

Brookings Historic Preservation Commission
February 12, 2026 Minutes

A meeting of the Brookings Historic Preservation Commission was held on Thursday, February 12, 2026 in the Brookings City & County Government Center. Members present: Audra Kelley-Fullerton, Tom Thaden, Janet Merriman, Walker Kropuenske, Samuel Krueger, Paula Carson, Sandra Callies, Janet Gritzner and Matthew Weiss. Also present were Logan Ekern, Bailey Maca – Associate Planner, and Ryan Miller – City Planner.

Call to Order

Weiss called the meeting to order at 6:02 p.m.

Approval of Agenda

Weiss requested to add discussion on a Wayside Motel Historic Marker to the agenda.

A motion was made by Merriman and seconded by Gritzner to approve the agenda as amended. All present voted aye.

Approval of Minutes

Kelley-Fullerton found a typo on page two. A motion was made by Merriman and seconded by Krueger to approve the minutes as amended. All present voted aye.

Open Forum

No comments.

State Case Report – 902 6th Street

Logan Ekern, True Quality Construction, has submitted a proposal to reside 902 6th Street.

Callies asked if the scalloped siding would remain. Ekern confirmed that the scalloped siding would remain. Krueger asked if the soffit and fascia would stay. Ekern stated yes, all they will be replacing is the siding and window trim. Krueger mentioned concern with removing window trim. Ekern mentioned that a crown molding could be used to replicate the look but the materials need to be removed. Callies asked if the windows are in poor condition. Ekern stated yes, they will likely ask to replace the windows in the future. Ekern mentioned that there are two finishes that could be used for the siding, a smooth finish and a wood grain.

Merriman asked to confirm the lap size. Ekern mentioned that they will use six-inch siding which would be five-inch reveal. Merriman asked if there is an option for a four-inch reveal. Ekern mentioned that the options are 6 and 8-inch.

A motion was made by Merriman and seconded by Krueger to accept the findings of the case report with a note that the scalloped gable will remain and be scraped and repainted, the rounded windows will not be replaced, and that the trim on the window and door frames will be replaced with crown molding and the siding will be a smooth finish. All present voted aye.

Other Items & Reports

- a. 806 6th Street Discussion:

Sam Krueger is seeking feedback from commission members prior to submitting an 11.1 review. There are four projects. The first project is modifying a front window above the front porch. They propose replacing this window with an octagon window. Merriman asked why the choice of octagonal window as opposed to a half square. Weiss advised to be mindful of egress needs. The second project would be to remove and replace the front porch with an extended porch. Merriman asked how the porch would be constructed as to not impact the original look of the home if removed. Callies mentioned support of the front porch as a careful and thoughtful addition regardless of architectural consistency. The third project is related to the driveway and landscaping. Merriman is not a proponent of adding concrete but there may not be many options. Callies appreciates the location of the parking on the side of the house as opposed to the front. The last project is re-roofing the house. A hypothetical additional project would be to extend the height of the turret to a peak. Merriman mentioned concerns regarding the impact of increasing the height. Krueger mentioned a deck would also be added on the west side of the house. Kelley-Fullerton asked if there is a door near where the deck will be added. Krueger mentioned that there is a door that had previously been added.

b. Subcommittee Updates:

i. Survey

Weiss will be coordinating a meeting with Maddie Ferrell to discuss next steps.

ii. Public Education

Merriman mentioned that the attendance at the Home Show was 1,007. Both presentations had around 20 attendees. A lot of feedback was focused on the issue of finding contractors to perform work on historic homes.

iii. Codes & Design

Callies is working on a draft of general goals for designs within historic districts along with an appendix of good and bad examples. Callies hopes to have a discussion with the commission as to what the goals would be. Merriman stated that one goal would be to help homeowners understand what substitutions are acceptable. Merriman suggested that any examples not be located in Brookings in order to not call anyone out locally. Gritzner mentioned a need to focus on appropriate additions and garages. Weiss asked about including accessory dwelling units in respect to design guidelines. Krueger mentioned including criteria for how to determine if a home needs demolishing. Weiss mentioned accessibility accommodations. Gritzner mentioned including infill standards. Callies mentioned parking standards. Weiss mentioned the protection of mature trees and yard areas. Callies mentioned that Kosbau is interested in historic lighting.

iv. Incentives & Partnerships

Kelley-Fullerton mentioned that letters were mailed to around 130 downtown businesses promoting the downtown incentive programs.

c. Brochure Distribution Updates:

Carson has distributed Central, Commercial and University Brochures. Thaden handed out about 50 SDSU Tour Guides. Thaden is working on additional prints along with a new map.

- d. Basement Storage Taskforce Updates:
Thaden mentioned that he repaired the Archi-treasure displays.
- e. Home Show Recap:
See Public Education.
- f. Preservation Month of May Planning:
Merriman asked if there was interest in hosting another open house. Callies is interested in coordinating. Additional planning will be discussed at the next meeting.

Thaden mentioned a program that Vermillion recently started that showcases a historic house of the month. Merriman suggested focusing on re-highlighting 11.1 projects instead. Merriman asked how they are selected, are they self-nominated? Thaden suggested maybe doing one per week for the month of May. Weiss asked Thaden to come up with a proposal.

- g. CLG Quarterly Report:
Miller provided an update.
- h. GLC Grant Due March 31st:
Merriman presented year five priorities from the implementation matrix.
- i. City Annual Report:
The Commission discussed the draft Annual Report. It was suggested that the communication plan be removed and replaced with trolley rides. Gritzner noted that the reconnaissance survey of the new district was a success. Merriman noted that a constant challenge is convincing home owners to repair historic materials or use in-kind replacements.
- j. Wayside Motel Historic Marker:
Miller mentioned that a community member is proposing a historic wayside marker along 6th Street near the Hillcrest Aquatic Center where the former Wayside Motel was located. The Wayside Motel was the only Green-Book location within the City of Brookings. The Commission was supportive of the proposal.

Upcoming Events

Miller mentioned that the conflict-of-interest Training has been moved to the March 17 City Council Study Session.

Other Announcements

Miller mentioned that the Community Development Department has hired a new staff person, Associate Planner Bailey Maca, who be taking over as Staff Liaison for the BHPC.

Next Scheduled Meeting

The next meeting will be held on Thursday, March 12, 2026.

A motion was made by Merriman and seconded by Thaden to adjourn.
Meeting adjourned at 8:12 p.m.