



## ATTENTION NODES

"Attention nodes" can be thought about as a focal point that is, or should be, noteworthy to a user of the corridor. These can include major intersections, locations of public interest such as public art, or concentrations of development. When evaluating the 6th Street Corridor, several attention nodes emerged as being especially important for its future.

The 3rd Avenue node is presently the least visible node along the corridor but, with the reconfiguration of the City Plaza site, 3rd Avenue could easily be repositioned as a primary connection between the downtown district and the City Plaza Mall. The enhancement of this node would unite the downtown district and the City Plaza site as complementary and connected destinations.

### 1st Avenue

The 1st Avenue node is the western most focal point along the corridor. Building on the strategic importance of Pioneer Park which serves as a destination and valuable greenspace, the intersection of 1st Avenue and 6th Street is a strategic opportunity. The Policy Map and the Design Concept Callouts identify this node as being prime for reinvestment. Focusing attention at this location would eliminate blight conditions, would leverage and connect Pioneer Park with the corridor, and would allow for infill redevelopment that would contribute to the health of the downtown and City Plaza Mall.

Appropriate interventions may include:

- Target the segments of the intersection opposite of Pioneer Park for high density residential and urban scale commercial redevelopment
- Improved pedestrian crossings (example treatments: crosswalks, pedestrian crossing signs or beacons, and a pedestrian refuge median).
- Streetscape enhancements to continue the landscaping and thematic treatments throughout the corridor.

Appropriate interventions may include:

- Streetscape enhancements to continue the landscaping and thematic treatments throughout the corridor and to make the node more welcoming to pedestrians.
- Site improvements to the City Plaza site to provide a more direct and intentional access through the site for vehicles and pedestrians
- Improved pedestrian crossings (example treatments: crosswalks, pedestrian crossing signs or beacons, and a pedestrian refuge median)

## Historic contributing homes within the areas in question.

### Central district: 4 houses

- 6<sup>th</sup> street
  - o 902 6<sup>th</sup> St. (with garage)
  - o 908 6<sup>th</sup> St.
- 9<sup>th</sup> ave.
  - o 516 9<sup>th</sup> ave. (with garage)
- 7<sup>th</sup> ave.
  - o 516 7<sup>th</sup> ave. (with garage)

9

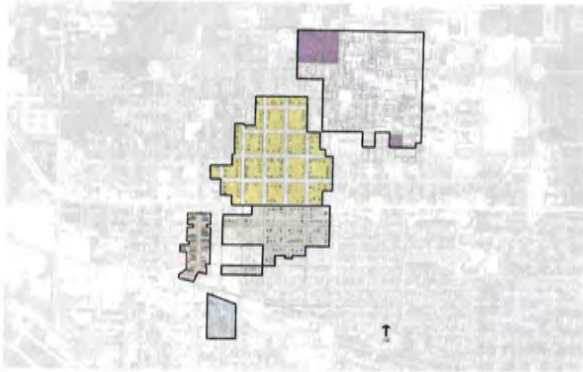
### University district: ~~10~~ houses

- 6<sup>th</sup> Street
  - o 825 6<sup>th</sup> st.
  - o 817 6<sup>th</sup> st.
- 9<sup>th</sup> ave.
  - o 611 9<sup>th</sup> ave.
- 6<sup>th</sup> ave.
  - o 622 6<sup>th</sup> ave.
  - o 626 6<sup>th</sup> ave.
  - o 630 6<sup>th</sup> ave.
  - o 617 6<sup>th</sup> ave.
  - o 621 6<sup>th</sup> ave.
  - o 629 6<sup>th</sup> ave.

9

~~14~~ total contributing houses

## the imprint of preservation



## EXHIBIT "C"



City of Brookings Historic Districts per 1999.



## the imprint of preservation



City of Brookings Historic Districts Today.  
**RED** has been demolished to date.

## the imprint of preservation



City of Brookings Historic Districts per 2040 Comp Plan.  
**RED** designates current or future DEMO.

## the imprint of preservation



City of Brookings Historic Districts per 2040 Comp Plan.  
**RED** designates current or future DEMO.

## the imprint of preservation



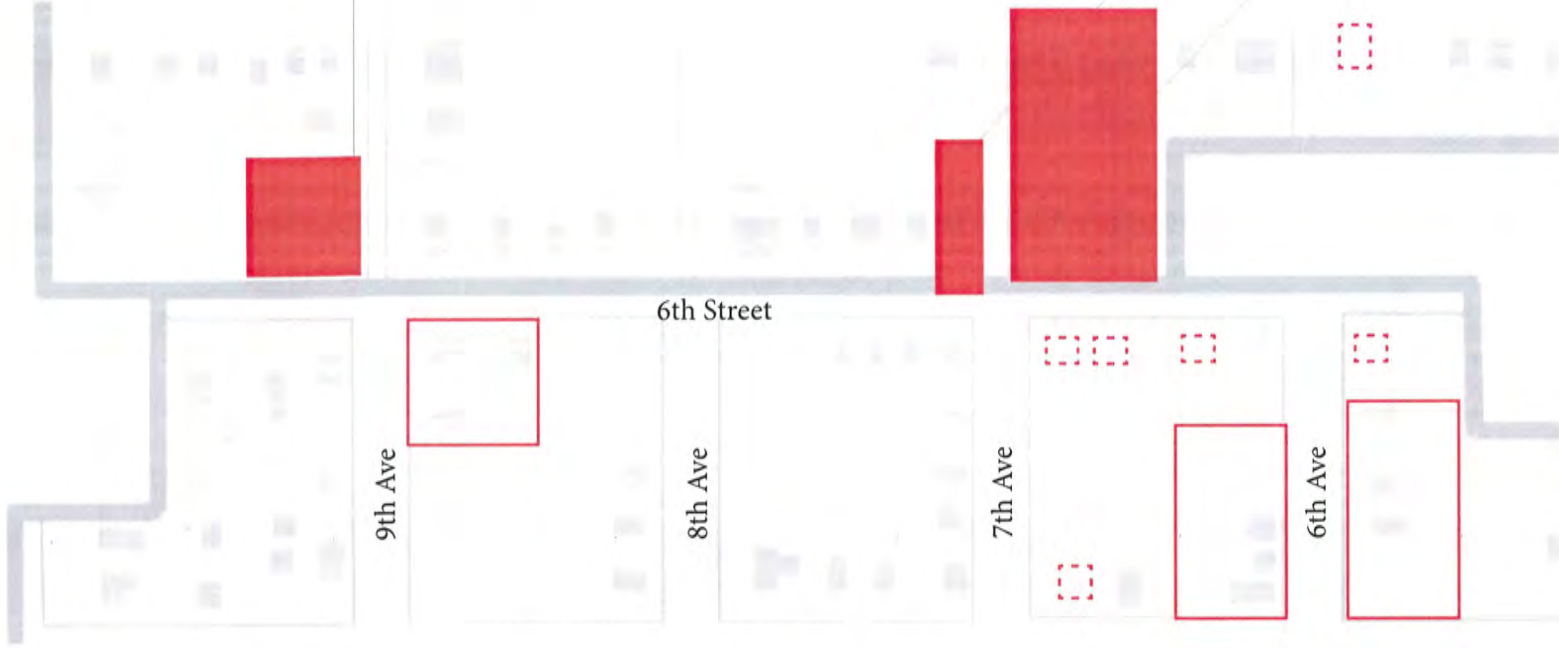
SOUTH 6TH STREET  
CENTRAL RESIDENTIAL HISTORIC DISTRICT



**the imprint of preservation**



SOUTH 6TH STREET  
CENTRAL RESIDENTIAL HISTORIC DISTRICT

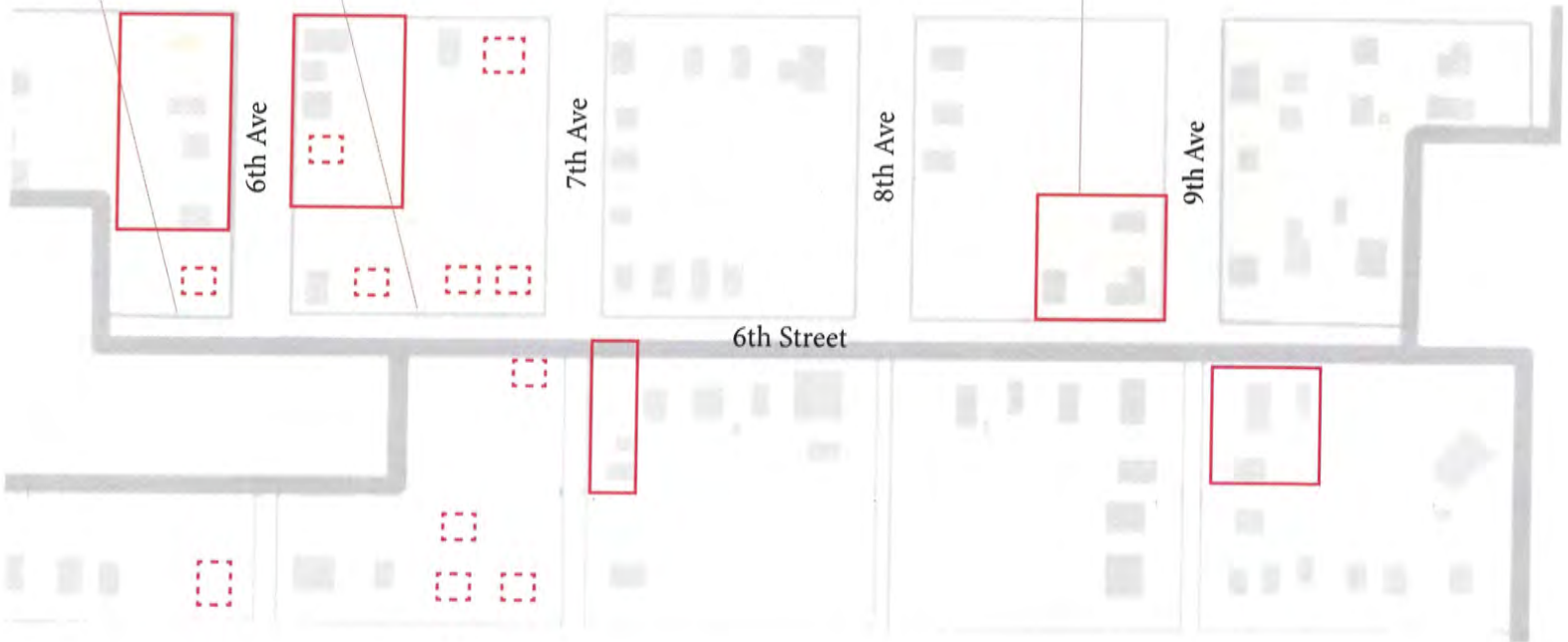




## the imprint of preservation



NORTH 6TH STREET  
UNIVERSITY RESIDENTIAL HISTORIC DISTRICT



## the imprint of preservation



## the imprint of preservation

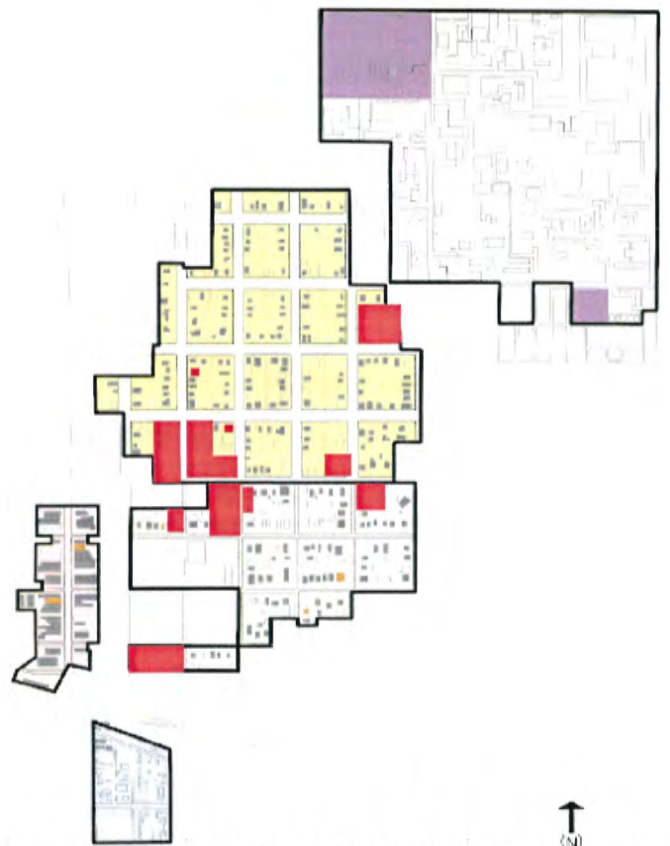


NORTH 6TH STREET  
UNIVERSITY RESIDENTIAL HISTORIC DISTRICT



SOUTH 6TH STREET  
CENTRAL RESIDENTIAL HISTORIC DISTRICT

## the imprint of preservation



City of Brookings Historic Districts per 2040 Comp Plan.  
**RED** designates current or future DEMO.



## the imprint of preservation



Future City of Brookings Historic Districts.  
New Boundaries. History Erased.

## the imprint of preservation



Proposal to change these locations to Residential Scale Preservation in the 2040 Comp Plan.



City of Brookings Historic Districts.  
**DASHED**: current DEMO in process.  
**RED**: future DEMO per 2040 Comp Plan.

Excerpts from Brookings Comprehensive Plan 2040

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Plan Maintenance and Changes. A comprehensive plan is a living document that must be maintained, updated, and revisited to ensure it remains a helpful and relevant guide for the community. This section outlines the process for maintaining the plan and evaluating progress toward the plan goals.

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## **Preserve existing housing.**

The city's best source of affordable housing is within its existing housing stock. Poor property maintenance, structural deterioration, and delayed maintenance of public infrastructure can quickly degrade neighborhood quality and property values. This has the dual effect of diminishing the city's stock of sound affordable housing and suppressing the economic benefits of rehabilitation. Reinvestment in older neighborhoods is essential to providing a continuing source of workforce housing.

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## **REVITALIZE AND STABILIZE OLDER NEIGHBORHOODS**

For any city the best source of affordable housing is within the city's existing housing stock. Maintaining those units and the services provided in those neighborhoods is essential to ensure a continued supply of safe and affordable housing. Adopting strategies to assure the stability and livability of Brookings' historic and established neighborhoods will help to preserve the culture, history and identity of the community.

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## **MAINTAIN THE CITY'S HERITAGE THROUGH HISTORIC PRESERVATION**

Brookings historic districts and structures hold a special place in the hearts of many residents. Preservation of these places should add to the quality of life and create a vibrant urban environment. Retaining the historic quality of districts and buildings is important to safeguard history but should also benefit the community as a whole. Preservation should enhance the environmental quality of the city, improve the economic potential of a neighborhood or building, and strengthen property values. Revise the city-wide historic preservation assessment and implement historic preservation plans and programs. Brookings should improve its understanding of the extent and condition of its existing historic resources and the state of current practice. This should be done through the development of a historic preservation assessment that quantifies the impact of current

development patterns and existing policies and regulations on the city's historic resources. A comprehensive historic preservation plan should identify future preservation and rehabilitation initiatives. Historic preservation programs should implement the basis for new and improved policies, review guidelines, and incentives to conserve the city's spectrum of historic assets. Create targeted incentives for preservation, aimed at potential obstacles Cities and developers have used a wide variety of tools to remove the obstacles to historic preservation. These have included low-interest or forgivable loans, Tax Increment Financing, historic tax credits, preservation easements, and expedited review processes. These strategies should focus on two general areas: financing gaps created by some of the contingencies of historically appropriate preservation (see Department of Interior Standards) and adaptive reuse, and concerns by developers about delays or uncertainties during the project development process. Develop guidelines for development in the downtown or other historic districts Development should respect the historic character of downtown and adjacent historic neighborhood districts. However, historic design guidelines should be just that, "guidelines" and not prescriptive regulations that deter redevelopment and result in continued deterioration of historic structures. The guidelines should be a guide to building owners, contractors and project reviewers prior to work being initiated and should support the compatible use of a property through repair, alteration, or addition while preserving those portions or features which convey its historical, cultural, or architectural value.

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## **SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION**

The guidelines established in this document follow the Secretary of the Interior's "Standards for Rehabilitation." The standards are intended to be a guide to building owners, contractors and project reviewers prior to work being initiated. The "Standards" define rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.



4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. The "Standards for Rehabilitation" are: 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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Develop design guidelines for the 6th Street corridor As one of the city's strategic areas, greater detail will be provided on development of the 6th Street corridor in Chapter 8. However, the importance of this corridor can not be overstated. Design guidelines for this area should give clear direction to the development community and planning commission. Guidelines should focus on good landscaping, connectivity, shared parking, stormwater management that create amenities, public spaces, building massing and scale, and properly scaled signage.

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6TH STREET CORRIDOR The 6th Street Corridor is important to the community as the primary access to the city, to SDSU, to downtown, and the many businesses along the corridor. It serves both a functional and symbolic role as it represents Brookings as a whole.

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In August of 2017, the planning team facilitated a design workshop to explore the opportunities and challenges that exist within this corridor. The workshop was well attended and stakeholders expressed strong opinions about the vision for 6th Street.

Among the Public Priorities:

Mitigate impacts to the adjacent historic districts by encouraging a graceful transition between those properties with frontage on 6th Street to those with frontage on 7th and 5th Streets respectively

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South Dakota State Historical Society

South Dakota State Historic Preservation Office

900 Governors Drive

Pierre, SD 57501

Nov 14<sup>th</sup> 2024

Dear Members of the State Historic Preservation Office,

In Brookings, we have historic homes that span across two designated districts, the *University Residential Historic District* and the *Central Residential Historic District*. Neighbors of both districts are connecting with the SD State Historic Preservation Office to promote district preservation. We are proud to call Brookings home, with some of us living in the neighborhood for 40+ years, and others choosing to move from out of state.

The City of Brookings uses the 2040 Comprehensive Plan to guide conversations on development of the new commercial corridor along 6<sup>th</sup> Street (SD Highway 14). The plan shows "Residential Scale Preservation" along this corridor, and there is vulnerability as two historic districts meet at 6<sup>th</sup> Street for four blocks. City officials have stated ownership is the only factor for historic preservation.

We are happy to live on/adjacent to the old highway and are humble stewards of these beautiful homes which serve as a welcoming historic corridor to our historic downtown and college. We are passionate about historic districts and the impact on our city.

With this passion, we must voice our concerns. Mt. Calvary Lutheran Church has purchased contributing homes. We are concerned about their new church complex/parking lot expansion plans and their impact on historic districts. For context, site plan and street elevations are on following pages.

The church has submitted their application to demolish homes and intend future demolition, noted in application as "future building/future parking."

We advocate for the preservation of the districts. District homes support the fabric of our neighborhoods. We urge all to preserve established historically contributing structures.

With high importance, consider our needs during the review of the Mt. Calvary Lutheran Church application.

Sincerely,

Historic Neighbors of Brookings

**This letter has been reviewed and signed by:**

Pat and Bob Fishback, 423 8th St

Barb and Van Fishback, 501 8th St

Connie Kupec, 805 7th St

Deb and Scott Dominiack, 627 8th Ave

Calla and Mark Kelsey, 711 8th Ave

Dave and Diane Kosbau, 824 5th St

Joel Hefling, 812 6th St

Sandra Callies and Brandon Eliason, 811 6<sup>th</sup> St

Trapper Mason, 803 and 805 6th St

Sam Krueger, 806 6th St

Billie Jo and Jeff Hinrichs, 617 8th Ave

Rachel Reed and Jacob Limmer, 907 6th St

Josh Westwick, 502 9<sup>th</sup> Ave

Mark Stevens, 825 5th St

Coy W Yonce, III, 702 8th St

Fritz and Julie Gere, 703 7th Ave

Cami and Derrick Powers, 617 7th St

Audra and Kevin Fullerton, 824 9th St

Emily and Walker Kropuenske, 714 8th Ave

Travis and Kara Baumtrog, 811 8th Avenue

Chuck Bennis, 630 6th Ave

James Geddes, 502 6th Ave

Jody, Kyle and Trinity Peterson, 823 9th Ave

Mary VonEye, 718 7th St



Mt. Calvary Lutheran Church: **629 9<sup>th</sup> Ave**, ca. 1950s.

Parsonage house: **621 9<sup>th</sup> Ave**, 1965.

**Historically Contributing Homes that the church now owns:**

Blue stucco house: **611 9<sup>th</sup> Ave**, T. Tolagson House 1919.

Brown house: **825 6<sup>th</sup> St**, Cole House, ca. 1948.

Tan with orange trim house: **817 6<sup>th</sup> St**, C. Westcott House, built 1901.

Tan stucco house: **903 7<sup>th</sup> Ave**, Warner House, built 1916-20.

Future ownership per first right of refusal: **620 8<sup>th</sup> Ave**, C.D. Kendal House, built 1909.



