

Brookings Historic Preservation Commission
August 23, 2023 Minutes

A meeting of the Brookings Historic Preservation Commission was held on Wednesday, August 23, 2023 in the Brookings City & County Government Center. Members present: Nathaniel Condelli, Janet Gritzner, Janet Merriman, Jon Stauff, Tom Thaden, Paula Carson, and Chair Matt Weiss. Also present were Bart Teal and Steve Erpenbach (South Dakota State Foundation), Chuck Bennis (630 6th Avenue) and City Planner Ryan Miller.

Call to Order

Weiss called the meeting to order at 6:03 p.m.

Approval of Agenda

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

Approval of Minutes

A motion was made by Merriman and seconded by Stauff to approve the July 13, 2023 minutes. All present voted aye.

11.1 Review Updates

629 6th Avenue – an application for exterior remodeling of 629 6th Avenue was reviewed and approved by the State Historic Preservation Office. The project includes residing, relocation of windows and doors and the renovation of the front porch. Commission members discussed the project and wondered if the plans for the front porch could have been amended to reflect a more accurate front porch for the era of construction.

809 9th Street – an application for new construction has been received and is under review by SHPO. An approval for demolition of a structure at the same address was granted in 2021. The owner is now proposing an infill development consisting of a triplex apartment.

723 Harvey Dunn Street – an application was received and is under review for a residing project at 723 Harvey Dunn Street. A portion of the siding was damaged in the May 2022 derecho. The homeowner is proposing to replace the existing vinyl siding with James Hardie shake siding.

State Case Report – 816 and 820 9th Avenue:

Barb Teal mentioned that the case report has been updated to exclude the demolition option for 820 9th Avenue. The South Dakota State Foundation is still searching for options to move 820 9th Avenue within the City of Brookings and hopes to complete this within 2024. All other buildings with the exception of the primary dwelling at 820 9th Avenue will be demolished.

Merriman asked if more details could be provided regarding the alternate options that the Foundation considered rather than demolishing this site for expansion. Steve Erpenbach mentioned that for efficiencies, the Foundation is looking for growth in proximity to the current building.

Weiss stated his appreciation with the removal of demo option for 820 9th Avenue.

A motion was made by Carson and seconded by Gritzner to accept the Case Report. All present voted aye.

State Case Report – 630 6th Avenue:

Chuck Bennis explained that the 2022 derecho damaged the existing detached garage, which has been braced to secure but is too fragile to fix. Bennis is proposing a new structure. The current garage is orientated towards the north with a driveway approach from 7th. The current garage has a low pitch roof.

The new garage would swivel its orientation to the east with the driveway coming off the alleyway. This reorientation was suggested by the City to improve traffic safety by eliminating a driveway in close proximity to an alley intersection. The new garage would have a higher pitch roof to match the primary structure. The siding on the new garage would match the existing home and windows and shutters would be customized to match.

Merriman asked if the roof rotation was requested by the City. Miller mentioned that the rotation of the garage was suggested by the City. Weiss stated that garage doors typically are located on the gable side of the garage and agrees with the City's suggestion to rotate the garage away from street access and towards alley access.

Carson asked if both structures are contributing. Merriman stated that they are but questioned the contributing status on the fact that there was an addition.

Weiss encouraged the applicant to remove the proposed boxed eaves from the design of the new garage as it would not match or be historically appropriate. Weiss also suggested that the applicant consider ribbed panels for the garage door rather than heavy panels.

A motion was made by Merriman and seconded by Condelli to accept the Case Report while noting that the rotation of the garage was a request by the City of Brookings for safety purposes. All present voted aye.

Other Items & Reports.

- a. Special Projects Updates:
 - i. Mayor's Awards Review of Nominations

Weiss mentioned that all materials were submitted to the Clerk's Office. Nominations were to be accepted on August 8th. Miller has not received an update.

- ii. Historic Trolley Rides

Weiss mentioned that the trolley rides went relatively well. The new location of arrival and departure worked well. Attendance was lower than hoped. Carson suggested that advertising could be improved with ads next time and that the promotion may have been too focused online. Merriman mentioned that a press release was sent to the City. Merriman suggested using a series of sandwich boards directing people to the site. Merriman also mentioned that it is more difficult to point out key features of homes when trees have full foliage.

- iii. SDSU Tour Guides Brochure

Thaden mentioned that additional funding has not been secured and would like to utilize this year's funding. Thaden has received a quote for 700 color copies at \$2,404, which would be slightly over the \$2,250 approved in this year's grant budget. Thaden stated that they could have these printed in ten business days if accepted.

Carson asked about the distribution plan. Thaden mentioned that he has a list of locations to distribute to but would like to save some for distribution on Hobo Day.

A motion was made by Gritzner and seconded by Thaden to proceed with the quote upon approval from SHPO for the budget adjustment. All present voted aye.

iv. University Residential Historic District Plaque

No update.

v. Flyers Distribution

Carson mentioned that she has about 30 locations that routinely receive brochures and she is spending 6-8 hours per month distributing to these locations.

vi. Downtown Tour – Honors College

Condelli asked who would be interested in being the contact for the Honors College. Thaden offered to be the contact.

vii. Work Plan Review

Weiss discussed historic tour options. Merriman suggested tours piggybacking on existing events such as the Farmers Market, Downtown at Sundown, Spoke and Sport Bike Tour, a video tour during the Home Show, Spring Tour of Homes, Arts Festival, Crazy Days, Community Band sessions as well as partnering with location institutions such as the Ag Museum, the Boys and Girls Club and local schools. Merriman proposes focusing on current year grant budget items before working on additional tours.

b. Public Education Subcommittee Updates:

i. Facebook Efforts

Merriman stated that 8 posts have been made since the last meeting. One post was boosted. The Facebook page has 12 new followers.

c. City Connections Subcommittee Updates:

i. Survey of Potential Resources

No update.

ii. Downtown Brookings Requests for Information

No update.

Next Scheduled Meeting

- The next meeting will be September 14, 2023.

Meeting adjourned at 7:07 p.m.



Matthew Weiss, Chair



Ryan Miller, City Planner