

**Mayor's Award**  
**"Residential New Construction - Garage"**  
**423 8th Street**  
**Bob & Pat Fishback**



The residence at 423 8<sup>th</sup> Street was originally built by George Mathews, a former mayor of Brookings, in 1896. Constructed in the Queen Anne style, the G.A. Mathews House and its neighbor, the Fishback House, both individually listed properties on the National Register of Historic Places, frequently cause passersby to slow down, take photos or even stop and stare.

Longtime residents of the G.A. Mathews House are Bob and Pat Fishback of Brookings. Though they have always appreciated this area's homes and green spaces, the garage space on their property left something to be desired; an original barn with hay loft located at the northeast corner of the property served as the couple's garage for many years.

The Fishbacks value the home's historic nature and its proximity to the University Residential Historic District, and they would have liked to retain an original structure. However, much of the original material in the barn was missing and various attempts had been made over the years to improve its use, which rendered it less historically significant to the property. They decided to look at building a new space.

"I knew the project would need a review, so I started by contacting the city and then the state historic preservation office. We demonstrated specifically how we would follow the Secretary of the Interior's standards for new construction and additions within historic districts, and we were granted approval for the project," Pat Fishback said.

The residents did not intend to recreate the original barn, but instead to build something that would complement the home and fit into the neighborhood. When considering projects at historic properties or within historic districts, new additions, exterior alterations or related new construction is to be differentiated from the old and should be compatible with the massing, size and scale of the property. Construction should be undertaken in such a manner that if removed in the future, the historic property's integrity would remain intact. The Fishback's project is consistent with these standards.



Demolition of the barn began in August of 2014. Pat Fishback had worked with Gary Lajoie of Built Rite Construction in Estelline, SD, on previous projects and worked with him and subcontractors for this new construction.

The new structure was built in the same location as the old barn, with a slightly larger footprint. It features a contemporary design with a high, pitched roof that mimics the hay loft of the barn. All utilities were added so that a special guest loft could be created above the heated, 2-car garage space. The loft contains a full bathroom and a kitchen. The project was functionally complete in April 2015, with a few minor details outstanding.



Four of the old barn's original windows were able to be rehabilitated and repurposed in the new structure, making it a very tasteful blend of old and new.

Congratulations, Bob and Pat Fishback, on your successful project!