

Mayor's Award
"Overall Residential Restoration"
1001 6th Avenue
Bob & Pat Fishback

A French country villa amidst a University Historic District in Brookings, South Dakota? Blame local lumberman Lockhart who built the house in the early 1880's in Dakota Territory. He located the mansard-roofed house at 501 Eighth Street, clearly not the French countryside but on a sizeable piece of property. Horace Fishback, pioneer merchant and banker, and his wife Cornelia Van Dusen and their growing family bought the house in 1885 and lived there until 1903. In 1902 they moved the house across the back pasture on old fashioned rollers to its current location at 1001 Sixth Avenue, continuing to live in it during the move and after until their new NeoClassical home was built on Eighth Street.

During the 1940's, owners Robert and Clara McTague converted the structure to apartments. The Ernest and Mildred K. Huggins family purchased the house in 1977 and continued to use it as an apartment dwelling.

It was in 2010 that Horace's grandson Bob and wife Pat Fishback acquired the house and began a three-year labor of love to return the home to a single unit. Now listed on the National Register of



Historic Places, the house is an excellent and unique example of an early home exhibiting blended features of the Second Empire and Queen Anne styles. Its architectural style is unusual to have originated during the initial development of a prairie town in the 1880's.

In the 1890's the house contained a living room, parlor, downstairs master bedroom, dining room kitchen and downstairs bathroom. The upper story served as bedrooms for the children. Every effort was made by the Fishbacks to return these rooms to their original configuration with careful attention to placement of walls, windows and doors.

But first things first. The house needed substantial foundation work and was lifted and moved off its original base and placed on steel beams and wood platforms while the old foundation was removed and a concrete block foundation installed. Concrete was poured to form a new basement before the house was moved back into place. Original foundation limestone was salvaged to face the exterior concrete block, and more limestone slabs that remained now form a charming walkway to the back entrance.

Original window frames were repaired, and windows were re-glazed and retained. Old glass was fitted where panes were broken or missing and new wood-clad storm windows were installed.

Carpet and linoleum were removed to reveal original wood flooring that was then patched, stained and varnished throughout the house. Elaborately molded baseboards and paneled wood double pocket doors between the front rooms, fluted window and door casings with bulls-eye corner blocks were all repaired and rehabilitated.

The kitchen area was updated using original windows and replicating those missing. The interior staircase was returned to its original location and reworked with railings, spindles and balustrades from a salvage supply house. A totally new electrical system was put in place by Tschetter Electric. All new plumbing and a new furnace were installed by Mel and Bill Herold. The original radiators which are decorated with a floral motif were re-used. Non-original walls were removed and those that remained were beautifully repaired and replaced by Mike Johnson with lath and plaster, retaining as much of the old plaster as possible.

On the exterior of the house, old wood on the front porch was repaired and rebuilt replicating the original design. All available original materials were retained. Missing porch posts were fabricated by Gary LaJoie; and spindels, spandrels, and balusters were replicated by master craftsman Ed Stricklin. Exterior re-siding was done using matched clapboard where rotting had occurred. An outside shed was rehabilitated and put to use.

In the roof area, a rubber roof lining was installed and gutters and downspouts were added. The porch roof and soffit were repaired as were the porch rafters, soffits and framework of upper roof. Elaborate gabled dormers were also enhanced by the subtle palette of exterior paint colors applied by Ed Higgins that truly resemble icing on the cake of this beautiful home.

Pat Fishback is reluctant to mention all the names of the over 40 people who helped create this transition because the list is lengthy and each was so essential to its completion. She, Gary LaJoie, and Mark Kelsey have been General Contractors of the project, and Mike Johnson has been a master of all trades throughout.

She is grateful for help received from others as well. "I am a recipient of the SD Property Tax Moratorium and of Federal Rehabilitation Tax Credits and had assistance from Paul Porter and Jennifer Brosz of the South Dakota State Preservation Office. They worked with local city historic preservation staff Shari Thornes and with the National Park Service's Elizabeth Petrella."

As house builder Lockhart might readily observe, "C'est Magnifique!"



**Mayor's Award
"Historically Sensitive Addition"
521 8th Street
Christopher & Kelsey Stoltenberg
Michael & Heather Moechnig**

An elegant residence since its construction in 1941, the house at 521 has gained new curb appeal with a front porch addition in keeping with the style of the house. It has received the Mayor's Award for Historically Sensitive Addition.

Now owned by Chris and Kelsey Stoltenberg, the house was originally built for the Peur family. The Peurs likely added the "grandmother's room" addition which is currently used as an office.

The Stoltenbergs purchased the house in 2011 and are only the fourth family to occupy it. Previous owners Michael and Heather Moechnig planned the attractive porch entryway which opens into the office wing. B & B Construction of Sioux Falls was hired as the contractor. Decking is cedar and the columns are cedar wrapped. A star burst window ornamentation of the original 1941 structure is replicated above the front door entry.





Chris and Kelsey Stoltenberg provide a fine example of dedicated stewardship in maintaining and enhancing this historic home. They have put their boundless energies into interior remodeling and installing new landscaping. In their work on the interior, they have been sensitive to historic elements while giving the house modern livability. The home retains its beautiful original molding and hard wood floors—rumored to having been laid during the Pearl Harbor bombing on December 7, 1941.

After 70 gallons of paint, remodeled kitchen and bath, newly constructed office bookshelves, and new carpeting, the house sparkles. The property adds new distinction to the historic Eighth Street neighborhood. Its front porch addition blends in so well with the house that it appears to have always been there and definitely “belongs.”



**Mayor's Award
"Interior Commercial
Rehabilitation"
517 Medary Avenue
Kevin Grunewaldt
Blair Collins**

Structures designed to be apartment buildings were not terribly common in 1914, especially in a community the size of Brookings. The builders of the Dawes apartment complex at 517 Medary Avenue had community life in mind, however, when they thoughtfully constructed this unique four-story dwelling. The building was built by H.E. Dawes in the Prairie School Style for a total cost of \$22,000.



Because of its prominent location at the intersection of Medary and Sixth Street, the Dawes building attracts attention. Passersby might notice its positioning. The building sits on an angle, so that each apartment's windows might absorb as much sunlight as possible.

It is easy to see cosmetic improvements on building surfaces, but often more difficult to appreciate the system upkeep and repairs that are necessary to maintain a building like this, which has stood proudly in Brookings for nearly a century. Its nine apartments retain their original appeal, featuring bright windows, original woodwork, and hardwood flooring. Many have two entrances, so that residents can easily sneak down to the communal laundry room in the basement. Some include built in shelving and sun porches.

Present owner, Kevin Grunewaldt, purchased the property in 2013 from previous owner, Blair Collins, who owned the building from 2007 to 2013. The men worked together on many projects which improved the building and share a similar philosophy and interest in historical buildings.



"When I walked into the building and saw the woodwork, I said to myself, 'Uh-oh'. I knew immediately that I loved it and wanted to restore it," said Collins.

The building was in rough shape in 2007, so Collins set about performing some major updates. First, he performed cosmetic repairs like fixing cracked plaster and painting all walls. Most of the plumbing and considerable electrical updates were made, including the addition of electric baseboards for heat. Collins replaced sewer stacks and redid all the sewer drains, added drainage tile, and pulled up an underground storage tank. Bathrooms were updated and all hardwood floors were rehabilitated. He also made major landscaping improvements to the property, adding edible plants and an artful texture to their placement. He credits many excellent local skilled tradesmen and craftsmen with assistance.

Collins hired Kevin Grunewaldt and some associates to replace the building's roof. Kevin was also struck by the historical appeal of the Dawes building. "They just don't build buildings like this anymore,"

Grunewaldt said, “There aren’t as many skilled craftsmen to do this kind of woodwork.” Kevin made plans to purchase the building from his friend when Collins relocated from Brookings.

Grunewaldt continued the electrical conversion by extracting the boiler in the basement and removing corroded water pipes throughout the structure. He is modifying the kitchens



so that the old wooden drawers will operate again and he’s adding breakfast bars in many, using rehabilitated wood taken from other parts of the building. Grunewaldt is even making benches out of massive planks from a walnut tree that had to be removed from the property. He finds using the existing materials satisfying and, as a bonus, it also conserves resources.

“There is an art to living. The front stoop has been the spot for many excellent conversations over the years,” said Collins, “and with Kevin’s ownership, I hope it will be for many more.” Here’s to another 100 years for the Dawes Building!



**Mayor's Award
"Overall Residential Restoration"
625 9th Street
David & Tasha Jones**

This intriguing property was first established in 1889. Built as a single family residence by Vinal "V. W." Norton, the home remained in the Norton family, passing from father to children for over half a century. It was occupied by Alice Arden (daughter of V. W.) until the early 1900s, when it went to son, Fred Norton. Fred and his wife Mary remained in the home until Fred's death in 1947, at which point their children inherited the home. During the next fifty years the house passed through the hands of a series of owners and was converted into a duplex rental property. One unit consists of the first and second stories; the other is a basement unit.

The current owners, David and Tasha Jones purchased the home in 2003. The structure lies in the University Historic District. Tree lined streets and a mixture of rental and owner occupied residences bring this historic neighborhood to life with a rich culture of lifestyle diversity. However, when the Jones family came into ownership, this particular structure had fallen into disrepair; both the inside and outside were in need of restoration. At the time of purchase, the Jones' intended to do someday a complete restoration of the home but initially just updated the shingles, gutters, electrical, and plumbing.

A series of unfortunate events struck in 2011 by means of a burst water pipe that flooded the house, leaving behind four feet of standing water in the basement. This event sparked the beginning of the home's complete restoration. The Jones' worked with construction manager Phil Wagner, along with several other local sub-contractors including Steve Ust and Gary Koffman. Their goal was to create an updated and energy efficient home that still possessed the character of a 1880s era residence.

Interior projects completed include:

- Floor joists replaced and/or strengthened to reinforce and straighten all floors
- Brick furnace flu removed to allow more space for new duct work
- Complete rewiring done by Tschetter Electric
- New plumbing infrastructure and bathroom fixtures by Courtesy Plumbing
- New sheetrock on all walls - most bedrooms, closets and bathrooms were reconfigured with larger closets
- Installed new solid-wood cabinets in cherry finish
- New woodwork including new three foot wide doors
- New appliances by Karl's
- Floor coverings by Barrett's Flooring and Decorating
- Painting and finishing by Dana Varpness Paint Services

Exterior projects completed include:

- Cement board siding and period friendly trim work
- Tuck-pointed existing foundation by Discmacon Construction
- Foamed insulation in all exterior walls (including basement) for maximum efficiency by Advanced Insulation Solutions

- Insulation of dual-pane windows
- New central A/C and furnace system (replaced boiler) by Langland's
- Fresh-air exchange unit by Langland's
- Completely rebuilt front porch to former design/specs (including new footing and block work to match existing foundation)
- Landscaping, yard, and sprinkler system by Kerry's Landscaping
- New sidewalks laid
- Painting and finishing by Dana Varpness Paint Services

When asked why they chose to preserve and restore this house, the Jones' answered that they believe it is a good representation of the older homes in the university historic district neighborhood. They live in the neighborhood and feel that preserving these homes is important for the City of Brookings and SDSU. These are the homes and neighborhoods that most people see when they visit Brookings and can leave a positive impression on visitors if they are properly cared for.

The house will continue to be a rental property. A popular choice for SDSU students, the house's close proximity to campus and the charm of the neighborhood make it an excellent place to call home during college years. The property has been beautifully revitalized and now provides continuity with one of Brookings' treasured districts.