

Certified Local Government

The National Historic Preservation Act established a nationwide program of financial and technical assistance to preserve historic properties -- buildings, structures, neighborhoods, and other places of importance in the historic and cultural life of the nation. A local government can participate directly in this program when the State Historic Preservation Officer certifies that the local government has established its own historic preservation commission and a program meeting Federal and State standards. A local government that receives such certification is known as a "Certified Local Government" or CLG.

State Historic Preservation Offices began certifying local governments in 1985. The Brookings Historic Preservation Commission became a member of South Dakota's certified local government program in August, 1985. Currently, every State has at least one CLG and the nationwide total exceeds 700. A major incentive of the CLG program is the pool of grant funds State Historic Preservation Offices (SHPOs) set aside to fund local historic preservation projects. CLGs are the only eligible applicants for these funds."

The purpose of a certified local government includes:

"...the promotion, identification, documentation and preservation of prehistoric and historic sites, structures, objects, buildings and districts by expanded local involvement in historic preservation."

The primary activity of the Brookings certified local government is to educate citizens and city officials about historic preservation.

(Source: "Questions and Answers about CLG Grants from SHPOs", U.S. Dept. of the Interior, NPS Cultural Resources)

Eligible Projects

Historic Preservation Fund grants to Certified Local Governments have funded a wide variety of local historic preservation projects. Projects eligible for funding and the criteria used to select them are developed yearly by each SHPO. CLG project types that have been funded include the following:

- * architectural, historical, archeological surveys, and oral histories;
- * preparation of nominations to the National Register of Historic Places;
- * research and development of historic context information;
- * staffwork for historic preservation commissions, including designation of properties under local landmarks ordinances;
- * writing or amending preservation ordinances;
- * preparation of preservation plans;
- * public information and education activities;
- * development and publication of design guidelines;
- * publication of historic sites inventories;
- * preparation of zoning studies;
- * development of slide/tape shows, videotapes;
- * development and publication of walking/driving tours;
- * training for commission members and staff;
- * development of architectural drawings and specifications;
- * preparation of facade studies or condition assessments;
- * rehabilitation and restoration of properties individually listed in the National Register of Historic Places or contributing to a National Register historic district.

(Source: "Questions and Answers about CLG Grants from SHPOs", U.S. Dept. of the Interior, NPS Cultural Resources)

Funding

Funding for grants to Certified Local Governments comes from the Historic Preservation Fund (HPF), a Federal grants program appropriated by the U.S. Congress and administered by the National Park Service (NPS), which provides financial support to State Historic Preservation Offices (SHPOs) and the National Trust for Historic Preservation.

Under the provisions of the National Historic Preservation Act of 1966, as amended, SHPOs are required to award at least 10% of their annual HPF monies to CLGs in their State. As a certified local government, Brookings is eligible to compete with other local governments for a portion of the state's preservation fund share on a matching basis. These funds are designed to supplement city programs, not sustain them. In FY 2000 the Brookings Historic Preservation Program received \$5,200 in federal money and \$3,500.00 from the City general fund.

Brookings CLG Bylaws

ARTICLE I: Constitution

Provisions for establishment of the Brookings Historic Preservation Commission are provided in Resolution 29-85 as adopted by the Brookings City Commission on July 2, 1985, and Ordinance 5-89 as incorporated under the laws of the State of South Dakota.

ARTICLE II: Membership and Appointment

Section 1: Commission shall consist of not less than seven members who shall be appointed by the City Commission.

Section 2: A minimum of one of the seven members is to be a professional from the disciplines of history, architecture, archeology, planning, and law as described in CLG requirements.

Section 3: All members shall reside within the City and shall serve three (3) year terms. Each member shall be eligible for appointment for one additional term.

Section 4: Any vacancy in the membership of the Commission shall be filled for the unexpired term in the same manner as for appointment. The Mayor of Brookings shall act within 75 days to fill any vacancy which may occur.

Section 5: In the event that a member has five consecutive unexcused absences, the member's position on the board will be reviewed by the Mayor.

Section 6: Members of the Commission shall be removed for cause by the Mayor and/or the City Commissioners upon written charges and after a public hearing.

ARTICLE III: Meetings

Section 1: The Commission shall schedule at least 12 meetings a year. Meetings may meet at such times and places as may be determined by said Commission. The chairperson of the board may cancel or postpone a meeting.

Section 2: A majority of the members presently appointed shall constitute a quorum of transacting the official business of the board.

Section 3: All regular and special meetings of the Commission shall be open to the public.

ARTICLE IV: Officers

Section 1: The Commission shall elect a chairperson and a vice-chairperson from its members. The City Finance Office Administrative Assistant shall act as a recording secretary and project manager for the Commission.

Section 2: Officers shall be elected for one year terms. They may be elected again to fill the same office.

ARTICLE V: Authority

The actions and authority of the Brookings Historic Preservation Commission shall be as stipulated in State Law 1-19B.

ARTICLE VI: Purpose

Section 1: Brookings shall enforce SDCL 1-19B in order to protect our historic and prehistoric sites through our Historic Preservation Commission.

Section 2: Brookings shall conduct inventories of our historic and/or prehistoric properties using the State's survey methods and in accordance with the comprehensive historic site management plans of South Dakota.

Section 3: The Commission's major goal is to inform, educate and involve the general citizens of Brookings in historic preservation matters including the participation in local, state and national recognition of historic and prehistoric sites. Toward this goal, we will hold an historic preservation workshop for the general public yearly and members shall attend at least once statewide Certified Local Government workshop required by the State.

Section 4: To assure public participation and standardization, we adopt the *Guidelines for Historic Preservation Commissions in South Dakota, Secretary of Interior Standards for Historic Preservation Projects*, the criteria for listing on the National Register of Historic Places and other such standards and guidelines employed in Historic Preservation Commission work in South Dakota.

Section 7: Amendment

These bylaws may be amended or new bylaws adopted at any regular or special meeting of the Historic Preservation Commission provided members receive written notice of the proposed changes prior to the meeting.

Brookings CLG Members

As outlined in certified local government requirements, two of the members are to be professionals from the disciplines of history, architectural history, architecture, archeology, planning, urban planning, American studies, American civilization, cultural geography, or cultural anthropology. At least three of the total membership must be non-professional members who represent a demonstrated interest, experience, or knowledge in historic preservation.

<u>Appointed</u>	<u>Member</u>	<u>Term Ends</u>
1/98	Mark Kratochvil Historic Home Owner/Attorney	1/2001
1/98	David Roden Historic Home Owner/Business Owner	1/2001
1/96	Dr. April Brooks Professor of History, SDSU Historic Home Owner	1/99 1/99-1/2002
9/98	Gloria Kloster Historic Home Owner/Freelance Artist	1/2002
4/99	Jeff Wessels Historic Home Owner/Contractor	1/2002*
1/94	Pat Fishback Historic Property Owner, Chairperson	1/94-1/97 1/00-1/2003
1/97	Mark Kelsey Historic Home Owner/Contractor	1/2000 1/00-1/2003

* Completed unexpired term

City Manager:	Michael Williams
Program Manager:	Shari Dunn

2000 Funding Allocation

Date	Description	Historic Payment	1999 Grant	1999#2 Grant	2000 Grant	City 1999 Match	City 2000 Match	Recd Fed	Total Recd
		13,158.00	2,322.44	1,000.00	5,200.00	1,135.56	3,500.00		13,158.00
1/11/2000	Insty Prints	10.11				10.11			
1/12/2000	Insty Prints	7.12				7.12			
2/16/2000	Foerster	3.94				3.94			
3/7/2000	Insty Prints	77.20				77.20			
3/16/2000	Insty Prints	6.48				6.48			
3/21/2000	Insty Prints	6.21				6.21			
3/23/2000	Insty Prints	25.20				25.20			
3/28/2000	Insty Prints	19.24				19.24			
4/25/2000	Postmaster	31.07				31.07			
5/23/2000	Artworks	13.75				13.75			
5/23/2000	Pres Forum	115.00	115.00						
5/23/2000	Pres Law	110.00	55.00			55.00			
5/23/2000	Melby	369.00				369.00			
5/23/2000	Mainstreet	195.00	195.00						
5/23/2000	Brkgs Engraving	195.00			195.00				
5/23/2000	State Historical	40.00			40.00				
5/31/2000	Reg-Walk/Phot	129.20				129.20			
6/5/2000	Shopper-Walk/Pho	120.00	120.00						
6/8/2000	Foerster	12.18				12.18			
6/19/2000	Central Business	19.98	19.98						
6/28/2000	Fishback-Plants	30.00	30.00						
6/28/2000	Chad Hauge	500.00	500.00						
6/30/2000	Register	169.58				169.58			
7/5/2000	Ag Museum	25.00				25.00			
7/10/2000	NAPC	480.00			480.00				
7/12/2000	NAPC-Dunn	160.00		160.00					
7/17/2000	Harolds	65.93			65.93				
7/18/2000	Index	55.36			55.36				
7/18/2000	CBS	57.15			57.15				
7/19/2000	Insty Prints	29.21			29.21				
7/19/2000	Artworks	10.00			10.00				
7/24/2000	Party Depot								
7/24/2000	G. Kloster	20.79			20.79				
7/24/2000	AAA Travel	1,556.00	1,065.46	419.00		71.54			
7/24/2000	VISA	1,414.32		358.58	1,055.74				
7/25/2000	Hyvee	129.89					129.89		
7/25/2000	CBS	20.78					20.78		
7/25/2000	Party Depot	13.71			13.71				
7/31/2000	Postmaster	35.53					35.53		
8/2/2000	Images of Past	700.00				100.00	600.00		
8/9/2000	Postmaster	35.89					35.89		
8/9/2000	S. Dunn	111.00		62.42			48.58		
8/15/2000	HSDF	50.00	50.00						

8/15/2000	Pres Law	55.00		55.00					
8/17/2000	Harolds	8.29					8.29		
9/1/2000	Kloster	111.00		111.00					
9/1/2000	Kelsey	177.00		177.00					
9/1/2000	Fishback	111.00		111.00					
9/1/2000	Motor Pool	35.70					35.70		
9/11/2000	Register	77.52					77.52		
9/12/2000	Insty Prints	102.01	102.01						
9/16/2000	CBS-F. Workshop	9.99	9.99						
9/16/2000	1st National	24.00	24.00						
9/16/2000	Mary Connelly	36.00	36.00						
9/16/2000	HyVee	24.00					24.00		
9/16/2000	Insty Prints	13.71					13.71		
9/16/2000	VISA	18.00		14.26	3.74				
9/22/2000	Insty Prints	7.80					7.80		
9/22/2000	P. Fishback	110.00					110.00		
9/30/2000	Postmaster	70.03					70.03		
9/30/2000	Reynolds	60.55					60.55		
10/11/2000	Foerster	65.79					65.79		
10/27/2000	Insty Prints	236.84		236.84					
11/21/2000	Insty Prints	9.89					9.89		
11/22/2000	HyVee	-15.54					-15.54		
	Postage Refund	-15.80					-15.80		
12/13/2000	Ag Museum	1,200.00					1,200.00		
12/18/2000	VISA	646.88					646.88		
								5,000.00	
12/31/2000	Postage	16.33					16.33		
12/13/2000	Frame Gallery	47.47					47.47		
		10,419.28	2,322.44	1,000.00	2,727.99	1,135.56	3,233.29	5,000.00	10,419.28
		2,738.72	0.00	0.00	2,472.01	0.00	266.71	-5,000.00	2,738.72



Projects Completed & Ongoing

- Main Street Program Development -

The Main Street program promotes a historic preservation component in future economic revitalization programs of the Brookings Historic Commercial District. Development of the Brookings historic downtown was identified as one of the highest priorities at the Town Meeting on Preservation and Planning in 1997. The BHPC and 40 Town Meeting participants highly valued the outstanding stock of vintage commercial buildings that define Brookings strong central business district.

As a result of that meeting the BHPC adopted the following action plan regarding the Brookings Commercial Historic District revitalization:

- Join the National Main Street Center Network to provide proven preservation-focused downtown revitalization information to the downtown businesses. (An annual funding item that started in 1999.)
- Support the Downtown Open Space Landscape and Amenities Plan. The downtown plan was defeated at the December 8, 1998 election.
- Take a fact-finding trip to an Iowa Main Street Community. BHPC representatives traveled to several western and southwestern Iowa National Main Street communities on September 16, 1998.
- Promote the creation of a self-initiated Main Street program in Brookings.

Updates:

- On February 1, 1999, the Brookings Historic Preservation Commission voted to provide funding for Brookings downtown business representatives to attend the National Town Meeting on Main Street in San Diego on March 21-24, 1999. The Main Business Association enthusiastically accepted the offer of support and matched the funding. The BHPC requested funding support from the Brookings Area Chamber of Commerce, Convention Visitor's Bureau and Economic Development Center. The Chamber contributed \$700 and the Economic Development Center contributed \$1,000. Downtown business representatives also received funding support from local financial institutions. Enough money was raised to send three downtown representatives (Chamber of Commerce President, Main Business Association representative and Prairie Partner Design firm representative) to the conference. Each attendee presented a synopsis of the workshops they attended to the BHPC, Economic Development Center Board, Chamber of Commerce Board and Main Business Association followed by a publicized Town Meeting.
- As a result, the Main Street Organizational Committee was formed. It included a member of the Historic Preservation Commission. Preservation members attended all organizational meetings and continue to attend group meetings, offering support and suggestions.

- In November of 1999, the Brookings Historic Preservation Commission sponsored a town meeting that presented two representatives of Main Street programs, Thom Guzman and Janet McConnell, who discussed the program in detail and showed slides to a group of about 150 interested persons.
- In May 2000, the Downtown Brookings Inc. Board of Directors met for the first time. A Brookings Historic Preservation Commission member serves on the Board.
- In August 2000, two of Brookings Historic Preservation Commission members attended a State Main Street Meeting in LeMars, Iowa.
- An Investment Campaign is currently under way.
- A Main Street Program Manager will be hired in 2002.

~ National Alliance of Preservation Commissions Conference~

Pat Fishback, Gloria Kloster, Mark Kelsey and Shari Dunn attended the second NAPC Forum held in Pittsburgh, August 4-6, 2000 at the historic William Westin Penn Hotel. The first day consisted of specialized sessions on Preservation "101" and "102". "101" dealt with who is in the preservation network of government and non-government agencies, legal issues, and information dealing with individual requests for certificates of appropriateness. It was noted that attendees serve as regulatory boards. "102" dealt with characteristics of a good chairman, conducting commission meetings and holding fair hearings.

Points that were made at the conference included the following:

- Chris Bowers, NAPC president, gave a presentation on where a CLG derives the authority to regulate. He reviewed the history of "taking" of property. It was noted that all zoning takes away property rights. It is important for historic preservation ordinances to have incentives (easements). The attendees gathered valuable information on how to establish a local district. The only way to totally protect property is through local design guidelines and review.
- An annual survey system of historic resources needs to be developed.
- Use of current addresses instead of historic names is important otherwise the public doesn't know what we are talking about.
- Early alterations may have historic significance (i.e. Caldwell Apartments).
- Lay people think preservation stops progress. The public needs to be informed that preservation encourages compatible and appropriate restoration.
- Have a non-preservationist review all BHPC material.
- Do regular mailings to district residents.
- Give an anti-preservationist a public award.
- Provide an annual report to city officials.
- Create liaisons with all appropriate heads in town.
- Call it design review services vs. design review regulators.
- Get on the web!
- Historic preservation can't save a community.
- Be fair, consistent, knowledgeable, approachable and accessible. The worst out of a commissioner's mouth is "I like it".
- New construction verses rehab - rehab labor puts more money into the local economy.
- Heritage tourists spend more per day and stay longer.
- A neighborhood needs to be diverse to be economically stable. Historic neighborhoods are more diverse.
- Oral histories are important.

~ SDSU Gateway Development/University District ~

In the Spring of 1999, the SDSU Foundation, a private corporation supporting South Dakota State University and charged with fund raising, expressed its intent to the city to remove two historic bungalows from the edge of the new University Historic Residential District. The Historic Preservation Commission met with the Foundation to discuss options. The city notified the State Preservation Office and the State Office responded that a review of the project was required in accordance with SDCL 1-19A-11.1. A public meeting and a case report was conducted in compliance with the State Office was conducted by the BHPC at the request of the Mayor. Following the hearing and report process the Commissioners BHPC recommended that an agreement to move rather than destroy the bungalows be accepted by the city, and this was done. The BHPC Commission documented the bungalows on film and completed South Dakota Reconnaissance Level Survey forms and sketch maps. In December of 1999 the bungalows were moved to a site outside of the district where they will be renovated by Habitat for Humanity to provide two single family homes.

One bungalow was completed in 2000. On February 14, 2000, John Mitterholzer and Rob Neiwig did a site visit to the Habitat for Humanity Houses. The remaining bungalow will be completed spring 2001.

A letter was sent to the SDSU Foundation on September 27, 2000 regarding concerns about the proposed new development on 8th Street and Medary Avenue. The Foundation was asked if a meeting with SDSU representatives to discuss encroachment in the district and how the BHPC could be included in ongoing discussion would be a good idea. The BHPC could also provide recommendations on ways to keep the neighborhood informed on the project. An additional letter was sent to the SDSU Foundation regarding design concerns for the 8th Street & Medary Avenue development. The letter included questions regarding encroachment, signage, parking lot traffic, traffic flow, and landscaping.

~ The Brookings Preservationist Newsletter ~

An issue of The Brookings Preservationist was mailed to property owners in the historic districts on October 27, 2000. It included articles on the Main Street Program, Historic District Signage, an update on the 1921 Structure, the summer Girl Scout Jamboree, What is a Painted Lady?, the Mayor's Awards winners, a maintenance checklist, the Pittsburgh Forum report and the Habitat for Humanity project.

“Picture This”

The Brookings Historic Preservation Commission also continues to provide monthly photo/essay columns for the Brookings Register. This column, entitled “Picture This”, has featured local houses, Solberg Hall, local events such as Hobo Day, and even local businesses. It has generated considerable interest in such things as the preservation of photo archives. This column is generously sponsored by a local merchant, Rude's Furniture, and the Brookings Register.

~ Pat Fishback – State Preservationist of the Year Award ~

Patricia S. Fishback of Brookings was awarded “Preservationist of the Year” by the Historic South Dakota Foundation. Mrs. Fishback has been a member of the Brookings Historic Preservation Commission since 1994, and has served as chairman for the past three and a half years. The formal presentation of the award and reception was held on Tuesday, June 20, 2000 at 4:00 p.m. in the Brookings Public Library Cooper Room. The “Preservationist of the Year” designation is awarded by the Historic South Dakota Foundation, the statewide, private, non-profit historic preservation organization. The organization provides public education, advocacy, and low-interest loans for owners of historic properties.

HSDF 1999 Preservationist of the Year Award Nomination

The Brookings Historic Preservation Commission takes great pride in nominating its chair, Pat Fishback, for the 1999 Preservationist of the Year award. Pat has been a member of the BHPC since 1994, and has served as its chair for the past three and a half years. Under her leadership the BHPC has gone from a reactive, educational commission to a proactive, advocacy commission. In addition to the annual award and educational projects traditionally sponsored by the BHPC, the Commission has addressed a variety of important preservation issues that have been neither popular nor politically correct; yet under Pat's leadership the Commission has managed to keep the lines of communication open with the citizens of Brookings and the parties involved in the preservation actions. This is a remarkable accomplishment that can be credited to Pat's hard work, reasonable attitude, balanced outlook, accessibility and visibility.

Before and during Pat's tenure as chair, the future of the Brookings 1921 former Middle School structure consumed countless hours of her time. Although the structure was first destined for demolition when vacated, Pat spearheaded an effort to consider adaptive reuse of the building. Whenever the School Board meeting agenda indicated that the Middle School issue would be discussed, whether at the regular monthly meeting or in special session, Pat and other Commissioners attended the meetings and spoke out. When Brookings County expressed an interest in the structure she assisted in securing a professional consultant to work with the County and help to evaluate the structure's potential for adaptive reuse. As a result of the consultant's evaluation, the County agreed to accept the building and they were recently deeded the property by the School Board. Pat now represents the BHPC at all weekly and special County Commission meetings that feature the structure. Most recently, Pat and the BHPC Vice Chair spent more than 70 hours individually assisting the County with the completion of National Trust Preservation Services Fund Grant and Save America's Treasures Grant and designation applications for adaptive reuse of the historic building as a government campus, resulting in the structure's just-announced designation as a Save America's Treasures official project for 2000, only the second such designation in South Dakota.

Under Pat's leadership in 1999 the BHPC has completed and published a community based Preservation Plan. She and other BHPC members have attended monthly and all public forum City Planning Commission meetings when the Brookings 2020 Plan was to be discussed. As a result, a synopsis of the Preservation Plan will be incorporated in the City's 2020 Master Plan when the city completes its planning processes. She has served on the proposed Main Street Advisory Committee, and has just been nominated to serve on the first Board of Directors for the fledgling Brookings Main Street Program, a program which came about largely because the BHPC, at Pat's suggestion,

provided start-up funding resulting in three local business persons attendance at the 1999 National Main Street Meeting in San Diego, California.

Communities privileged to have universities within their boundaries are often faced with unique preservation challenges within and adjacent to the educational community boundaries, and Brookings is no exception. However, Pat's insistence that town and gown relationships are crucial has helped forge a cooperative spirit between Brookings and SDSU that has sometimes been missing in the past. The University has appreciated her input into their attempts to save Solberg Hall, one of the oldest structures on campus. Last year the University accepted a Preservation Award for its renovation of the Sylvan Theater, an outdoor amphitheater located in the historic campus core. What appeared to be a certain loss of two Bungalows near campus slated for removal resulted in a successful partnership between the BHPC, the SDSU Foundation and the local Habitat for Humanity organization. Regrettably no longer at their original site, but they have not been demolished as was the original intent. This is a classic example of thinking outside the box. This spring Pat has been appointed, as BHPC chair, to the South Dakota State University Master Plan Task Force, and as chair has also been invited to be a participant in the SDSU accreditation team visit.

In addition to her accomplishments as BHPC chair, Pat continues to demonstrate her personal commitment to historic preservation in the purchase and extensive renovation of a threatened c. 1900 Victorian home in the University District. She has taken every effort to research information and consult with appropriate professionals on the restoration process. As a State and Federal tax project participant, she has willingly shared her application form with property owners to assist them with the recordation requirements. She has also repeatedly opened her home and her husband's family home, both individual National Register properties, for other BHPC educational events.

Finally, during 1999-2000 the City of Brookings has made a rapid and sometimes difficult transition from governance by an elected Mayor and City Commission to a City Manager and elected City Council form of government. Pat has spent countless hours transitioning with the outgoing and incoming governments; her openness and availability, and her concern that the new government understand what the BHPC means for the future of Brookings has resulted in a solid foundation on which to build the working relationship necessary for both the new form of government and the new century of preservation in Brookings. For these reasons and for the countless other projects related to Historic Preservation which bear the stamp of Pat's personal attention and devotion, the Brookings Historic Preservation Commission proudly nominates Pat Fishback for the 1999 Preservationist of the Year award. Because of her willingness to serve whenever and wherever asked, and her ability to quietly but consistently inject the preservation perspective when not asked, Pat is a constant asset to the BHPC mission, the preservation commissioners she serves with, and the historic assets all in the community are or should be committed to preserve.

~ National Girl Scout Jamboree activities ~
“Destination Dakota 2000 – Where the Past Meets the Future”.

1,400 Girl Scouts from all over the nation were in Brookings for the National Girl Scout Jamboree July 20-22, 2000. The Brookings Historic Preservation Commission was asked to provide walking tours of our historic areas and other activities for the scouts.

Town: Central Residential Historic District – Knowledgeable tour givers conducted guided tours of the Central District. A stop at the Carnegie Library included a juried exhibit and classes with Library Storyteller Joyce Wrage as the docent. Lemonade and sugar cookies were served on the Courthouse lawn. County Commissioner Barbara Telkamp provided a tour of the County Courthouse and Murals.

Town: Commercial Historic District Tour – A horse-drawn trolley transported the girls to Main Street. In addition to a guided architectural tour, the participants enjoyed old fashioned root beer floats in a downtown courthouse.

Gown: University Residential Neighborhood – Tour guides conducted a narrated walk of the new University Residential Historic District. Lemonade and sugar cookies were served at a historic home in the district.

Gown: SDSU Campus – Tour guides conducted a guided walk of the campus utilizing the information in the SDSU Walking Tour Brochure. The girls climbed the SDSU Campanile. Refreshments were held in the Alumni Center courtyard.

Tours:

Thursday, July 20, 2000

2:30 – 5:00 p.m.

3 simultaneous tours

Central Residential, University Residential, SDSU

Friday, July 21, 2000

8:30 – 11:00 a.m.

4 simultaneous tours

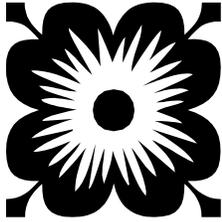
Central Residential, University Residential, SDSU, Main Street

Saturday, July 22, 2000

8:30 – 11:00 a.m.

3 simultaneous tours

Central Residential, University Residential, SDSU



~ Old Fashioned Flower Garden Workshop ~

On September 12, 2000, the BHPC hosted a workshop entitled “Old Fashioned Flower Garden”. Mary Ellen Connelly, owner of Perennial Passions, spoke about historic perennials, gardening in Grandma’s era, and landscaping a historic home. Allyn Frerichs, Park, Recreation and Forestry Superintendent, gave a presentation on SD Native Trees in the historic landscape. Finally, Martin Maca, Professor of Horticulture, presented information on plant design, planting techniques and how plant materials relate to historic buildings. The response to the workshop was very positive with over 40 Brookings residents in attendance. Attendees expressed interest in a future hands-on spring landscaping workshop.

~ Realtors’ Workshop ~

A BHPC commissioner gave presentations of the new Home Owner’s Welcome Packet to the two major realty firms in Brookings. The meetings were very well attended and all were very receptive to the program. Century 21 made a blanket offer to publicize anything preservation-related on their radio program. Packets were also provided to the two smaller firms in town.

~ Annual Historic Walking Tour ~

In honor of Preservation Week, the Brookings Historic Preservation Commission and the Brookings Arbor Day Committee hosted a guided walking tour of the South Dakota State University Campus architecture, history and tree varieties. Allyn Frerichs, Park and Recreation Superintendent and Arbor Day Committee member, and Jim Waples, Arbor Day Committee, were the guides on the tree narrative. SDSU employee Ryan Bucklehide did an excellent job as the campus tour guide. Gloria Kloster, Marcia Hunter and Carol Moorman provided refreshments and baked goods in the Alumni Center Courtyard. 22 people attended.

~ 1921 Brookings Middle School ~

2000 updates:

- In January 2000, two members of the BHPC began attending weekly meetings of the County Commission in regard to the proposed rehabilitation project of the 1921 building.
- During 2000 a project manager was hired for the County rehabilitation project.
- On February 14, John Mitterholzer met with County Commissioners and toured the 1921 site. He recommended applying for Save America's Treasures funds and a Preservation Services Funding grant.
- Between March 14-30, three members of the commission and the project manager met with county, contacted photographers, researched information and prepared two grant requests (SAT & Preservation Services grant) and one application for designation as a Save America's Treasure's site.
- On April 11, 2000, a BHPC commissioner met with the architect for the 1921 structure and the county commissioners. At this point, the commissioners began developing plans for reuse of the building. Members continued to attend and help schedule additional county meetings in regard to the 1921 structure.
- On May 23, County Commissioners took action to request establishment of a planned development district for the 1921 structure. On June 12, the City Council discussed the PDD and on June 26, approved the county's request for a PDD.
- A county fundraising ideas subcommittee was established on July 17th and it has continued to meet almost weekly in regard to the 1921 structure & soliciting funds for the building.
- At the same time, a County Design committee consisting of the County Commissioners, the project manager and interested public including members of the BHPC was established.
- In July, the County Commissioners were notified that the 1921 structure project had been designated as a Save America's Treasure's project.
- In September, a BHPC commissioner worked with the County Commission to prepare a Deadwood grant for a feasibility study of the 1921 auditorium.
- October 24, John Mitterholzer from the National Trust office met with the County Commissioners and presented them a plaque designating them a SAT site.
- On Oct. 31, the County Commission held a kickoff of the rehab of the building, a public event.
- In December the County received funding approval for a Deadwood Grant.

The following is a letter sent to the BHPC from County Commissioner Don Larson, "...I want the members of the Brookings Preservation Commission to know how much the Brookings County Commission appreciates the work of your organization. Yours is a mission often misunderstood by the general public, and, your efforts not appreciated for some time after one of your projects is completed. For sometime the Brookings County Commission has been exploring use of the Middle School Property. The Commission is looking at all aspects of the proposed project including funding and funding sources. Two of your members, Gloria Kloster and Pat Fishback have spent many hours with our board and it's subcommittee working on Grant Applications and other funding possibilities. Without their assistance and expertise we would not have successfully completed these applications. This is a great example of a Public Board working with local citizen groups to accomplish a task. We extend a special Thanks to these two volunteers, and extend our best wishes to your organization. Sincerely, Don Larson, County Commission."

~ Brookings Historic Preservation Plan ~

A historic preservation plan is a proactive means of planning for a community's unique character and historic resources. A preservation plan works like a map which allows for multiple ways of reaching a shared community development destination. It describes why preservation is important to the community, and identifies those elements of the built and natural environment, which merit preservation, promotion and protection.

The BHPC did the plan to establish priorities before issues arise, to efficiently and logically make use of volunteer time and city funds, to expedite decision making and to listen attentively to citizens without speculation about grassroots opinions. The citizen input from the Town Meetings was extremely helpful to this process. Brookings peer reviewers examined the draft document. Their suggestions were invaluable. Those local peer reviewers included Dr. Mike Reger, Dick Peterson, Chuck Ullery, Dan Hanson, Deb Garbers, Dick Smith, Spence Hawley, State Agricultural Heritage Museum staff, Jo Moyer and Barbara Hoium. The document was also reviewed by National Preservation Professional peer reviewers.

The members of the Brookings Historic Preservation Commission believe that the community-based preservation planning process identified community-held values, issues, concerns, and opportunities for the Historic Preservation Commission. We are most appreciative of the time, effort and community spirit devoted to this process by all of those who have been involved in it.

Summary of Planning Efforts related to the Community Based Preservation Plan:

- During 1996-97 the BHPC and city officials discussed the importance of being proactive on preservation concerns in the city.
- In early 1997, BHPC members voted to proceed with facilitated preservation planning and voted to hire a facilitator
- July and August 1997-Met with Mayor and City Commission about town meeting format
- Sept. 1997 - Held first town meeting
- Early 1998- Voted to proceed with doing a preservation plan
- Sept. 1998- Held a second town meeting
- Sept. 1998 through Sept.1999-BHPC & community members reviewed draft of preservation plan
- October 5,1999- Final draft received, examined & accepted by the BHPC
- Nov. 17, 1999 & January 19,2000 - Met with Mr. Thelen to discuss transition & process for adoption of plan by city
- April 6, 2000-Met with new City Manager, Mr. Williams, to review general duties of BHPC& briefly discussed preservation plan
- June 7, 2000-Met with City Manager, Mr. Williams, to discuss the preservation plan process and the new city council agenda. Acknowledged the number of items needing attention by city councilors. Requested agenda time as deemed appropriate by City Manager.
- December 4, 2000 – Met with the City Council in a planning session to provide information about the process the BHPC initiated to address preservation concerns in Brookings. A brief synopsis of the planning efforts involved in developing the Brookings Community Based Preservation plan and a copy of the plan was provided to the Council.

In September of 1999, the Historic Preservation Commission completed its Historic Preservation Plan. This plan, written with the assistance of Betty Anne Beierle, an experienced consultant, details both the past and present. It provides action issues and a time line for accomplishing projects in the future. The plan was officially adopted by the City Council on March 12, 2001 in Resolution 06-01. The BHPC intends to have a synopsis of the preservation plan integrated into the Brookings 2020 plan currently being worked on by the City Planning department per their request. A member of the Historic Preservation Commission attends the monthly Planning Commission meetings and reports back to the Commission and will continue to do so until the Brookings 2020 Plan is completed.

Resolution No. 06-01

Adoption of a Community-Based Historic Preservation Plan

WHEREAS, the City of Brookings has determined that the historical, architectural, archaeological, and cultural heritage of this community are among its most important assets; and

WHEREAS, the City of Brookings created a Historic Preservation Commission in 1985 to promote the inspiration, pleasure, and enrichment of the citizens of this city and to preserve, promote, and develop the historical resources; and

WHEREAS, in 1997 and 1998 the Brookings Historic Preservation Commission invited Brookings citizens to represent the community at-large in two Town Meetings to identify sources of community pride, and develop strategies to enhance assets, and lessen liabilities; and

WHEREAS, as a result of the community-based planning process, the Brookings Historic Preservation Commission developed a Historic Preservation Plan that would establish priorities before issues arise, efficiently and logically make use of volunteer time and city funds, expedite decision making and would listen attentively to citizens without speculation about grassroots opinions; and

WHEREAS, a Historic Preservation Plan is a proactive means of planning for a community's unique character and historic resources. A preservation plan works like a map which allows for multiple ways of reaching a shared community development destination. It describes why preservation is important to the community, and identifies those elements of the built and natural environment, which merit preservation, promotion and protection.

NOW, THEREFORE, BE IT RESOLVED, that the City of Brookings hereby adopts the *Brookings Historic Preservation Plan* as a guide to help protect, promote and develop our historic resources.

Passed and approved this 12th day of March, 2001.

CITY OF BROOKINGS

Mayor Virgil H. Herriott

ATTEST:

Shari Thornes, City Clerk



Mayor's Awards for Historic Preservation ~

National Preservation Week – May 14-20, 2000

“Taking America’s Past Into the Future”

Each year the Brookings Historic Preservation Commission, in cooperation with the Mayor’s Office, celebrates the best of preservation by presenting *Mayor’s Awards* to individuals, businesses and organizations that have demonstrated outstanding achievements in historic preservation. These efforts include homeowners who save and maintain important Brookings’ landmarks, as well as business owners who sensitively blend new construction in an historic district. All demonstrate commitment, leadership and achievements worthy of recognition.

To be eligible, the project must involve the restoration of a home, business and rental property located in the city limits that is 50 years old or older. Interior and exterior projects are judged on consistency in style, appropriate materials, quality of workmanship and sensitivity to the environment. Nominations are solicited from the community throughout the year. Official requests for nominations for the 2000 Awards were solicited in April. In addition to this year’s winners, we also proudly recognize the previous 38 winners in the program’s 14-year history.

Mayor Virgil H. Herriott and Pat Fishback, Chairman of the Brookings Historic Preservation Commission, presented the 2000 Mayor’s Awards to the following winners at the City Council meeting on Monday, May 8, 2000 at 5:30 p.m.

First Presbyterian Church
405 Seventh Avenue
Central Residential Historic District

Religious/Non-Profit Exterior Restoration

In July 1997 the stained glass windows of the First Presbyterian Church were removed from the church by the Bovard Studio Inc. of Fairfield, Iowa and were taken apart and reled. After a three-month extensive restoration, the windows were reinstalled in October of 1997. The brick was also restored with a complete tuck pointing of the façade.

On November 23, 1997, a Dedication Service for the Stained Glass Window Restoration was held at the First Presbyterian Church. For the occasion, Win Cheever, church member, prepared a retrospect “*Looking Back through the Windows*” which begins as follows:

“Reconditioning the windows in 1997 turns out attention to 1901 when these same windows were built into the then new church. This building was constructed on the corner where the earlier small wooden Presbyterian Church had been. The new high school called “The Red Castle” stood where Central Elementary School now stands...”

According to the *Brookings Weekly Register* accounts from 1901, “full 2700 people gained admission during three services” as the new church was consecrated. “Five large windows furnish light for the auditorium by day and a myriad of incandescent electric lights by nigh. They must be seen to be appreciated. They were made to order by the Pittsburg Plate Glass Co. and are decorated in the highest style of the art.”

According to Cheever, “The windows were subject to the elements of bad weather and stray stones until they were protected by storm windows in the 1970s. Broken panes were frequent and were repaired by itinerant glaziers who would come to town for all the churches. They would use any color glass they had with them which matched the size requirement. This is why the Palm Tree window had a blue spot in the purple field.”

Terry & Annie Borns
723 Seventh Avenue
University Residential Historic District

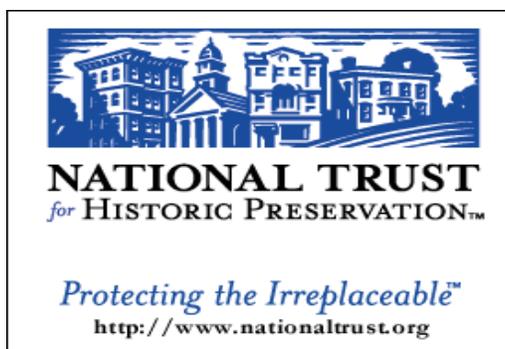
Exterior Residential Restoration

This project is being awarded for Residential Exterior “Skin” Restoration. The owners of the historic 1907 “W.H. Deeth Home” have taken great effort to paint their historic home in a manner that emphasizes its distinctive architectural features. The special colors bring out the architectural features that normally are difficult to see on a two-color house. These ornamentations stand out due to the use of multiple colors. Three, four and even five or more colors now grace many Victorian homes in Brookings. The colors used have largely been those we might have seen on similar houses if we had been in Brookings 100 years ago.

Ginger Thomson & Jay Vanduch
321 Main Avenue

Exterior Commercial Restoration

This project is being awarded for Exterior Commercial Restoration. This two-story commercial structure was built by Clyde Tidball in 1926 to house Tidball Drugs and continued in business until January 1, 1946 when he sold to Chan Shirley. The new owners of this historic building have been successful in retaining the historic character of the 1926 commercial structure. Work done included the removal of a non-historic canopy to undercover the historic “Drugs Shirley Sodas” window and signage.



~ Radio Program~

The BHPC was invited to participate in a local realtor's half-hour live radio program on Thursday, May 4, 2000. The air time was used to promote the National Girl Scout Jamboree activities, Preservation Week, the local Mayor's Awards winners, the Homeowner's Welcome packets, and the Annual BHPC & Arbor Day Committee Preservation Walk during Preservation Week.

~ Historic Photo Week~

May 15-19 from 1 to 4 p.m.
State Agricultural Heritage Museum
(11th Street & Medary)

We are looking for pictures of historic Brooking's businesses, homes, churches, farmsteads and barns. We will copy your photos and record your information while you wait. You take your originals home! The copied pictures will become part of the BHPC and Museum archives.

~ Historic Property Owner Packets ~

Welcome packets were created to give to new home owners in the Central and University residential historic districts. Packets contain maps of the districts, tax benefit information, information on the National Register, architectural information, walking tour brochures, preservation-related website list, house maintenance checklist, preservation newsletter, and welcome letter from BHPC

~ Historic District Street Signage ~

Before developing new programs, activities and attractions, we need to let visitors know what already exists and how to find it. Brookings enjoys fine activities for the heritage traveler, but a pass-through visitor would not know about these opportunities. Participants in the two Town Meetings on Preservation held in 1997 and 1998 identified a need for historic district signage.

Historic district signage will highlight and provide recognition of the Brookings Central Residential Historic District consisting of 129 contributing structures (listed June 3, 1994), the Brookings University Residential Historic District consisting of 179 contributing primary structures (listed February 12, 1999), and the Brookings Commercial Historic District consisting of 59 structures (listed April 19, 1988).

There is also a marketing benefit of historic district signage. Well-designed and promoted interpretative programs may gain real estate and business marketing advantages for property owners in the districts. That edge may mean quicker rental or higher market value for their property.

Heritage travelers and visitors to Brookings will benefit most from the signage because it will direct them to potential recreational and historical opportunities otherwise missed if not for the signs. Promotion of these historic resources will encourage a traveler to linger longer in Brookings than they might have. According to Donovan Rypkema, heritage tourists stay longer by going to twice as many sites as other travelers and spend two and one half times more money than the average tourist. Cities and states with aggressive heritage programs had an incrementally larger economic impact.

The BHPC coordinated with the following individuals and entities on this project: the City Manager, City Engineer, Street Superintendent, Chamber of Commerce, Convention Visitor's Bureau. Meetings have occurred in preparation for this project on the following dates:

- July 26, 2000: Mike Williams, City Manager; April Brooks, BHPC; Jeff Wessels, BHPC, and Shari Dunn BHPC Staff
- July 27, 2000: Gregg Jongeling, City Engineer and Shari Dunn, BHPC Staff
- July 31, 2000: Dick Olson, Chamber Executive Director, Deb Garbers, CVB Director, April Brooks, BHPC, Jeff Wessels, BHPC, and Shari Dunn BHPC Staff
- Fall Preservation Newsletter article informing property owners in the two districts
- The Commission will pursue funding in the 2001 funding cycle.

Cost Estimates: 146 signs @ \$18.00 each = \$2,628

CENTRAL District: 48 signs @ \$18 = \$864

18 intersections. 6 with two marked posts and 12 with one marked post

UNIVERSITY District: 72 signs @ \$18 = \$1,296

24 intersections: 12 with two marked posts and 12 with one marked post

COMMERCIAL District: 16 signs @ \$18 = \$288

REPLACEMENTS: 10 signs @ \$18 = 180

Central: 2 signs (1 intersection)

University: 6 signs (3 intersections)

Commercial: 2 signs (1 intersection)

- Surface Transportation Board Hearings -

The following statement was made by Pat Fishback at a STB hearing on November 14, 2000, “My name is Pat Fishback, I am the current chairman of the seven member Brookings Historic Preservation Commission. One of our historic districts, the Brookings Commercial Historic District consisting of 59 buildings and listed on the National Register of Historic Places since 1988, is located next to the existing track. The Central Residential Historic District, listed on the National Register in 1994, and other individually listed historic properties are in close proximity. We are interested in learning more about the cumulative effects of the rebuild on sites and structures directly affected. During the Section 106 consultation, at the appropriate time, we will be putting any concerns we have in writing.”

- State’s Preservation Needs and Projects -

The BHPC made the following recommendations in response to the SHPO’s invitation for public comment on the state’s preservation needs and projects. Historic schools; urban barns; county barn structures; inventory post-war structures; update outdated surveys; advocacy for threatened properties next to churches, campuses, public schools, hospitals, public and private religious; brochures; historic district signage; walking tour scripts; national caliber training; local district designation; databases and photographic services.

- Carnegie Library -

State representatives toured the Community Cultural Center (former Carnegie Library) last fall. The Center is in need of new storm windows. The State determined that the windows are overall in good condition. One window on the main level is cracked and the basement windows have some cracks. Most do not have storm windows. They are looking at good quality storm windows with screens for summer. Use of window covering shades rather than UV tinting and wrapping the air conditioner to prevent heat loss was suggested. The CCC plans to seek future Deadwood funding for new storm windows.

- Database -

A consultant was hired to develop a user-friendly database of the existing 400 Brookings National and State Register of Historic Places properties in order to easily identify properties that are eligible for consideration due to age or condition. The database would later be expanded to include areas of Brookings that will qualify for listing at a later date. It will be housed at City Hall and maintained by BHPC staff.

Brief Summary of Activities in 2000

January:

- 6: BHPC Monthly meeting
- 9 Met with the Interim City Manager to discuss transition of new government and new city manager
- 13 RDTN CLG meeting
- 17 Hand delivered approximately 250 flyers to the University Residential Historic District notifying residents of SDSU master planning meeting
- 20 Attended Master Plan public meeting
- 20 Attended Main Street meetings (proposed new program weekly during the winter)
- 25 County Commission for Spencer Ruff presentation on the Middle School

February:

- 2 Attended the Girl Scout coordination meeting with Sioux Council representatives
- 3 BHPC Monthly meeting
- 4 Attended the city reception for candidates for city manager
- 9 Main Street Meeting, 8:30 a.m.
- 14 National Trust for Historic Preservation visit -- Rob Niewig and John Mitterholzer, National Trust, met with the interim city manager and discussed agenda for the day, went for car tour of the historic districts including Solberg Hall, met with the County Commissioners, toured the 1921 structure, did a site visit to the Habitat for Humanity houses and ended with a working dinner.
- 29 Began attending weekly county commission meetings and discontinued the monthly school board meetings as the transfer of the 1921 structure was taking place
During the month submitted nomination of the BHPC chairman for the Historic SD Foundation's Preservationist of the Year award

March:

- 2 BHPC monthly meeting
- 7 County Commission meeting
- 7 Planning Commission meeting
- 10 County fact gathering meeting for the grant applications
- 14 Attended the Master Plan Task Force meeting and the public Master Plan meeting (4 commissioners attended)
- 14-30 Three members of the commission and the project manager worked to gather information, met with the county, contacted photographers, researched information, and prepared two grant requests and one application for designation of the 1921 structure as a Save America's Treasure site
- 16 The welcome packet subcommittee held their kickoff meeting
- 21 County Commission meeting
- 29 A database for the commission was initiated by this initial meeting with a consultant. A grant was used as funding for us to consolidate all of the information available on individually listed and contributing properties in all three historic districts in Brookings. When more money is available, more information can be inserted.

April:

- 4 Planning Commission meeting
- 5 Met with Project Manager to prepare for meeting with Manager
- 6 Held a meeting with the new city manager, Mike Williams, and then held a regular BHPC meeting
- 11 Attended a meeting of the architects for the 1921 structure project at the Multiplex
- 12 Two members attended the county planning meeting
- 18 County Commission meeting
- 24 Delivered flyers to the University Neighborhood about a Master Planning meeting for SDSU
- 25 County Commission meeting

26 Chairman was invited to participate in a meeting of community representatives who advised visiting reviewers of SDSU as to the importance of that institution

26 Public meeting on the Master Plan

27 Volunteer Appreciation Luncheon

27 Attended meeting of the Master Plan Task Force

May:

2 Planning Commission meeting

2 County Commission meeting

3 County Commission meeting

3 Architect meeting at County Courthouse

4 Radio Show for Preservation Month (4 members participated)

4 Meeting with Mayor to prepare for the Mayor's Awards presentation

8 Mayor's Awards for Historic Preservation presented

10 Met with representatives of the State Historic Preservation Office

10 Main Street meeting

15 Members of the BHPC celebrate receiving Preservation of the Year Award

15-19 Photo Week at the Agricultural Heritage Museum

21 Walking tour of the historic area of campus at SDSU in conjunction with the Arbor Day Committee and the SDSU personnel office. The student that provided the tour and it was excellent.

22 Two commission members met with the 1921 structure architect

22 Public meeting with the architect

23 County Commission takes action to establish a planned development district for the 1921 structure

30 County Commission meeting

June

1 BHPC meeting

6 Planning Commission meeting

6 Main Street meeting – new Board of Directors established, two BHPC members elected to the board

12 City Council meeting – PDD for 1921 structure

13 County Commission meeting

18 Preparation for reception of Preservationist of the Year

19 Preparation for reception of Preservationist of the Year

20 Reception for Preservationist of the Year

20 County Commission meeting

County Planning meeting

21 Main Street meeting – subcommittee promotions

22 KBRK radio program promoting Girl Scout tours

22 Preparation meeting for City budget

26 City Council – second reading for the 1921 PDD

July

3 BHPC budget meeting

5 BHPC monthly meeting

5 Main Street Board of Directors

7 Main Street Promotions subcommittee

10-12 City budget deadline

13 Main Street board meeting

17 County Fundraising Ideas subcommittee

18 County Commission

18 Girl Scout packet preparation

- 18 Planning commission
- 19 Girl Scout packet preparation
- 19 Habitat for Humanity open house – 8th Street bungalows
- 20-22 National Girl Scout Jamboree, 10 simultaneous walking tours of historic districts and SDSU campus
- 25 County Commission meeting
- 27 Main Street meeting

August

- 1 County Commission
- 3-6 Three BHPC commissioners and project manager attended the National Alliance of Preservation Commissions meeting in Pittsburgh
- 8 County Commission meeting
- 10 BHPC meeting
- 14 County Fundraising ideas meeting
- 15 County Design review committee
- 22 Iowa Downtown conference in LeMars, Iowa (2 attended)
- 23 Main Street promotions subcommittee
- 23 County Fundraising
- 29 Main Street BOD
- 29 County Commission meeting
- 30 County Fundraising ideas committee

September

- 5 Planning Commission – BHPC gives Iowa downtown report
- 7 State Office site visit
- 7 Open House for property in Brookings University Residential District
- 8 Stuffing packets
- 11 Stuffing welcome packets
- 12 Workshop on Historic Plants
- 13 Main Street promotions
- 13 Grant Management Subcommittee
- 14 County Commission meeting
- 14 Meeting with 1921 structure project manager
- 15 Fundraising ideas subcommittee
- 19 Grant management subcommittee
- 20 Fundraising ideas
- 21 BHPC commissioner works on Deadwood grant
- 22 BHPC commissioner submits grant for county packets
- 25 Public meeting on the DM&E railroad, 2 members attend
- 26 County Fundraising Ideas report
- 26 BHPC commissioner works with County Commission on Deadwood grant
- 27 Main Street promotions committee
- 27 Meeting with Prairie Partners
- 27 Meeting with Kick-off committee
- 28 County Grant Management subcommittee

October

- 3 County Commission meeting
- 3 County Planning fundraising
- 4 Main Street promotions subcommittee
- 5 Main Street – deliver promotion brochures and flyers
- 6 County Commission meeting

- 10 County Commission meeting
- 10 Main Street meeting
- 10 County fundraising committee
- 11 Main Street promotions
- 11 Proofed newsletter
- 24 John Mitterholzer from 8 am to 4 pm
- 24 County design committee
- 24 County Commission meeting
- 24 Fundraising ideas meeting
- 27 County fundraising meeting
- 27 Distributed Preservation Newsletter
- 31 County Commission meeting
- 31 Kickoff for 1921 building project

November

- 14 County Commission – 1921 & Design Committee
- 14 Fundraising Committee
- 14 Main Street Board of Directors Meeting
- 15 BHPC meeting
- 21 County Commission – 1921 & Design Committee
- 28 County Commission – 1921 & Design Committee

December

- 11 County Courthouse Workgroup
- 12 County Commission Meeting 1921 structure
- 12 Fundraising Ideas Committee
- 12 Downtown Brookings Inc. BOD
- 14 BHPC Meeting
- 14 State Office Site visits for technical assistance
- 15 Ag Heritage Museum "Pattern Book Barns" by Joy Sears
- 19 921 structure
- 19 Fundraising Ideas Committee

~ SDCL 1-19A-11.1 Reviews ~

Property: Former Brookings Middle School Annex Demolition
1921 Middle School Rezoning – Planned Development District
Location: Central Residential Historic District
Date: May 18, 2000
Determination: No Adverse Effect

Brookings County applied for a demolition permit for the former Brookings Middle School Annex adjacent to the Central Residential Historic District in the City of Brookings. Brookings County/Brookings School District submitted a proposal to rezone the former Brookings Middle School site from a Residence R-2 District to a Planned Development District (PDD).

The Brookings Historic Preservation Commission reviewed this request on June 1, 2000. The following official comment was made by the BHPC: Motion was made by Kloster, seconded by Kelsey, to approve the following position: “The Brookings Historic Preservation Commission does not recognize the action to remove the non-historic structure and the action to rezone the site as potentially adverse to the Central Residential Historic District. Both actions are necessary to adaptively reuse the historic 1921 structure. Removal of the 1954 addition is necessary to provide the needed parking to support the adaptive reuse. Additionally, the PDD option will provide substantial oversight in the design and impact of the proposed development. All voted yes (Kratochvil abstained); motion carried.

Property: 627 Medary Avenue
Location: University Residential Historic District
Date: September 11, 2000
Determination: No Adverse Effect

Tim and Mary Reed, owners of 627 Medary Avenue, have applied for a building permit that includes the demolition of a non-historic addition on the rear of the home and another smaller addition on the south side of the home. This structure is a contributing property in the University Residential Historic District in the City of Brookings.

The Brookings Historic Preservation Commission reviewed this request on September 14, 2000. The following official comment was made by the BHPC: Motion was made by Wessels, seconded by Roden, to approve the following position: “The Brookings Historic Preservation Commission does not recognize the action to remove the non-historic additions as potentially adverse to the historic structure or University Residential Historic District provided the project is completed in the manner as proposed by the owners and state historic preservation representatives on September 7, 2000. All voted yes; motion carried.

Property: 803, 805 and 807 Medary Avenue
Location: University Residential Historic District
Date: February 25, 2000
Determination: Adverse Effect

The SDSU Foundation plans to apply for three demolition permits for properties adjacent to the University Residential Historic District in the City of Brookings. The SDSU Foundation purchased these properties, along with other properties on that block, with the intent to remove the structures to prepare for a new development on the site. Future building plans for the site are not determined at this time. Plans may include retail business, living space (i.e. sorority), or office space.

These properties were not located in the University District. 803 Medary Avenue was built in 1915 as Gullichs Restaurant and 805 Medary Avenue was built in 1929 as the College Café and Store. 807 Medary was constructed in 1929 as the Candy Kitchen.

The Brookings Historic Preservation Commission reviewed this request on April 6, 2000. The following official comment was made by the BHPC: Motion was made by Kratochvil, seconded by Kloster, to state that removal of the three commercial structures will have an adverse effect on the University Residential Historic District. The BHPC has continued concerns for that area and would hope to be able to provide input in the planning process. Where the buildings have served as buffer since their inception, the new development of a gateway may also meet that need and provide beautification. All present voted yes; motion carried.

Property: Brookings Courthouse Copula Windows
Location: Central Residential Historic District
Date: December 14, 2000
Determination: Pending Project

Brookings County is considering the replacement of the Courthouse cupola windows. In accordance with SDCL 1-19A-11.1, the County notified the State Historic Preservation Office of their plans. The State requested that the local preservation commission provide official comment on the project.

Public Education Program

The Brookings Historic Preservation Commission is the city's official representative in the Certified Local Government program of the National Park Service. The primary purpose of the CLG is to inform, educate and involve the general citizens in historic preservation matters. This report outlines the methods in which the Brookings Historic Preservation Commission will meet this requirement.

Public Education

- A. The purpose of the program is to increase the historic preservation awareness, education, and involvement of all Brookings residents.
- B. A current public education program will be outlined in all funding applications of the Historic Preservation Commission.
- C. Each year, the Brookings CLG public education program will include the following:
 - 1) An annual report of the Brookings Historic Preservation Commission.
 - 2) An educational/informative preservation workshop for the general public.
 - 3) A public recognition of the preservation efforts of local citizens with the Mayor's Awards program.
 - 4) Printing and distribution of brochure(s) that describe the historic resources in Brookings.
 - 5) Media information about all activities of the Historic Preservation Commission.
 - 6) Organization and promotion of guided and self-guided "Historic Brookings Tours".
 - 7) Information about the Brookings Historic Preservation Commission and its programs on the City of Brookings website.

Advisory Role

- A. To provide information on the historical significance of local cultural resources to the City Manager, City Council, County Commission and other city boards and commissions.
- B. To promote the protection of endangered sites to local governmental bodies.
- C. To participate in planning processes of the City.

2001 Outreach Outline

The Brookings Historic Preservation Commission is committed to promoting the inspiration, pleasure and enrichment of the citizens of Brookings through the identification, documentation, preservation, promotion and development of the city's historical resources.

Programs and Services:

Historic Resources Recordation and Preservation:

The following programs and services are provided in this category. These are broad-based categories, most frequently individual activities fall under more than one category.

- A. New National Register of Historic Places listings *
 - a. Continue ongoing historic survey activities
 - b. Consider developing additional districts
(University District Addendum, Brookings City Parks and Greenways, Urban Barns, Pioneer Park Residential Area, Post World War II Neighborhood, Other areas nearing 50 years in age)
- B. Expanding newly established database *
- C. Case report documentation as required by State on threatened properties
- D. Norby Collection of historic newspapers and other documents
- E. Historian Services provided by local historians George and Evelyn Norby
- F. Photographic recordation
- G. Digital Camera *

*if state funding allocation permits

This program consists of photographic, written and computerized recordation of historic sites and properties, primarily by commission members with assistance from volunteer community members and city staff. Larger documentation projects also involve professional consultants. The long-term benefit of this program is it provides a permanent record of our community's resources for future generations. It also assists in research projects and future restoration projects. Former and current community residents and/or relatives, future residents and generations, state and national archives, state and local elected officials, community leaders and organizations, and city officials all are served by this program.

Results of this program vary, however in just the past year the availability of the documentation has permitted commission members to accomplish:

- Assist with the nomination and subsequent listing of the 1921 Middle School structure on the Save America's Treasures list (Commission)
- Provide historical data to consultants working on the 1921 Middle School project (Commission)
- Creation of a database of the 400 National Register properties in Brookings (Consultant)
- "Picture This" newspaper column narrative and photo resource (12/year) (Commission/Staff)
- Technical assistance inquiries (50/year) (Staff)

- Develop route and assist with script for annual Preservation Week Walking Tour (Commission/Staff/Parks and Recreation, Arbor Day Committee, SDSU Alumni Association, Community Volunteers)
- Develop routes and scripts for ten Walking Tours for 250 National Girl Scout Jamboree participants (Commission, Staff, Girl Scout liaison, community business and property owners, community volunteers)
- Community presentations (Commission)
- Presenting preservation-related information at community meetings, hearings and forums (Commission)
- Case report preparation (1) (Commission/Staff)
- Developing workshop programs (4) (Commission/Staff)

The immediate benefit of this program is if the recordation is complete, accurate and already in place, additional research is rarely needed when an inquiry comes in, allowing the Commission and staff to respond in a timely manner.

2. Historic Resources Promotion, Public Education and Advocacy

While each of these individual programs has specific attributes and purposes and can stand alone as a preservation related service, they are frequently used or applied simultaneously or sequentially, or in conjunction with the previously described Recordation and Preservation Program.

The following programs and services are provided in this category:

A. Promotion of Historic Districts and Properties

1. Commercial Historic District

- National Main Street Program membership
- Assist Downtown Brookings Inc. Board of Directors in a comprehensive evaluation of downtown's strengths, weaknesses, opportunities and threats
- Review all available materials concerning historic downtown design
- Update and reprint Walking Tour Brochure*

2) University Residential Historic District

- SDSU Masterplan Task Force participation
- SDSU Foundation Gateway participation
- Development of Walking Tour Brochure*

3) Central Residential Historic District

- Update and reprint Walking Tour Brochure*

4) Individually Eligible Properties

- At their request, assist owners of eligible properties in obtaining necessary documentation, and preparing applications

5) Eligible Properties

- Provide workshops and educational opportunities on methods of restoring eligibility
- Nominate additional properties within existing historic districts as they come of age

6) Threatened Properties

- Places in Peril nominations
- Save America's Treasures nominations
- Speak Out Columns
- Participation in public forums

- When requested, information on grant possibilities, and assistance with application process
- B. 1921 Middle School
- Continue to serve as a historic resource through the planning and construction phases of the adaptive reuse project
 - Continue to provide assistance on identifying potential funding sources, as well as assistance with the application processes
- C. Solberg Hall
- Continue to assist in identifying potential funding sources
- D. Community presentations
- E. Workshops (one workshop per year is required) *
- F. External Preservation Designations *
- 1) Save America's Treasures
 - 2) HSDF Annual Preservation Awards
- G. Annual Mayor's Awards for Historic Preservation
- H. Preservation Week Activities*
- (These activities vary slightly from year to year, depending upon the dates and theme selected by the National Trust, the activities which are fundable through the State Historic Preservation Office, and the availability of Commissioners and staff. At a minimum, preservation week often involves: Mayor's Awards, Walking Tour, Publicity Releases, Radio program participation, Mayoral Proclamation, Workshop, Photo Day/Week)
- I. Walking Tour Brochures *
- (Reprint and update existing brochures as supplies diminish, Research, design and print a brochure for the University Residential Historic District)
- J. Annual Guided Walking Tour Program
- (Upon request, individual group guided walking and historic properties tours)
- K. Signage*
- (Maintain/replace existing Commercial District historic plaques, Research new residential district signage, Research tourism oriented signage, Assist with Individually Listed Property signage, as appropriate)
- L. Newsletter to historic property owners*
- M. Preservation Plan
- N. Web page
- O. Heritage Tourism
- (Expand partnership with Visitors and Convention Bureau, SDSU, SDSU Foundation, Multiplex)
- P. Photo Day*
- (Continue partnership with Ag Heritage Museum for annual drive to add to photo archives)
- Q. Supplemental Funds Project to be determined when state criteria and priorities are established (generally March 2001 for May 2001 funds award)*
- R. Media:
- (Picture This, Speak Out Columns, Radio Programs, Newspaper features, Press releases)
- S. Welcome Packets for new historic property owners
- T. Participation in the conduct of land use, urban renewal and other planning processes undertaken by the city.
- 1) City Planning Commission Interaction/Involvement:

- Attend all special and regular Planning Commission meetings, Participate in the Brookings 2020 Plan subcommittee)
- 2) SDSU Interaction and Involvement
(SDSU Master Plan Task Force, SDSU Gateway Committee)

*if state funding allocation permits

We anticipate the program goals will be accomplished the same as in the past year, which has seen commission members attending community forums, providing educational presentations, participating in broadcasts promoting preservation related activities, writing a monthly "Picture This" column, submitting Speak Out columns on current preservation issues, developing and facilitating an annual Walking Tour, selecting the annual recipients of the Mayor's Awards for Historic Preservation, partnering with the Agricultural Heritage museum for a photo day/week, finalizing and adopting a Preservation Plan, and providing guided tours at the request of the SDSU Foundation and the National Girl Scout Jamboree. Additionally, the commissioners have sponsored two Historic Property Marketing Workshops for local realtors as well as a workshop for historic homeowners designed to familiarize them with some of the programs and possible tax benefits available to owners of historic properties. The commission also sponsored two speakers for the fall Main Street informational meeting.

When local citizens and organizations are kept abreast of local preservation issues and opportunities, as well as state and national program availability, the community at large will benefit through more aesthetically pleasing neighborhoods and a proactive approach to long-term community preservation. And a community which has attractive, well-maintained historic properties is a likely candidate for increased heritage tourism dollars.

While some activities are targeted to residents and owners within specific Historic Districts, others are presented to the entire community. An additional benefit occurs with the radio programs, newspaper articles, community presentations and walking tours – in these instances the preservation message is often disseminated beyond the city's borders.

As these programs are varied, so is the manner in which their success is measured. However, following are some representative results of programs sponsored /provided over the past year:

- Sponsored two Iowa Main Street speakers for autumn downtown informational meeting. 140 community residents attended the evening meeting, representing business, professional, homeowner and student populations. An additional 30 community members took the opportunity to meet with the speakers the following morning
- The Commission provided seed funds for downtown participants to attend the National Main Street Forum in San Diego. Community businesses and organizations tripled this seed money, permitting 3 community members to attend.
- Commission members participated in all public meetings pertaining to the new SDSU Masterplan. The BHPC Chairman was asked to serve on the Masterplan Task Force.

- SDSU's Solberg Hall was nominated to and placed on the South Dakota Places in Peril List. Placement on such a list can often be used as national or state significance verification when organizations apply for restoration funding.
- Community Presentations: In addition to the invaluable benefit of increased public awareness of local, state and national preservation programs and activities, community presentations invariably and directly result in increased technical assistance inquiries.
- In 1999 the BHPC sponsored two workshops specifically designed for local realtors and mortgage lenders on tax incentives which can be of benefit to prospective and existing historic property owners, as well as tips on marketing and showing historic properties. As a result of these workshops, there has been an increase in realtor requests for information on specific historic properties.
- BHPC also conducted, in conjunction with the second Realtor Workshop, a workshop for owners of historic homes on preservation incentives, how to qualify for them, and how to apply for them. Participants were also used as a focus group, to give input into a proposed Welcome Packet for Historic Property Owners. Based on participant feedback and content suggestions, the Welcome Packets have been produced, and are now available. Arrangements have been made with the County to be notified of historic property transfers, so that commissioners can deliver the packets to the new owners. Realtors are also being provided copies of the packets.
- Commissioners assisted the County in successfully nominating the 1921 Middle School Structure to the National Park Service and White House Save America's Treasures List. Having been designated an Official Save America's Treasures Project makes the County's Government Campus adaptive reuse project eligible for possible Save America's Treasures funding. Additionally, its designation as a historic property of national significance can be beneficial when applying for other preservation funding.
- Historic South Dakota Foundation (HSDF) Preservationist of the Year – Pat Fishback. A dedicated local preservationist was publicly honored for her preservation efforts, both public and private. Media exposure carried the message that not only does our community value individual preservation efforts, but that the state recognizes and values them as well. These honors have a tremendous impact on validating the importance of preservation to community and state residents.
- In 1999 the commission finalized and accepted a Preservation Plan, which will be presented to the City Council for their consideration later this year. The plan is the culmination of a three year collaborative BHPC/Community/Consultant produced effort which has already been used to advantage. Sections of the plan have been reproduced for use at the Realtor and Historic Property Owners Workshop, as well as for inclusion in the new Historic Homeowners Welcome Packets. Additionally, sections of the plan served as a resource for the newly established database. And, the short, midrange and long term goals identified in the plan have already been used for prioritizing state and local budget requests. There have also been requests from other communities and preservation organizations for copies of the Preservation Plan, to be used as a resource in developing their own plans. (These have not been provided, as the plan has not yet been formally presented to the City Council.)

The availability of a variety of relevant preservation related programs provides the commissioners and staff with the flexibility of multiple approaches when planning for

and providing the historic promotional and educational opportunities required to fulfill their local and state preservation obligations.

3. Technical Assistance

These are the programs and services are provided in this category:

- A. Brookings Downtown, Inc. Board of Directors (Commission)
- B. Grant writing assistance (Commission)
- C. Research possible funding sources (Commission/Staff)
- D. Property owners on local, state and federal benefits (Staff)
- E. Facilitate and accompany site visits with state and national preservation personnel and property owners to answer technical assistance questions (Staff)
- F. Facilitate securing preservation consultants for community projects (Commission/Staff)
- G. Welcome Packets for new owners of historic properties (Staff)
- H. Respond to realtor inquiries regarding tax benefits (Staff)
- I. Material dissemination and informational briefings to City Manager and other city officials (Commission/Staff)

Staff and State and National preservation office personnel are primarily responsible for answering property owner tax project and eligibility questions, as well as conducting site visits at the request of the property owners. When state or national preservation office staff are in Brookings, as many site visits and consultations as possible are scheduled, to maximize benefits from the visit. Commissioners accompany the site visits, as observers and for their education, but do not offer tax project advice. Commissioners provide grant writing and application assistance, deliver Welcome Packets, and prepare and present briefings to the City Manager, elected officials, and other city officials.

The technical assistance services provided directly benefit local property owners by answering their preservation-related questions, providing alternative options if applicable, and affording them free, ongoing expert advice. Informed property owners are more likely to use all of their options in maintaining their own historic properties, frequently purchase and rehabilitate additional historic properties, and often let other historic property owners know of the services available, continuing the preservation cycle.

4. Continuing Education

- A. Attend mandatory annual state training sessions in Pierre and RDTN site
- B. Attend bi-annual National Alliance of Preservation Commissions conference*
- C. New member orientation process
- D. Ongoing professional and technical training through materials, video, etc.
- E. Membership to preservation organizations* (State Historical Society, Historic South Dakota Foundation, National Trust for Historic Preservation, National Main Street organization, National Alliance of Preservation Commissions, Preservation Law Forum)

*if state funding allocation permits

EXPENDITURES:

The funding amount of \$10,295 reflects an estimation of FY2001 grant funds, a carryover of FY2000 grant funds and \$3500 in city funds. Programs funded with city

funds will consist of the annual Mayor's Awards, historian services and research provided by George Norby, general office supplies and postage, photographic recordation, travel and lodging to attend statewide meetings, photo week activities, guided tours, public workshops, newsletters, welcome packets, Picture This series, University Historic District brochure development and other public education campaigns.

These figures reflect an estimation of FY2001 grant funds, a carryover of FY2000 grant funds and \$3500 in city funds.

Contracting Services.....		\$3,800
Matching signage program for Brookings District (2000 program)	\$1200	
Supplemental grant activity (2001 program)	\$2000	
Norby Historian Services (2001 program)	\$600	
General Supplies		\$700
Postage	\$300	
Supplies	\$400	
Photographic Supplies.....		\$500
Photo processing for recordation, photo week, Picture This	\$500	
Travel and Lodging.....		\$1,000
Grant \$500, City \$500		
Public Education.....		\$3,995
Mayor's Awards (2001 grant)	\$305	
Newsletter (2000 grant)	\$300	
Preservation Week/Photo Week(city/grant)	\$200	
Historic Development Services (city activities)	\$1300	
Workshop (2001 grant)	\$500	
Public Education Activities (2000 & 2001 grant)	\$1390	
Membership and Dues.....		\$500
Historic SD Foundation	\$50	
State Historical Society	\$40	
National Alliance of Preservation Commissions	\$50	
National Trust for Historic Preservation	\$90	
Preservation Law Forum	\$55	
National Main Street		\$195

Source of Funds:

Amount	Source	Fiscal Year
\$3500	City Funds	January 1, 2001-Dec. 31, 2001
\$2295	2000 State Allocation	June 1, 2000 to June 30, 2001
◆ \$2000	Annual State Allocation	May 1, 2001 to June 30, 2002
◆ \$2500	Supplemental State Allocation	May 1, 2001 to June 30, 2002
\$10,295	Total	

◆ State Allocation funding criteria and priorities generally will be published in March 2001

Grant Revenue	Project	Amount	Expended 99	Expend 2000	Expend 2001
	1999	4000.00	1677.56	2322.44	
Estimate	2000 Basic	2000.00		905.00	1095.00
Estimate	2000 Sup #1	3200.00	0.00	2000.00	1200.00
	2000 Sup #2	1000.00	0.00	1000.00	
	2001 Basic	2000.00			2000.00
Estimate	2001 Sup #1	2500.00			2500.00
			1677.56	6227.44	6795.00
City Cash	Year	Amount	Expended 99	Expend 2000	Expend 2001
	1999	3050.00	1914.44	1135.56	0.00

	2000	3500.00	0.00	3500.00	0.00
requested	2001	3500.00	0.00	0.00	3500.00
		10050.00	1914.44	4635.56	3500.00
				10863.00	10295.00

Departmental Goals & Relationship to City Goals and Values:

- Present preservation plan for adoption to city council and implement plan for the city of Brookings.
- Continue to pursue and develop effective communication with local and state government officials
- Serve as a conduit between the state preservation office and national preservation entities to provide technical assistance and referral to property owners in the community.
- Continue public awareness campaign through a variety of projects to include posters, exhibits, newspaper columns, radio segments, and workshops
- Continue to monitor potential changes with any historical resources in Brookings.
- Review Commission bylaws and ordinance with preservation plan
- Continue to work with City Planning Commission and city officials to develop guidelines for preservation commission awareness in matters of zoning, building permits and notification.
- Investigate the possibility for creating a loan fund to encourage historic preservation restoration.

Highlights of Current Year's Operations:

- Assisted County in obtaining 1921 Middle School Structure's designation as an official Save America's Treasures project
- Completed and adopted Preservation Plan
- Served as advocate for adaptive reuse of 1921 Middle School Structure (ongoing)
- Nominated Pat Fishback, BHPC Chairman, who was honored as Historic South Dakota Foundation's Preservationist of Year
- Participated in SDSU Masterplan Task Force and Public Meetings (ongoing)
- Provided liaisons to Planning Commission meetings and public forums whenever 2020 plan was on agenda (ongoing)
- Hosted 10 walking tours and events for the National Girl Scout Jamboree
- 14th annual Mayor's Awards for Preservation
- Annual Preservation Week Activities
- Responded to technical assistance/ tax project inquiries
- Attended National Alliance of Preservation Commission's Preservation Forum

Statement of Goals & Objectives for 2001

Promote the Understanding that Preservation is Progress

1. Present Preservation Plan for adoption to the City Council and implement plan for the city of Brookings.
2. Continue to pursue and develop effective communication with local and state government officials.
3. Provide technical assistance and referral to property owners in the community.
4. Continue public awareness campaign through a variety of projects to include posters, exhibits and newspaper columns.
5. Continue to monitor potential changes with any historical resources in Brookings.
6. Review Commission bylaws and ordinance with preservation plan.
7. Continue to work with the Brookings Public Library to secure permanent storage for the Norby collection.
8. Continue to work with the City Planning Commission and other city officials to reach an agreement or policy in matters of zoning, building permits and notification.
9. Increase public awareness about historic preservation through the media.
10. Develop a walking tour brochure for the Brookings University Residential Historic District.
11. Develop a Historic Preservation Commission page on the future City of Brookings website.
12. Seek funds for historic district street signage for the three Brookings districts.

Appendices

Brookings Historic Preservation Commission
2000 Annual Report
Brookings, South Dakota

Preface

The Brookings Historic Preservation Commission, formed in 1985, is the official representative for the city of Brookings in the National Park Service's Certified Local Government program. As outlined in program guidelines, each of South Dakota's certified local governments are required to submit an annual report to the State Historical Preservation Center and local government officials.

Anyone interested in further information about the Brookings Historic Preservation Commission or any of its projects may contact:

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Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, and South Dakota law SDCL 20-13, the State of South Dakota and U.S. Department of the Interior prohibit discrimination on the basis of race, color, creed, religion, sex, disability, ancestry or national origin. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: South Dakota Division of Human Rights, State Capital, Pierre, SD 57501, or the Office of Equal Opportunity, U.S. Department of the Interior, Washington, D.C. 20240

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Meeting Minutes

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