buildings along a street in proximity to a railroad depot provided the focus of activities generically termed Main Street," as described in Rifkind's Main Street: The Face of Rural America. The commercial district in Brookings developed in this fashion with the abandonment of the villages of Ada, Medary, and Fountain in response to the establishment of the Chicago and Northwestern line here. The village of Brookings offered a wide variety of commercial services in wooden frame structures that disappeared, either through razing or natural disasters such as fires.

The earliest buildings in the district, the Masonic Temple (#33) and the Binford Block (#47), represent the only Late 19th Century Commercial architecture. Built on the arcaded block principle, both structures are imposing two-story corner brick properties that are fine reminders of the beginning of the commercial

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ventures on Main Avenue. The New Century Block (#36) is a two-story brick structure constructed in the Romanesque tradition and viewed as another important anchor property in the district. The majority of the buildings are Early 20th Century American Commercial style two-story structures constructed with red brick in a variety of bonding patterns. A polychromatic effect is evident in the use of variegated, white, yellow, or brown brick as exterior cladding on many of the buildings. The Bank of Brookings and the Mathews and Murphy Law Office are the most decorative of the Early 20th Century structures. Three buildings typify Beaux Arts Classicism--the Post Office (#57), the First National Bank (#18), and the Midland Bank (#56)--buildings associated with the political and financial history of the business district. The banks use brick as their primary building material while contrast is provided with the use of limestone and terra cotta on the surface of the Post Office. The City Hall building (#16), constructed in 1912, is a blend of architectural styles with modified use of the Early 20th Century Commercial arcaded block design with Romanesque and Second Renaissance Revival detailing in the brick and stone structure. Three buildings were constructed in the Art Deco style in 1937 and 1940. The WPA-financed Armory/Auditorium (#31), the College Theatre (#3), and the F.W. Woolworth/Stratton (The spelling of this name was legally changed to Stratton on November 3, 1947) Shoe Repair Shop (#10) highlight the district with their massive scaling and stylized exteriors. Eclectic styles include the Spitznagel-designed Cole's building (#51), the moderately Spanish-influenced Lincoln Cafe/Nick's Hamburgers (#5), and the Pattern Book style Chicago and Northwestern Depot (#32) which also embodies some classical elements.

Over twenty-five percent of the buildings were built on two lots or more, with the largest scale buildings being the Post Office (#57), the F.W. Woolworth/Stratton Shoe Repair Shop (#10), and the Armory/Auditorium (#31). Two-story building facade outlines predominate in the district, with only a few one-story structures providing variety to this outline. Density, street design, and building outlines can be found on pages 1 and 2 of the sketch map.

The city of Brookings, population 14,951, is the center of an agricultural trade area with an approximate radius of 35 miles. The area around Brookings is well-adapted to raising small grains such as wheat, oats, barley, and rye; forage crops; and common root crops. In 1900, the population of the city was 2,346, with

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around 4500 inhabitants in 1919, and 7,764 residents in the 1950 census, which included college students for the first time. Brookings County was created in 1862 and organized in 1871. Brookings, the county seat, was surveyed and platted on October 3 and 4, 1879, with the first train arriving on October 18, 1879. The village was incorporated as a city in 1881, with approval for the status granted by the legislature in 1883. Historic records indicate that 70 firms were doing business on Main Street in 1881. Trees, hitching rails, and telephone poles with cross-arms frame the business district in historic photos from the early 1900's. Illumination was provided for each block with a street light suspended from a metal arch. Streets were renamed in 1901 and thirty-one blocks of concrete street paving were constructed in 1919.

The Main Avenue Rehabilitation Project was completed in September, 1987. The project included the surfacing of Main Avenue and the adjacent intersecting streets from the railroad track to Sixth Street. Construction crews are installing an asphalt concrete overlay on the street, 30-inch curb and gutter, and 20 inches of decorative herringbone concrete pavers as a border to five feet of new sidewalk. Several shade trees are located throughout the district and each is framed with a concrete paver ring. Geometric shaped areas of pavers are arranged in patterns at each pedestrian crosswalk. Main Avenue and the associated streets are two-lane streets with diagonal parking.

Eighty-three percent of the district construction took place between 1894 and 1928, with the last major commercial construction activity occurring in 1940 with the building of the Woolworth/Stration building and the College Theatre. Six buildings were constructed between 1930 and 1936, and a new business was added each year between 1937 and 1940. There were no major commercial additions within the district until 1952. Fourteen buildings, or twenty-four percent, of the structures do not contribute to the significance of the Historic Commercial District. Page 2 of the Sketch Map illustrates the location of these individual sites. Eight of these sites were classified as non-contributing because they were built between 1952 and 1960, after the period of significance. The remaining forty-three percent of the non-contributing sites represent buildings that have been substantially altered from the original appearance, with metal coverings over both stories.

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The Commercial District did not reach its peak of significance until 1940 when the College Theatre and the Woolworth/Stratton Shoe Repair Shop were constructed, replacing outdated structures. Exterior claddings are generally in good condition, with an occasional need for paint or tuckpointing in the case of some of the brick structures. The major modifications district-wide have consisted of covering first-story facades with contemporary claddings and covering the transom window arrangements. Some store owners have expressed interest in removing the metal facades. This type of renovation would return the district to its appearance when it achieved significance.

The South Dakota State Historic Preservation Office provided a grant to the Agricultural Heritage Museum to conduct a survey of the commercial district in Brookings from June to August, 1980. Geoffrey Grant, associate professor of rural sociology at South Dakota State University, surveyed the buildings and conducted historic research. Richard Teuber, Agricultural Heritage Museum, provided supervision for the project. The Brookings Historic Preservation Commission initiated the registration process for the Brookings Commercial Historic District. Staff for the Preservation Commission, with guidance from the State Historical Preservation Center staff, inspected and re-evaluated the seventy properties included in the 1980 survey. Boundary designations were approved by the Downtown Business Core Association and the Historic Preservation Commission. Through a grant provided by the State Historical Preservation Center, the Commission contracted with Sherry DeBoer for the preparation of the district nomination.

The commercial district in Brookings evolved with the advent of the railroad. The development follows many important themes including the construction of transportation facilities, automotive-related structures, government and civic structures, social organization halls, and the varied and unique evolution of architectural styles of the commercial buildings. Detailed descriptions of the 59 buildings are organized under these themes in the following account.

TRANSPORTATION FACILITIES**Property #32 - 1904 - Listed on National Register**

One of the most important developments in the District was the construction in 1904 of the Chicago & Northwestern Railway Passenger Station (#32). It was constructed to replace the

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smaller wooden depot that was built in 1879. Opening on February 1, 1905, the 191-foot-long structure was built of Kasota cut stone and No. 1 Continental brick, manufactured at Galesburg, Illinois. W.H. Skinner is credited with convincing officials to locate the railroad in Brookings, and the Depot was the important link for all Dakota pioneers. Historic photos document the hub of activity represented by the Railroad Depot. Architecturally, the Depot is a Pattern Book style with classical features including Doric columns and quoining at each entrance. Fenestration on the one and one-half story structure includes several rectangular, double-hung windows with cut stone lugsills. Currently for sale, the Depot could be renovated to its original interior by referring to a January, 1905, newspaper account that describes the ticket office, waiting rooms, and lunch room in exact detail, including the "delicate shade of green and the deep rose lake" color of the waiting room. A fiberglass garage door is the only alteration on this structure that does require some exterior maintenance.

AUTOMOTIVE-RELATED STRUCTURESProperty #29 - 1905

Constructed in approximately 1905, the Dybdahl Buick garage (#29) depicts another extremely important development in the evolution of the central business district--the advent of the automobile warehouse and showroom. A 1916 Sanborn Perris Fire Insurance Map documents the development of this auto warehouse with an eight car capacity. Constructed of brick, the one-story rectangular building is centered with a large overhead door, an original feature. Arches covered with radiating voussoirs frame the doors and the single window, providing the highlight of this simple, unaltered 20th Century Commercial structure, which is in good condition.

Property #2 - 1914

The C.A. Johnson and Son Garage was constructed for \$14,000, and was a proprietorship for Buicks. Its style is typical brickfront Early Twentieth Century Commercial vernacular. Newspaper accounts indicate that the double lot garage was unusually large for garages built in this era. The second story facade is in good condition, but the entire first floor is covered with wood along with alterations to the garage door and window openings.

Property #46 and #1 - 1919

Iver Dybdahl, an agent for the Dodge car, built the seventy-five

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foot deep and forty-five foot wide building (#46) as a modern automobile salesroom and service station. Wayne Waltz, a general contractor in Brookings, said that this was the first building to use the Turner Slab System of construction. The poured concrete structure was built with 12-to 15-inch thick floors. Originally, there was an elevator which raised and lowered cars throughout the building. A stairway has been built into the elevator shaft. The original windows are intact, but some have been covered over.

Arthur Fricke constructed his Tire Works Store (#1) for \$12,000. By 1924, the Brookings Battery Service Company and the Willard Service Station listed this business location in the telephone directory. Its commercial brick facade has been covered with stuccoed panels, but the top building outline remains, as do the side brick walls.

Property #34 - 1927

The Charles Gaukel garage cost \$8,000 to build and the proprietors were Studebaker car dealers. It is a simple one-story commercial brick structure with no outstanding features. Transom windows are covered, as is part of the top facade.

GOVERNMENT STRUCTURESProperty #16 - 1912 - National Register Listed

The importance of government in the central business district is exemplified in the construction of the City Hall in 1912 and the Government Building/Post Office in 1914. The City Hall (#16) building, designed by Huron architect George Issenhuth and constructed at a cost of \$25,000, has four bays on the north, south, and rear facades, and eight bays on the side, or alley facade. A majority of the regularly placed windows are double hung with plain wooden surrounds and cut stone lintels. The main level, however, is highlighted by an impressive leaded glass window, and several main floor windows are embellished by decorative arched brickwork framed with a central keystone, reminiscent of Romanesque styling. Classical influence is evident in the elaborate dentils, modillions, and brackets that support the cornice made of galvanized iron, with egg and dart molding decorating the architrave. Decorative quoining and banding around the doors represent other exterior ornamentation. Although it is situated in the middle of the block, the canted wall formed the central entrance for City Hall. Much of the previously mentioned detailing was used extensively in arcaded

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block concepts of the commercial vernacular style. This two-story brick structure housed the Commercial Club, city offices, and the fire and police departments at the time of its construction. The police and fire departments moved out in the 60's and the city offices moved to new quarters in 1982. A decorative clock tower, originally placed on the northeast corner, was removed in the 30's. The City Hall building is currently used for professional office space. Deterioration of the exterior surface is evident, due to lack of maintenance over the years. However, the structure itself is intact and in good condition.

Property #57 - 1914 - National Register Eligible

Congressman Philo Hall introduced the bill in Congress in approximately 1908 to enable the construction of the Government Building (#57) in Brookings. Work started in 1913 with the building ready for occupancy in January, 1915. This structure typifies Beaux Arts Classicism with its Ionic columned portico entrance trimmed with decorative dentils, its massive scaling, and ornamental terra cotta motifs. Constructed of Bedford limestone at a cost of \$75,000, the Government Building/Post Office forms a prominent corner anchor. The original building dimensions were 57 by 74 feet, with a large addition to this one-story building constructed in 1972. Although the original foundation was gray granite, the addition utilized poured concrete for the foundation and used the Bedford stone as a cladding to the entire building, which is a reinforced concrete system. The original oak frame windows were replaced with black anodized aluminum frame windows. This property has been classified by the State Historic Preservation Office as National Register Eligible.

CIVIC STRUCTURESProperty #31 - 1937

An important public project in 1937 was the massively scaled Armory/Auditorium, built at a cost of \$35,000, with funds furnished through the government WPA project. The National Guard occupied the building until 1976. It is a 75x120 foot structure of poured concrete with a full basement. Art Deco influence can be seen in the angular front entrance and the relief decorations around the building. Several windows occur irregularly on all sides of the building. A plaque on the inside of the front door identifies the date of construction. An original interior feature of the building is a moveable wall between the two second

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floor meeting rooms. A 1986 entry addition is somewhat distracting to the original character of this building.

SOCIAL ORGANIZATION HALLSProperty #30 - Late Nineteenth Century Commercial

The oldest building in the district, the Masonic Temple/ Skinner Block (#30), was dedicated in 1894, with plans for the structure beginning in the early 1890's. A December 12, 1894, Brookings Register reports that the foremost person responsible for the completion of the building was W.H. Skinner, the city's postmaster. They add that he was joined by Wm. M. Brooke, Robt. F. Kerr, P.C. Murphy, and other members of the Masonic Order in bringing the project to successful completion. The editors of the paper explain that the "Masonic Temple will, for many years to come, stand as a monument to their abilities." The article goes on to document that Charles A. Dunham served as architect for the building which is of the Old English order. They editorialized that had the tower been squared instead of conically shaped, it would have the appearance of a castle. They report that the "the stone were squared and numbered in the quarries near Kasota and the brick are Monominee sand rolled red cherry. It is 50x85 feet and 65 feet to the top of the tower." Built on the popular arcaded block concept, this Late Nineteenth Century building marks the edge of the business district. Reminiscent of the Romanesque tradition, the two-story structure is covered with ornamental brick and cut stone. The original large arched second-floor windows have stone sills. There is a Masonic insignia carved in stone and set into the front wall on the second story. In historical photos, this building, with its projecting conical tower, appears as one of the most imposing buildings on Main Avenue. The building was originally occupied on the second level by the Masonic Order; on the north half of the main level by C.A. Skinner and Company, mercantile establishment; on the south half of the first floor by C.E. West and Company, furniture dealers; and in the basement by Fred Harvey's Restaurant. At some point the tower was removed, several of the first level round-headed windows were bricked, and in 1954, the front of the building was covered with stone, the doors were replaced, and a garage was added to the rear of the building. The Masonic Order continues to use the second level as their headquarters today. Photographs document the ornate and well-preserved interior. The current owners have expressed interest in restoring this building to its original character.

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COMMERCIAL STRUCTURES AND THEIR ARCHITECTURAL EVOLUTIONLate Nineteenth CenturyProperty #47

The Binford Block was constructed for \$16,000 in 1899 by the pharmacist A.L. Binford. It was originally occupied by the Binford Pharmacy and the Kaufman Brothers' Clothing and Furnishing establishment on the main floor, and served as a clinic for Dr. Miller, surgeon, and Dr. Borst, dentist, on the second floor. The second floor clinic use continued until 1957. It is an imposing corner building in the arcaded block tradition with a canted ground level entrance. The highly ornamental design and patterns on the brick and tin facades, the varied facade heights, the use of round-headed designs on the windows, and the two canted bay windows combine to make this a significant building in the district. The upper level is today an exact reminder of the original facade, but it requires some exterior maintenance. Cedar siding was installed on the main floor in some areas and is somewhat distracting, but not enough to destroy the rich history of this building.

Early Twentieth CenturyProperty #25, #24, and #36

In 1900, two important commercial brickfront buildings were erected: the Bank of Brookings (#24) and attorneys Mathews and Murphy Building (#25). George Morehouse organized the Bank of Brookings in 1880 and this building was constructed on the original site in 1900 at a cost of \$8,000. Morehouse is also credited with organizing the Brookings Land and Trust Company, active in recruiting land developers to Brookings. The front was constructed of Jasper stone from the Minnesota quarries. It is a two-story structure with a decorative tin cornice. The continuous garland relief pattern found on the cornice and bay window of this structure provide visual enhancement to this building. Horace Fishback and Son, during their tenure as an insurance company, occupied the second story. The paint is peeling on the ornamental surfaces and the lower half of the building is covered with vinyl panel siding. Mathews and Murphy constructed the \$5,000 two-story brick building (#25) that has a Romanesque style arch over the central window. In November, 1900, the newspaper reported that the Post Office was moving to its new location in the Mathews and Murphy building. The date 1900 is centered over the central arch. Decorative corbelling and

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brickwork decorate the cornice. Today, the upper story retains its original styling, but the first floor front is covered with flagstone, added in 1972.

Constructed in 1901, the New Century Building (#36), is prominently located diagonally across the street from the Masonic Temple. Renowned pioneer merchants, including C.A. Skinner, Wm. Caldwell, Dr. A.W. Hyde, George Morehouse, John Wilson, F.J. Carlisle, H.H. Reeves, Thos. Ross and C.E. Childs, formed a syndicate to construct the \$25,000 building that was described in newspaper accounts as "Modern in every detail and the result of the growth of the city and its business enterprises." The building was constructed in the corner anchor Romanesque tradition with its extensive use of round-headed windows, the corner upper level modified turret, and the use of the "corner entrance marked by a single thick granite column from which an arch sprung, and a corner tower" (Gottfried and Jennings, p 246). Constructed of Twin City pressed brick with trimmings of Kasota stone, the two-story structure dimensions were fifty by one-hundred-ten feet. A newspaper article provides detailed floor plan locations of the first occupants. With the construction of this building, W.H. Skinner moved his department store from the Masonic Temple location to the main level of this location. The second story contained several offices for land agents, real estate agents, and the commercial club. A barber shop was located in the basement. An October 23, 1919, newspaper account notes that C.A. Skinner was selling the New Century Building to A.F. Grimm. "The building occupies one of the most advantageous corners in the business section and has always been the stand of an important mercantile establishment." Today the building contains all of its original exterior features, although the front was clad with metal in 1973. An embossed pressed metal ceiling is an outstanding interior feature. During interior renovation activities in 1986, a building variance was granted to preserve the original ceiling. See historic and current photos of the interior. The current owner has expressed interest in removing the metal covering.

The Second Decade of the Twentieth Century
Property #35 - 1910

An important anchor building at the south end of the district is the Caldwell and Wilson Hardware and Agricultural Implement Store (#35) constructed in approximately 1910. The structure replaced an 1882 building used for the Lockwood and Brooke Hardware that sold tinware, stoves, wagons, carriages, buggies, and road carts.

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It was the location for the Brookings Hardware Store until 1929 when that enterprise moved to the Natesta building. Constructed on the original rock and mortar foundation in a typical brick front commercial style, the rectangular two-story structure has strong facade lines at different heights, with a white stone trim outline and a rich texture of patterning. An embossed, pressed metal ceiling is painted black on the interior of this building. Minimal exterior maintenance is required on this structure, altered only with the covering of the transom windows, which are painted black and integrate well with the building.

Property #17, #53 and #2 - 1914

There were three business additions in 1914--Dr. B.T. Green's Office (#17), the Hall/Wold Building (#53) that was originally occupied by the Ellis-Hall Department Store, and the Johnson Buick Garage (#2). The three structures typify the 20th Century Commercial brick-front with the doctor's office representing the best preserved property. All three share similar characteristics--string courses of stone for lintels and sills of upper story windows, cornices using the same brick arrangement, and the use of pilaster columns for vertical divisions. Constructed for Drs. Green and Foster and as office lease space on the second floor, Dr. B.T. Green's office is a two-story building with stone trim and built of the same brick as the Wold buildings. According to newspaper accounts, a porch was to extend from the first floor out to the edge of the walk. Although only the canopy of this porch exists today, the remainder of the building is in excellent condition. The two-story Hall/Wold building, constructed simultaneously on two lots, is trimmed with stone. They used the "new Kawneer Front, providing four splendid display windows, two on each side of the large entrances." The building is highlighted with a centrally-located relief name plate displaying "H.W." The department store contained dry goods, clothing, and a grocery department. The building originally had a cement walk that connected it with Fifth Street on the north. The current condition of the building is excellent, with the exception of the store facade sign covering the original transom windows. Property #2, the Johnson Garage, is described in the automotive section.

Property #13 and #14 - National Register Listed - 1917

Constructed in 1917, the Trygstad Law and Commerce Building (#14) is a two-story 20th Century Commercial brick-front structure. It is on the National Register of Historic Places. A projecting unadorned cornice is constructed of stone, and several pilasters

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divide the upper level into eight bays with paired double-hung windows. A tobacco shop and tavern occupied the main level, while attorneys Trygstad, Cheever, Collins, Cheever, Purdy, McCann, and Lund occupied the upper level. The building is in good condition but is in need of exterior paint on the stone work. Adjacent to this building is the E.E. Haugen Dry Goods store (#13), constructed a few months after the law building. Constructed to blend with the law building, it follows the same method of construction and design but utilizes a false front to match the Trygstad building. Upper level windows have been altered and the main level exterior is covered with contemporary rock.

Property #18, #22, #48, #46, and #1 - 1919

Infrastructure improvements in 1919 included 31 blocks of concrete street paving. A construction boom was also in evidence with the construction of five new brick businesses--the First National Bank (#18), the first Tidball Drug location (#22), the Kendall Building (#48), and two automobile related businesses: Dybdahl Garage (#46) and Fricke's Tire Shop (#1). The garages are described in the automotive section. Situated on the site of pioneer Horace Fishback's First National Bank, this property has always been recognized as the "Bank Corner". The front of the building is dominated by the massive Ionic columns and an ornate pedimented entrance. The side of the structure is divided into three bays with two rows of windows symmetrically arranged and flanked by ornately scrolled pilasters. Bank President George Cobel had the structure built for \$70,000 and the building is an important part of the evolution of financial institutions in the city. The building has lost integrity with present-day intrusions consisting of covering or replacement of windows.

The simultaneous construction of the Kendall Building and the Dybdahl Garage was hampered by a natural disaster. A June 19, 1919, issue of the Brookings County Press reported that heavy rains (four inches in an hour and a half) flooded the basements of these buildings which were "being made ready for the cement walls." Both two-story brick structures are typical of the commercial style construction, with the Kendall building costing \$12,000 and the Dybdahl building \$30,000 to erect. The Kendall building was established as the Burg Store, a junior department store.

Property # 43, 49, 39, 44, 12 - Similar Construction 1916-1920

Five buildings constructed in the second decade of the twentieth

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century all follow the typical brickfront commercial style of that era. Horizontal facade lines with variations of corbelled and decorative cornices and fronts are found in the H.G. Williams Building (#43) constructed in 1916; the Jarvis Building (#49), also constructed in 1916, with a hardware store occupancy until 1975; the Charlie Poole Barber Shop (#39) constructed in 1917; E.J. Beatty's Jewelry Shop (#44) built in 1918 with a continued family tradition of jewelry services until 1986; and the Candy Kitchen (#12), constructed by James Bower in 1920. All were constructed with brown-tone brick with the exception of the Jarvis Building, which represents the first application of white glazed brick in the commercial district. Today, the upper-story facades are maintained in good condition, but lower-level facades have contemporary coverings ranging from flagstones to cedar or vinyl siding.

The Third Decade of the Twentieth Century
Property #56 - Early 1920's

Another important corner property is the Midland Bank (#56). Construction began in 1920 but was delayed by financial conditions throughout the country, and finally opened in the summer of 1923. Edson A. Moon was president and Russell Shreeves and Chas Gaukel were cashier and assistant cashier, respectively, at the time of its opening. It is an imposing two-story brick building with Beaux Arts Classical influence in its stone facing with four concrete Doric pilasters flanking the architrave. Various-sized windows are located on both sides of the building. The second floor is divided into three large central bays adjoined by smaller end bays. Originally, a scrolled pedimented entrance was surmounted by a decorative entablature. A leaded glass, elliptically-shaped window fanned above this entry treatment. In 1960, the Spitznagel firm was in charge of extensive remodeling that resulted in the covering of these original features with limestone panels. TSP (The Spitznagel Partners) researched archival project drawings and indicated that according to project plans, neither the window nor the relief patterns at the front entrance were removed. However, the firm cautioned that they could not be assured that "conditions at the site did not prohibit removal of the windows during construction. Those involved with this project are no longer with the firm." (TSP Letter-August 10, 1987).

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Property #45, #3, #19, #20, #21, and #26 - 1926

1926 was a record year for commercial construction with the erection of Sellers and Bartling Furniture (#45), the Raak Harness Shop and the Red Owl Grocery (#26), the Martinson Building (#21), Tidball Drug (#20), and Columbia Clothing (#19). An August newspaper headline proclaims "Half Million Dollars in Buildings and Improvements in Process of Construction." The clothing and furniture stores are intact corner properties in the District, while the other 1926 buildings are altered from the original appearance on the main level. The Sellers and Bartling building (#45), a large two-story steel frame structure, was originally occupied by a furniture store; the professional services of doctor, dentist, attorney and insurance agent; a mortuary and chapel; and a drug store and a haberdashery. A restaurant and pool hall were located in the basement. Dimensions of this multi-colored brick building are 50 by 165 feet. The cornice contains decorative corbelling that is framed by a stone building outline that rises to a peak in the center on the Main Avenue facade. The chapel, facing Fourth Street, is covered with a different pattern of brick. Several of the windows on the street side are covered with wood, as are two original stained glass windows. With the exception of the covering over the transom windows on the front, this building appears as the original structure.

C.O. Quail, proprietor of the Columbia Clothing Company (#19), erected this two-story brick building at a time when the prevailing high rents provided an incentive to new construction. Representing another typical commercial brick-front style, it resembles the Bartling Building, but the facade outline is horizontal with two lowered lines. Groups of three double sash windows occur on the four vertical bays. The only deviation from the original structure is the covering of the transom windows.

Constructed immediately adjacent to the Columbia Clothing Building, the Tidball Drug (#20) two-story brick structure integrates nicely with its neighbor. Built on only one lot, it has facade lines identical to the adjacent building, and is distinguished by a centered diamond-shaped motif. The original entry tile has "Drugs" patterned in it, but the transoms have been covered by the store signs.

An August 12, 1926, issue of the Register reported that "Work is to begin on the Martinson Block (#21) September 1. The building will take the place of the last of the old decrepit buildings

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along that part of the street, and will be a substantial brick to conform with the other structures that are going up nearby." The present structure is painted white, and original transom windows are covered by the Kitchen and Bath store sign. A relief motif--"DON"--is centered in the front facade. Don was the son of Albert Martinson, who built this as a leased property.

F.C. Neill and J.G. Raak planned the double business block (#26) to replace Neill's Harness Shop and the building that burned in 1925. This location was the site of Rude's Furniture. This one-story structure housed the new Neill Harness Shop on the south half and the Red Owl Grocery Store on the north half. The jagged building outline is trimmed in white stone and contains rectangular and diamond-shaped stone motifs across the front facade. Currently, a wooden store sign covers the original transoms on the north portion of the building, while the lower half of the south portion has been totally covered with an intrusive white stucco store front.

Property #52, #34, and #4 - 1927

In 1927, automobile, pharmacy, and general department store services were provided with the erection of Ray's Drug Store/Plumbing Shop (#52), the Gaukel Garage (#34), and the Penney Building (#4). The Gaukel Building is described in the earlier automotive section. According to the newspaper, E.J. Ray erected the building himself at a cost of \$10,000, worth much more, if let out on contract. The building is decorated with several layers of brick corbelling and is centered with a relief name plate, "Ray". (See detail photograph.) Currently, the upper facade is in excellent shape, although the original transom windows are covered, as is the lower front facade.

When the J.C. Penney Company was first established in Brookings in 1923, it was located in the Haugen building (#13). The January 20, 1927, Register account contains the architect's drawing of the original building that shows decorative ceramic tile at the corners and along the window sills at street level. The two-story brick building was constructed for approximately \$40,000. Today, blue and white ceramic blocks cover the original front facade, while the brick side facade remains in good condition. According to Wayne Waltz, the rear additions (Steen Bookkeeping and the Reynolds building) were part of the original construction as commercial lease space.

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In 1928, a building was constructed for the F.W. Woolworth Company (#11) in its first location as a simple brick structure, two stories in height. Today, the upper level facade is in good condition, but the lower level has been covered with tile and store signs. The other district building constructed that year was the Philo Hall one-story brick structure. Hall constructed it as a commercial venture, and the Ben Franklin Department Store occupied this structure in the 1950's. Stone trim frames the horizontal facade outline, and areas of corbelled brick decorate the cornice of this building. The lower level front is clad with contemporary siding, and a large store sign covers part of the original building.

The Fourth Decade of the Twentieth CenturyProperty #5 - 1932 - Listed on the National Register

Nick's Hamburgers (#5) was constructed in 1932 and shows strong Spanish or Mexican adobe influence. It is a single-story brick structure covered with stucco. The building is divided along its east-west dimension into two long, narrow store fronts. Five windows on the north side of the building are irregularly placed. There is a corner entrance to the restaurant and both sections have large picture windows on Main Avenue. An eighteen by twenty-five foot addition was placed to the rear of the building in 1962. Originally constructed as the Lincoln Cafe, the Niklasons moved their hamburger business there in 1933. It is a popular eating establishment in the city. The exterior stuccoed walls show evidence of peeling and cracking and require a coat of paint.

Property #40, #15, and #27 - 1936

The year 1936 represented the development of three more businesses on Main Avenue. The double brick Economy Grocery/Sioux Bowling Alley (#40) was constructed by C.A. Skinner and C.D. Kendall at a cost of \$15,000. The south half of the front facade is currently covered, but the north portion shows the decorative brickwork and centrally-placed rosette motif that appeared on the original building. The lower level openings have also been covered.

George P. Sexauer constructed the Brookings Register building (#15) at a cost of \$9,000. Square patterns of brick are interspersed on the stone-trimmed cornice of this single story brick structure. The owner and date of construction are recorded on a stone plate over the entry door. The existing front windows

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are only a minor modification of the original windows, and the exterior is in excellent condition.

According to party wall agreement records, Fred Best constructed a Pool Hall (#27) in this location. The one-story brick commercial structure is of yellow toned variegated brick arranged in interesting patterns and designs. Stone trim outlines the exterior facade that peaks in the middle. The condition of the brick is good, but the store sign covers a large portion of the original brick.

Property #51 - 1938

The Spitznagel architectural firm designed the Cole's Department Store (#51) in 1938. The grand opening of the store was on April 13, 1939. Consistent with the simple and severe Spitznagel styling, it is a one-story brick building with a basement and mezzanine, with its dimensions fifty by one hundred-forty feet. There are display windows on each side of the front door, located in the middle of the building. As specified in the blueprint drawings obtained through the Waltz Construction Company archival records, Virginia serpentine black marble frames the main entrance and is used along the bottom sillcock. Ribbon aluminum letters spelling "Cole's" are centered over the doorway. The original character of this building is remarkably retained, including the originally specified orange neon sign that highlights the building.

Property #58 - 1939

An article in the 1939 Brookings Register "Better Homes and Buildings Edition" cites the "largest single business project in the city was the Watson Clinic at a cost of \$18,000. Work on the modern fireproof building was started in mid-summer of 1939 and completion and opening of the clinic was on December 4." The Watson Clinic (#58) is a simple two-story commercial style, with a solid brick and tile exterior trimmed with decorative corbelled brick along its cornice. A centered tile motif with the professional MD symbol is framed by brick. Two pairs of six-light over six-light double sash windows are regularly placed on the front facade. Decorative brick planters are built under the main level windows. (See detail photographs). In 1957, an addition was constructed to the south side of the clinic to house an elevator. The 1972 addition of a canopy entrance and the shutters are the only distractions to this substantial building.

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The College Theatre (#3) was constructed by Frank McCarthy in 1940 after work crews wrecked the old Grand Theatre Building. The building site is one that has always been associated with entertainment--the original Opera House of the late nineteenth century was located there. Prominent in the district as one of three Art Deco buildings, the College Theatre is rectangular and constructed as a single-story building that has offices over the entrance to the theatre. It was designed by Perry E. Crosier, a well-known theatre architect. The basic brick construction exterior was covered with a glazed ceramic front. The two store fronts each have a rounded display window. There was extensive interior remodeling in 1972. In the 80's, the centrally-placed ticket office was removed and the large store sign centered over the replacement window. Otherwise, this structure appears much like historic photos of the exterior.

The modern LeGeros/Stration building was constructed to replace fire-ridden buildings. The south portion, or the F.W. Woolworth Company (#10), was constructed by George and Peter LeGeros in August, 1940, on Lots 5 and 6 simultaneously with Gust Stration, who was building his Shoe Repair Shop (#10) on Lot 4. Lots 5 and 6 had been associated with James Natesta until the erection of this Art Deco building. The combined buildings are two-story brick with Art Deco patterning, granite columns, and cubed glass. A copy of the October 17, 1940, Brookings Register contains the architect's rendering of this large-scale building. The architect on this project was Ursa Louis Freed, an Aberdeen architect who actively practiced throughout central and eastern South Dakota from 1920-1950. As evidenced in historic photos, the exterior is in excellent condition with some minor alterations on the store entrances. The Brogan's Shoes sign covers original transom windows.

NON-CONTRIBUTING BUILDINGSProperty # 33, 23, 15-1, 8, 28, 9, 7, and 54 - 1952-1960

The construction dates, historic names, and site numbers of the non-contributing sites built after the period of significance follow: The Community Oil Company (#33) was basically re-constructed in 1952. A portion of the original 1926 service station remains under the rebuilt station and the entire facade was covered with glazed ceramic brick. Also constructed in 1952

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were the Gambles Store (#23) and the city-owned Ladies Lounge (#15-1). Fergen's Menswear (#8) was constructed in 1959. Site #28, the first location of the Agricultural Stabilization and Conservation Service, was constructed as government office space in approximately 1958. The property originally contained the wood frame Allison building that housed the important Brookings Land and Trust Company. Historic photographs illustrate that the wood frame was covered with brick and concrete until the structure burned in the mid-50's. Jackson's Jewelry (#9) and Erb's Bakery (#7) were constructed in approximately 1959, while Ward's Cafe (#54) was rebuilt around 1960. Original rusticated cement block, possibly manufactured in Brookings, forms the rear portion of the building. The property was the location of the Brookings County Press for many years.

Property #38, 41, 6, 42, 37, 50 - Extensive Present-Day Intrusion

Other buildings that do not contribute to the character of the historic district due to present-day complete exterior coverings include: #38, a grocery store that was constructed in approximately 1900; #41, the ornate Merchant's Bank and Chappell Building that housed the Post Office for a period of time and was constructed in 1903; #6, the American Billiard Parlor constructed in 1920 by James Bower; #42, the first home for Columbia Clothing constructed in approximately 1922; #37, the Variety Store constructed in about 1930, and the Ideal Bakery (#50), built around 1933, a building still occupied by a bakery today.

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(Names of properties)

SITE NUMBER	HISTORIC NAME	STORE NAME
1	FRICKE TIRE SHOP	SEAR'S
2	JOHNSON BUICK GARAGE	STATE FARM INSUR.CO./SEC. ED.
3	COLLEGE THEATRE	MOVIES TO GO/PIPER JAFFRAY,HOP
4	PENNEY BUILDING	SPECIAL MOMENTS/YOUNGS/ST./RYN
5	LINCOLN CAFE/NICK'S	NICK'S HAMBURGER/MAIN BARBER
6	AMERICAN BILLIARD PA	SAFARI LOUNGE
7	ERB'S BAKERY	ARROW ASSOCIATED STORES
8	FERGEN'S MENSWEAR	HALSTEAD'S CAFE
9	JACKSON'S JEWELRY	JACKSON'S JEWELRY
10	WOOLWORTH, F.W. BLDG.	RUDE'S FURNITURE
10	STRATION SHOE SHOP	BROGAN'S SHOES
11	WOOLWORTH, F.W.(1)	CASEY'S RIBS & ICE CREAM EMP.
12	CANDY KITCHEN	SONNIE'S TRENDS/DR. WESTBY
13	HAUGEN, E.E. DRY GDS	BOB'S SPORT SHOP
14	TRYGSTAD LAW&COMMERC	RAY'S CORNER/CAROLYN'S
15	BRKGS. REGISTER BLDG	VACANT
15-1	LADIES LOUNGE	VACANT
16	CITY HALL	PROFESSIONAL OFFICE BUILDING
17	DR. B.T. GREEN OFFC	BOB FITE, ATTORNEY
18	FIRST NATIONAL BANK	RAM PUB
19	COLUMBIA CLOTHING	WILSON'S CLOTHING
20	TIDBALL DRUG	BROWER'S OFFICE EQUIPMENT
21	MARTINSON BUILDING	KITCHEN & BATH SHOP
22	TIDBALL DRUG	GIFT GALLERY
23	GAMBLES	COAST TO COAST
23	GAMBLES	COAST TO COAST
24	BANK OF BROOKINGS	GEORGE'S PIZZA & STEAKHOUSE
25	MATHEWS & MURPHY LAW	JIM'S TAP
26	RAAK HARNESS SHOP	JIM LONG & ASSOCIATES
26	RED OWL	SECONDHAND STORE
27	POOL HALL	CASINO
28	ASCS OFFICE	INSTY-PRINT
29	DYBDAHL GARAGE	DUFF'S TIRE SHOP
30	MASONIC IMP./SKINNER	RUDE'S FUNERAL HOME

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31	ARMORY/AUDITOR.(WPA)	CITY PARKS & REC DEPT.
32	CHICAGO&NRTHWT.DEPOT	RAILROAD DEPOT
33	COMMUNITY OIL	DOWNTOWN TIRE
34	GAUKEL GARAGE STU.	VACANT
35	CALDWELL & WILSON	VACANT
36	NEW CENTURY BLOCK	VILLAGE EMPORIUM
37	VARIETY STORE	COOK'S KITCHEN
38	GROCERY STORE	BROOKINGS HOBBY CENTER
39	POOLE BARBER SHOP	PIZZA KING
40	ECONOMY GROCERY	INDEX
40	SIOUX BOWLING ALLEY	MULHAIR'S
41	MER.BANK/CHAPPELL BD	LANGLAND T.V. & APPLIANCE
42	COLUMBIA CLOTHING	BROST'S FASHIONS
43	H.G. WILLIAMS BLDG.	BROST'S TROPICAL FISH
44	BEATTY'S JEWELRY	THE EXCHANGE
45	SELLER'S&BARTL.FURN.	BARTLING'S FURNITURE
46	DYBDAHL GARAGE	SNYDER STREET ENTRANCE
47	BINFORD BLOCK	KENDALL PHARMACY & GIFT
48	KENDALL BLDG/BURG ST	TANG BO PALACE REST. & IMPORTS
49	JARVIS BUILDING	SNYDER DRUG
50	IDEAL BAKERY	JULIAN'S BAKERY
51	COLE'S DEPT. STORE	COLE'S DEPARTMENT STORE
52	RAY'S DRUG STORE/PLM	FERGEN'S MENSWEAR
53	HALL/WOLD BLDG/ELLIS	DAKOTA SPORTS
53	HALL/WOLD BLDG./ELLI	THE VILLAGE
54	WARD'S CAFE	STALEY'S CAFE
55	PHILO HALL BRICK BLD	LAKEBROOK MUSIC
56	MIDLAND BANK	IDS MARKETING CORPORATION
57	GOVT.BLDG.POST OFFIC	UNITED STATES POST OFFICE
58	WATSON CLINIC	BROOKINGS PROFESSIONAL BLDG.

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The Brookings Commercial Historic District is significant in the areas of commerce; transportation; architecture; politics and government; and health and medicine. In 1879, pioneers settled the area simultaneously with the siting of the railroad in Brookings, and entrepreneurs quickly established a variety of commercial services for incoming settlers. Under Criterion A, the district is representative of the broad historical patterns that emerge in the provision of vital commercial and specialized services within a central business district. Relating to Criterion C, the district is significant as a distinctive collection of business buildings that are intact examples of assorted vernacular commercial architectural styles, primarily represented by the Early 20th Century Commercial Brickfront designation. Under the South Dakota Historical Preservation Plan, the development of the district relates to the contexts labeled: V. Depression and Rebuilding A. Changing Urban Patterns 2. Rebuilding of Commercial Centers in Larger Towns; C. Civic Improvements and New Government-Related Activities; D. Social Organization Halls; G. New Transportation Facilities and the Impact of the Automobile; and VI. The Great Depression, including Government Assistance Programs.

The 59 sites in the district are significant in the broad patterns of the historical development of commercial enterprises in Brookings, a town that emerged as a result of the railroad locating here. Main Street became the single axis that dominated the town, a vital element in the morphology of small towns in the state of South Dakota. Constructed from 1894 to 1940, each structure located within the district contributes to the important commercial historical pattern of distributing goods and services to the residents of the community. A promotional publication distributed around 1919 proclaimed that "Brookings is an important trading point, drawing patronage from the rich agricultural country naturally tributary to the city." As the city grew, "specialized commercial and civic structures reflected the social and economic complexities of the industrial age, glorifying growth and change," as referenced in Rifkind's book Main Street: The Face of Rural America. Specialized structures, such as the Depot and the various garages and service stations, were built to accommodate the needs created by the advent of the railroad and the automobile. To meet civic improvement, government-related, and social organization needs, City Hall, the Post Office, Masonic Temple, and the Armory were constructed in the city of Brookings. The health and medicine needs of settlers

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were met by the construction of the clinic and doctors' offices.

Forty-five contributing buildings are significant for the contributions they make to the distinctive combination of architectural styles that comprise the district. The district as a whole is cohesive with its integrated facade outlines, the predominance of brick as a construction material, and the consistent use of three styles of architecture--Late 19th Century and Early 20th Century Commercial Vernacular with arcaded block and brick-front principles, Beaux Arts Classicism, and Art Deco.

As buildings were constructed to provide the necessary commercial services, their evolution follows several significant themes in the historic context of the Depression and Rebuilding era. In the early 1900's a building boom was in progress and new commercial structures were added consistently in the core area up until the twenties. Commercial structures were built as replacements for the wooden frame structures constructed at the city's inception. Brick replaced wood as a building sheathing material, with fireproofing a primary consideration. Concrete became a primary foundation material and ornamentation on exteriors became less elaborate. Specialized structures were constructed to meet the civic, social, political, and health needs. After the construction of the Midland Bank in the early twenties, there was a construction void in the district until 1926 and 1927 when nine new businesses were erected. This unique pattern was not typical statewide. According to the Architecture of South Dakota manuscript, "Only a small number of commercial buildings were erected in South Dakota during the 20's and 30's." More prevalent were substantial numbers of remodelings and additions. Although construction activities statewide were curtailed after the 1929 Stock Market collapse, commercial building activity continued in the city of Brookings with the construction of the Variety Store (#37), Nick's Hamburger Shop (#5), Ideal Bakery (#50), The Economy Grocery/Sioux Bowling Alley (#40), the Pool Hall (#27), and the Brookings Register Building (#15) during the years 1930 through 1936. This unique pattern was maintained with a continuing building peak that was represented by the 1937 government financed Armory and Auditorium (#31), the Cole's Store (#51) in 1938, the Watson Clinic (#58) in 1939, and ultimately the 1940 construction of the modern structures for the Woolworth Company and Stratton (Spelling of the name was changed to Stratton on November 3, 1947) Shoe Repair Shop (#10) and the College Theatre (#3). These Great Depression structures (1929-1941) represent a time of better economic health for the

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state. The Armory becomes important for its associations with national government assistance programs. The Cole's Department Store is important for its association with the utilization of modern materials, including the white painted brick, the neon and aluminum store signs, and the black serpentine marble. The construction of the Woolworth/Stration building and the College Theatre signify the advent of modern building plans that were utilized to replace old structures. The period of significance for the district therefore ends in the year 1940. Although the modern properties are not fifty years of age, the period of significance is extended to this date, because these four modern buildings represent the last major construction in the district until 1952. (See policy discussion on districts with resources constructed prior to 1941 and the resolution: Supplement to the National Register Bulletin #16, p.14).

The city and county of Brookings were named after Wilmot W. Brookings, a manager of the Western Town Company of Dubuque, Iowa. Known as a courageous and able Dakota pioneer, he was a legislator, publisher, and judge of the Dakota Territory in 1869. Most importantly, he was a participant at several of the Constitutional Convention meetings that prepared the way for statehood in 1889.

In the summer of 1879, a group of pioneers, Ed Spurling, J. O'Brien Scobey, Geo. W. Hopp, Dr. C.A. Kelsey, Dr. C.W. Higgins, Geo. W. Pierce, W.H. Skinner, and possibly W.H. Roddle and James Natesta, began negotiations for laying out a new town. They had determined that the townsite should be on the ridge just east of what is now Medary road. Folsom, a railroad official, rejected this site as inadequate for establishing depots and yards. The town site chosen was located on what is now Main Avenue. The village of Brookings was platted on October 3 and 4, 1879, and consisted of the seven blocks of the Original Plat and the triangular piece that forms the Temple Block.

With the establishment of the Chicago and Northwestern Railroad, the towns of Ada, Medary and Fountain were abandoned, with pioneers and merchants moving their businesses and residences to the newly platted area. A carload of lumber, destined for W.H. Lockhart, was the first shipment that fall of 1879. The first stores to locate on Main Street included: Geo. W. Pierce's general store, Geo. W. Hopp's printing press and paper, R.H. Williams and James Natesta's general stores, and W.H. Roddle's hardware store. Full commercial services became available by 1880

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with the establishment of the Bank of Brookings by George Morehouse and the Fishback banking business in the Olds and Fishback Mercantile Company. City Attorney Philo Hall filed incorporation papers on May 2, 1881, to change from village status to a city, with approval for the reorganization granted from the territorial legislature on March 9th, 1883. By 1884, the Sanborn Perris Fire Insurance maps document a variety of enterprises on Main Street, along and between Newton (Third) Street and through Pierce (Fourth Street). There were no vacant lots on either side of the street between Newton and Pierce Streets. Drug store sites were the most frequent, along with general stores, while specialty shops included agricultural implement, restaurants, blacksmith services, hardware stores, laundries and grocery stores. Two hotels and a roller skating rink were located on the fringe areas. Eight years later, the fire maps illustrate the same concentration in the 300 block, with some additional stores appearing in the 400 block. Unfortunately, a fire on December 21, 1892, destroyed eight buildings in the 300 block on the east side of the street. These buildings were eventually replaced by brick structures.

By January, 1901, substantial development had occurred with the following present-day brick buildings constructed: Masonic Temple (1894-#33); the Binford Block (1899-#47); Bank of Brookings (1900-#24); Mathews and Murphy Law Office (1900-#25); and the New Century Block (1901-#36). These enterprises represented commercial ventures including banking, department stores, and professional services. In 1901, all streets were renamed, with the exception of Williams Street and Main and Medary Avenues. The streets running east and west were numerically ordered, while streets running north and south were called avenues and numerically ordered. For example, the east-west street named Newton Street was renamed 3rd Street, and the north-south street named Brookings Street was renamed 6th Avenue.

Important Architects

Noteworthy architects associated with the design of the district buildings include Charles A. Dunham, important for his contributions to the design of many buildings in the Northwest, including courthouses, schoolhouses, Masonic temples, and "many opera houses, churches and store buildings in the same states." (The Improvement Bulletin, January 2, 1909). The Masonic Temple (#30) in Brookings, designed by Dunham, is one of the few Dunham structures surviving in South Dakota. A.L. Flegel, a popular

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architect around the turn of the century, is credited with designing the Binford Block. He worked extensively throughout the Midwest. George Issenhuth, Huron, designed the City Hall building and is credited with the designs for at least eleven school buildings throughout South Dakota during the years 1912-1913. The Post Office building cornerstone indicates that Oscar Wenderoth was the supervising architect for the 1913 project. He is well known as the supervising architect on several post offices throughout South Dakota. According to David Erpested, co-author of the draft manuscript on the history of architecture in South Dakota, the Armory/Auditorium (#31) was probably designed by a WPA (Works Project Administration) architect, since a state architect is never listed in the Improvement Bulletin for that project. The prominent Spitznagel firm is credited with designing Cole's Department Store in a modern horizontal style in 1938. The use of new materials, including the white painted brick, the neon and aluminum store signs, and the black marble combine to produce an image of contrast for commercial structures in the district. Ursa Louis Freed, an Aberdeen architect, designed the Woolworth/Stration building of the "latest design by New York architects," according to newspaper records. Active throughout eastern and central South Dakota, he is known for his school designs in the 1920's, his WPA associations in the 1930's and extensive modern projects in Aberdeen in the 1940's. He designed in a variety of architectural styles and was responsible for the Sales Pavillion in Hayti, the State School for the Blind in Gary, and many other projects throughout the state. He also worked in association with Perkins and McWayne on the Codington County Courthouse. Several of his blueprints are on file at the Dakotah Prairie Museum in Aberdeen. An important movie theatre designer, Perry E. Crosier, was the architect of record for the College Theatre constructed in 1940. Featured in A Guide to Architecture in Minnesota, Crosier designed theatre structures from 1936 to 1941. He is credited with theatre designs in Dell Rapids, Webster, and three buildings in the Twin Cities area, as well as for his apartment and duplex designs.

Important Builders

The building firms, known by a range of names, including Wold and Johnson, and Mark and Wold Construction, are responsible for extensive construction in the commercial district, the South Dakota State College campus in Brookings, and throughout the area. The A.M. Wold Construction Company built the Bon Homme County Courthouse in 1914 and the Deuel County Courthouse in

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1916. Beginning possibly in the 1890's and throughout the years, Andrew M. Wold, his brother Tom Wold, and Palmer Johnson were all associated with the carpenter trade, either as single proprietors or sometimes as partners. Wold and Johnson advertised in the R.L. Polk Gazetteer in 1902 and 1903, while the A.M. Wold Construction Company is listed as an unsuccessful bidder in the 1930's information. According to Wayne Waltz, R.A. Mark became superintendent for A.M. Wold in approximately 1932. He continued this association and formed his own company until Wayne Waltz joined with him as the Mark and Waltz firm that was in the construction business in 1956 and 1957. Waltz Construction was established in 1958 and continues as a general contractor in 1987. A list of the contractors who built the various commercial structures is available on a continuation sheet. The Wold/Johnson/Mark combination is responsible for construction of at least twenty of the commercial structures in the district.

Significance in the area of Transportation/Railway-Automotive

In 1890, newspaper editors Dutcher and Breed note that "Brookings is the terminus of the Watertown and Groton division of the C. & N.W. railway, and is also situated on the main line, sixty-eight miles west of Tracy and one-hundred-and-eighty miles east of Pierre." Individually, the Chicago and Northwestern Railway Depot (#32) symbolizes the important changes in the growth and character of the town that occurred due to the advent of the railroad. In the chapter on early buildings in Eastern South Dakota, Erpedsted and Wood note: "The one factor that could have permitted rapid settlement was the railroad. Railroads were needed to export crops and livestock and import building materials and heavy, bulky articles. The prosperous national condition during the early 1880's permitted the costly capitalization of railroads and buildings. By the end of the 1880's, most of the railroad lines that would ever exist in eastern South Dakota were already constructed." The Railroad Depot is prominently symbolic as a replacement structure for the original wood frame Depot. The site is significant for the important role it served in transportation and the network of imports and exports it created. Significant also for the Pattern Book style of architecture it embodies, the Depot is highlighted by the classical entrances with Doric columns and quoining.

By 1919, promotional materials used to advertise the city of Brookings were explaining that "The coming of the automobile has virtually enlarged the commercial trade area to double its former

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dimension, as evidenced by the bank clearings and aggregate deposits in 1919." The increasing number of vehicles led to the construction of new and improved roads, as evidenced in 1919 infrastructure improvements in the city of Brookings. Thirty-one blocks of concrete street paving were installed that year. According to the building manuscript, most communities were extensively building garages in the 1920's. In Brookings, Dybdahl Garage (#29) was constructed in approximately 1905, and the C.A. Johnson and Son Garage was built in 1914. Dybdahl built his Dodge proprietorship garage (#46) in a new location in 1919, while Arthur Fricke opened his Tire Works Store (#1) that same year. The non-contributing property, Community Oil, (#33) was constructed in 1926 with the popular canopy that became the hallmark of service stations. The canopy was removed and most of the building torn down during renovation activities in 1952 when the structure was entirely covered with glazed tile. Charles Gaukel constructed his garage (#34) in 1927. Automobile-related structures are located throughout the district with Fricke Tire Shop framing the north edge of the district boundary along the west edge and Community Oil Station framing the south edge on the east side of the street. Other automotive-related structures constructed within the core area, but were not included within the district boundaries because they were not contiguous to the district.

Significance in the area of Politics and Government

Two buildings are significant for their association with politics and government and the important role it played in the evolution of the central business district. The Post Office (#57), constructed as the Government Building, and City Hall (#16) were constructed in 1914 and 1912, respectively. Newspaper editors react to the construction of the Post Office in the following fashion: "Brookings' new government building is ready for occupancy at last. The people of this city have waited many a weary year for this news and naturally there is general rejoicing." Although there was controversy over the cost when City Hall was built, most residents viewed the building with pride. The Commercial Club maintained its offices on the second level of the City Hall building. Defined as an organization that furthered development in the city, the group maintained an active role in increasing the number of commercial enterprises in the city. Adjacent business firms have always welcomed the traffic government business creates in the downtown district. In 1972, when the Post Office needed to expand, a new site was considered until Main Street businesses expressed their concern that the

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Post Office was a vital element to the business district. After that concern was verbalized, the Post Office addition was constructed, rather than re-siting.

Significance in the area of Health and Medicine

The Binford Block (#47), Dr. B.T. Green's Office (#17), and the Watson Clinic (#58) are all significant for the contributions they represent in the areas of health and medicine. Constructed in 1899, 1914 and 1939, they were all used as professional offices in the health and medicine field. The provision of medical services was important in the evolution of the commercial area. These three primary properties are also important architecturally for the commercial brick front styles they embody and also for their associations with pioneer health professionals, including the Binford, Green and Kendall families.

Significance in the area of ArchitectureLate 19th Century American Movement-Commercial Style

Two important corner buildings were designed on a modified arched block design in the Late Nineteenth Century Commercial tradition as illustrated in the Masonic Temple/Skinner Block (#30), and the Binford Block (#47). Highlights of the design principles include the no longer extant tower of the Masonic Temple, the massive scaling of the buildings, the canted fronts of City Hall and the Binford Block, and the extensive use of round-headed elements and arches.

Early 20th Century American Movements-Commercial Style

The major architectural influence in the district is represented by Early 20th Century American Commercial Style buildings constructed with red brick in a variety of bonding patterns with a general brick-front organizational design. According to Gottfried and Jennings, the brick-front was the most popular storefront for the longest time in vernacular commercial design. Thirty-two structures, or fifty-four percent, of all structures within the boundaries were constructed along this design. Constructed between 1900 and 1936, the major differences occur on the upper levels of the facades with slight deviations in panel of brickwork, brick and cornice embellishment. Several of the brick buildings have name and date plates formed in tin or stone with a variety of decorative cornices. The contrasting brick and stone and the continuous garland relief pattern found on the cornice and bay window of the Bank of Brookings (#24) are highlights of exterior ornamentation in the District. (Detail photographs are available for these features.) Common linkages

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are the use of decorative lintels or sills, especially continuous lines that link windows and string courses that divide the wall laterally. Properties associated with this architectural style are: Bank of Brookings (#24); Mathews and Murphy building (#25); Caldwell and Wilson Hardware and Agricultural Implement (#35); Dr. B.T. Green's Office (#17); the Hall-Wold Building (#53); Johnson Buick Garage (#2); Trygstad Law and Commerce Building (#14); E.E. Haugen Dry Goods Store (#13); Tidball Drug (1) (#22); the Kendall Building (#48); Dybdahl Garage (#46); and Fricke's Tire Shop (#1); H.G. Williams Building (#43); the Jarvis Building (#49); Charlie Poole Barber Shop (#39); E.J. Beatty's Jewelry Shop (#44); the Candy Kitchen (#12); Sellers and Bartling Furniture (#45); the Raak Harness Shop and the Red Owl Grocery (#26); Tidball Drug (2) (#20); the Martinson Building (#21); Columbia Clothing (#19); Ray's Drug Store and Plumbing Shop (#52); the Gaukel Garage (#34); the J.C. Penney Building (#4); F.W. Woolworth (1) (#11); Philo Hall Brick (#55) building. These commercial structures were built between 1900 and 1928. The Economy Grocery/Sioux Bowling Alley (#40); the Brookings Register Building (#15); and the Pool Hall (#27) were built in 1936, while the Watson Clinic (#58) was constructed in 1939.

Late Victorian - Romanesque Commercial

A significant anchor property, located diagonally across the street from the Masonic Temple, the New Century Building (#36) is the only reminder of Romanesque architecture in the district. As noted earlier, this corner has always been associated with an important mercantile establishment. The styling is only visible from the side facade of the structure. The rich Romanesque detailing of the front facade and the modified corner tower have been clad with metal covering. However, the owners have expressed interest in removing the cladding, and historic photos illustrate the charm of the original structure. An outstanding interior feature is the embossed metal ceiling, as illustrated in attached photographs.

Early Twentieth Century Revivals - Beaux Arts Classicism

Contrast in material textures is provided with the terra cotta and limestone surface of the Post Office Beaux Arts building (#57). The Post Office represents high quality workmanship and a highly creative use of ornamentation. Evidence of this is seen in the use of the Ionic columns, classical entablature pediments, the egg and dart patterning along the cornice, and the other ornamental relief motifs occurring on the surface of the Post Office.

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The Beaux Arts Classically-inspired First National Bank (#18) was described in a brochure distributed at their grand opening ceremonies: "Standing on the most prominent corner in the city, its dignified appearance claims your immediate attention, its granite and brick walls give you a feeling of permanence, its massive gray pillars an impression of stability and strength. From its outward appearance you gain an impression of confidence." The elaborate pedimented and columned entrance and the decorative pilaster arrangement are highlights of the First National Bank Building.

The completion and opening of the brick and stone trimmed Midland Bank (#56), signaled the end of the Depression, and according to the newspaper, the Midland Bank was the first to be allowed to open by the state banking department in 1922. As reported, "The opening has been delayed by the financial condition throughout the country which caused the state banking department to cease issuing clearances to any new banks which planned to open during the period of the stringency." The Doric order architrave, the contrast provided through the Bedford stone trimming, and the massive scale of this building located on the corner create a fine example of Beaux Arts Classicism.

Modern Movement-Art Deco

An April 8, 1939, newspaper article reports that lumber dealers, contractors and building and loan officials are unusually optimistic in regard to construction work in the city this year, calling attention to the fact that material costs and wage rates were never better than right now to be an incentive for building. Work began on the College Theatre (#3) when crews wrecked the Old Grand Theatre, and LeGeros and Stration started building their modern building after the fire-ridden structures were torn down. 1940 signalled an important modern building era for the city. At the time of its construction, the F.W. Woolworth building (#10) became the "largest Woolworth establishment in South Dakota," according to newspaper records. The building also followed the latest design of New York architects. The LeGeros Brothers and Stration Buildings symbolize one of the earliest modernized additions to the downtown business section. The October 17, 1940, edition of the Brookings Register contains the architectural rendering of the building by Aberdeen architect U. Louis Freed. The College Theatre (#3) symbolizes the same modern influence in the district and it was designed by regional theatre designer Perry E. Crosier. Both buildings are fine representations of the Art Deco style distinguished by the curved

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forms of the exterior and windows of the theatre and the decorative concrete piers and block glass of the LeGeros/Stration stores. The Armory/Auditorium adds to this influence with its relief Eagle ornamentation which forms a central focus for the stylized structure.

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(Names of Builders)

BUILDER	HISTORIC STORE NAME	SITE NUMBER
BEHREND BROTHERS	COMMUNITY OIL	33
BEHREND BROTHERS	ASCS OFFICE	28
BEST, FRED	POOL HALL	27
BRUCE, R.A.	H.G. WILLIAMS BLDG.	43
CARLSEN, FRED	LINCOLN CAFE/NICK'S	5
CHRISTENSEN, KEN	WARD'S CAFE	54
GENERAL CON.CO.-MILW	GOVT.BLDG.POST OFFIC	57
JOHNSON, C.A. & SON	JOHNSON BUICK GARAGE	2
JOHNSON, SAM	BEATTY'S JEWELRY	44
MARK, R.A. GEN.CON.	ECONOMY GROCERY	40
MARK, R.A. GEN.CON.	SIOUX BOWLING ALLEY	40
MARK, R.A. GEN.CON.	BRKGS. REGISTER BLDG	15
MARK, R.A. GEN.CON.	WOOLWORTH, F.W. BLDG.	10
MARK, R.A. GEN.CON.	STATION SHOE SHOP	10
MARK, R.A. GEN.CON.	COLE'S DEPT. STORE	51
MARK, R.A. GEN.CON.	PHILO HALL BRICK BLD	55
MARK, R.A. GEN.CON.	COLLEGE THEATRE	3
MARK, R.A. GEN.CON.	LADIES LOUNGE	15-1
MARTINSON, ALBERT	MARTINSON BUILDING	21
MARTINSON, ALBERT	TIDBALL DRUG	22
MILLS CONSTRUCTION	GAMBLES	23
MILLS CONSTRUCTION	GAMBLES	23
MILLS CONSTRUCTION	ERB'S BAKERY	7
RAY, E.J.	RAY'S DRUG STORE/PLM	52
SEVERAL SUB-CONTRCT.	MASONIC TMP./SKINNER	30
SPAULDING, ED(CRE-BRIK	MER.BANK/CHAPPELL BD	41
UNKNOWN	GAUKEL GARAGE STU.	34
UNKNOWN	CALDWELL & WILSON	35
UNKNOWN	NEW CENTURY BLOCK	36
UNKNOWN	VARIETY STORE	37
UNKNOWN	GROCERY STORE	38
UNKNOWN	POOLE BARBER SHOP	39
UNKNOWN	COLUMBIA CLOTHING	42
UNKNOWN	MATHEWS & MURPHY LAW	25
UNKNOWN	BANK OF BROOKINGS	24
UNKNOWN	FIRST NATIONAL BANK	18
UNKNOWN	DR. B.T. GREEN OFFC	17
UNKNOWN	HAUGEN, E.E. DRY GDS	13

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(Names of Builders)

UNKNOWN	CANDY KITCHEN	12
UNKNOWN	AMERICAN BILLIARD PA	6
UNKNOWN	BINFORD BLOCK	47
UNKNOWN	JARVIS BUILDING	49
UNKNOWN	IDEAL BAKERY	50
UNKNOWN	MIDLAND BANK	56
UNKNOWN	FRICKE TIRE SHOP	1
UNKNOWN	DYBDAHL GARAGE	29
UNKNOWN	CHICAGO&NRTHWT.DEPOT	32
UNKNOWN	ARMORY/AUDITOR.(WPA)	31
UNKNOWN	WATSON CLINIC	58
WALTZ CONSTRUCTION	JACKSON'S JEWELRY	9
WALTZ CONSTRUCTION	FERGEN'S MENSWEAR	8
WOLD & JOHNSON	RAAK HARNESS SHOP	26
WOLD & JOHNSON	RED OWL	26
WOLD & JOHNSON	CITY HALL	16
WOLD CONSTRUCTION CO	SELLER'S&BARTL.FURN.	45
WOLD CONSTRUCTION CO	HALL/WOLD BLDG/ELLIS	53
WOLD, A.M.&HALL, PHILO	HALL/WOLD BLDG./ELLI	53
WOLD-MARK CONSTRUCT.	TIDBALL DRUG	20
WOLD-MARK CONSTRUCT.	COLUMBIA CLOTHING	19
WOLD-MARK CONSTRUCT.	TRYGSTAD LAW&COMMERC	14
WOLD-MARK CONSTRUCT.	WOOLWORTH, F.W.(1)	11
WOLD-MARK CONSTRUCT.	KENDALL BLDG/BURG ST	48
WOLD-MARK CONSTRUCT.	DYBDAHL GARAGE	46
WOLD-MARK CONSTRUCT.	PENNEY BUILDING	4

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"Year 1920 made a better Brookings. The paving of five streets stands out as greatest improvement. New High School is big achievement. In spite of the high building costs Brookings makes great civic progress". Brookings Register. 30 December, 1920.

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(Legal descriptions of properties)

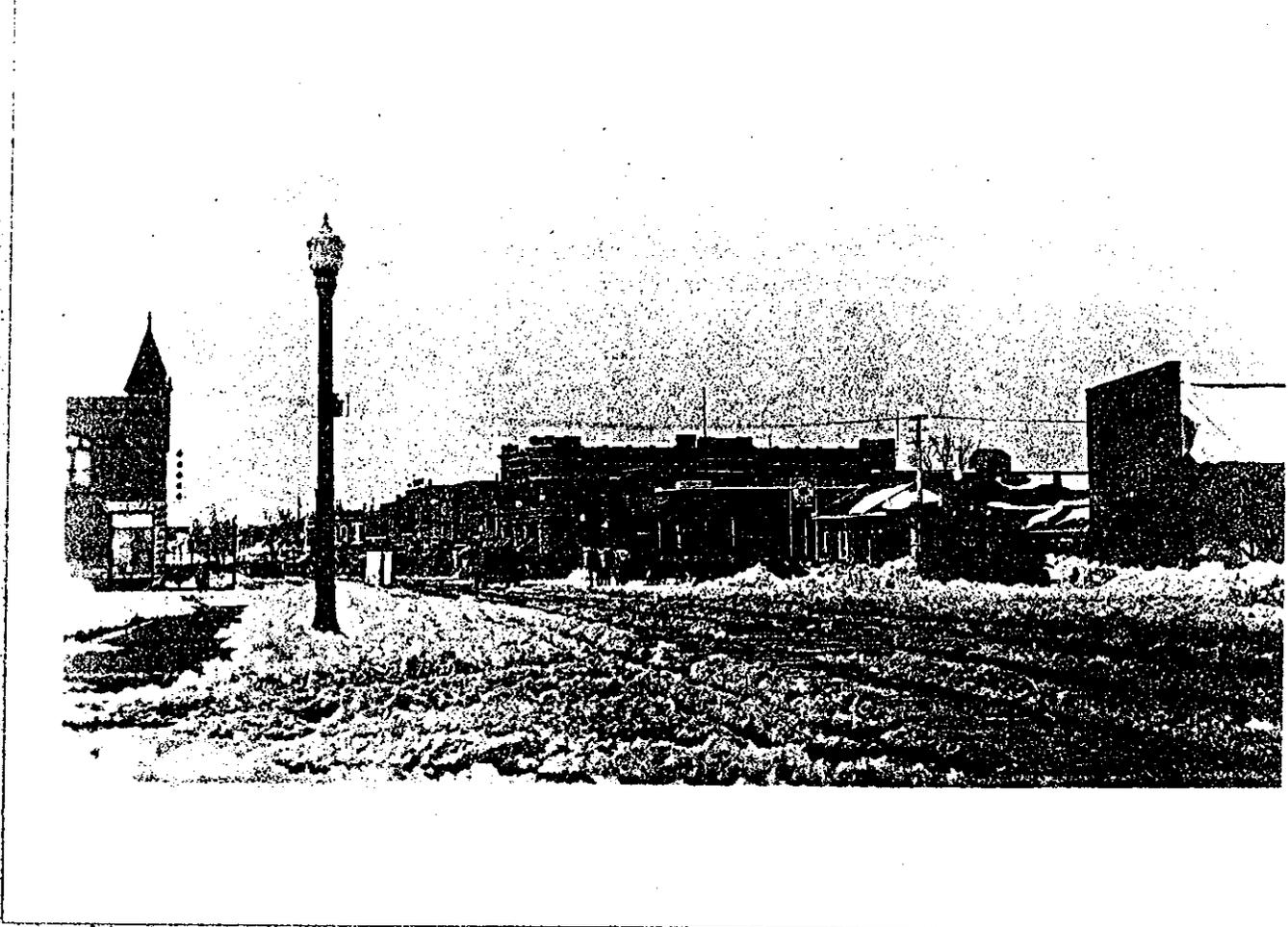
ADDITION	BLOCK	LOT	SITE #
SECOND	14	S 5' LOT 7, ALL LOT 8	1
SECOND	14	LOTS 9 AND 10	2
SECOND	14	LOTS 11 & 12	3
SECOND	14	LOTS 13 & 14	4
ORIGINAL PLAT	6	E65' OF LOT 14	5
ORIGINAL PLAT	6	LOT 11	6
ORIGINAL PLAT	6	LOT 10	7
ORIGINAL PLAT	6	LOT 9	8
ORIGINAL PLAT	6	LOT 8	9
ORIGINAL PLAT	6	LOTS 5 & 6	10
ORIGINAL PLAT	6	LOT 7	10
ORIGINAL PLAT	6	LOT 4	11
ORIGINAL PLAT	6	LOT 3	12
ORIGINAL PLAT	6	LOT 2	13
ORIGINAL PLAT	6	E119' LOT 1	14
ORIGINAL PLAT	3	PORTIONS OF LOTS 15,16,17,&18	15
ORIGINAL PLAT	3	PORTIONS OF LOTS 15,16,& "A"	15-1
ORIGINAL PLAT	3	E 63.5' OF LOTS 15, 16 & 17	16
ORIGINAL PLAT	3	W 44' OF LOT 14	17
ORIGINAL PLAT	3	E 121' OF LOT 14	18
ORIGINAL PLAT	3	LOTS 12 & 13	19
ORIGINAL PLAT	3	LOT 11	20
ORIGINAL PLAT	3	LOT 10	21
ORIGINAL PLAT	3	LOT 9	22
ORIGINAL PLAT	3	LOT 7	23
ORIGINAL PLAT	3	LOT 8	23
ORIGINAL PLAT	3	LOT 6	24
ORIGINAL PLAT	3	LOT 5	25
ORIGINAL PLAT	3	LOT 3	26
ORIGINAL PLAT	3	LOT 4	26
ORIGINAL PLAT	3	LOT 2	27
ORIGINAL PLAT	3	LOT 1	28
ORIGINAL PLAT	3	A PORTION OF LOT 1	29
TEMPLE BLOCK		N. 57.5' E 155' OF TEMPLE BLOCK	30
TEMPLE BLOCK		ALL TEMPLE BLOCK EXC. N 57.5' E 155'	31

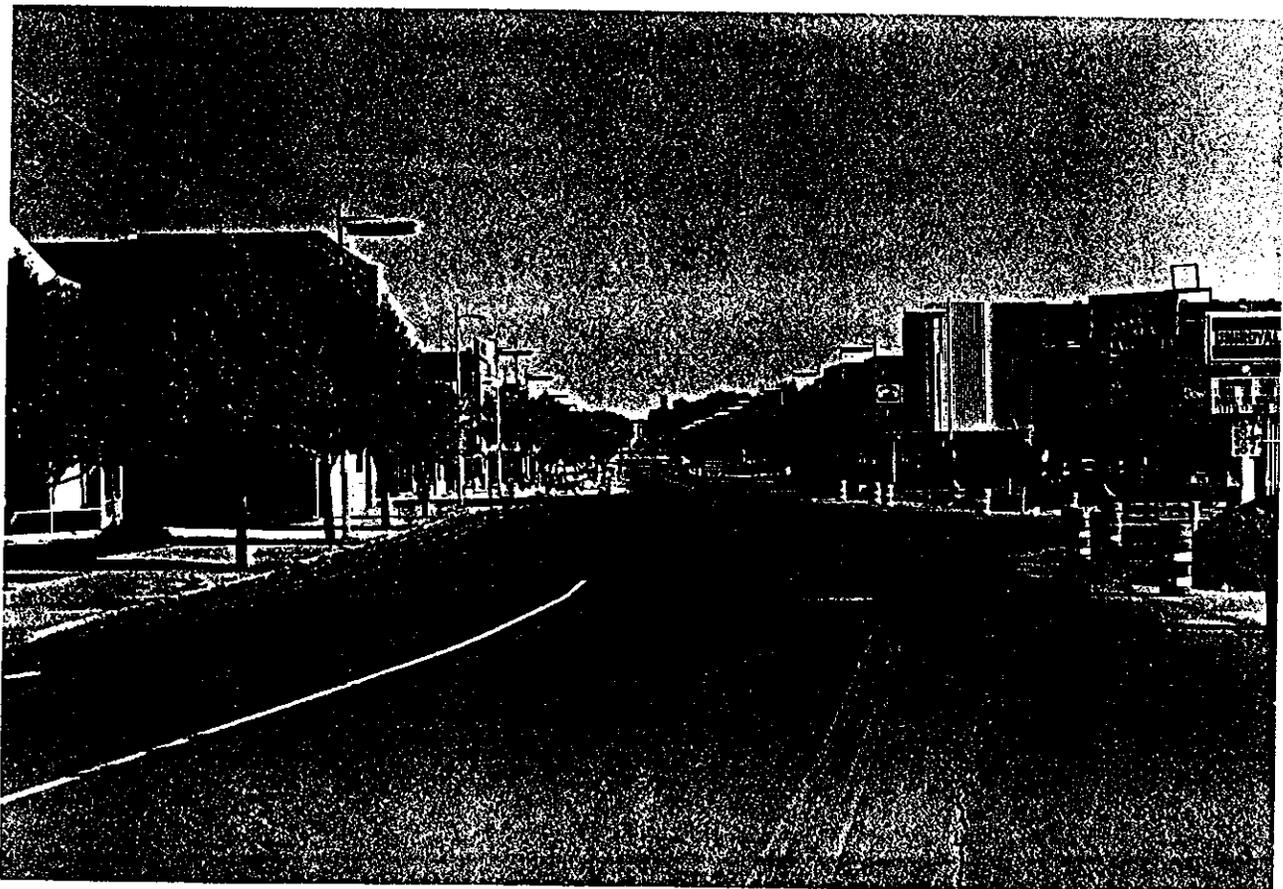
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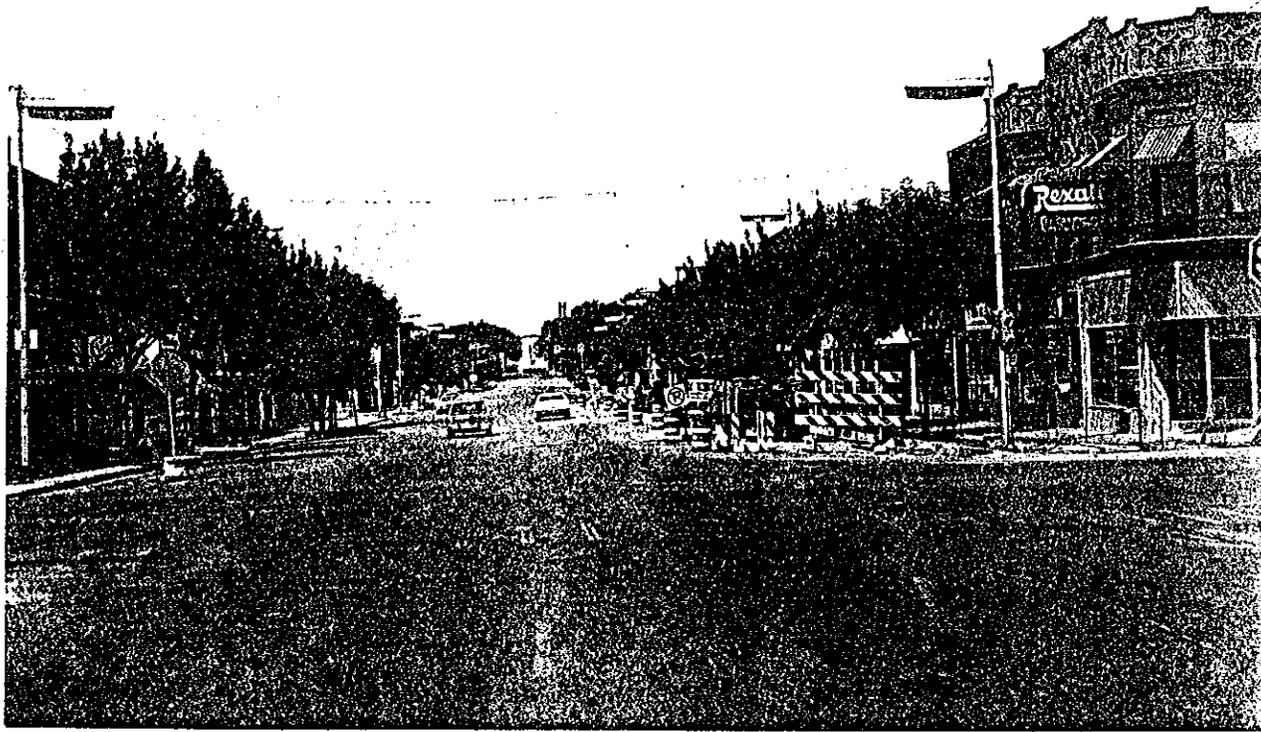
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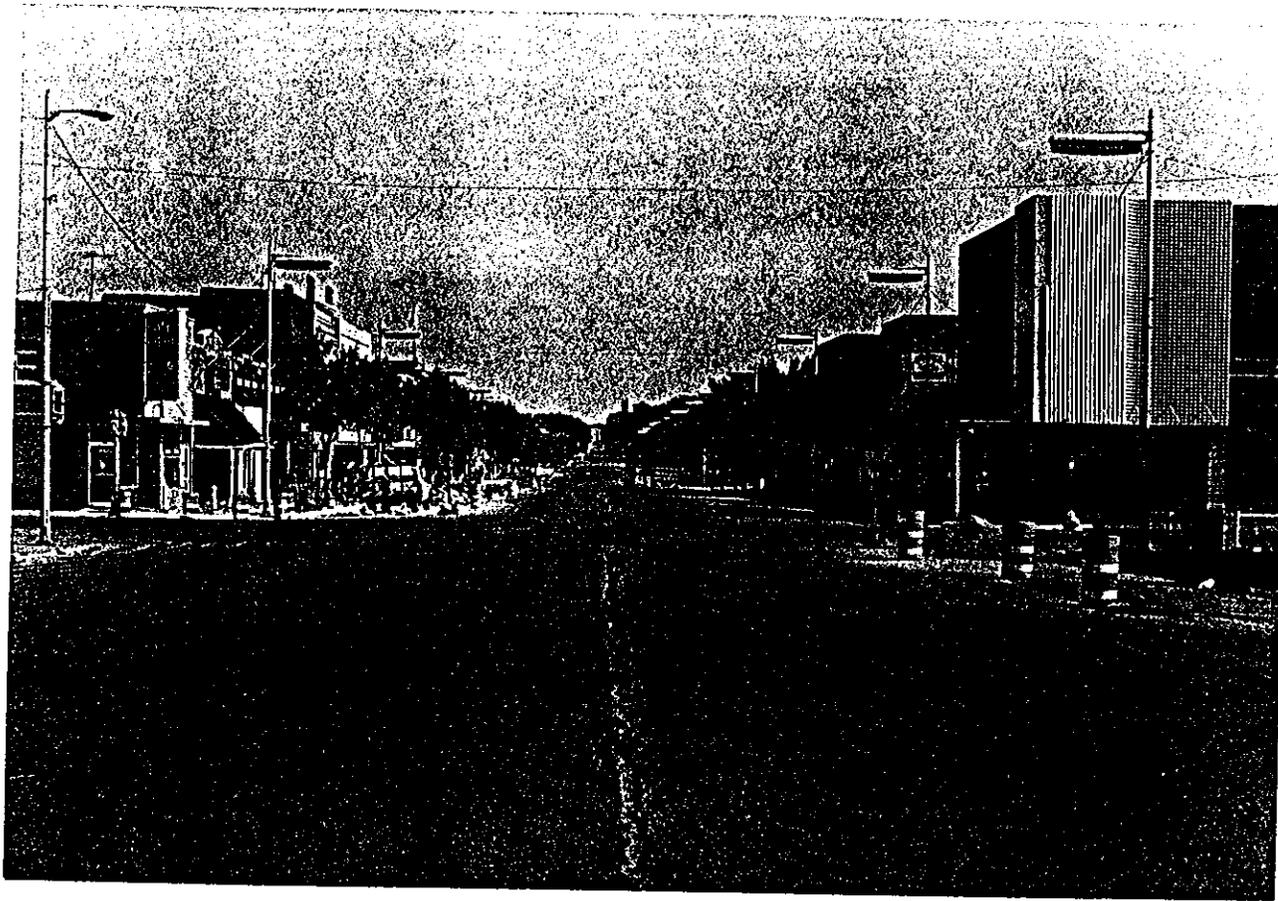
Section number 10 Page 2 Brookings Commercial Historic District
(Legal descriptions of properties)

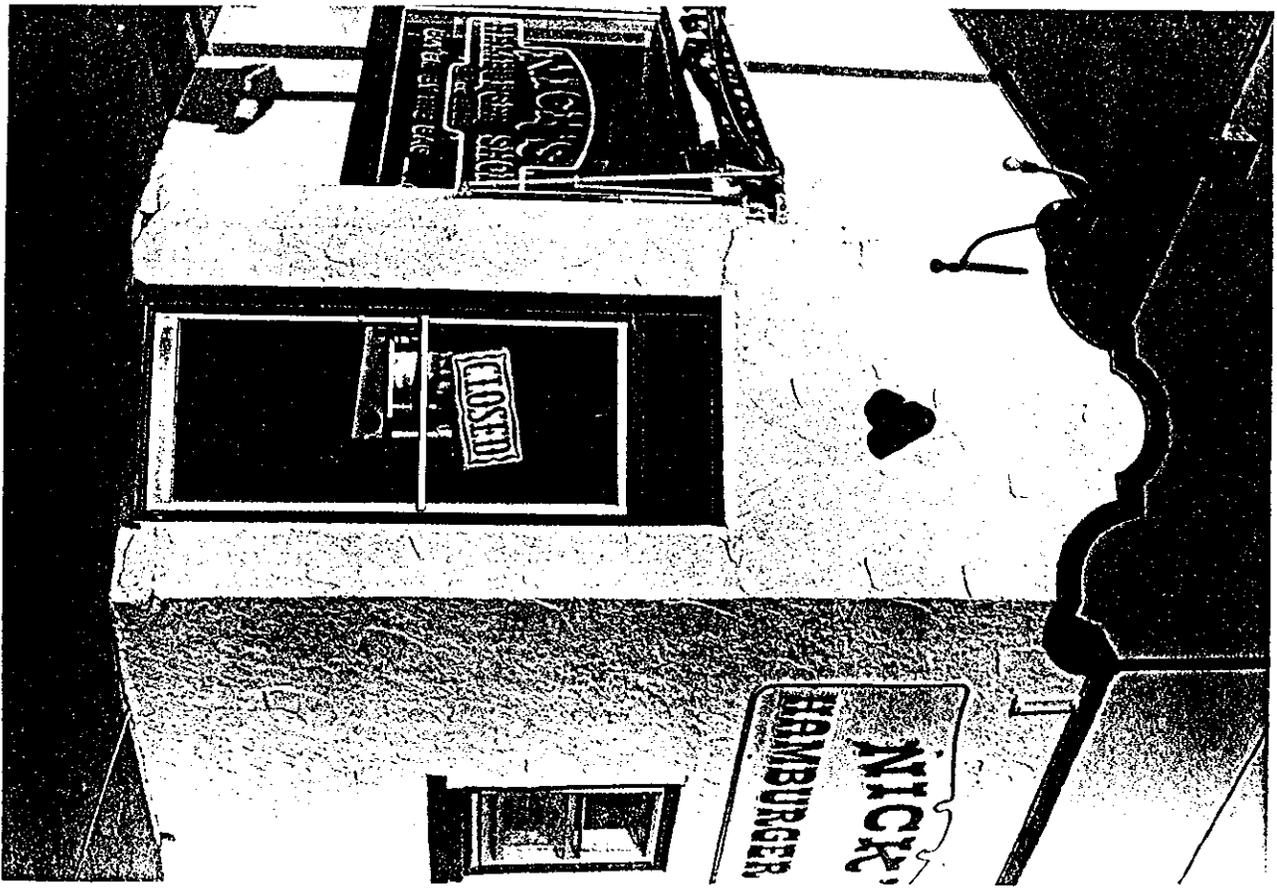
RAILROAD ADDITION (UNOFFICIAL)		RAILROAD RIGHT OF WAY	32
ORIGINAL PLAT	1	E 24.5' LOT 1 EXC. N 20' THEREOF	33
ORIGINAL PLAT	1	W 100' LOT 1, S 5' OF W100' LOT 2	34
ORIGINAL PLAT	1	LOT 3	35
ORIGINAL PLAT	2	LOTS 1 & 2	36
ORIGINAL PLAT	2	LOT 3	37
ORIGINAL PLAT	2	LOT 4	38
ORIGINAL PLAT	2	LOT 5	39
ORIGINAL PLAT	2	LOT 6	40
ORIGINAL PLAT	2	LOT 7	40
ORIGINAL PLAT	2	LOTS 8 & 9	41
ORIGINAL PLAT	2	LOT 10	42
ORIGINAL PLAT	2	LOT 11	43
ORIGINAL PLAT	2	LOT 12	44
ORIGINAL PLAT	2	LOTS 13 & 14	45
ORIGINAL PLAT	7	E45' OF LOTS 1,2,3	46
ORIGINAL PLAT	7	W120' OF LOT 1 & 2	47
ORIGINAL PLAT	7	W120' OF LOT 3	48
ORIGINAL PLAT	7	LOT 4	49
ORIGINAL PLAT	7	LOT 5	50
ORIGINAL PLAT	7	LOTS 6 & 7	51
ORIGINAL PLAT	7	LOT 8	52
ORIGINAL PLAT	7	LOT 9	53
ORIGINAL PLAT	7	LOT 10	53
ORIGINAL PLAT	7	LOT 11	54
ORIGINAL PLAT	7	LOTS 12 & 13	55
ORIGINAL PLAT	7	W 84.5' OF LOT 14	56
SECOND	13	S 115' L.8,9,10, ALL OF LOTS 11&12	57
SECOND	13	N 50' OF LOTS 8,9,10	58

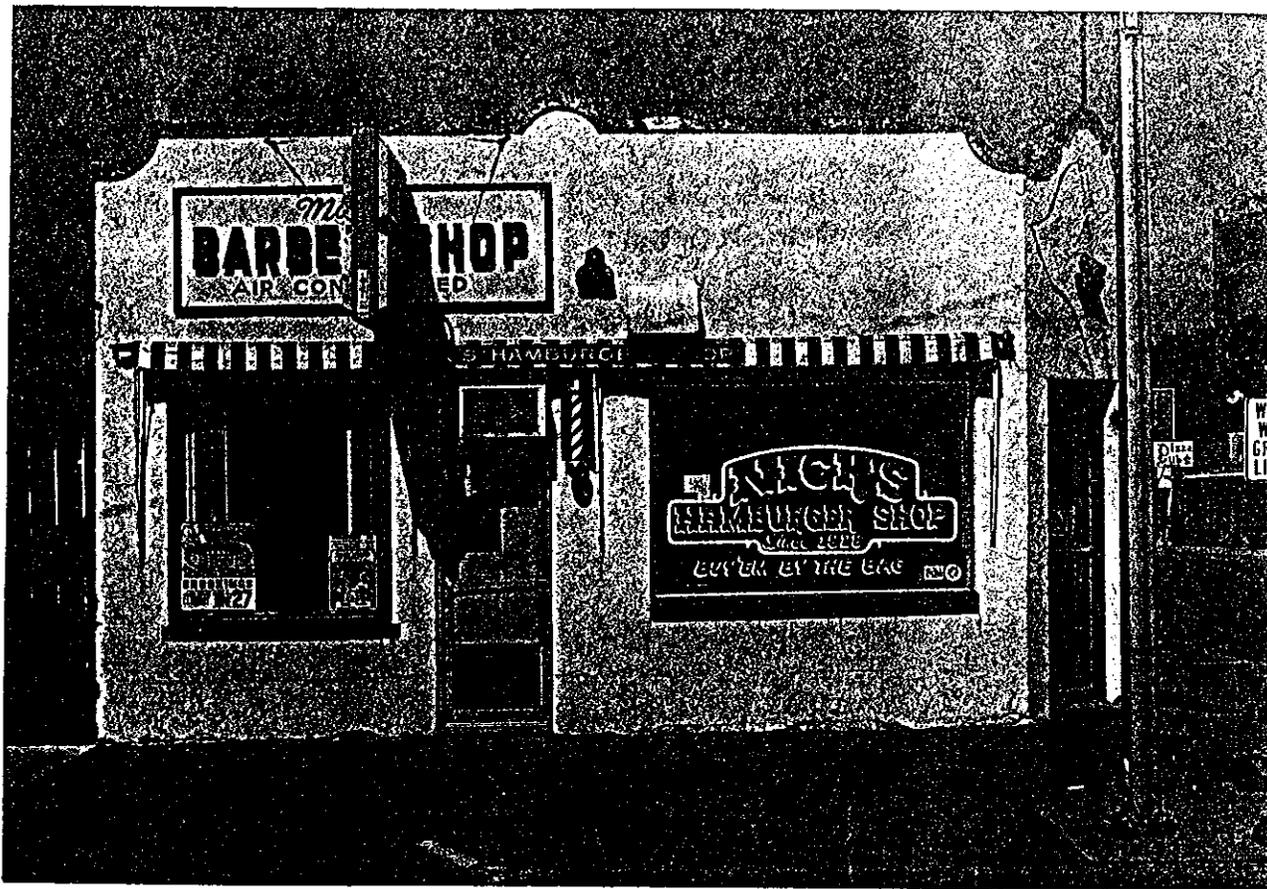


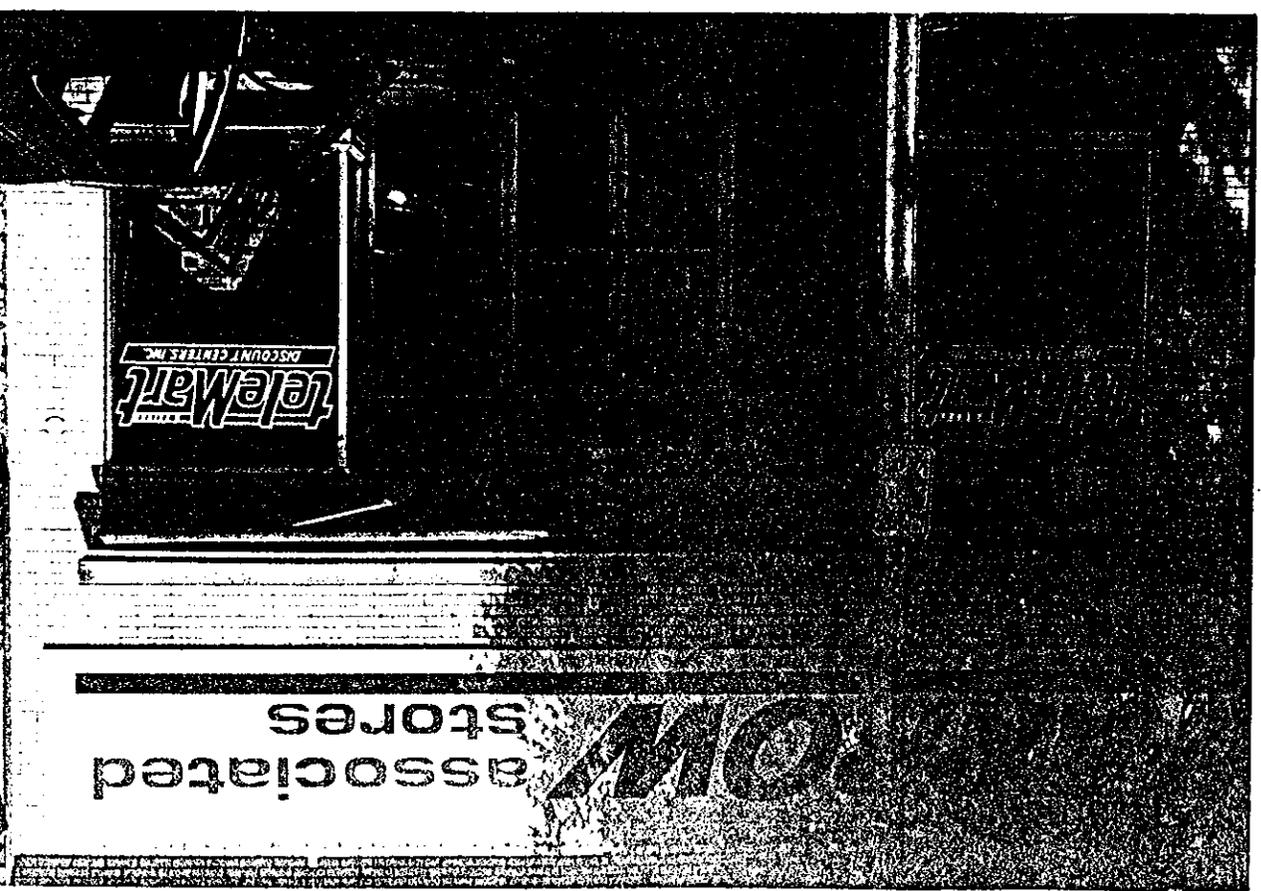
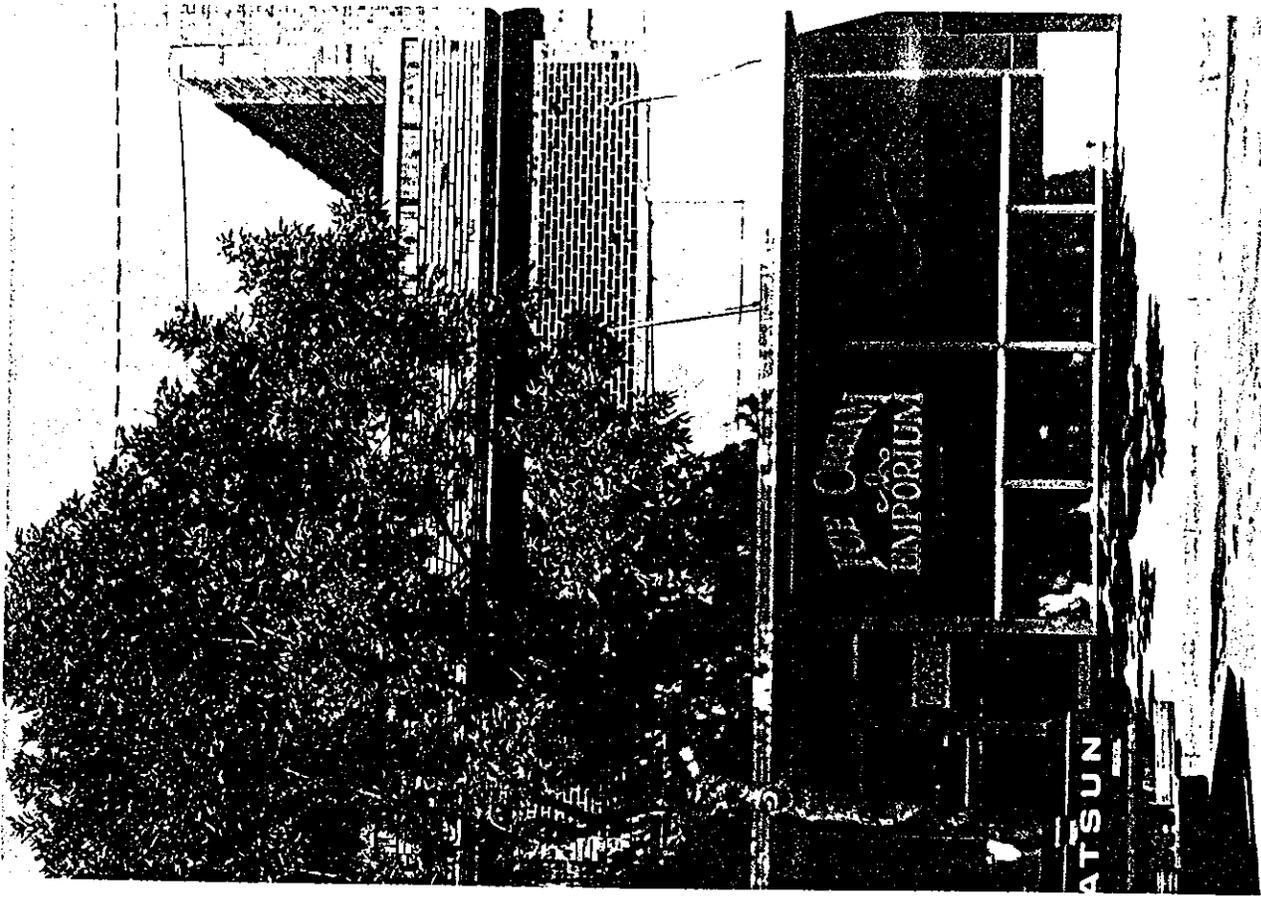


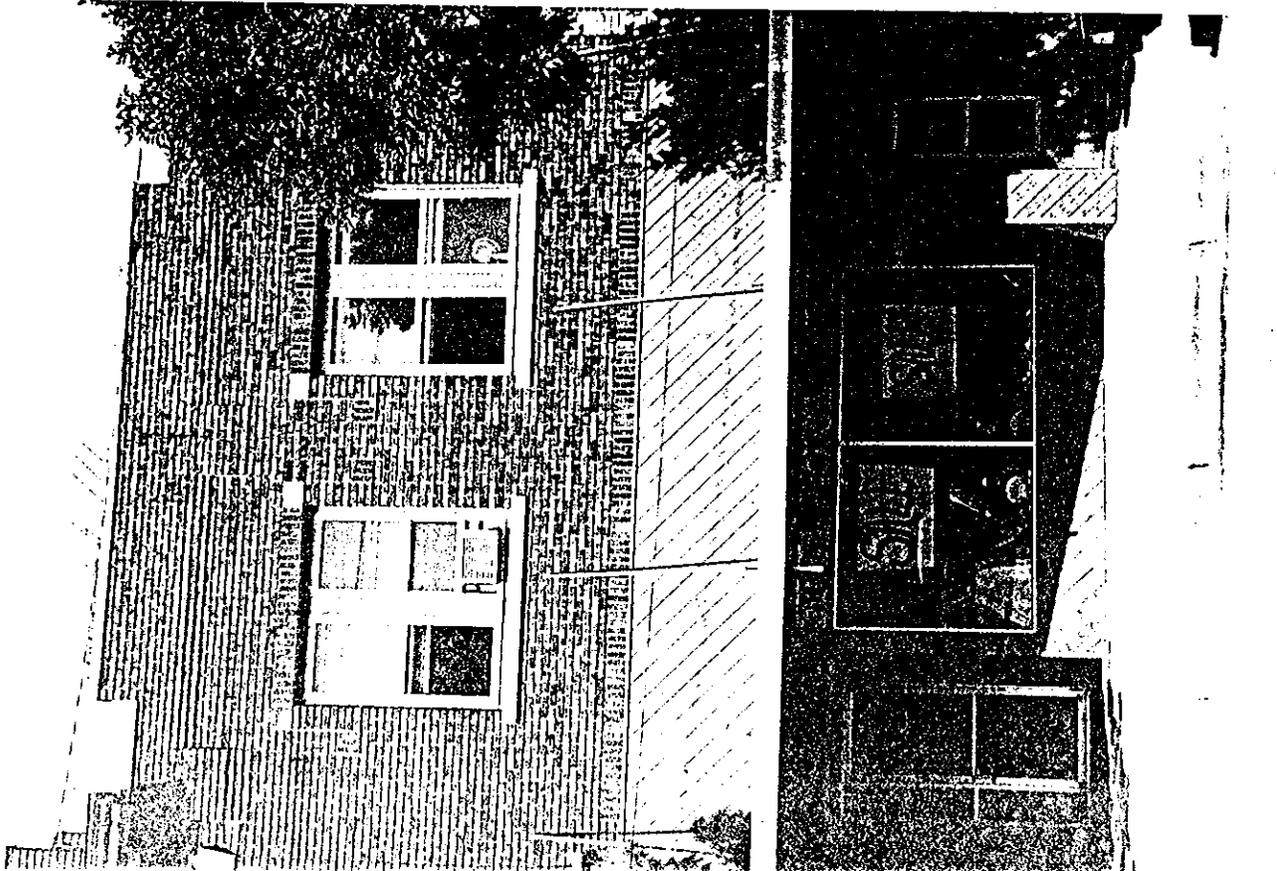
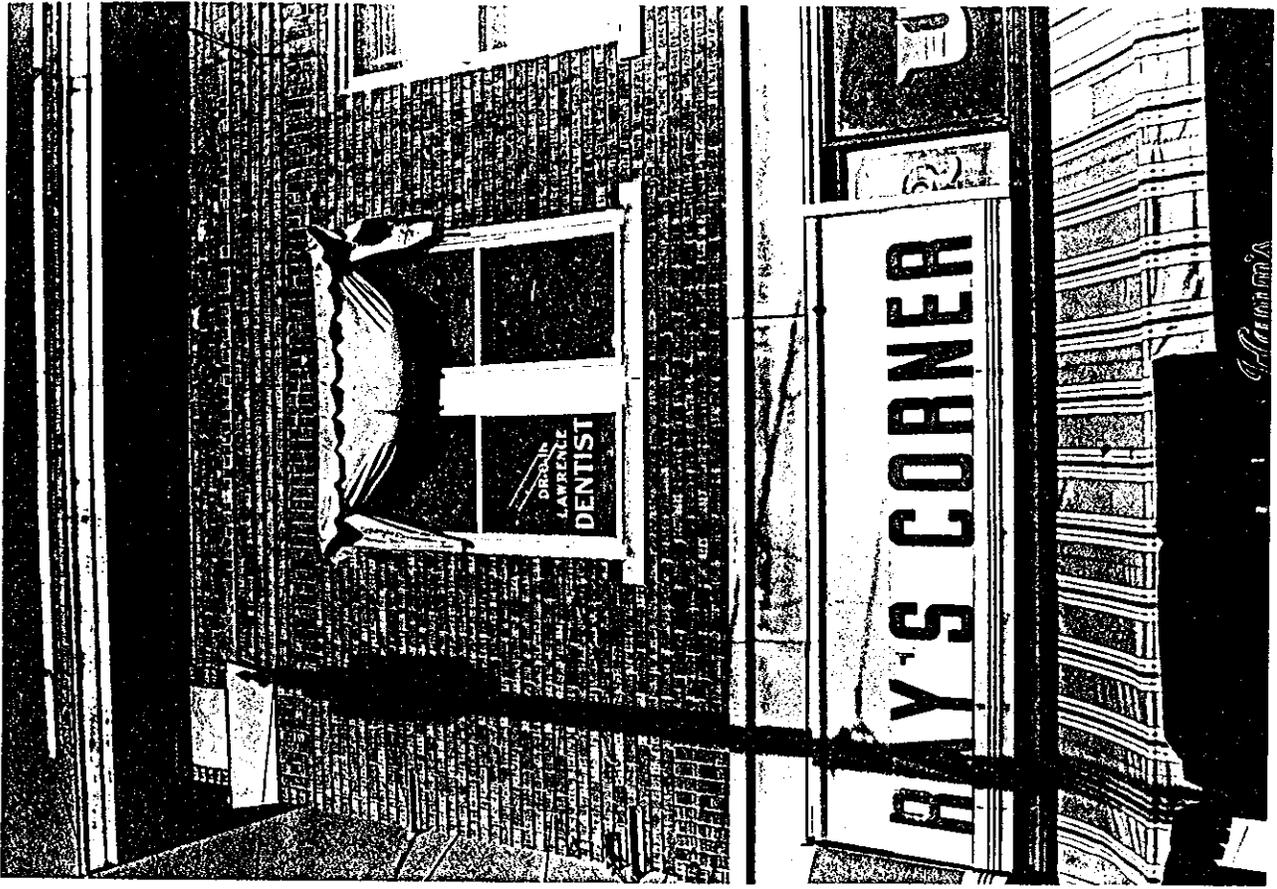


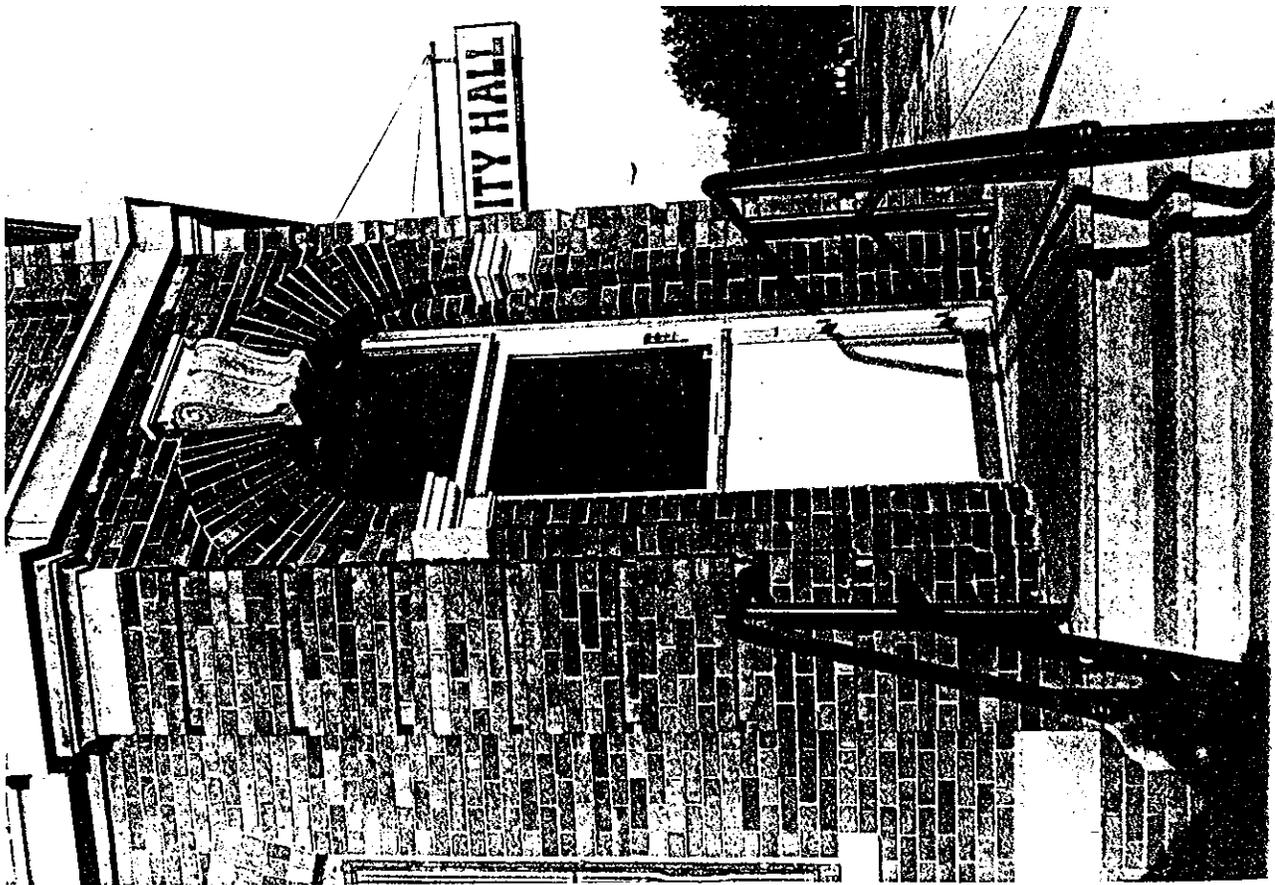
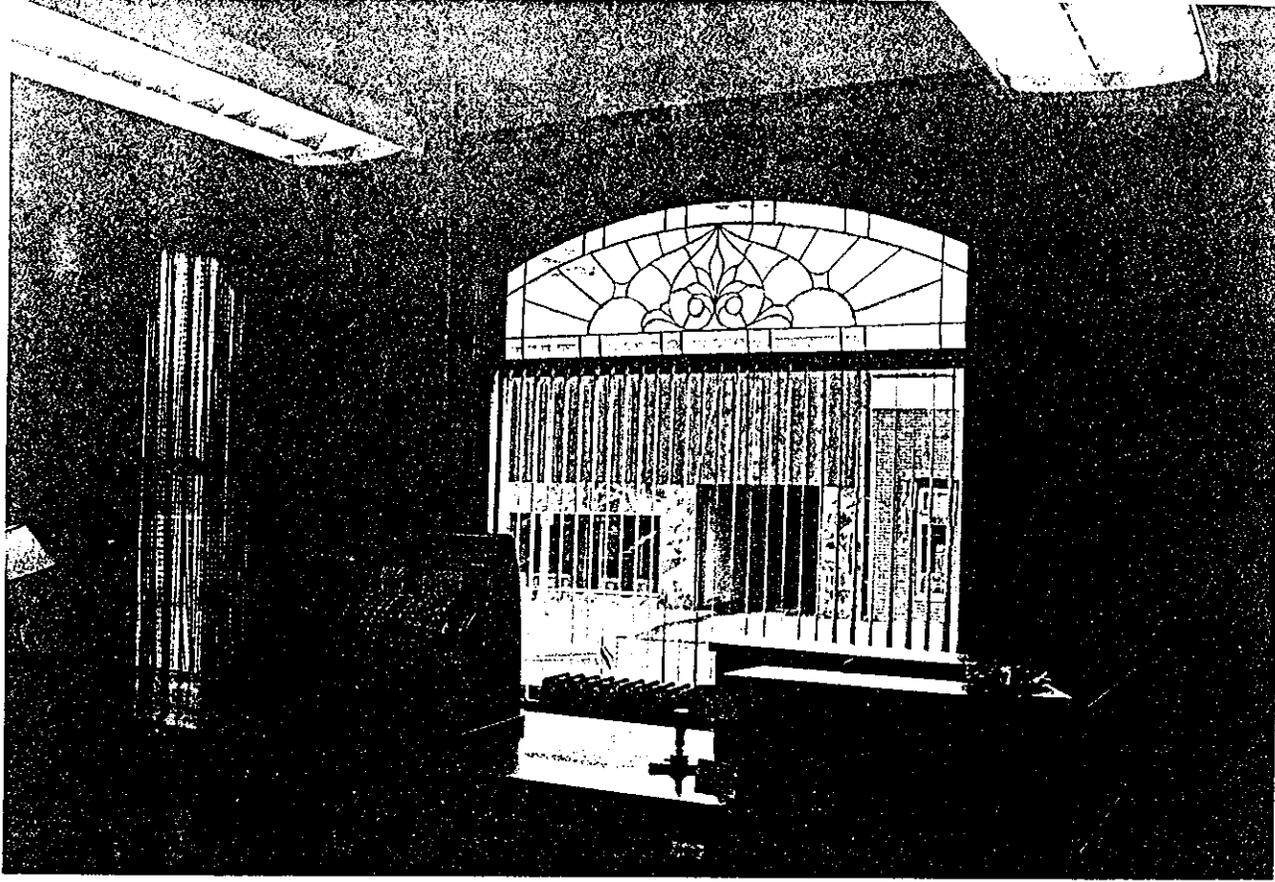


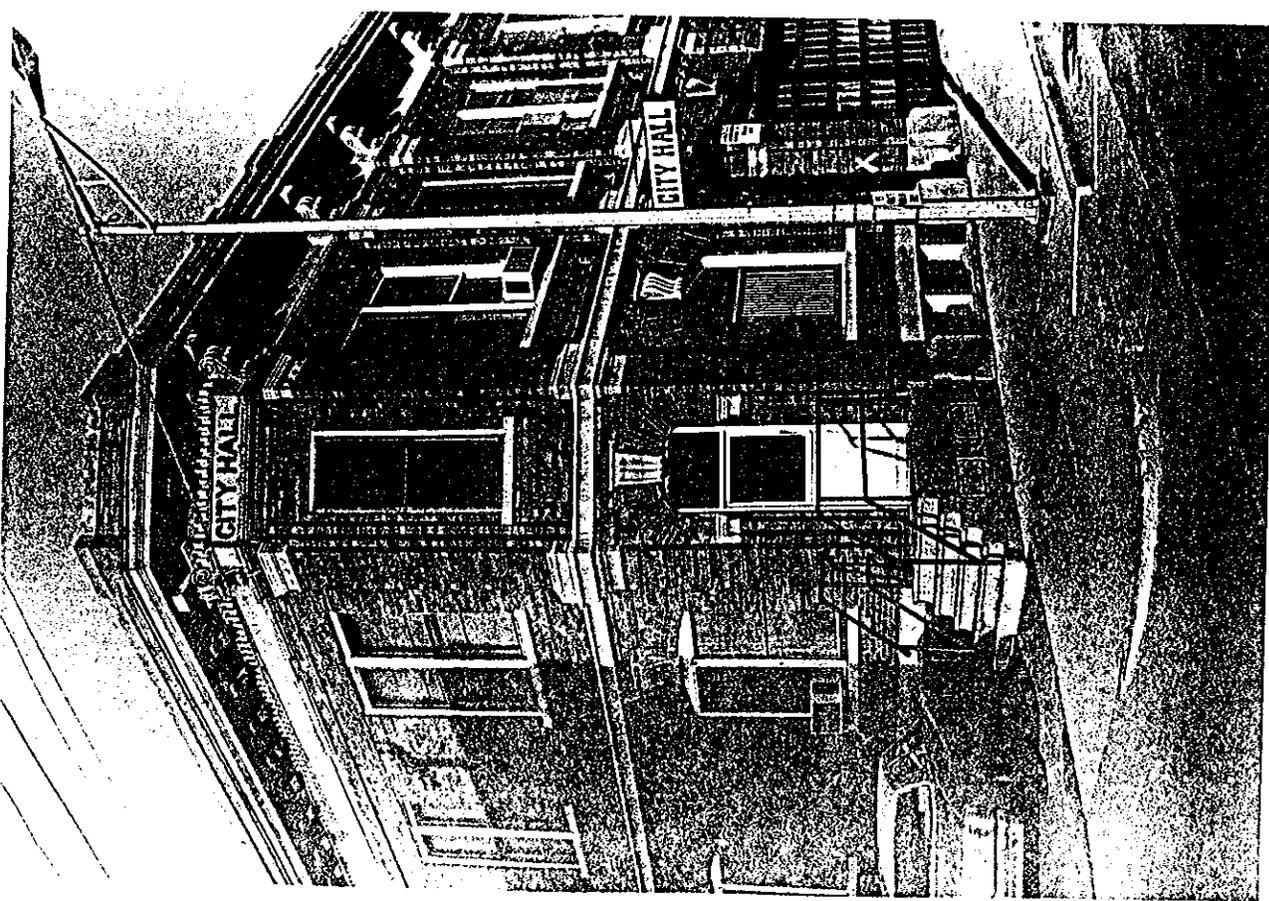
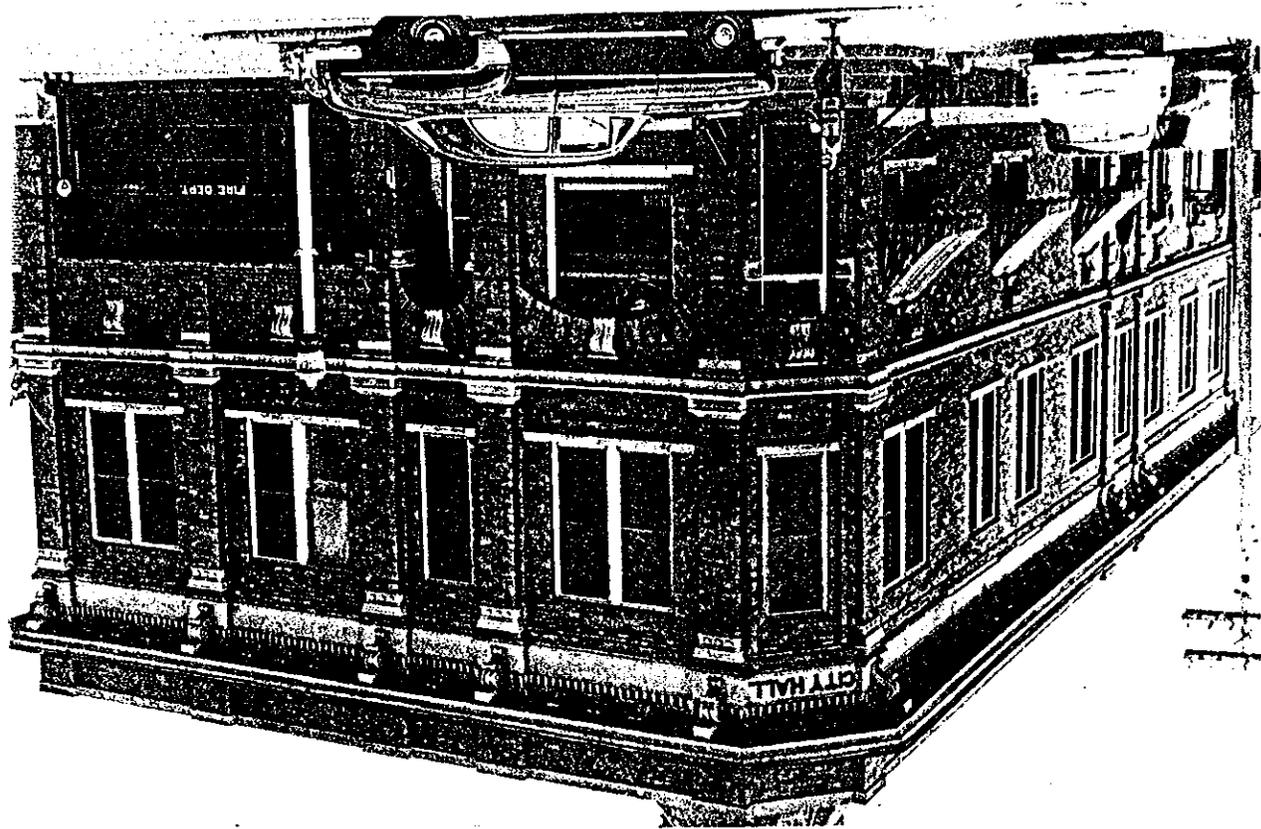


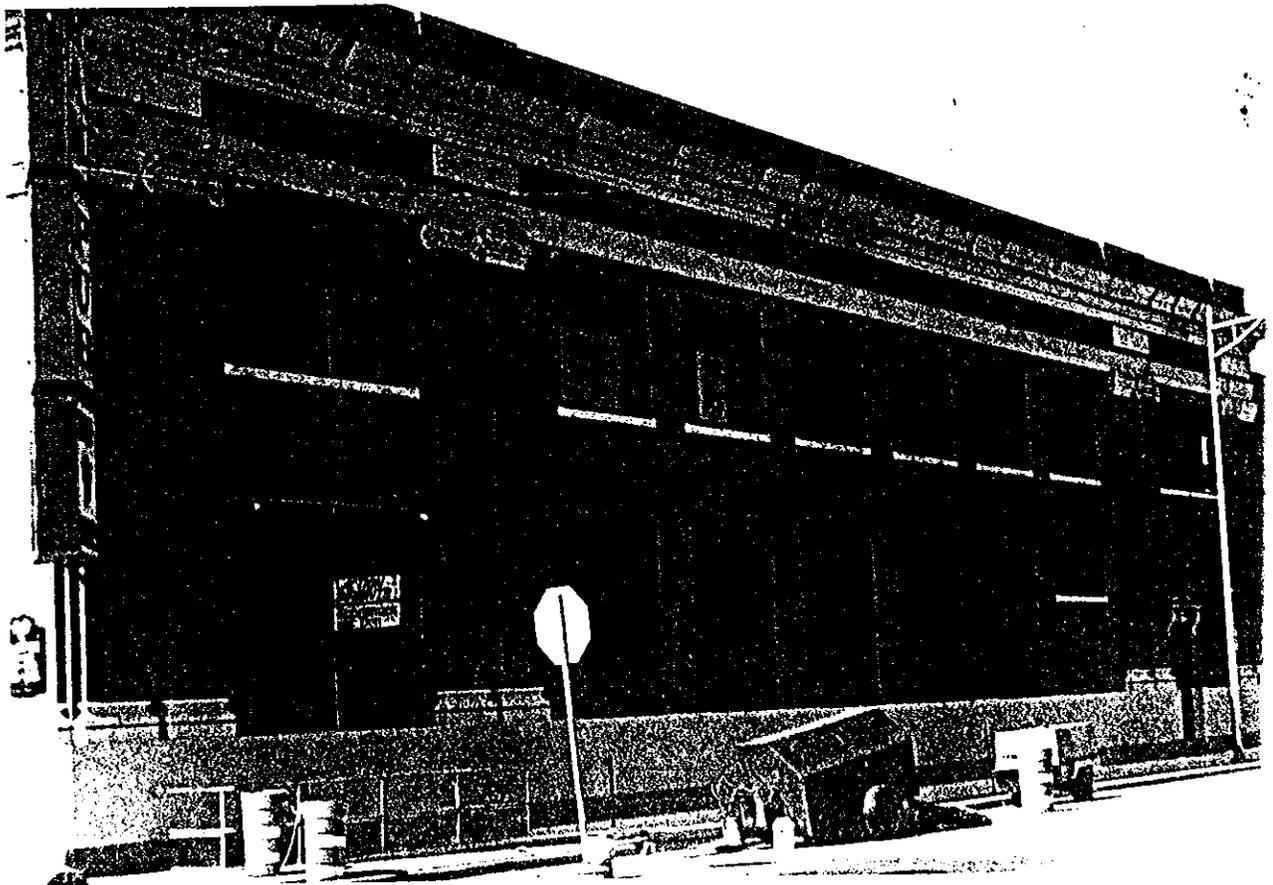
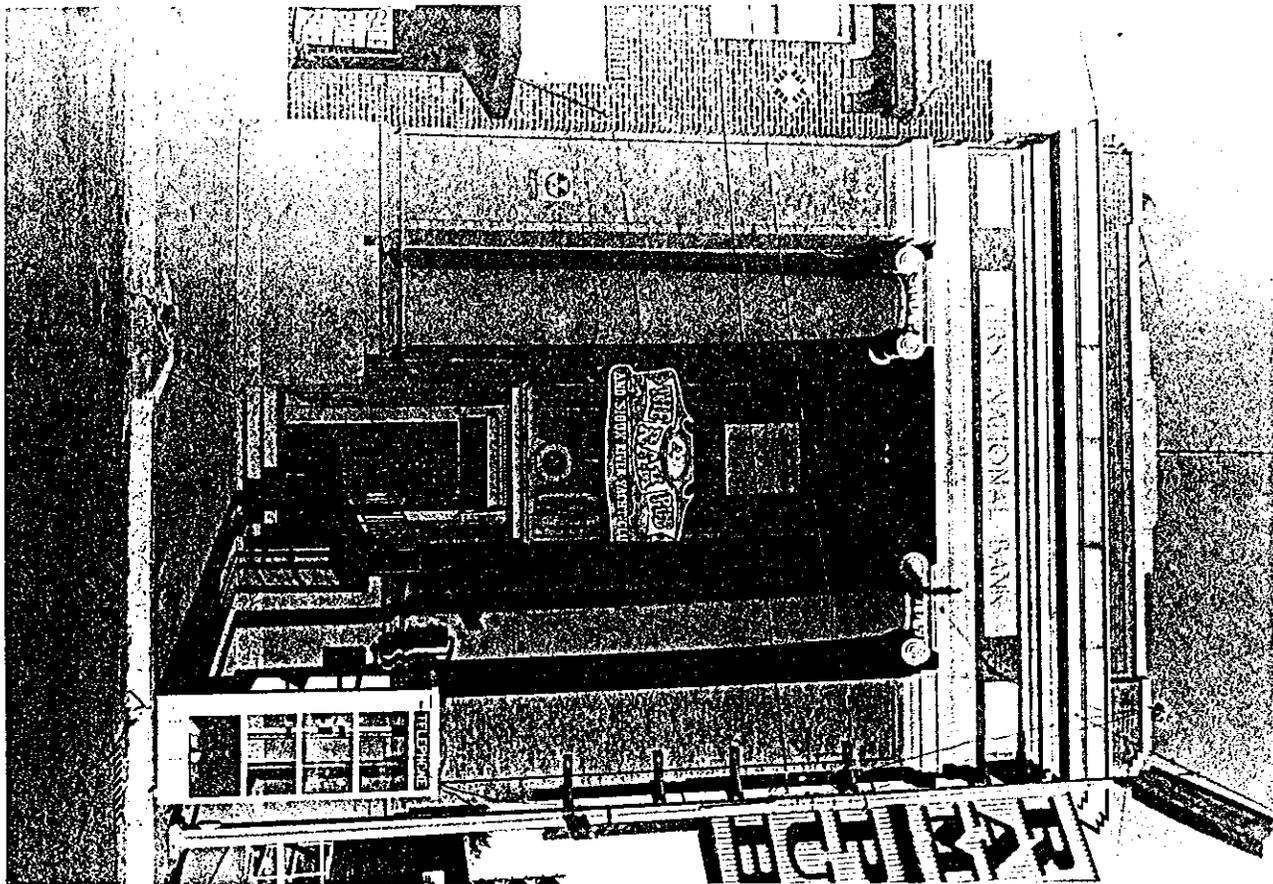


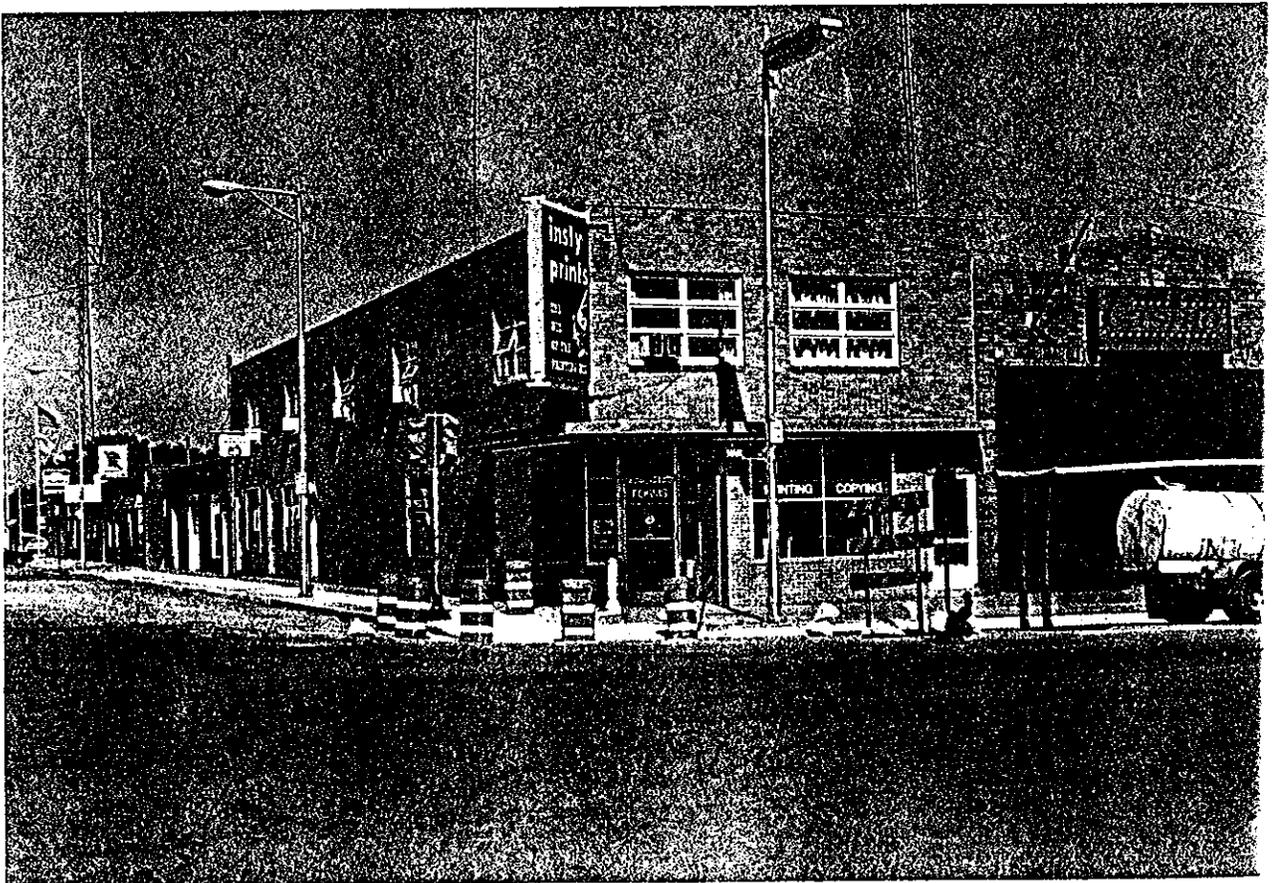


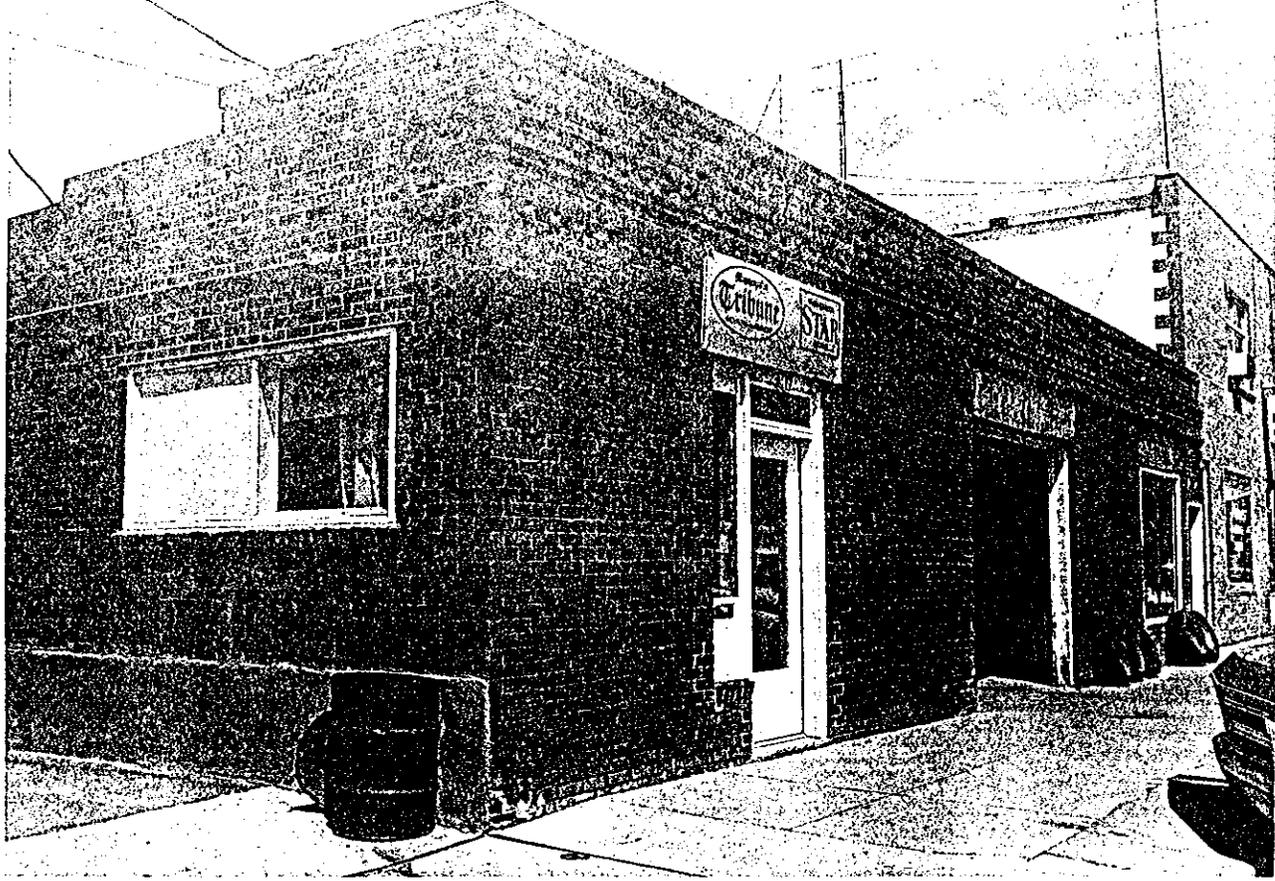


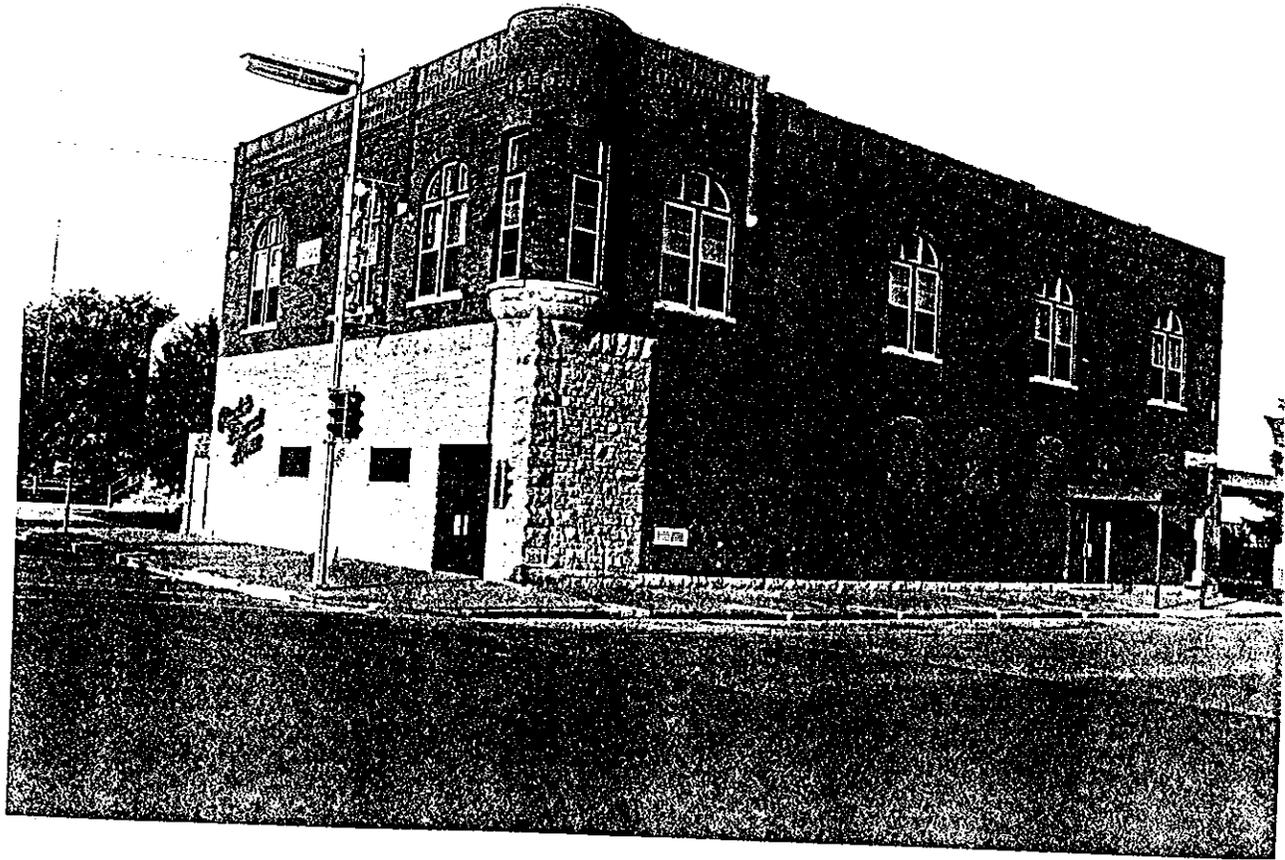


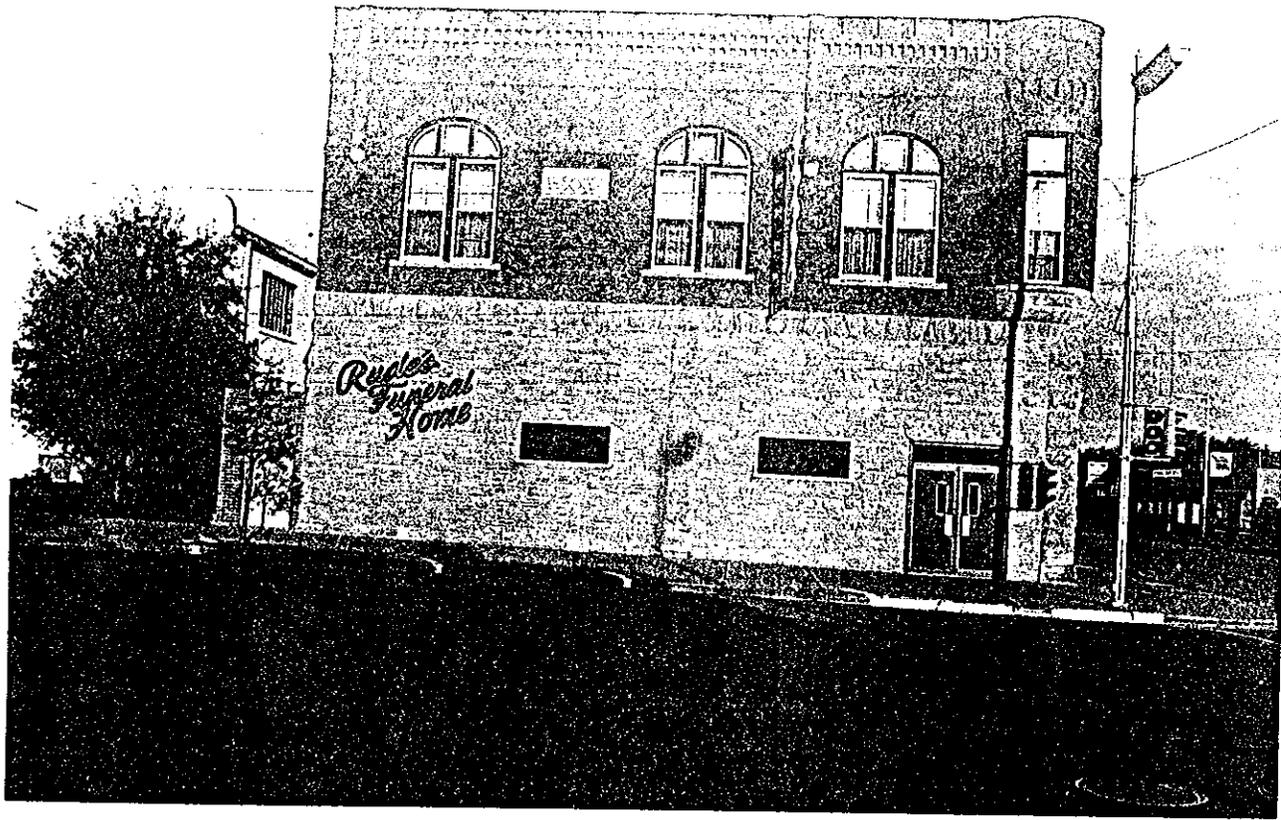


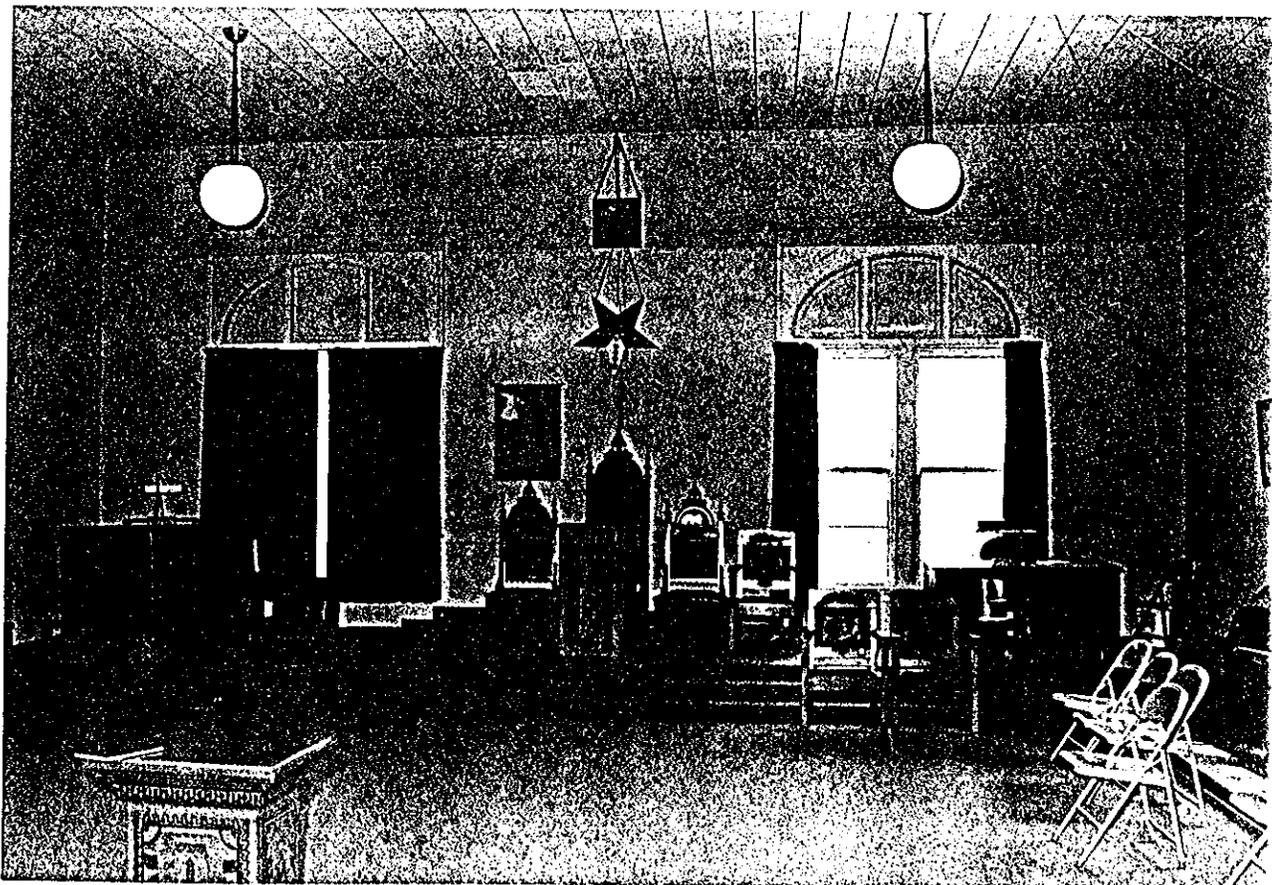
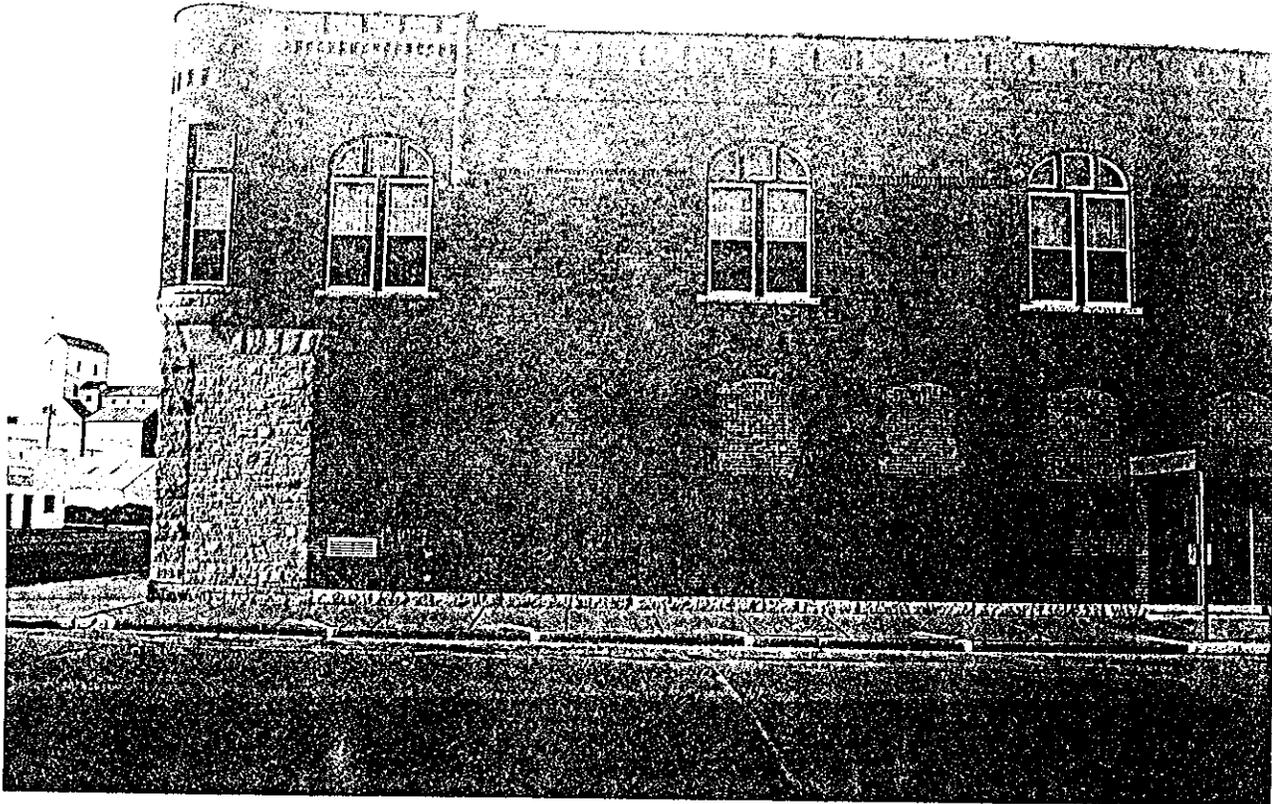


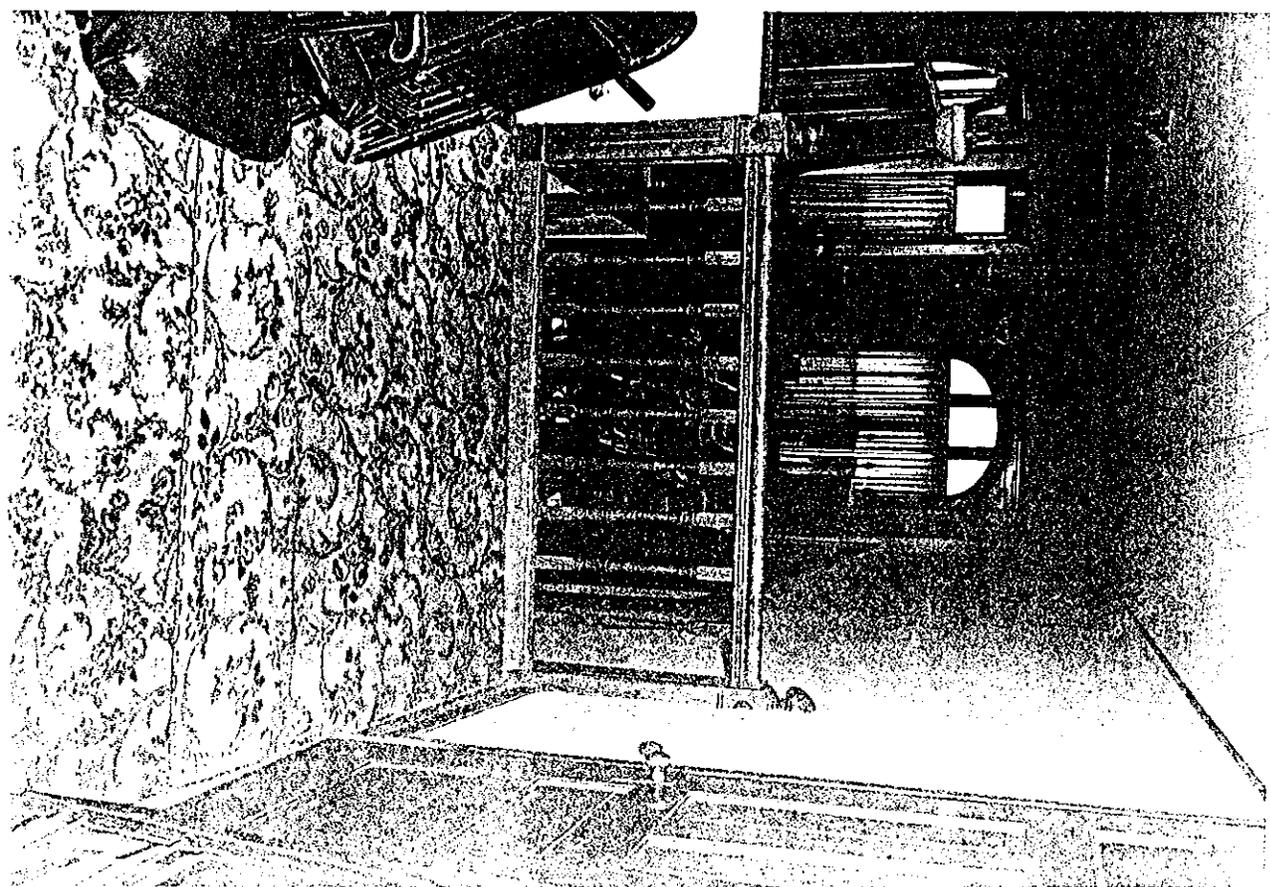
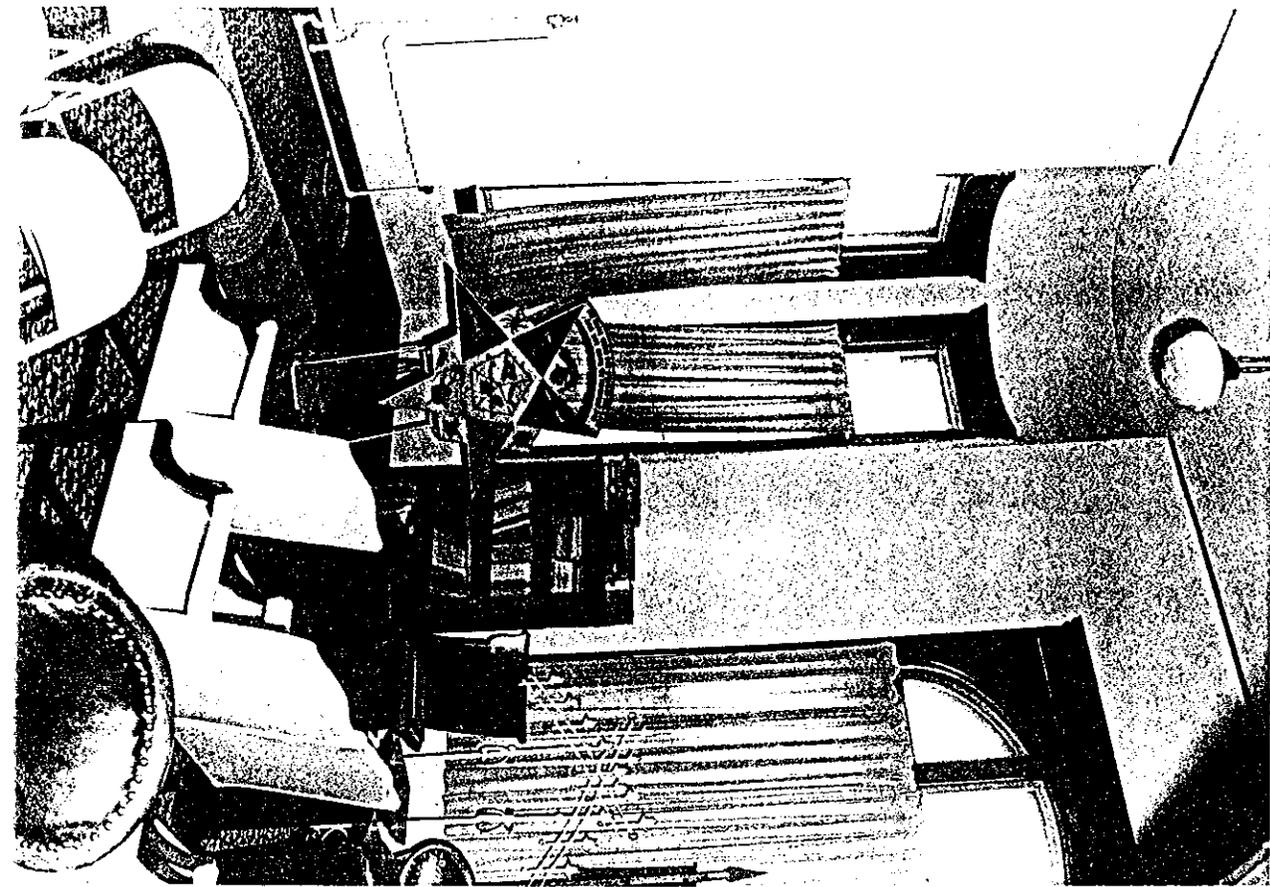


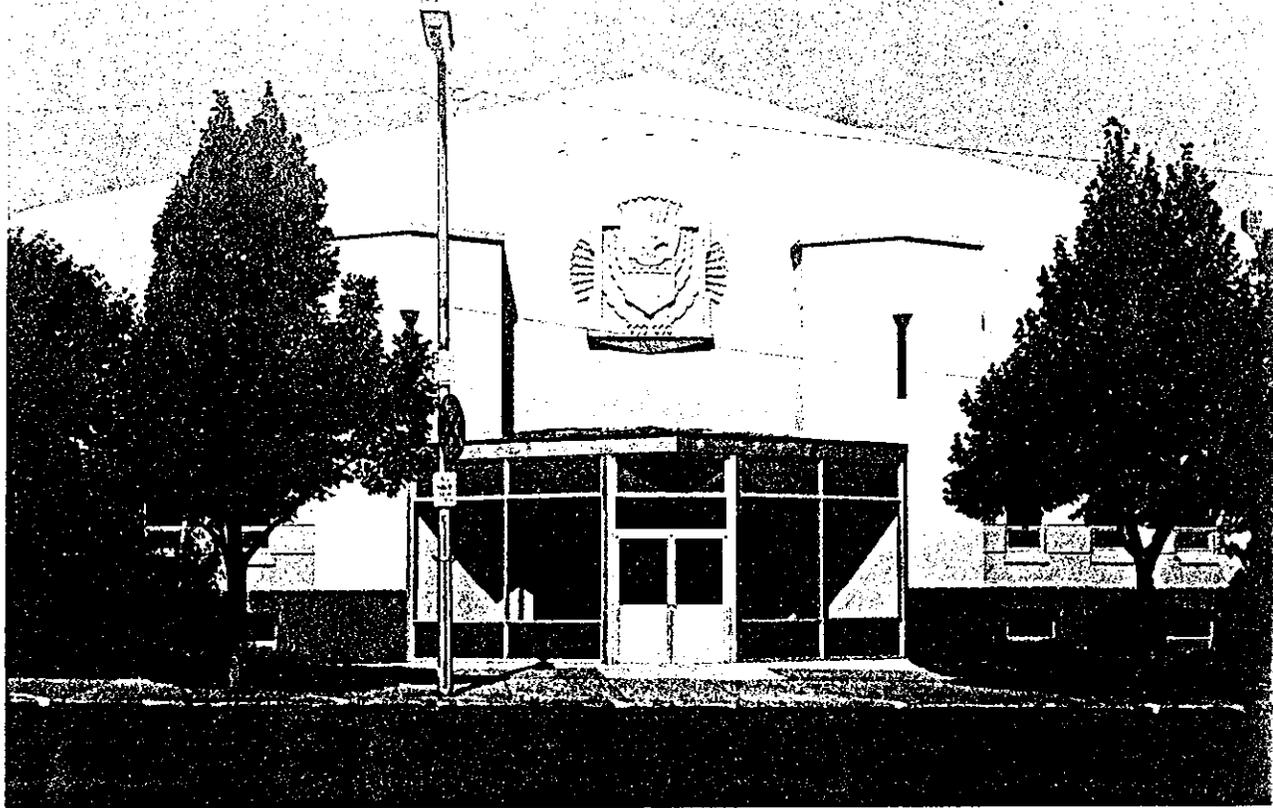


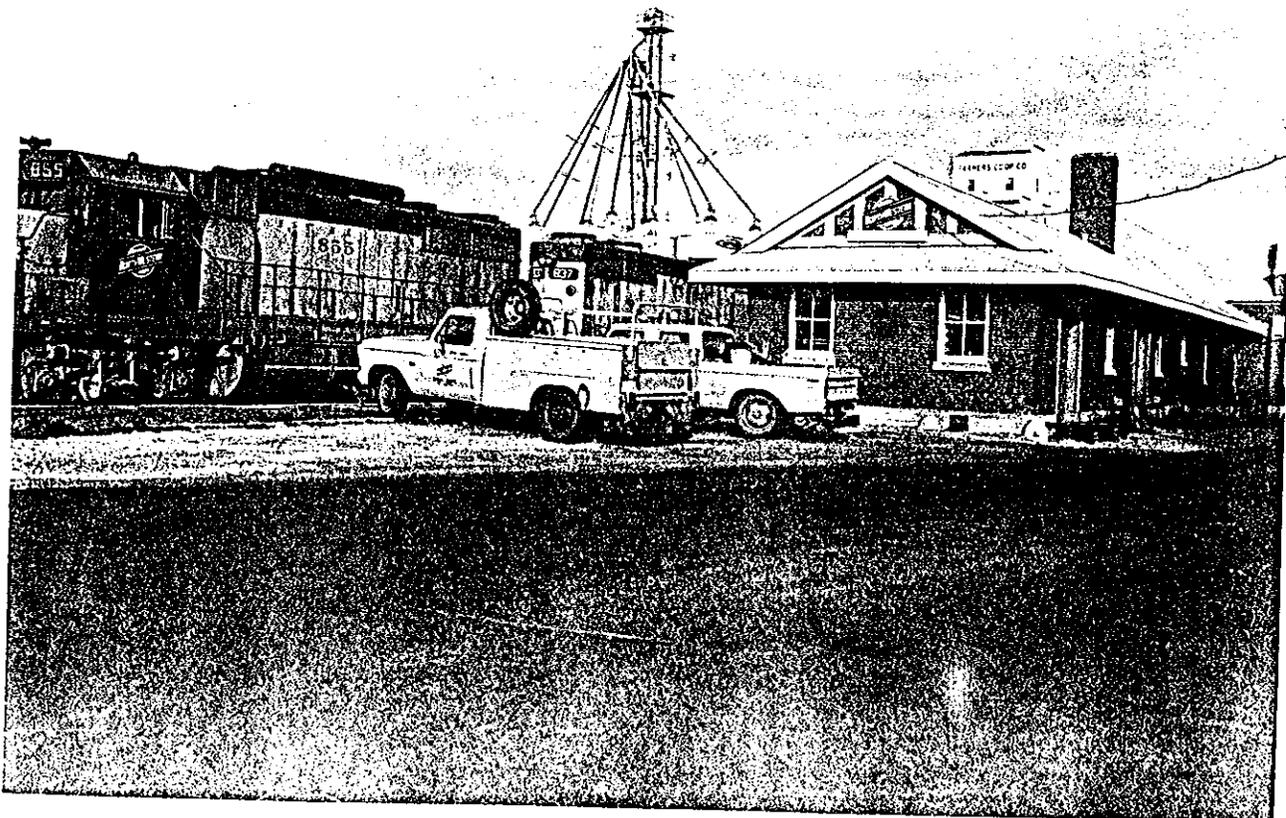
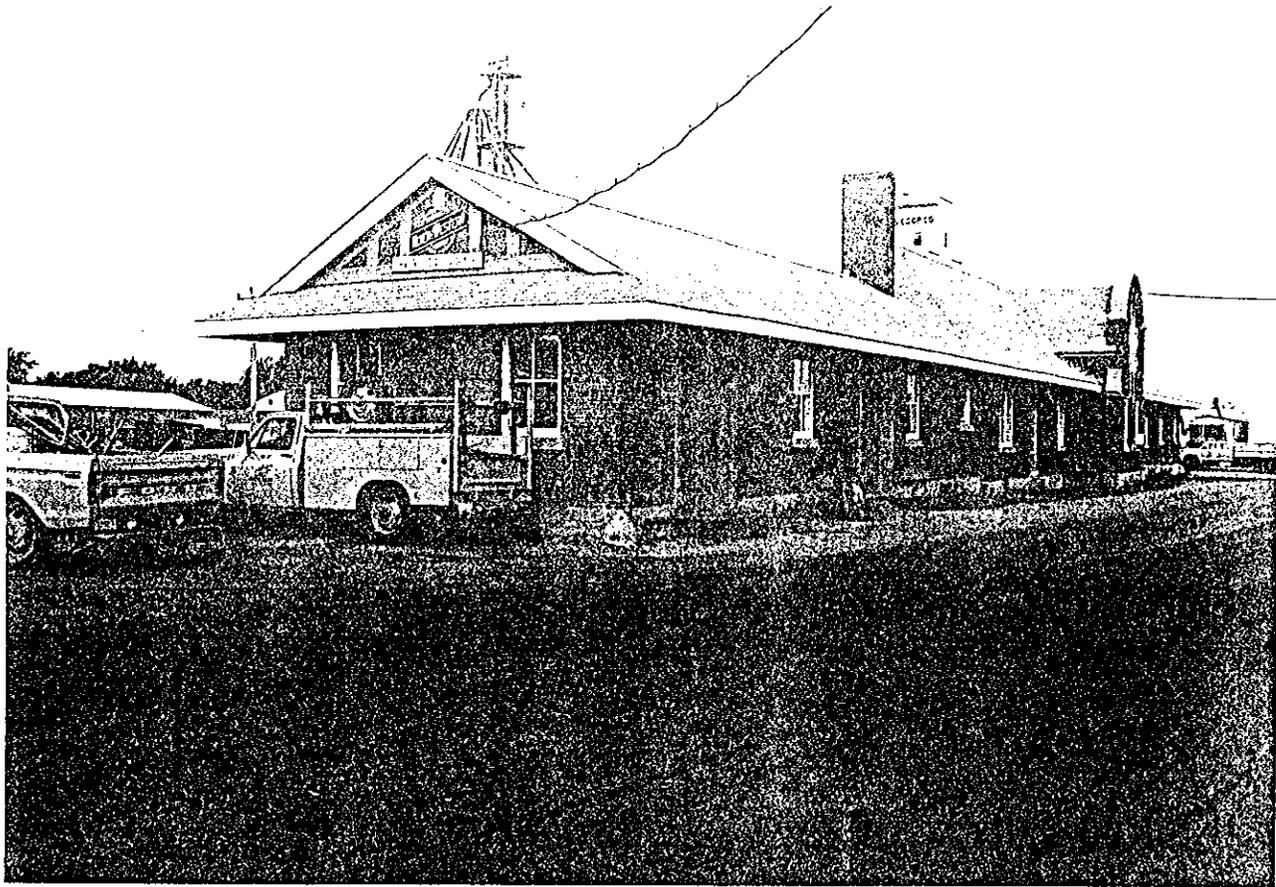


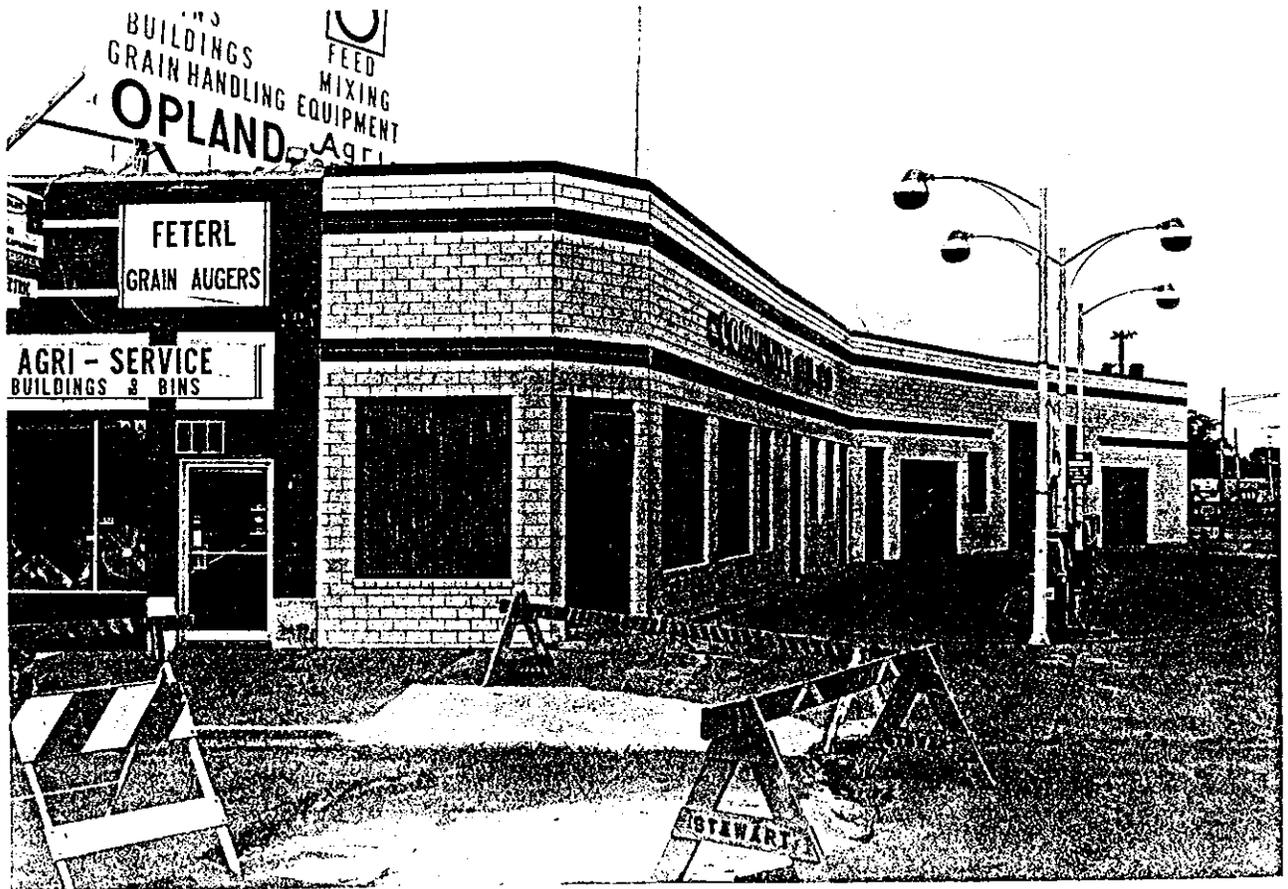
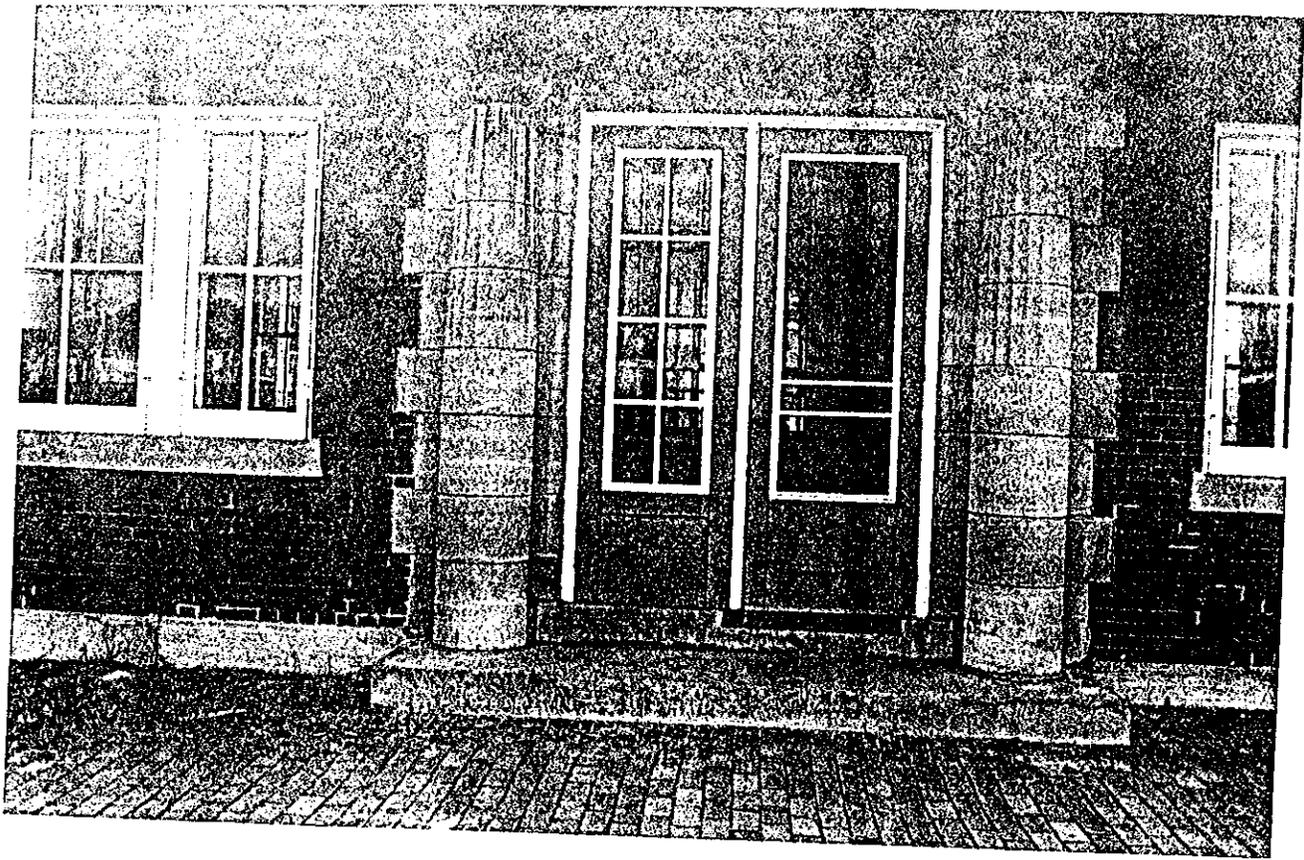


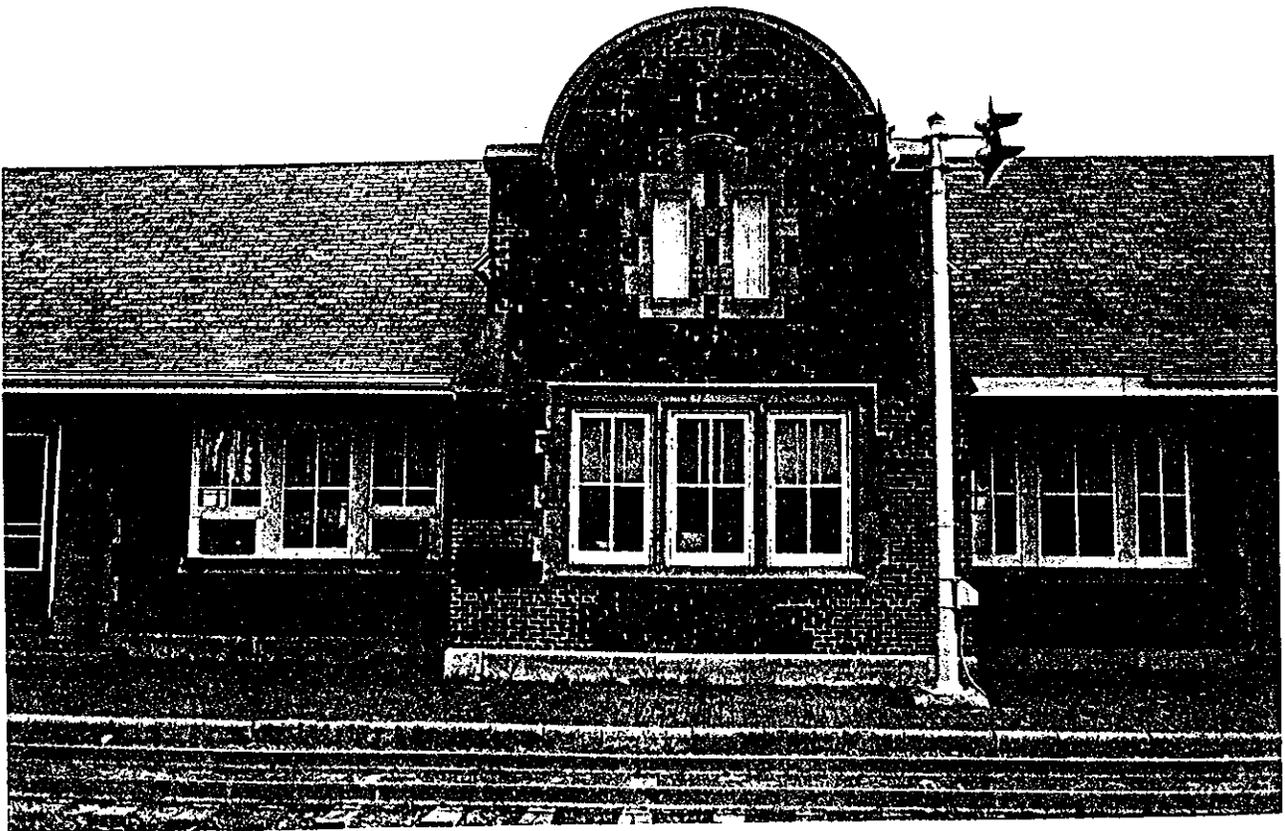
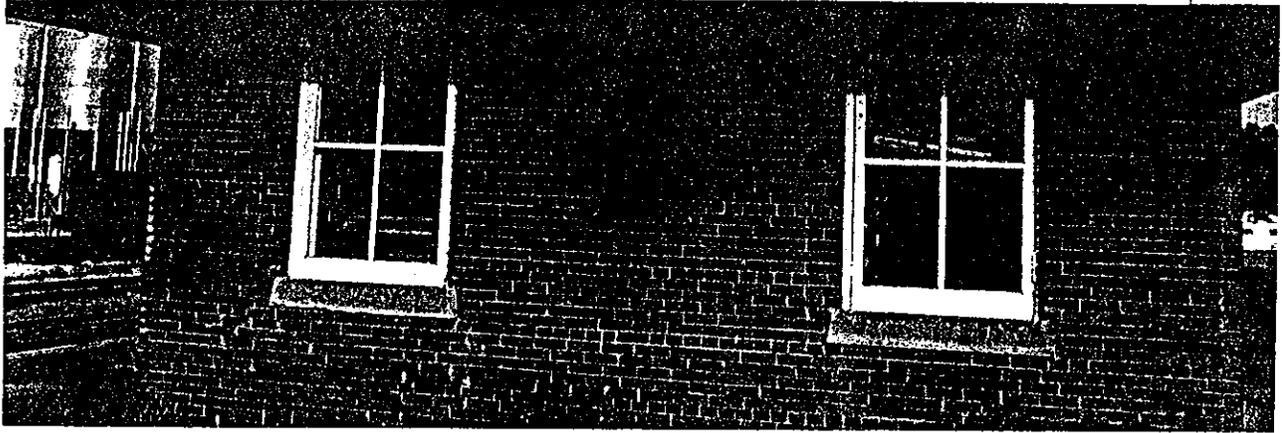
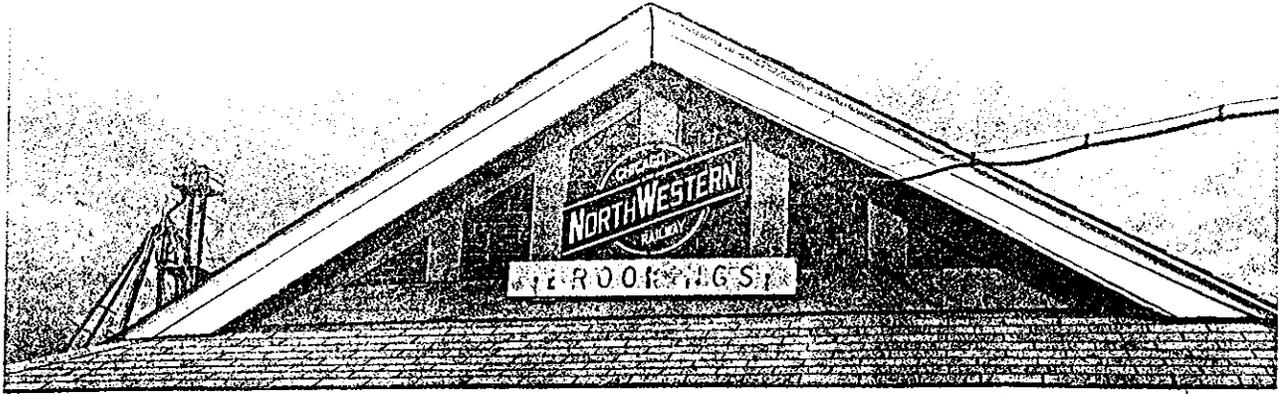


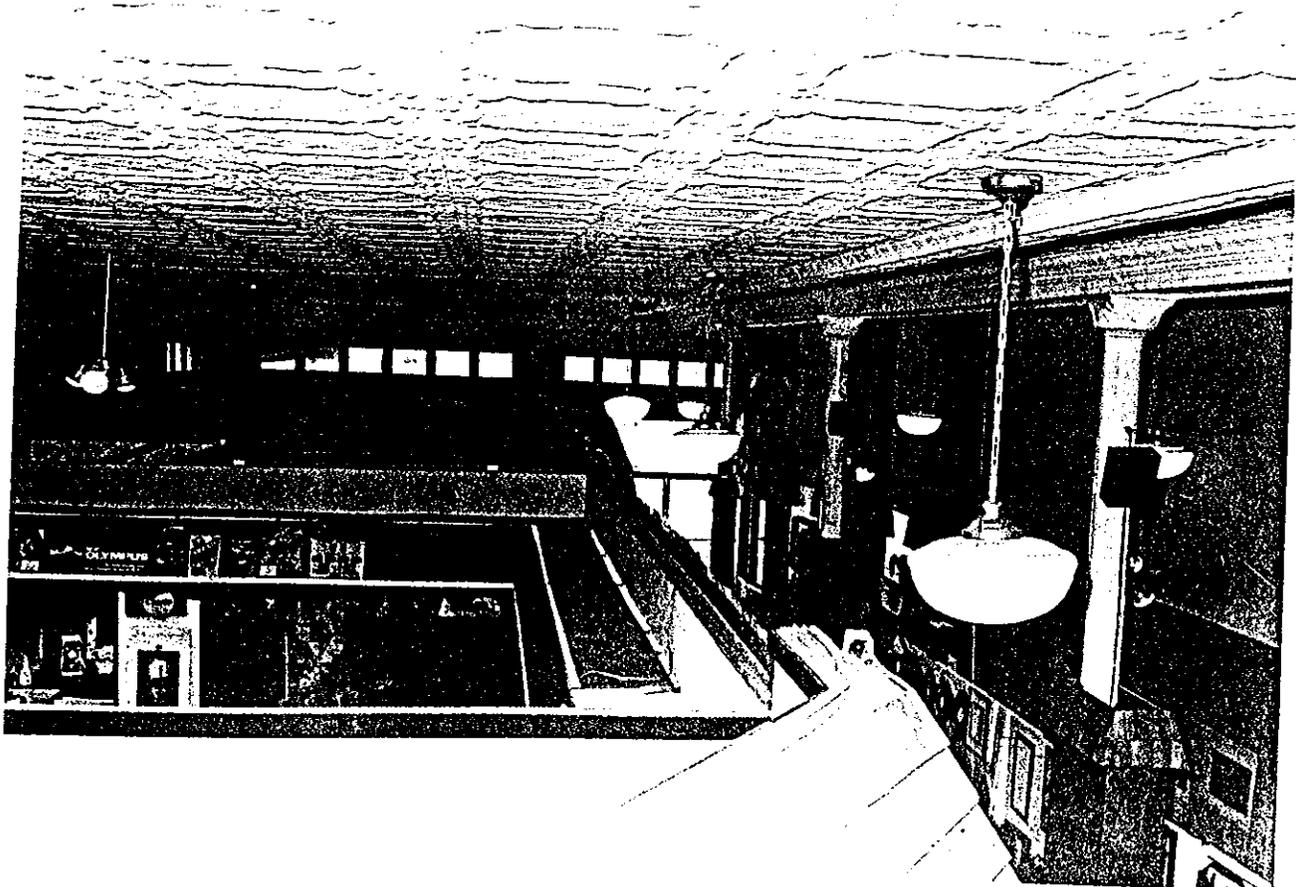
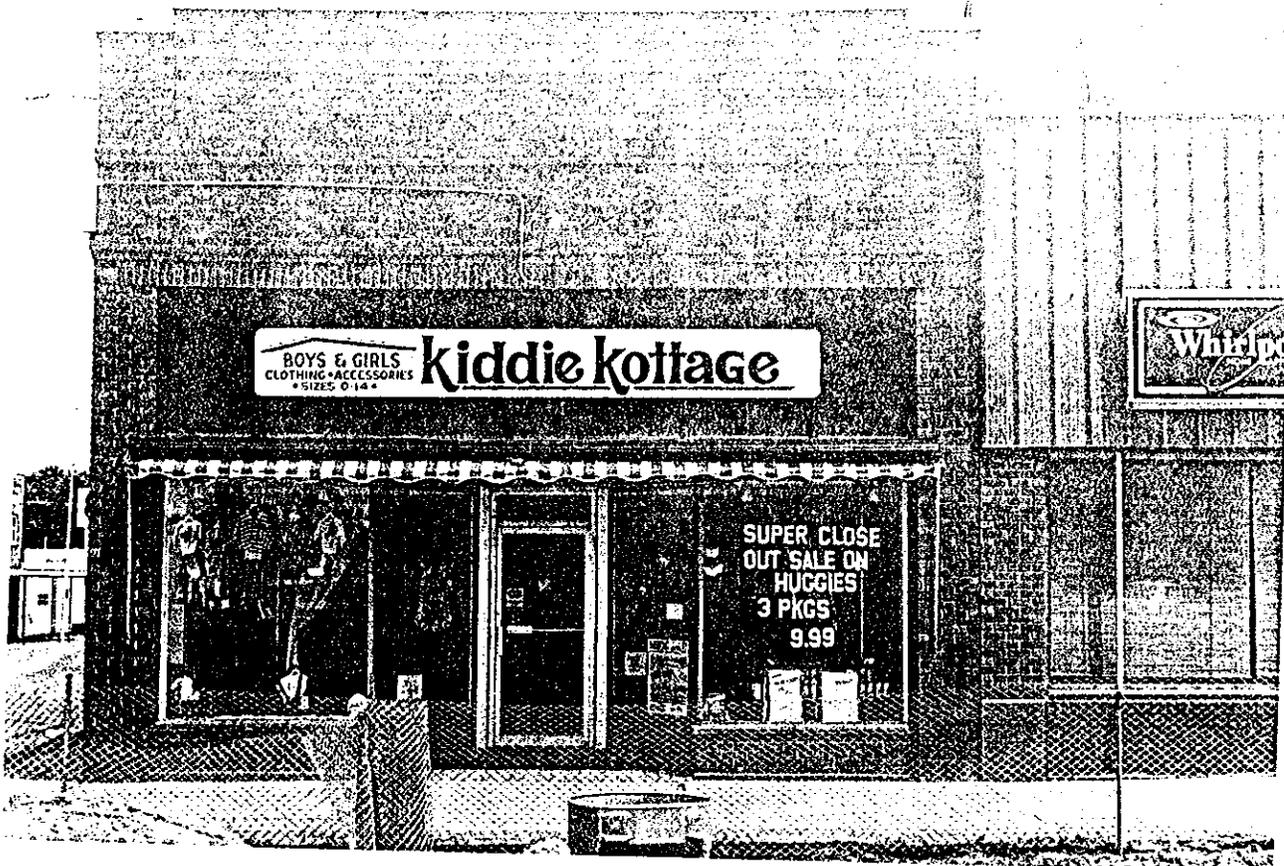


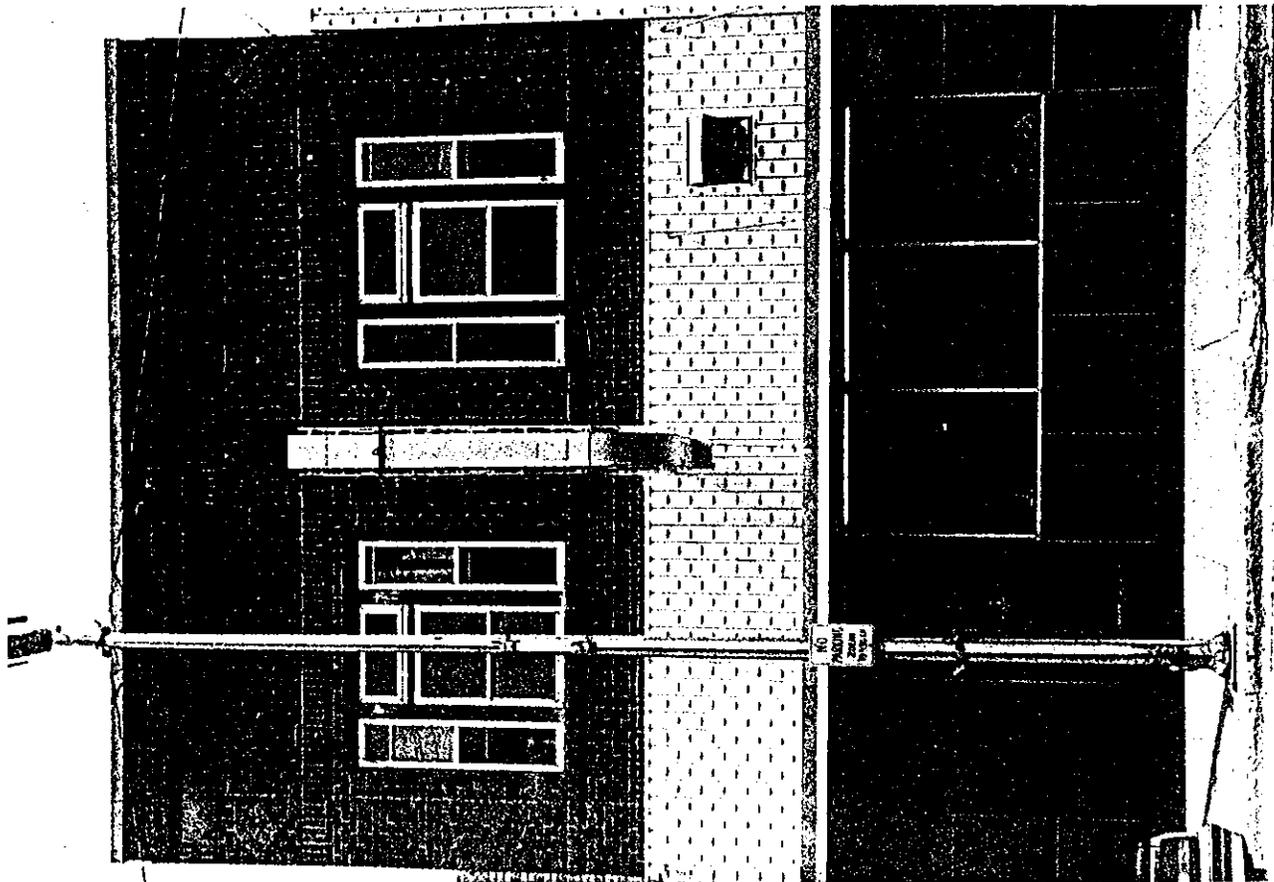


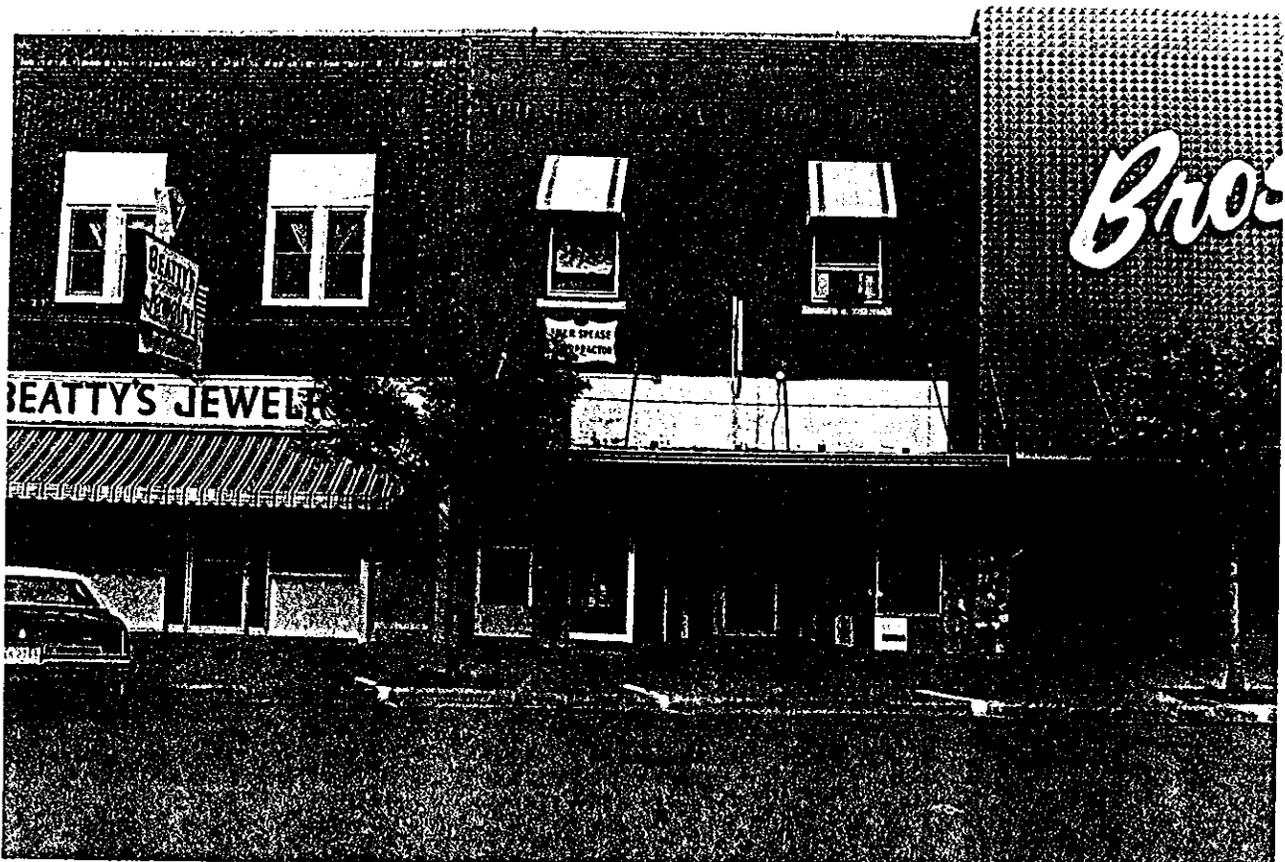
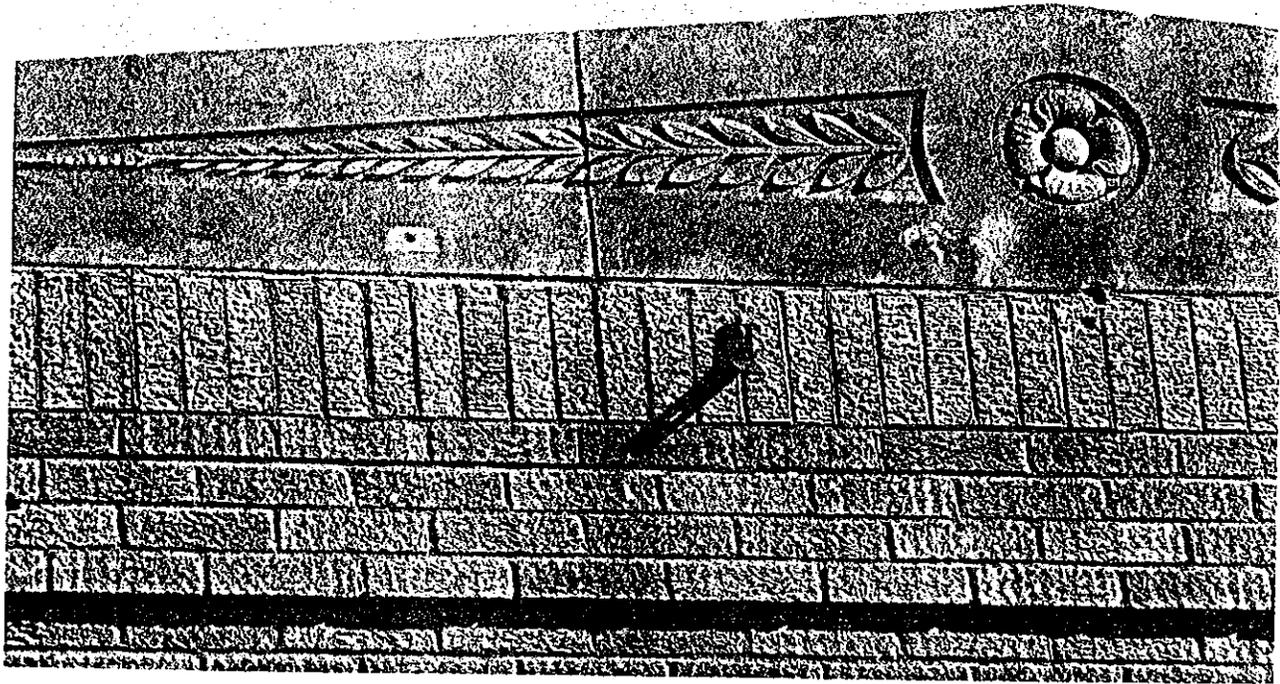


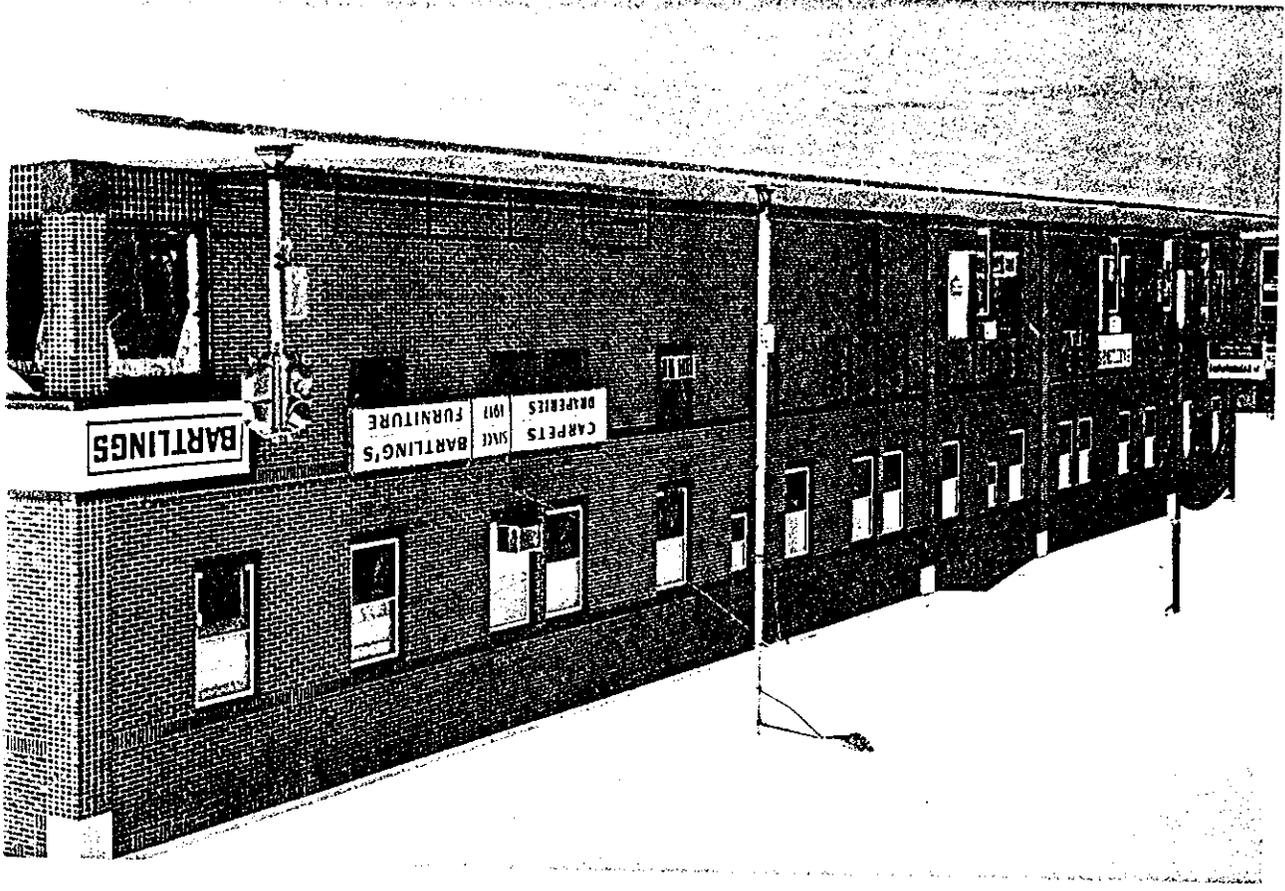


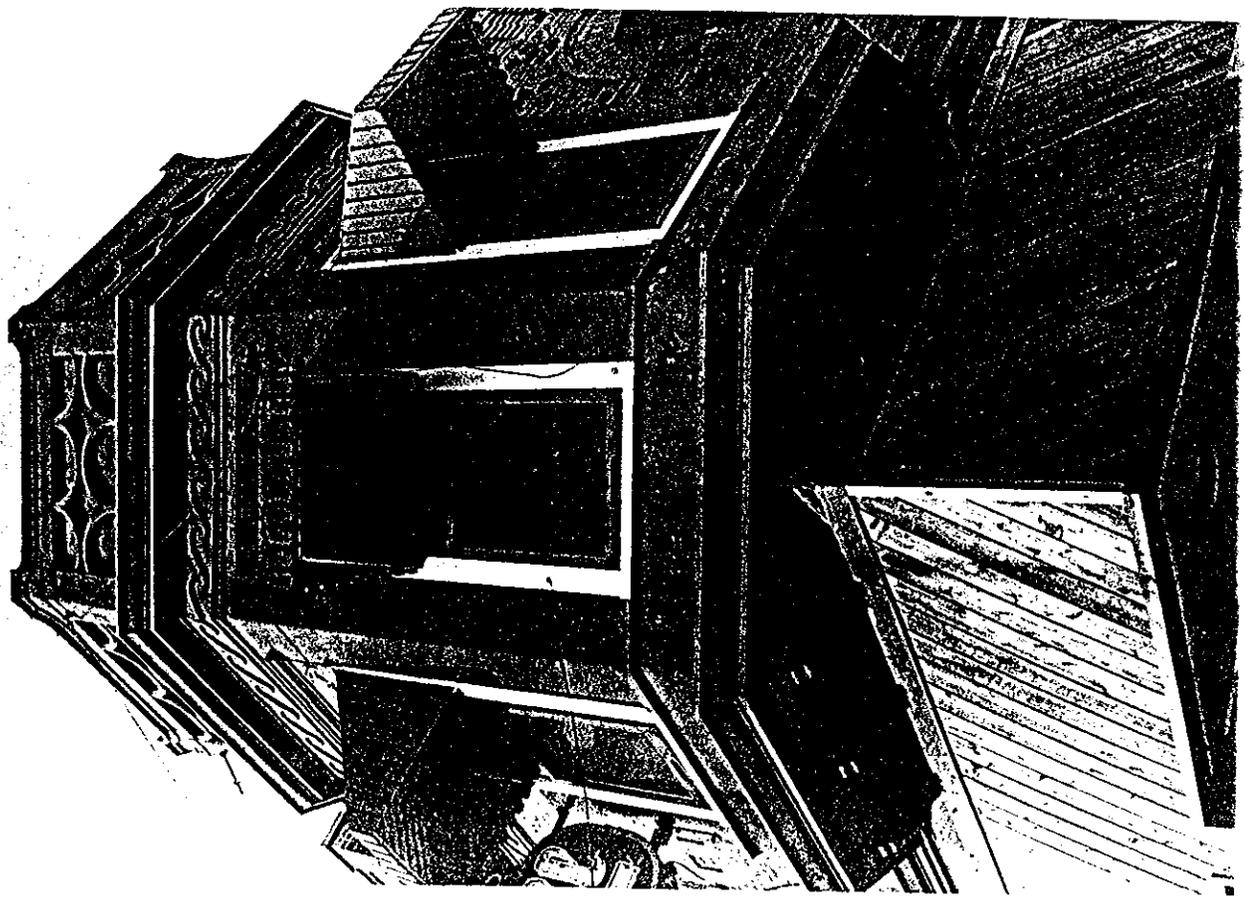


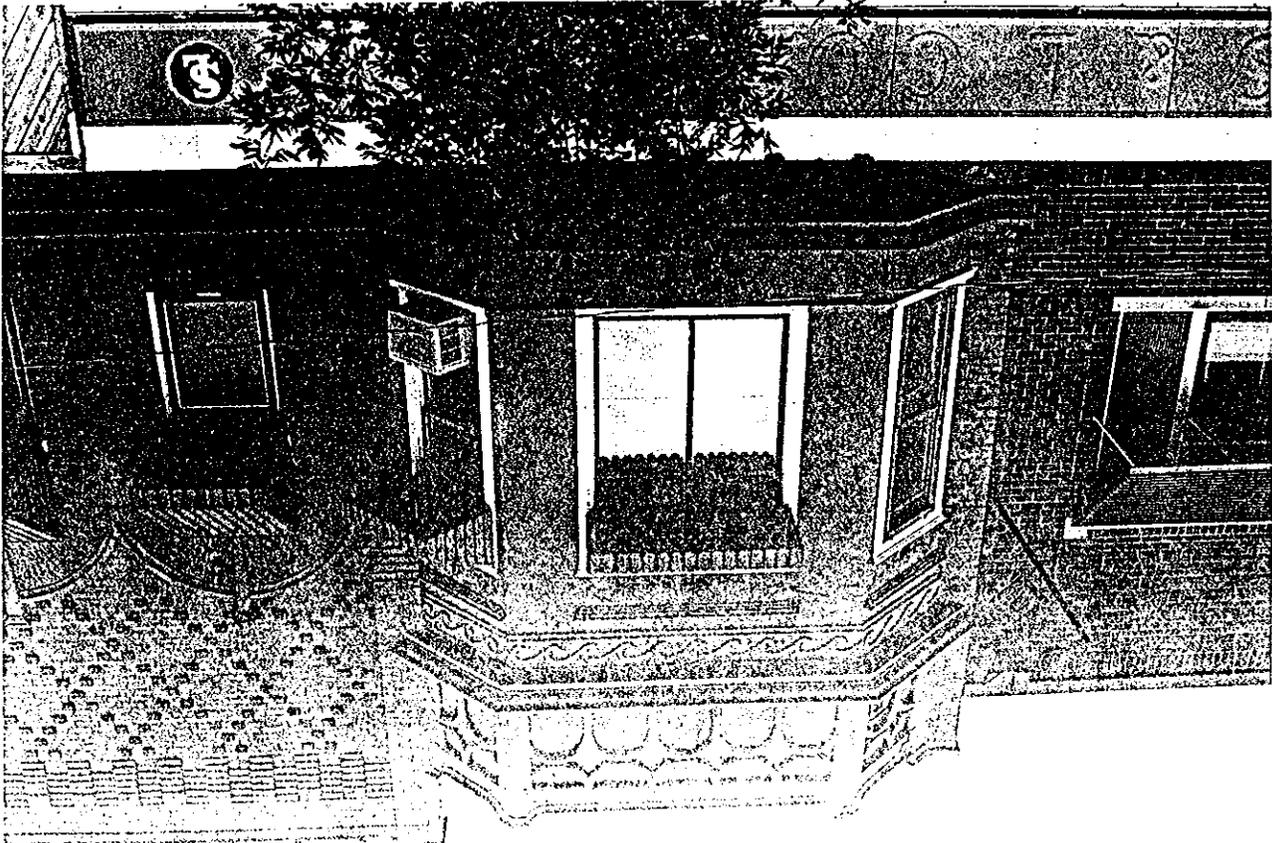
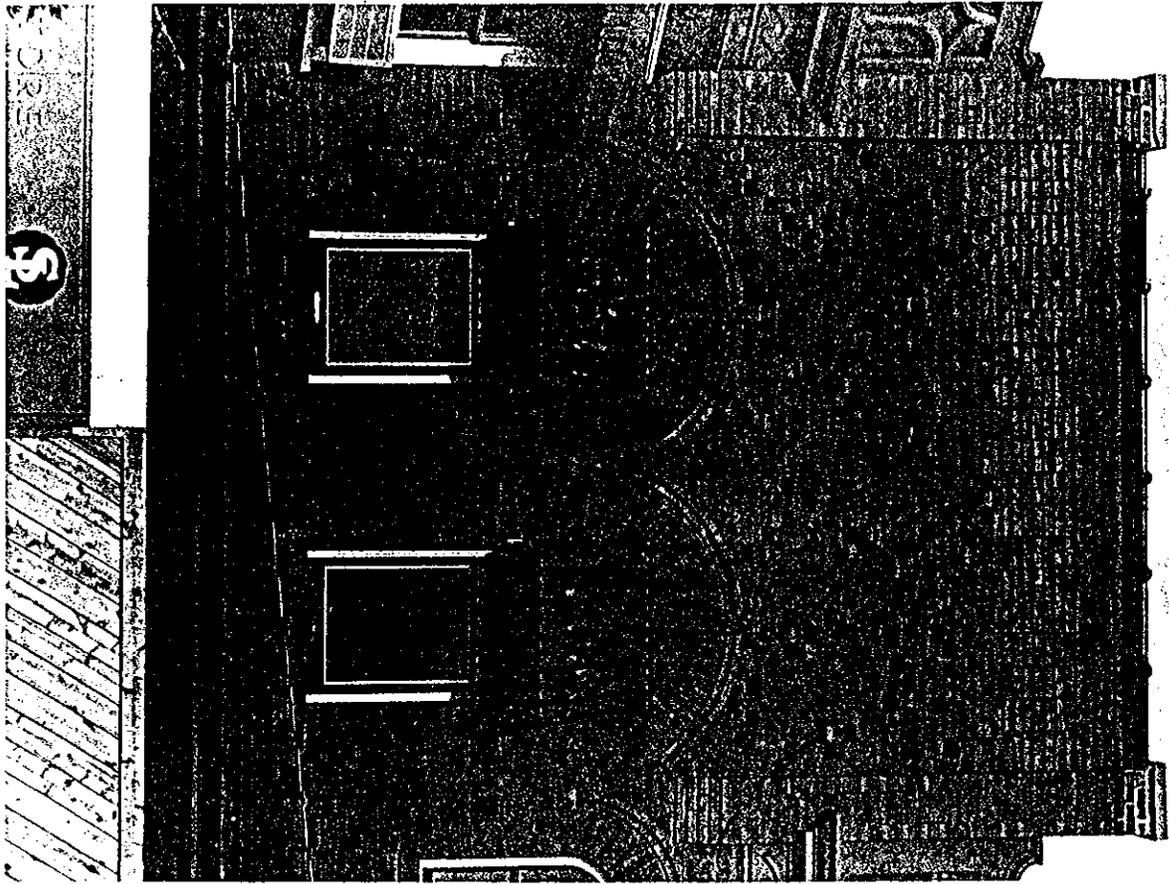




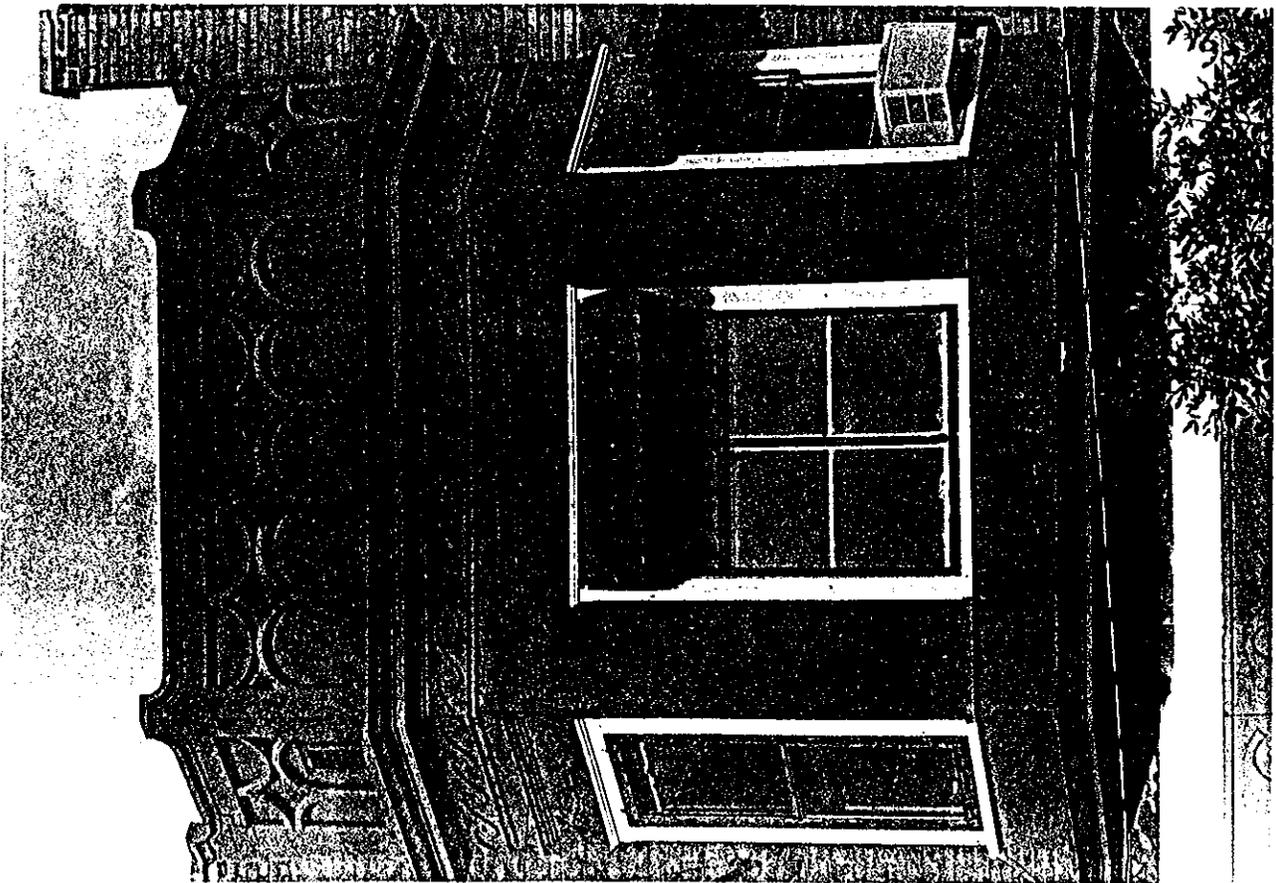


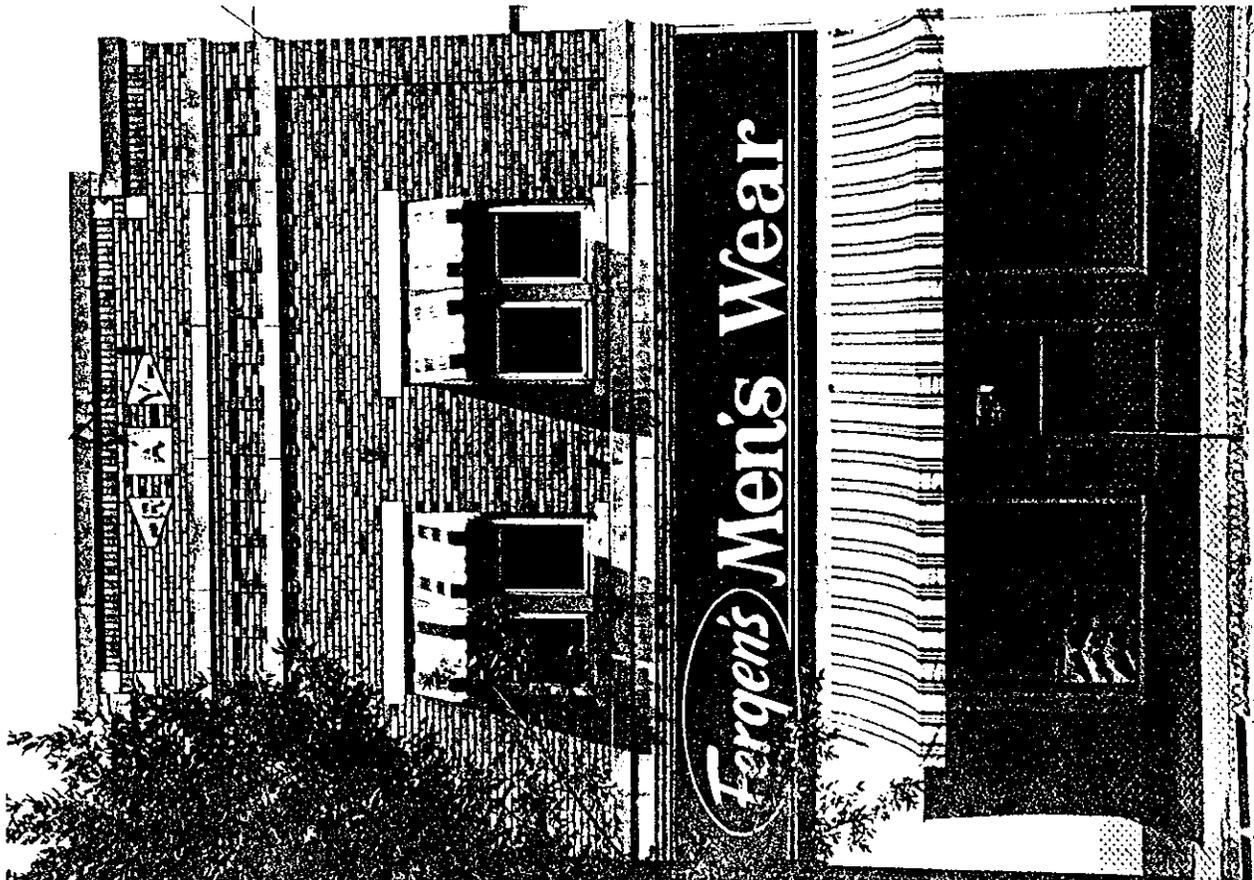


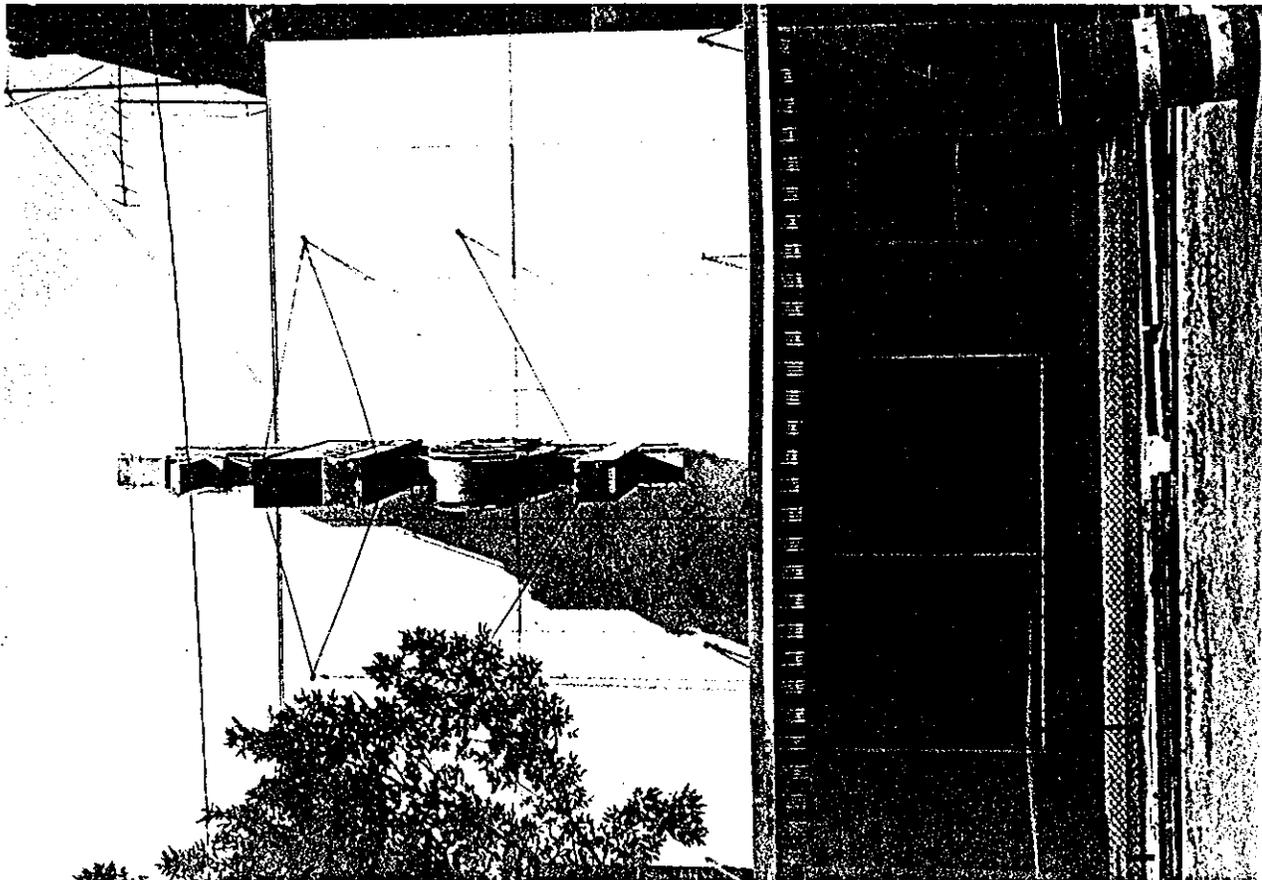


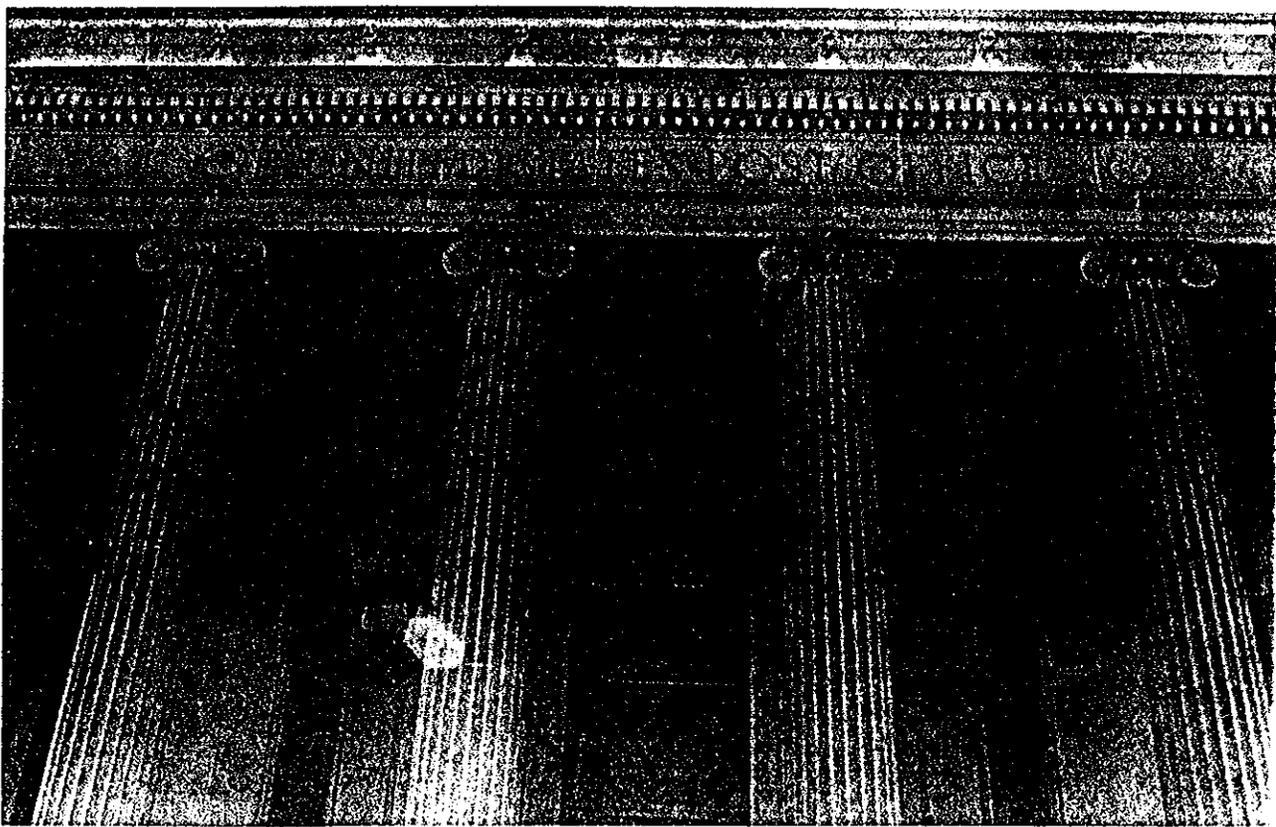


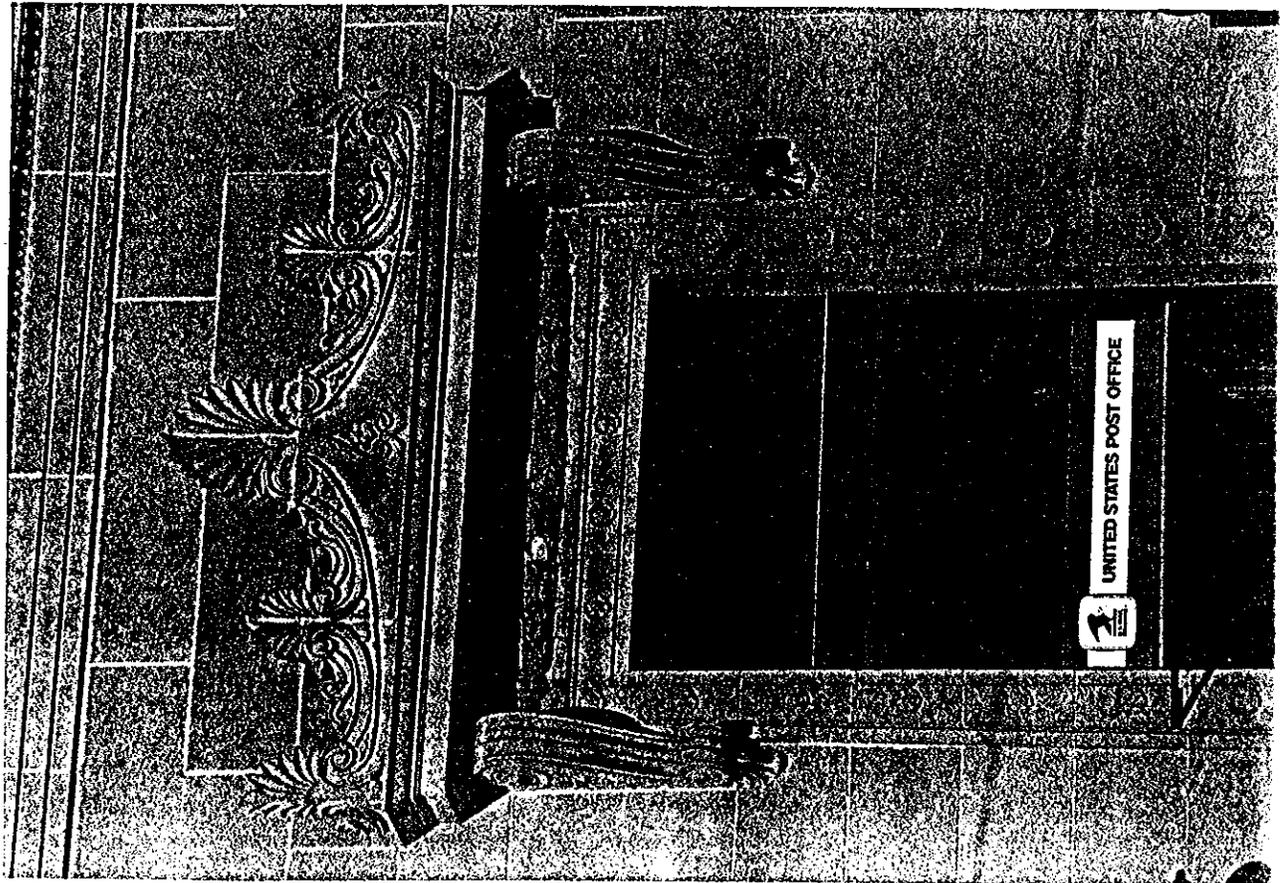
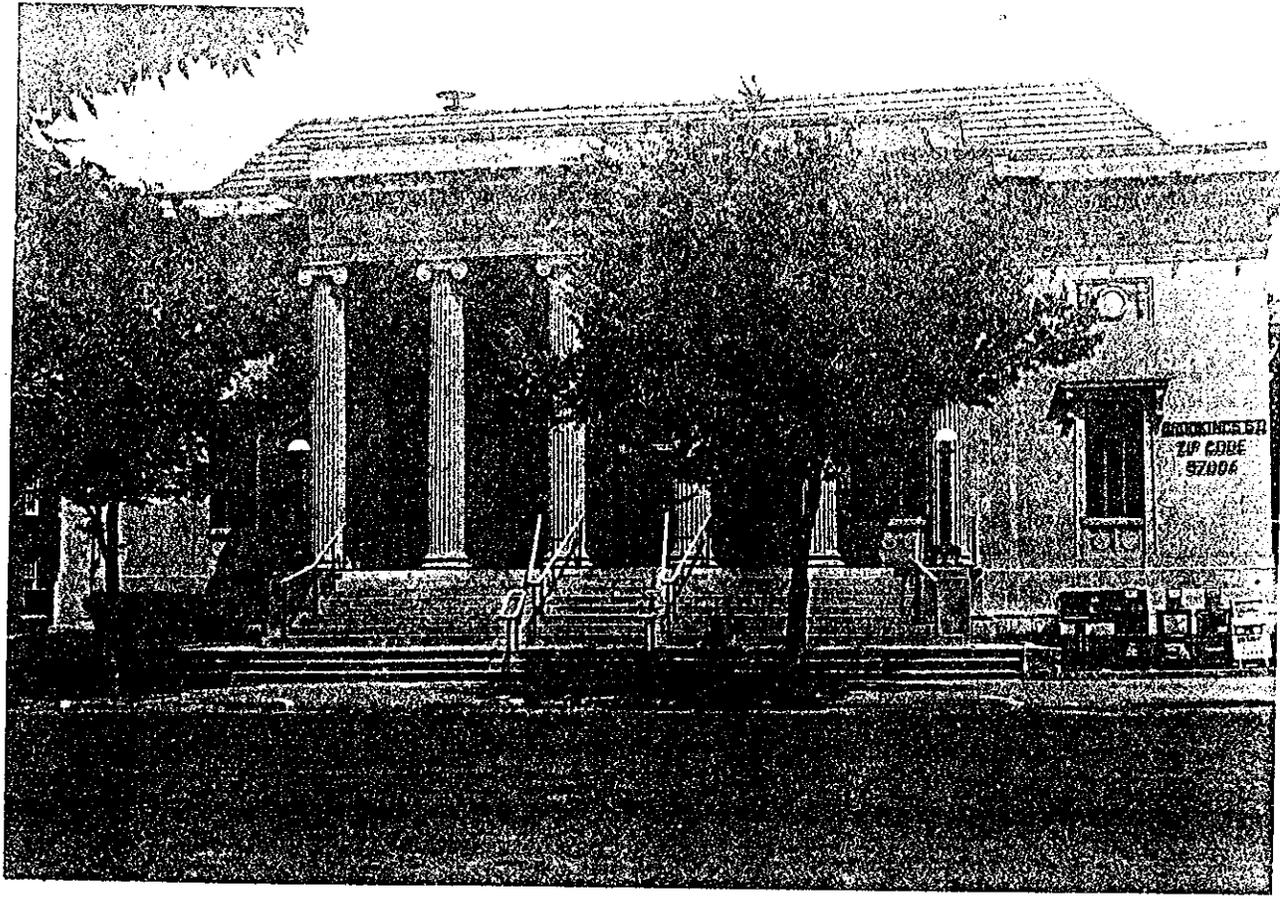


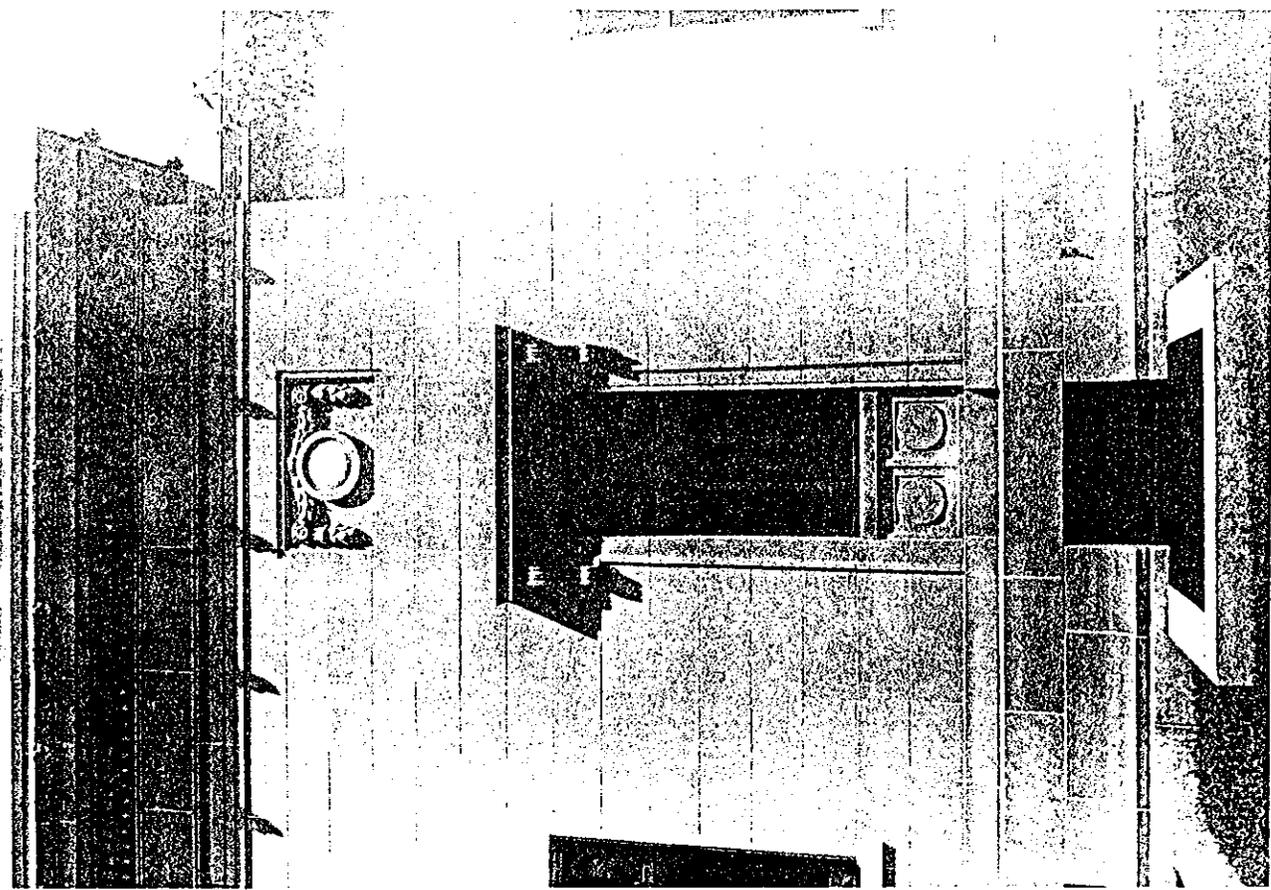




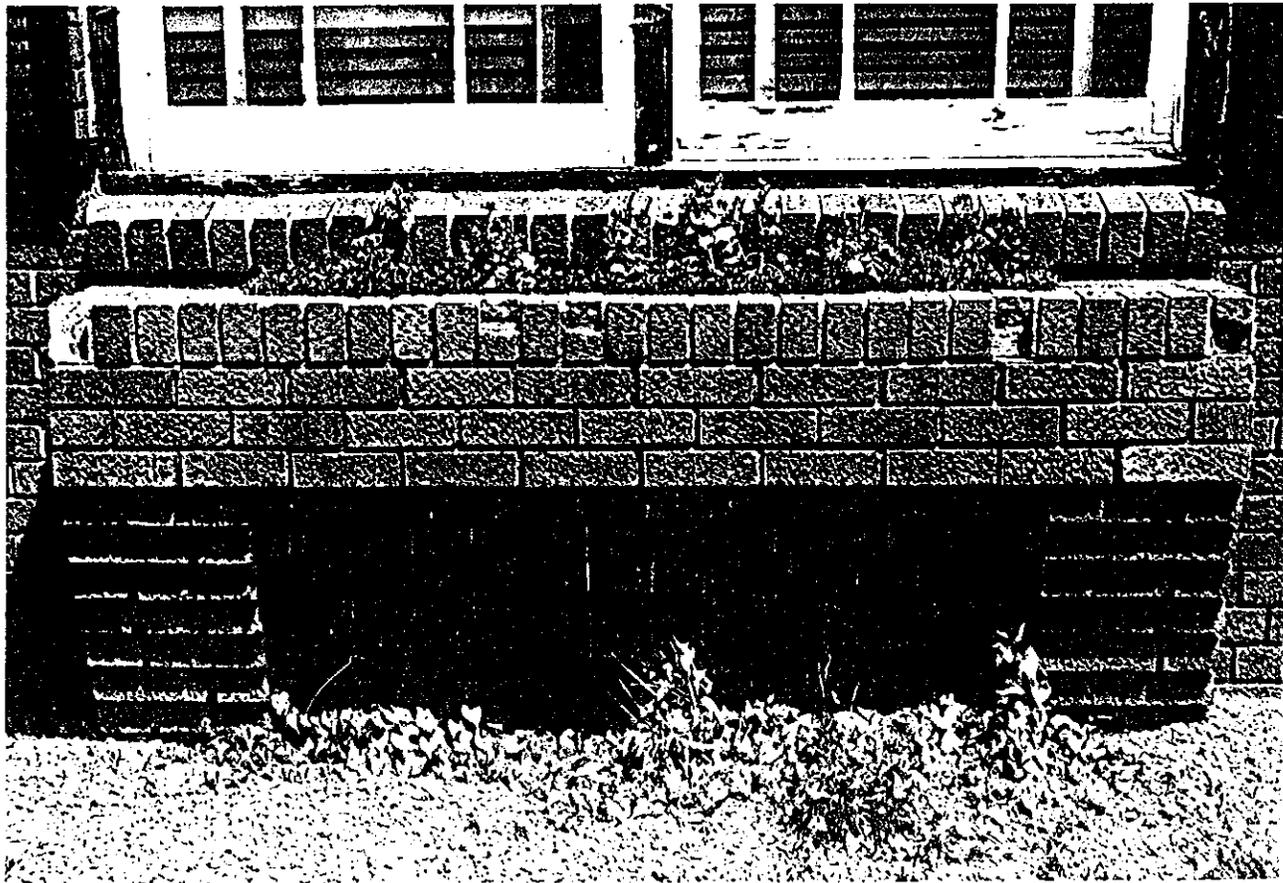
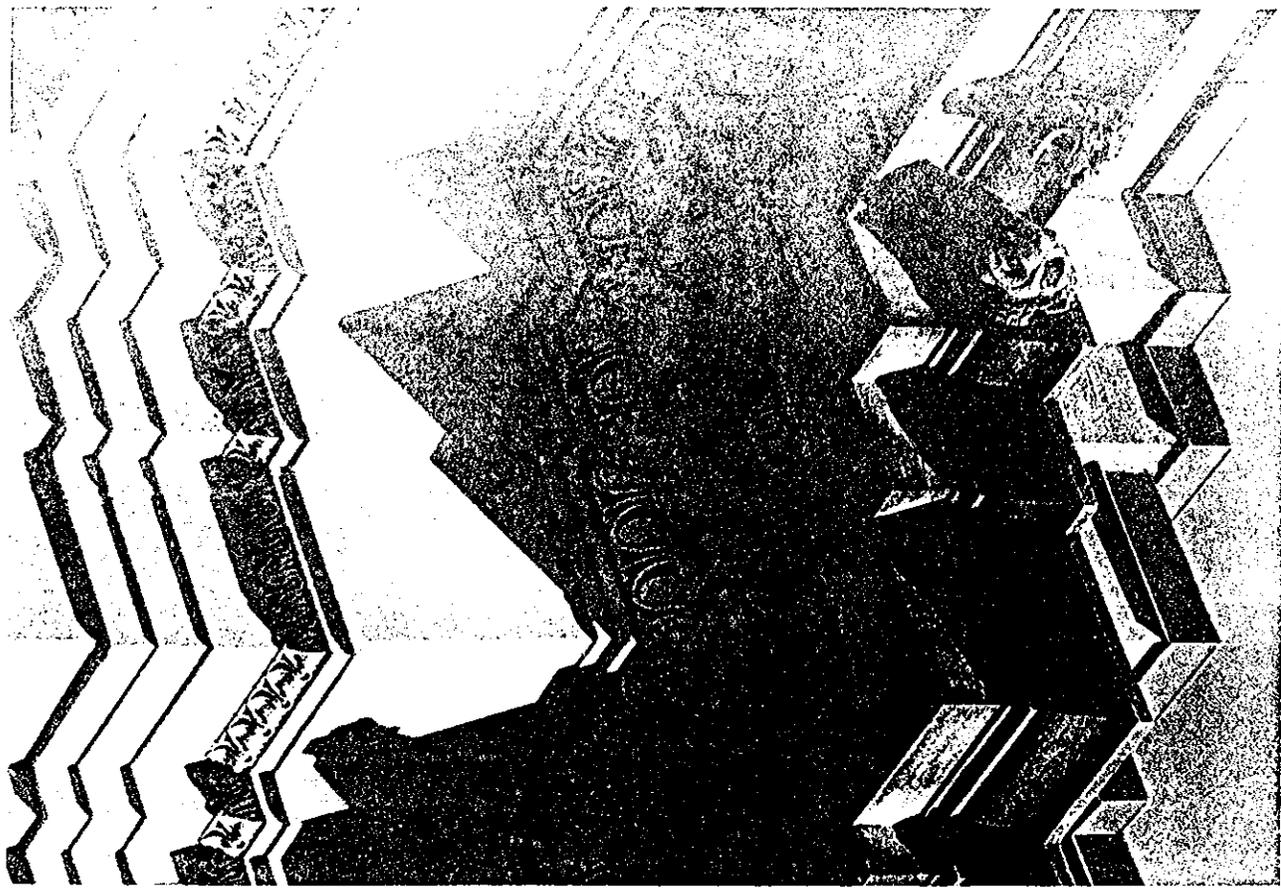








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