

BRING YOUR DREAMS.



Brookings Historic Preservation Commission

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FOR IMMEDIATE RELEASE

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2011 Mayor's Awards Winners for Historic Preservation

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, organizations or businesses whose work on Brookings' properties demonstrate 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 historic districts. All demonstrate commitment, leadership and achievements worthy of recognition.

Eligible projects involve the rehabilitation of older homes, businesses or rental properties judged on consistency in style, materials appropriate to the date of construction, quality of workmanship and sensitivity to the environment. Nominations are solicited from the community throughout the year with official requests for nominations in April.

This year, Mayor Reed and the Brookings Historic Preservation Commission will present the following five awards:

Greg & Allison Sherwood, 725 4th Street, "Exterior Residential Restoration"

Ginny Conger & David Aaron, 621 8th Street, "Residential Construction – Garage"

Kent Resman, Shad Swedlund, Jerrad Ziegeldorf, 829 7th Avenue, "Adaptive Reuse"

Children's Museum of South Dakota, 521 4th Street "Adaptive Reuse"

**Bill & Nancy Flynn, 711 4th Street, "Exterior Residential Restoration
& Historically Sensitive Addition"**

The public is invited to attend the Awards presentation and reception at the Children's Museum on Thursday, September 29th, 4:30-6:00 p.m., program at 5:30. Hors d'oeuvres and refreshments provided along with music by Dennis Bielfeldt.

**Ginny Conger &
David Aaron
621 8th Street
“Residential
Construction –
Garage”**

Built in 1905, this wonderful eclectic home captures the coziness of the deep front entrance porch commonly associated with that of the



Bungalow while it displays fanciful adornment through use of color and shingle siding commonly associated with the Queen Anne style.

Owners Ginny Conger and David Aaron have been chosen to receive a Mayor’s Award for Historic Preservation for their attention to detail with the construction of the recent garage/upper level living area addition. According to Ginny, the addition was initially going to be a simple garage addition but because of their concern for how it was to connect visually with that of the original 1905 home, they decided that a high sloping roof was necessary. Early-on in construction, it soon became apparent that the high roof could enclose a second story living space. In keeping with Ginny and David’s desire to architecturally connect with the original 1905 home, front and back dormers were added to the overall design. The dormers not only satisfied the egress requirements but also provided an opportunity to further blend the detail from the original 1905 home into the new construction.

Les Rowland
Vice Chair, Historic Preservation Commission

Kent Resman, Shad Swedlund, and Jerrad Ziegeldorf
829 7th Avenue
“Adaptive Reuse”

Kent Resman, Shad Swedlund, and Jerrad Ziegeldorf have received the 2011 Mayor's Award for adaptive reuse of the residential property at 829th Seventh Ave.



It was built as a single family residence in 1909-1910. Andrew M. Wold was contractor of record. The home was occupied by several families until

the early 1980s. From this period until 2009 the house has sat vacant. During this time period the house had minimal upkeep on the exterior of building.



They purchased the property in 2009 and in October of that year took on the task of converting the long abandoned house into a duplex rental property. The project was completed in May 2010 and six new tenants - three to an apartment - occupying the completely renovated property. In September 2010, the house received its first new coat of paint in over 30 years.

Everything in the house was replaced except for the siding and exterior studs. Resman, Swedlund and Ziegeldorf worked on the renovation for nearly a year, putting in time in the evenings, on weekends, and other spare time. The work was divided into three phases - disposing of items left in the house; removing interior walls, radiators, and other built-ins; and constructing two fully appointed apartments - one to a floor.



During the clean-up phases, they filled 14 dumpsters with trash and house materials.

Nothing could be saved of the original woodwork as it had been largely stripped during years the house stood vacant. A new floor plan was developed to accommodate the duplex design.

Each apartment has three bedrooms, a general living area, modern kitchen, laundry, and bath.

The residence now has all new plumbing, electrical wiring, and drywall. It has been reroofed and 2 by 4 roof supports have been replaced. Structurally sound and reoccupied - this century old structure will continue to contribute to look and feel of the University Historic District.



Janet Gritzner
Member, Historic Preservation Commission

**Bill & Nancy Flynn
711 4th Street
“Exterior Residential
Restoration & Historically
Sensitive Addition”**

Nestled on a street with early Victorians is a stylish “modern” Arts and Crafts house built in 1916 by H. G. and Iva Hoff at 711 Fourth Street which is now the cherished home of Bill and Nancy Flynn. The Flynns are the 2011 winners of the Mayor’s Award for Exterior Residential Restoration and Historically Sensitive Addition.

Their new back addition and entrance with hip roof and compatible porch detail blends so seamlessly with the rest of the house that it appears to have always been there. The new space adds room for pantry cupboards, a washer and dryer, “finally” a main floor bathroom, and a welcome mud room area. Formerly, the entrance went directly into the kitchen where the family would dump coats and books on counters or table. Bringing the washer/dryer upstairs freed a space in the basement for Bill’s gardening plants. And the main floor bathroom had long been needed.



The hip roof required extra care to control water flow. Builders Tony Brower and Dennis Buys designed a triangular panel that channels rain water away from the house.

The Flynns remodeled their large kitchen at the same time they were building the addition. It now boasts stunning new countertops, honey-colored maple cupboards, and a large farm sink. There is new lighting as well. “The previous owners enlarged the kitchen and left behind a wonderful chef-sized stove which we still use,” said Bill. “New” old radiators were located, reconditioned and restored to use in both the kitchen and back entry.

Bill and Nancy bought the house 26 years ago when they moved to Brookings “temporarily” from Minneapolis. Since then they have made other improvements such as adding a fourth bedroom upstairs to accommodate their four growing children. The finished basement includes a music room created from the house’s old cistern. Converted to a toy room by the previous owners, the cistern now houses their sons' drum set and a place for friends to hang their electric guitars until the next jamming session begins. A wall of graffiti provides just the right atmosphere.

Paint colors for the exterior posed a problem, said Nancy, who likes green but realized there were already three green houses nearby in the Central Residential Historic District neighborhood. With help from a local decorator, they decided on a gold-hued “Colorado Sand” by Pratt & Lambert. Accents on doors, windows and pillars are turquoise and two shades of brown. Ed Higgins who, Bill says, specializes in “painting and philosophy” did the work.

Commenting on the award, Nancy says, “We are temporary stewards of this now “historical” home. This award is presented to us, and accepted by us, in recognition of all of the people and families that have lived in this home before us; who have loved Brookings and desired the best for Brookings.”

Mary McClure Bibby
Member, Historic Preservation Commission

**Greg & Allison
Sherwood
725 4th Street
“Exterior
Residential
Restoration”**

This year’s winner of the Mayor’s Award for “Exterior Residential Restoration” is the home of Mr. and Mrs. Greg and Allison Sherwood. Originally built in 1894 by Dyer and Emma Campbell for \$2,000, the “Shingle Style”



structure is located in the Brookings historic district at 725 4th Street. The Sherwood’s purchased the house in June of 2010, and in less than a year’s time, they managed to complete an extensive, yet authentic, renovation of the entire property.

Attracted to unique architectural elements that borrow some features from the more well-known “Queen Anne Style,” including a diamond-shaped window on the large front gable of the house, the Sherwood’s wanted to create a warm and inviting home for friends and family to enjoy. Their two-story residence has a cross-gable roof that covers a large attic, an expansive bay window, and shingles on the second floor. Although the interior of the house was in fairly good condition when they bought it, the Sherwood’s still had to cull some dangerously overgrown trees from the grounds while adding some appealing flowers, shrubs, and other landscaping features in order to enhance the front of their property. Repainting the exterior and selecting an appropriate color scheme was another important challenge, but the Sherwood’s sought and received expert advice from the designers at Barrett’s Flooring and Decorating Center in Brookings to enable them to complete the look of their house.

The Sherwood’s believe it is important to restore and preserve the integrity of historic homes in the community in order to respect the memory of those who originally built them. Such restoration projects enable current residents to reflect upon the history of the area and appreciate changes to the town. While their project required a considerable investment in time and resources, the Sherwood’s proceeded deliberately and discovered that they were able to do much of the necessary work on their own. When they found, on occasion, they could not complete a task themselves, they made sure to hire contractors who were comfortable working on older structures and

materials. The result of these concerted efforts is a distinctive home which adds considerably to the appeal and character of their neighborhood, as well as to the rich architectural heritage of Brookings as a whole.

Thomas Agostini
Member, Historic Preservation Commission

Children's Museum of South Dakota "Adaptive Reuse"

The Children's Museum of South Dakota opened their doors for active play on September 12, 2010. During their first year, over



120,000 individuals —children, parents, grandparents, aunts, uncles and friends—have passed through their doors. The wonder each person experiences by visiting the museum is a culmination of the Larson Family's profound love of children, education, architecture, art and community. It is with great appreciation that the City of Brookings presents the Mayor's Award for Historical Preservation to the Larson Family for Adaptive Re-use of a Historical Structure.

The journey that would become the Children's Museum of South Dakota began with a discussion with Mr. Dale Larson and then-superintendent of Brookings Schools Dr. Orv Creighton. The school district was facing growing student numbers, economic challenges, and adjusting to a grade-alike system. Mr. Larson wished to help, and at the same time, realized that the Central Elementary School structure, which was built in 1934-35, could be put to good use as a children's museum. It had long-been the Larson family's dream of creating a museum specifically for youngsters and their families to enjoy. The Larson Family partnered with the school district to make this dream come true for countless families in this community, region and beyond.

The construction was begun in earnest when students and teachers vacated Central Elementary during the spring of 2009. With a strong sensitivity to preserving and utilizing the existing brick structure, many original features were restored and reused. The windows were brought back to their full size and glory, allowing natural light to fill the building. A historical entrance was preserved, and high ceilings revealed a long-hidden dentil pattern. A digital slide show is planned for the built-in cases near the entrance, which will allow people to view historical photos from Central Elementary's past.

Patrons who experienced the building as school children now comment in wonder at the mixture of old and new. The terrazzo tile that they walked upon has been restored to its original luster and will last as long as the building stands. The skylights that allowed

winter light to penetrate the halls continue to brighten children's visit to the museum today. The original hardwood floors gleam as if brand new in the educational and office wings of the building. Many of the built-in storage features, student lockers, banisters and beautiful classroom doors were restored and continue to hold their historical significance.

The dramatic multi-story gymnasium has been converted to the Museum's amazing permanent exhibition area. Two levels of massive existing windows allow the prairie sky



to be brought into the building, and the original metal ceiling beams have been left exposed for added interest. The large and inviting space has been adorned with ingenious cloud-shaped acoustic tiles. Original bleacher wood has been utilized throughout the building as safety railings, bench seating and countertops.

The exciting use of historical and sustainable materials, as well as energy-saving heating and cooling methods has allowed the Children's Museum of South Dakota to apply for LEED certification. Suzanne Hegg, Executive Director of the Museum, anticipates that they will be certified at the silver level. Suzanne and her staff have worked tirelessly to make the Museum a first-class experience for all their patrons.

Today, the Children's Museum of South Dakota stands as a testament of the Larson Family's love of children, learning and historical preservation.

Pam Merchant
Member, Historic Preservation Commission