

**Brookings Historic Preservation Commission  
August 8, 2024 Minutes**

A meeting of the Brookings Historic Preservation Commission was held on Thursday, August 8, 2024 in the Brookings City & County Government Center. Members present: Janet Gritzner, Janet Merriman, Matthew Weiss, Nathaniel Condelli, Tom Thaden and Paula Carson. Also present were Todd Fergen, Darla Vig, Adam Levijoki, Dave Miller, Diane Kosbau and Ryan Miller, City Planner.

**Call to Order**

Weiss called the meeting to order at 6:01 p.m.

**Approval of Agenda**

Chair Weiss added a discussion item to the agenda. A motion was made by Carson and seconded by Condelli to approve the agenda as amended. All present voted aye.

**Approval of Minutes**

A motion was made by Carson and seconded by Condelli to approve the July 11, 2024 minutes. All present voted aye.

**11.1 Review Updates**

**509 Main Avenue**

Dave Miller stated that there are issues with leaking at 509 Main Avenue and the owner would like to install Dryvit EIFS on the front that matches the building to the north. The Dryvit would cover the entirety of the front façade top to bottom. They have been unable to locate and stop the leak and hope that this system will prevent future leaks. Metal flashing will be installed at the top and backside of the parapet.

Weiss asked if there is a vapor barrier on the interior. Miller stated not likely as it is exposed masonry. Merriman noted that tuckpointing could be an option. Miller suggested that tuckpointing is not the best option. Condelli asked if the dryvit would follow the existing contours of the building. Miller stated yes. Weiss asked if the dryvit could be removed in the future. Levijoki stated not likely since it is polymer reinforced.

A motion was made by Merriman and seconded by Condelli to agree with the use of EIFS but to maintain façade reliefs and recognize that EIFS is being used to maintain integrity of the building.

**427 Main Avenue**

Todd Fergen stated that the stucco façade at 427 Main Avenue is in bad shape. Fergen is trying to figure out a long-term solution to leaking issues while also maintaining the look of the restaurant. Dryvit EIFS is proposed on three sides of the building with the exception of the rear side. Levijoki noted that a pattern can be used to match the look of the stucco. Colors for the EIFS and caps around façade and windows will be similar to existing.

Merriman noted that Dryvit will better resemble stucco. Weiss asked if any plaster needs to be removed or if the EIFS will be installed over. Levijoki prefers to install over the existing plaster, however, some weak points may need to be repaired first. Weiss asked what the thickness of the EIFS will be. Levijoki estimates 1.5 inches. Weiss asked about the bricks in the window frames. Levijoki noted that new trim will be installed around all windows so the design will be more consistent.

A motion was made by Merriman and seconded by Condelli to agree with the findings in that Dryvit EIFS is being used to maintain the integrity of the building and that the applicant is intending to match the existing design.

**Other Items & Reports.**

- a. Discussion on Churches and Plaques:  
Diane Kosbau has discussed with Deb Dominack volunteering to distribute University Residential District plaques. Gritzner asked how many plaques are left. Miller noted that about 25% of the eligible properties have picked up their plaques at City Hall. Gritzner thinks that this is a good opportunity for resident involvement and promotion of historic preservation.
- b. Mayors Awards:  
Commission members discussed candidate projects from a list of 11.1 historic reviews over the last year.

A motion was made by Merriman and seconded by Thaden to nominate 315 Main Avenue, 327 Main Avenue, the Campanile and the Pioneer Park Bandshell for Excellence in Restoration and 723 Harvey Dunn Street for Stewardship.

- c. Subcommittee Updates:
  - i. Survey  
Thaden has 84 houses photographed and surveyed.
  - ii. Public Education  
Merriman and Carson are working on advertising plan for the trolley rides.
  - iii. Codes & Design  
Weiss and Callies met. The subcommittee will be looking onto zoning ordinances.
  - iv. Incentives & Partnerships  
No Update.
- d. Trolley Rides  
Weiss has completed the required street closure application and has sent a press release to the public information officer. The cost for the hose and trolley has increased to \$700.

**Upcoming Events**

- a. Preserve MN Conference – September 18-20 in Red Wing, MN

**Other Announcements**

None.

**Next Scheduled Meeting**

- The next meeting will be Thursday, September 12, 2024.

Meeting adjourned at 8:09 p.m.

Matthew Weiss  
Matt Weiss, Chair

Ryan Miller  
Ryan Miller, City Planner