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NATIONAL REGISTER

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Brookings Commercial Historic District

other names/site number N/A

2. Location

Roughly along Main Ave. between railroad tracks (south) and

street & number the alley north of 5th Street (north)

N/A not for publication

city, town Brookings

N/A vicinity

state South Dakota

code SD

county Brookings

code SD 011

zip code 57006

3. Classification

Ownership of Property

private

public-local

public-State

public-Federal

Category of Property

building(s)

district

site

structure

object

Number of Resources within Property

Contributing

39

Noncontributing

20

buildings

sites

structures

objects

39

20

Total

Name of related multiple property listing:

N/A

Number of contributing resources previously

listed in the National Register 4

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

J.R. Fishburne
Signature of certifying official

3/17/88
Date

State Historic Preservation Officer, Office of History, South Dakota State Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain):

Beth Roland

4/19/88

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/ Department StoreCOMMERCE/ Financial InstitutionCOMMERCE/ Specialty StoreGOVERNMENT/ City Hall, Post OfficeTRANSPORTATION/ Railroad Depot

Current Functions (enter categories from instructions)

COMMERCE/ Specialty StoreCOMMERCE/ RestaurantGOVERNMENT/ Post Office

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th & early 20th Century CommercialBeaux Arts ClassicismArt Deco

Materials (enter categories from instructions)

foundation Concretewalls BrickStone; Other: Ceramic Tileroof Asphalt; Tileother Terra Cotta

Describe present and historic physical appearance.

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Brookings Commercial Historic District
OBJECTIONS

A majority of owners have consented to listing of the Brookings Commercial Historic District on the National Register of Historic Places. The following owners, however, have returned notarized objection forms to the SHPO:

Russell Anderson Brookings Register Building (site # 15)
306 Fourth St.
Brookings, SD

Gus Kakonis Poole Barber Shop (site # 39)
308 Main Ave.
Brookings, SD

Gus Kakonis Philo Hall Brick Building (site # 55)
422 Main Ave.
Brookings, SD.

The original objection forms accompany the nomination documents.

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The Brookings Commercial Historic District is composed of 59 buildings that are located on low-lying, level land in the heart of the central business district. The nomination includes 39 contributing buildings, constructed between 1894 and 1940. The majority of the buildings front on Main Avenue, between the railroad tracks and Sixth Street. Predominantly influenced by the Early Twentieth Century Commercial architectural style, the district also contains isolated vernacular examples of Early Nineteenth Century Commercial, Beaux Arts Classicism, and Art Deco styles. The primary building material is brick, with contrast provided by stone, terra cotta, and ceramic tile. Currently and historically, the district has provided commercial goods and services for residents of the community.

The parameters of the historic district span from the Railroad Depot site south of Front Street to the alley north of Fifth Street. The major portion of the district consists of the 51 buildings fronting on Main Avenue which are part of the Original Plat and the Second Addition. The four buildings that front on Third and Fourth Street, west of Main Avenue, are also part of the Original Plat. The Depot, Masonic Temple, and the Armory are part of the Railroad and Temple Additions, respectively. (See page 1 of the sketch map for legal descriptions, boundary designation, and locations.) Brookings, along with many other railroad boom towns, "shared in the common legacy of being platted on an orthogonal grid. The functional desirability of congregating commercial (hotels, stores, banks), public, and civic buildings along a street in proximity to a railroad depot provided the focus of activities generically termed Main Street," as described in Rifkind's Main Street: The Face of Rural America. The commercial district in Brookings developed in this fashion with the abandonment of the villages of Ada, Medary, and Fountain in response to the establishment of the Chicago and Northwestern line here. The village of Brookings offered a wide variety of commercial services in wooden frame structures that disappeared, either through razing or natural disasters such as fires.

The earliest buildings in the district, the Masonic Temple (#33) and the Binford Block (#47), represent the only Late 19th Century Commercial architecture. Built on the arcaded block principle, both structures are imposing two-story corner brick properties that are fine reminders of the beginning of the commercial ventures on Main Avenue. The New Century Block (#36) is a

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two-story brick structure constructed in the Romanesque tradition and viewed as another important anchor property in the district. The majority of the buildings are Early 20th Century American Commercial style two-story structures constructed with red brick in a variety of bonding patterns. A polychromatic effect is evident in the use of variegated, white, yellow, or brown brick as exterior cladding on many of the buildings. The Bank of Brookings and the Mathews and Murphy Law Office are the most decorative of the Early 20th Century structures. Three buildings typify Beaux Arts Classicism--the Post Office (#57), the First National Bank (#18), and the Midland Bank (#56)--buildings associated with the political and financial history of the business district. The banks use brick as their primary building material while contrast is provided with the use of limestone and terra cotta on the surface of the Post Office. The City Hall building (#16), constructed in 1912, is a blend of architectural styles with modified use of the Early 20th Century Commercial arcaded block design with Romanesque and Second Renaissance Revival detailing in the brick and stone structure. Three buildings were constructed in the Art Deco style in 1937 and 1940. The WPA-financed Armory/Auditorium (#31), the College Theatre (#3), and the F.W. Woolworth/Stratton (The spelling of this name was legally changed to Stratton on November 3, 1947) Shoe Repair Shop (#10) highlight the district with their massive scaling and stylized exteriors. Eclectic styles include the Spitznagel-designed Cole's building (#51), the moderately Spanish-influenced Lincoln Cafe/Nick's Hamburgers (#5), and the Pattern Book style Chicago and Northwestern Depot (#32) which also embodies some classical elements.

Over twenty-five percent of the buildings were built on two lots or more, with the largest scale buildings being the Post Office (#57), the F.W. Woolworth/Stratton Shoe Repair Shop (#10), and the Armory/Auditorium (#31). Two-story building facade outlines predominate in the district, with only a few one-story structures providing variety to this outline. Density, street design, and building outlines can be found on pages 1 and 2 of the sketch map.

The city of Brookings, population 14,951, is the center of an agricultural trade area with an approximate radius of 35 miles. The area around Brookings is well-adapted to raising small grains such as wheat, oats, barley, and rye; forage crops; and common root crops. In 1900, the population of the city was 2,346, with around 4500 inhabitants in 1919, and 7,764 residents in the 1950

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census, which included college students for the first time. Brookings County was created in 1862 and organized in 1871. Brookings, the county seat, was surveyed and platted on October 3 and 4, 1879, with the first train arriving on October 18, 1879. The village was incorporated as a city in 1881, with approval for the status granted by the legislature in 1883. Historic records indicate that 70 firms were doing business on Main Street in 1881. Trees, hitching rails, and telephone poles with cross-arms frame the business district in historic photos from the early 1900's. Illumination was provided for each block with a street light suspended from a metal arch. Streets were renamed in 1901 and thirty-one blocks of concrete street paving were constructed in 1919.

The Main Avenue Rehabilitation Project was completed in September, 1987. The project included the surfacing of Main Avenue and the adjacent intersecting streets from the railroad track to Sixth Street. Construction crews are installing an asphalt concrete overlay on the street, 30-inch curb and gutter, and 20 inches of decorative herringbone concrete pavers as a border to five feet of new sidewalk. Several shade trees are located throughout the district and each is framed with a concrete paver ring. Geometric shaped areas of pavers are arranged in patterns at each pedestrian crosswalk. Main Avenue and the associated streets are two-lane streets with diagonal parking.

Eighty-three percent of the district construction took place between 1894 and 1928, with the last major commercial construction activity occurring in 1940 with the building of the Woolworth/Stration building and the College Theatre. Six buildings were constructed between 1930 and 1936, and a new business was added each year between 1937 and 1940. There were no major commercial additions within the district until 1952. Twenty buildings, or thirty-three percent, of the structures do not contribute to the significance of the Historic Commercial District. Page 2 of the Sketch Map illustrates the location of these individual sites. Eight of these sites were classified as non-contributing because they were built between 1952 and 1960, after the period of significance. The remaining sixty percent of the non-contributing sites represent buildings that have been substantially altered from the original appearance, with metal coverings over both stories.

The Commercial District did not reach its peak of significance

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until 1940 when the College Theatre and the Woolworth/Stration Shoe Repair Shop were constructed, replacing outdated structures. Exterior claddings are generally in good condition, with an occasional need for paint or tuckpointing in the case of some of the brick structures. The major modifications district-wide have consisted of covering first-story facades with contemporary claddings and covering the transom window arrangements. Some store owners have expressed interest in removing the metal facades. This type of renovation would return the district to its appearance when it achieved significance.

The South Dakota State Historic Preservation Office provided a grant to the Agricultural Heritage Museum to conduct a survey of the commercial district in Brookings from June to August, 1980. Geoffrey Grant, associate professor of rural sociology at South Dakota State University, surveyed the buildings and conducted historic research. Richard Teuber, Agricultural Heritage Museum, provided supervision for the project. The Brookings Historic Preservation Commission initiated the registration process for the Brookings Commercial Historic District. Staff for the Preservation Commission, with guidance from the State Historical Preservation Center staff, inspected and re-evaluated the seventy properties included in the 1980 survey. Boundary designations were approved by the Downtown Business Core Association and the Historic Preservation Commission. Through a grant provided by the State Historical Preservation Center, the Commission contracted with Sherry DeBoer for the preparation of the district nomination.

The commercial district in Brookings evolved with the advent of the railroad. The development follows many important themes including the construction of transportation facilities, automotive-related structures, government and civic structures, social organization halls, and the varied and unique evolution of architectural styles of the commercial buildings. Detailed descriptions of the 59 buildings are organized under these themes in the following account.

TRANSPORTATION FACILITIES

Property #32 - 1904 - Listed on National Register

One of the most important developments in the District was the construction in 1904 of the Chicago & Northwestern Railway Passenger Station (#32). It was constructed to replace the smaller wooden depot that was built in 1879. Opening on February

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1, 1905, the 191-foot-long structure was built of Kasota cut stone and No. 1 Continental brick, manufactured at Galesburg, Illinois. W.H. Skinner is credited with convincing officials to locate the railroad in Brookings, and the Depot was the important link for all Dakota pioneers. Historic photos document the hub of activity represented by the Railroad Depot. Architecturally, the Depot is a Pattern Book style with classical features including Doric columns and quoining at each entrance. Fenestration on the one and one-half story structure includes several rectangular, double-hung windows with cut stone lugsills. Currently for sale, the Depot could be renovated to its original interior by referring to a January, 1905, newspaper account that describes the ticket office, waiting rooms, and lunch room in exact detail, including the "delicate shade of green and the deep rose lake" color of the waiting room. A fiberglass garage door is the only alteration on this structure that does require some exterior maintenance.

AUTOMOTIVE-RELATED STRUCTURES

Property #29 - 1905

Constructed in approximately 1905, the Dybdahl Buick garage (#29) depicts another extremely important development in the evolution of the central business district--the advent of the automobile warehouse and showroom. A 1916 Sanborn Perris Fire Insurance Map documents the development of this auto warehouse with an eight car capacity. Constructed of brick, the one-story rectangular building is centered with a large overhead door, an original feature. Arches covered with radiating voussoirs frame the doors and the single window, providing the highlight of this simple, unaltered 20th Century Commercial structure, which is in good condition.

Property #2 - 1914

The C.A. Johnson and Son Garage was constructed for \$14,000, and was a proprietorship for Buicks. Its style is typical brickfront Early Twentieth Century Commercial vernacular. Newspaper accounts indicate that the double lot garage was unusually large for garages built in this era. The second story facade is in good condition, but the entire first floor is covered with wood along with alterations to the garage door and window openings.

Property #46 - 1919

Iver Dybdahl, an agent for the Dodge car, built the seventy-five foot deep and forty-five foot wide building (#46) as a modern

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automobile salesroom and service station. Wayne Waltz, a general contractor in Brookings, said that this was the first building to use the Turner Slab System of construction. The poured concrete structure was built with 12-to 15-inch thick floors. Originally, there was an elevator which raised and lowered cars throughout the building. A stairway has been built into the elevator shaft. The original windows are intact, but some have been covered over.

GOVERNMENT STRUCTURES

Property #16 - 1912 - National Register Listed

The importance of government in the central business district is exemplified in the construction of the City Hall in 1912 and the Government Building/Post Office in 1914. The City Hall (#16) building, designed by Huron architect George Issenhuth and constructed at a cost of \$25,000, has four bays on the north, south, and rear facades, and eight bays on the side, or alley facade. A majority of the regularly placed windows are double hung with plain wooden surrounds and cut stone lintels. The main level, however, is highlighted by an impressive leaded glass window, and several main floor windows are embellished by decorative arched brickwork framed with a central keystone, reminiscent of Romanesque styling. Classical influence is evident in the elaborate dentils, modillions, and brackets that support the cornice made of galvanized iron, with egg and dart molding decorating the architrave. Decorative quoining and banding around the doors represent other exterior ornamentation. Although it is situated in the middle of the block, the canted wall formed the central entrance for City Hall. Much of the previously mentioned detailing was used extensively in arcaded block concepts of the commercial vernacular style. This two-story brick structure housed the Commercial Club, city offices, and the fire and police departments at the time of its construction. The police and fire departments moved out in the 60's and the city offices moved to new quarters in 1982. A decorative clock tower, originally placed on the northeast corner, was removed in the 30's. The City Hall building is currently used for professional office space. Deterioration of the exterior surface is evident, due to lack of maintenance over the years. However, the structure itself is intact and in good condition.

Property #57 - 1914 - National Register Eligible

Congressman Philo Hall introduced the bill in Congress in

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approximately 1908 to enable the construction of the Government Building (#57) in Brookings. Work started in 1913 with the building ready for occupancy in January, 1915. This structure typifies Beaux Arts Classicism with its Ionic columned portico entrance trimmed with decorative dentils, its massive scaling, and ornamental terra cotta motifs. Constructed of Bedford limestone at a cost of \$75,000, the Government Building/Post Office forms a prominent corner anchor. The original building dimensions were 57 by 74 feet, with a large addition to this one-story building constructed in 1972. Although the original foundation was gray granite, the addition utilized poured concrete for the foundation and used the Bedford stone as a cladding to the entire building, which is a reinforced concrete system. The original oak frame windows were replaced with black anodized aluminum frame windows. This property has been classified by the State Historic Preservation Office as National Register Eligible.

CIVIC STRUCTURES

Property #31 - 1937

An important public project in 1937 was the massively scaled Armory/Auditorium, built at a cost of \$35,000, with funds furnished through the government WPA project. The National Guard occupied the building until 1976. It is a 75x120 foot structure of poured concrete with a full basement. Art Deco influence can be seen in the angular front entrance and the relief decorations around the building. Several windows occur irregularly on all sides of the building. A plaque on the inside of the front door identifies the date of construction. An original interior feature of the building is a moveable wall between the two second floor meeting rooms. A 1986 entry addition is somewhat distracting to the original character of this building.

SOCIAL ORGANIZATION HALLS

Property #30 - Late Nineteenth Century Commercial

The oldest building in the district, the Masonic Temple/ Skinner Block (#30), was dedicated in 1894, with plans for the structure beginning in the early 1890's. A December 12, 1894, Brookings Register reports that the foremost person responsible for the completion of the building was W.H. Skinner, the city's postmaster. They add that he was joined by Wm. M. Brooke, Robt. F. Kerr, P.C. Murphy, and other members of the Masonic Order in

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bringing the project to successful completion. The editors of the paper explain that the "Masonic Temple will, for many years to come, stand as a monument to their abilities." The article goes on to document that Charles A. Dunham served as architect for the building which is of the Old English order. They editorialized that had the tower been squared instead of conically shaped, it would have the appearance of a castle. They report that the "the stone were squared and numbered in the quarries near Kasota and the brick are Monominee sand rolled red cherry. It is 50x85 feet and 65 feet to the top of the tower." Built on the popular arcaded block concept, this Late Nineteenth Century building marks the edge of the business district. Reminiscent of the Romanesque tradition, the two-story structure is covered with ornamental brick and cut stone. The original large arched second-floor windows have stone sills. There is a Masonic insignia carved in stone and set into the front wall on the second story. In historical photos, this building, with its projecting conical tower, appears as one of the most imposing buildings on Main Avenue. The building was originally occupied on the second level by the Masonic Order; on the north half of the main level by C.A. Skinner and Company, mercantile establishment; on the south half of the first floor by C.E. West and Company, furniture dealers; and in the basement by Fred Harvey's Restaurant. At some point the tower was removed, several of the first level round-headed windows were bricked, and in 1954, the front of the building was covered with stone, the doors were replaced, and a garage was added to the rear of the building. The Masonic Order continues to use the second level as their headquarters today. Photographs document the ornate and well-preserved interior. The current owners have expressed interest in restoring this building to its original character.

COMMERCIAL STRUCTURES AND THEIR ARCHITECTURAL EVOLUTION

Late Nineteenth Century

Property #47

The Binford Block was constructed for \$16,000 in 1899 by the pharmacist A.L. Binford. It was originally occupied by the Binford Pharmacy and the Kaufman Brothers' Clothing and Furnishing establishment on the main floor, and served as a clinic for Dr. Miller, surgeon, and Dr. Borst, dentist, on the second floor. The second floor clinic use continued until 1957. It is an imposing corner building in the arcaded block tradition with a canted ground level entrance. The highly ornamental

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design and patterns on the brick and tin facades, the varied facade heights, the use of round-headed designs on the windows, and the two canted bay windows combine to make this a significant building in the district. The upper level is today an exact reminder of the original facade, but it requires some exterior maintenance. Cedar siding was installed on the main floor in some areas and is somewhat distracting, but not enough to destroy the rich history of this building.

Early Twentieth Century

Property #25, #24, and #36

In 1900, two important commercial brickfront buildings were erected: the Bank of Brookings (#24) and attorneys Mathews and Murphy Building (#25). George Morehouse organized the Bank of Brookings in 1880 and this building was constructed on the original site in 1900 at a cost of \$8,000. Morehouse is also credited with organizing the Brookings Land and Trust Company, active in recruiting land developers to Brookings. The front was constructed of Jasper stone from the Minnesota quarries. It is a two-story structure with a decorative tin cornice. The continuous garland relief pattern found on the cornice and bay window of this structure provide visual enhancement to this building. Horace Fishback and Son, during their tenure as an insurance company, occupied the second story. The paint is peeling on the ornamental surfaces and the lower half of the building is covered with vinyl panel siding. Mathews and Murphy constructed the \$5,000 two-story brick building (#25) that has a Romanesque style arch over the central window. In November, 1900, the newspaper reported that the Post Office was moving to its new location in the Mathews and Murphy building. The date 1900 is centered over the central arch. Decorative corbelling and brickwork decorate the cornice. Today, the upper story retains its original styling, but the first floor front is covered with flagstone, added in 1972.

Constructed in 1901, the New Century Building (#36), is prominently located diagonally across the street from the Masonic Temple. Renowned pioneer merchants, including C.A. Skinner, Wm. Caldwell, Dr. A.W. Hyde, George Morehouse, John Wilson, F.J. Carlisle, H.H. Reeves, Thos. Ross and C.E. Childs, formed a syndicate to construct the \$25,000 building that was described in newspaper accounts as "Modern in every detail and the result of the growth of the city and its business enterprises." The building was constructed in the corner anchor Romanesque tradition with its extensive use of round-headed windows, the

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corner upper level modified turret, and the use of the "corner entrance marked by a single thick granite column from which an arch sprung, and a corner tower" (Gottfried and Jennings, p 246). Constructed of Twin City pressed brick with trimmings of Kasota stone, the two-story structure dimensions were fifty by one-hundred-ten feet. A newspaper article provides detailed floor plan locations of the first occupants. With the construction of this building, W.H. Skinner moved his department store from the Masonic Temple location to the main level of this location. The second story contained several offices for land agents, real estate agents, and the commercial club. A barber shop was located in the basement. An October 23, 1919, newspaper account notes that C.A. Skinner was selling the New Century Building to A.F. Grimm. "The building occupies one of the most advantageous corners in the business section and has always been the stand of an important mercantile establishment." Today the building contains all of its original exterior features, although the front was clad with metal in 1973. An embossed pressed metal ceiling is an outstanding interior feature. During interior renovation activities in 1986, a building variance was granted to preserve the original ceiling. See historic and current photos of the interior. The current owner has expressed interest in removing the metal covering.

The Second Decade of the Twentieth Century

Property #35 - 1910

An important anchor building at the south end of the district is the Caldwell and Wilson Hardware and Agricultural Implement Store (#35) constructed in approximately 1910. The structure replaced an 1882 building used for the Lockwood and Brooke Hardware that sold tinware, stoves, wagons, carriages, buggies, and road carts. It was the location for the Brookings Hardware Store until 1929 when that enterprise moved to the Natesta building. Constructed on the original rock and mortar foundation in a typical brick front commercial style, the rectangular two-story structure has strong facade lines at different heights, with a white stone trim outline and a rich texture of patterning. An embossed, pressed metal ceiling is painted black on the interior of this building. Minimal exterior maintenance is required on this structure, altered only with the covering of the transom windows, which are painted black and integrate well with the building.

Property #17, #53 and #2 - 1914

There were three business additions in 1914--Dr. B.T. Green's Office (#17), the Hall/Wold Building (#53) that was originally

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occupied by the Ellis-Hall Department Store, and the Johnson Buick Garage (#2). The three structures typify the 20th Century Commercial brick-front with the doctor's office representing the best preserved property. All three share similar characteristics--string courses of stone for lintels and sills of upper story windows, cornices using the same brick arrangement, and the use of pilaster columns for vertical divisions. Constructed for Drs. Green and Foster and as office lease space on the second floor, Dr. B.T. Green's office is a two-story building with stone trim and built of the same brick as the Wold buildings. According to newspaper accounts, a porch was to extend from the first floor out to the edge of the walk. Although only the canopy of this porch exists today, the remainder of the building is in excellent condition. The two-story Hall/Wold building, constructed simultaneously on two lots, is trimmed with stone. They used the "new Kawneer Front, providing four splendid display windows, two on each side of the large entrances." The building is highlighted with a centrally-located relief name plate displaying "H.W." The department store contained dry goods, clothing, and a grocery department. The building originally had a cement walk that connected it with Fifth Street on the north. The current condition of the building is excellent, with the exception of the store facade sign covering the original transom windows. Property #2, the Johnson Garage, is described in the automotive section.

Property #13 and #14 - National Register Listed - 1917

Constructed in 1917, the Trygstad Law and Commerce Building (#14) is a two-story 20th Century Commercial brick-front structure. It is on the National Register of Historic Places. A projecting unadorned cornice is constructed of stone, and several pilasters divide the upper level into eight bays with paired double-hung windows. A tobacco shop and tavern occupied the main level, while attorneys Trygstad, Cheever, Collins, Cheever, Purdy, McCann, and Lund occupied the upper level. The building is in good condition but is in need of exterior paint on the stone work. Adjacent to this building is the E.E. Haugen Dry Goods store (#13), constructed a few months after the law building. Constructed to blend with the law building, it follows the same method of construction and design but utilizes a false front to match the Trygstad building. Upper level windows have been altered and the main level exterior is covered with contemporary rock.

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Property #18, #22, #48, and #46 - 1919

Infrastructure improvements in 1919 included 31 blocks of concrete street paving. A construction boom was also in evidence with the construction of four new brick businesses--the First National Bank (#18), the first Tidball Drug location (#22), the Kendall Building (#48), and one automobile related business, the Dybdahl Garage (#46). The garage is described in the automotive section. Situated on the site of pioneer Horace Fishback's First National Bank, this property (#18) has always been recognized as the "Bank Corner". The front of the building is dominated by the massive Ionic columns and an ornate pedimented entrance. The side of the structure is divided into three bays with two rows of windows symmetrically arranged and flanked by ornately scrolled pilasters. Bank President George Cobel had the structure built for \$70,000 and the building is an important part of the evolution of financial institutions in the city. The building has lost integrity with present-day intrusions consisting of covering or replacement of windows.

The simultaneous construction of the Kendall Building and the Dybdahl Garage was hampered by a natural disaster. A June 19, 1919, issue of the Brookings County Press reported that heavy rains (four inches in an hour and a half) flooded the basements of these buildings which were "being made ready for the cement walls." Both two-story brick structures are typical of the commercial style construction, with the Kendall building costing \$12,000 and the Dybdahl building \$30,000 to erect. The Kendall building was established as the Burg Store, a department store.

Property # 43, 49, 39, 44, 12 - Similar Construction 1916-1920

Five buildings constructed in the second decade of the twentieth century all follow the typical brickfront commercial style of that era. Horizontal facade lines with variations of corbelled and decorative cornices and fronts are found in the H.G. Williams Building (#43) constructed in 1916; the Jarvis Building (#49), also constructed in 1916, with a hardware store occupancy until 1975; the Charlie Poole Barber Shop (#39) constructed in 1917; E.J. Beatty's Jewelry Shop (#44) built in 1918 with a continued family tradition of jewelry services until 1986; and the Candy Kitchen (#12), constructed by James Bower in 1920. All were constructed with brown-tone brick with the exception of the Jarvis Building, which represents the first application of white glazed brick in the commercial district. Today, the upper-story facades are maintained in good condition, but lower-level facades have contemporary coverings ranging from flagstones to

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vinyl siding.

The Third Decade of the Twentieth CenturyProperty #56 - Early 1920's

Another important corner property is the Midland Bank (#56). Ground was broken in 1920 and shortages of material and labor delayed construction until 1921. Financial conditions throughout the country delayed the opening of the bank until the summer of 1922. Moon was president and Russell Shreeves and Chas Gaukel were cashier and assistant cashier, respectively, at the time of its opening. It is an imposing two-story brick building with Beaux Arts Classical influence in its stone facing with four concrete Doric pilasters flanking the architrave. Various-sized windows are located on both sides of the building. The second floor is divided into three large central bays adjoined by smaller end bays. Originally, a scrolled pedimented entrance was surmounted by a decorative entablature. A leaded glass, elliptically-shaped window fanned above this entry treatment. In 1960, the Spitznagel firm was in charge of extensive remodeling that resulted in the covering of these original features with limestone panels. TSP (The Spitznagel Partners) researched archival project drawings and indicated that according to project plans, neither the window nor the relief patterns at the front entrance were removed. However, the firm cautioned that they could not be assured that "conditions at the site did not prohibit removal of the windows during construction. Those involved with this project are no longer with the firm." (TSP Letter-August 10, 1987).

Property #45, #19, #20, #21, and #26 - 1926

1926 was a record year for commercial construction with the erection of Sellers and Bartling Furniture (#45), the Raak Harness Shop and the Red Owl Grocery (#26), the Martinson Building (#21), Tidball Drug (#20), and Columbia Clothing (#19). An August newspaper headline proclaims "Half Million Dollars in Buildings and Improvements in Process of Construction." The clothing and furniture stores are intact corner properties in the District, while the other 1926 buildings are altered from the original appearance on the main level. The Sellers and Bartling building (#45), a large two-story steel frame structure, was originally occupied by a furniture store; the professional services of doctor, dentist, attorney and insurance agent; a mortuary and chapel; and a drug store and a haberdashery. A restaurant and pool hall were located in the basement. Dimensions of this multi-colored brick building are 50 by 165 feet. The

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cornice contains decorative corbelling that is framed by a stone building outline that rises to a peak in the center on the Main Avenue facade. The chapel, facing Fourth Street, is covered with a different pattern of brick. Several of the windows on the street side are covered with wood, as are two original stained glass windows. With the exception of the covering over the transom windows on the front, this building appears as the original structure.

C.O. Quail, proprietor of the Columbia Clothing Company (#19), erected this two-story brick building at a time when the prevailing high rents provided an incentive to new construction. Representing another typical commercial brick-front style, it resembles the Bartling Building, but the facade outline is horizontal with two lowered lines. Groups of three double sash windows occur on the four vertical bays. The only deviation from the original structure is the covering of the transom windows.

Constructed immediately adjacent to the Columbia Clothing Building, the Tidball Drug (#20) two-story brick structure integrates nicely with its neighbor. Built on only one lot, it has facade lines identical to the adjacent building, and is distinguished by a centered diamond-shaped motif. The original entry tile has "Drugs" patterned in it, but the transoms have been covered by the store signs.

An August 12, 1926, issue of the Register reported that "Work is to begin on the Martinson Block (#21) September 1. The building will take the place of the last of the old decrepit buildings along that part of the street, and will be a substantial brick to conform with the other structures that are going up nearby." The present structure is painted white, and original transom windows are covered by the Kitchen and Bath store sign. A relief motif--"DON"--is centered in the front facade. Don was the son of Albert Martinson, who built this as a leased property.

F.C. Neill and J.G. Raak planned the double business block (#26) to replace Neill's Harness Shop and the building that burned in 1925. This location was the site of Rude's Furniture. This one-story structure housed the new Neill Harness Shop on the south half and the Red Owl Grocery Store on the north half. The jagged building outline is trimmed in white stone and contains rectangular and diamond-shaped stone motifs across the front facade. Currently, a wooden store sign covers the original transoms on the north portion of the building, while the lower

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half of the south portion has been totally covered with an intrusive white stucco store front.

Property #52 - 1927

In 1927, general department store services were provided with the erection of Ray's Drug Store/Plumbing Shop (#52). According to the newspaper, E.J. Ray erected the building himself at a cost of \$10,000, worth much more, if let out on contract. The building is decorated with several layers of brick corbelling and is centered with a relief name plate, "Ray". (See detail photograph.) Currently, the upper facade is in excellent shape, although the original transom windows are covered, as is the lower front facade.

The Fourth Decade of the Twentieth Century

Property #5 - 1932 - Listed on the National Register

Nick's Hamburgers (#5) was constructed in 1932 and shows strong Spanish or Mexican adobe influence. It is a single-story brick structure covered with stucco. The building is divided along its east-west dimension into two long, narrow store fronts. Five windows on the north side of the building are irregularly placed. There is a corner entrance to the restaurant and both sections have large picture windows on Main Avenue. An eighteen by twenty-five foot addition was placed to the rear of the building in 1962. Originally constructed as the Lincoln Cafe, the Niklasons moved their hamburger business there in 1933. It is a popular eating establishment in the city. The exterior stuccoed walls show evidence of peeling and cracking and require a coat of paint.

Property #15, and #27 - 1936

George P. Sexauer constructed the Brookings Register building (#15) at a cost of \$9,000. Square patterns of brick are interspersed on the stone-trimmed cornice of this single story brick structure. The owner and date of construction are recorded on a stone plate over the entry door. The existing front windows are only a minor modification of the original windows, and the exterior is in excellent condition.

According to party wall agreement records, Fred Best constructed a Pool Hall (#27) in this location. The one-story brick commercial structure is of yellow toned variegated brick arranged in interesting patterns and designs. Stone trim outlines the

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exterior facade that peaks in the middle. The condition of the brick is good, but the store sign covers a large portion of the original brick.

Property #51 - 1938

The Spitznagel architectural firm designed the Cole's Department Store (#51) in 1938. The grand opening of the store was on April 13, 1939. Consistent with the simple and severe Spitznagel styling, it is a one-story brick building with a basement and mezzanine, with its dimensions fifty by one hundred-forty feet. There are display windows on each side of the front door, located in the middle of the building. As specified in the blueprint drawings obtained through the Waltz Construction Company archival records, Virginia serpentine black marble frames the main entrance and is used along the bottom sillcock. Ribbon aluminum letters spelling "Cole's" are centered over the doorway. The original character of this building is remarkably retained, including the originally specified orange neon sign that highlights the building.

Property #58 - 1939

An article in the 1939 Brookings Register "Better Homes and Buildings Edition" cites the "largest single business project in the city was the Watson Clinic at a cost of \$18,000. Work on the modern fireproof building was started in mid-summer of 1939 and completion and opening of the clinic was on December 4." The Watson Clinic (#58) is a simple two-story commercial style, with a solid brick and tile exterior trimmed with decorative corbelled brick along its cornice. A centered tile motif with the professional MD symbol is framed by brick. Two pairs of six-light over six-light double sash windows are regularly placed on the front facade. Decorative brick planters are built under the main level windows. (See detail photographs). In 1957, an addition was constructed to the south side of the clinic to house an elevator. The 1972 addition of a canopy entrance and the shutters are the only distractions to this substantial building.

The Fifth Decade of the Twentieth Century

Property #3 and #10 - 1940

The College Theatre (#3) was constructed by Frank McCarthy in 1940 after work crews wrecked the old Grand Theatre Building. The building site is one that has always been associated with entertainment--the original Opera House of the late nineteenth century was located there. Prominent in the district as one of

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three Art Deco buildings, the College Theatre is rectangular and constructed as a single-story building that has offices over the entrance to the theatre. It was designed by Perry E. Crosier, a well-known theatre architect. The basic brick construction exterior was covered with a glazed ceramic front. The two store fronts each have a rounded display window. There was extensive interior remodeling in 1972. In the 80's, the centrally-placed ticket office was removed and the large store sign centered over the replacement window. Otherwise, this structure appears much like historic photos of the exterior.

The modern LeGeros/Stration building was constructed to replace fire-ridden buildings. The south portion, or the F.W. Woolworth Company (#10), was constructed by George and Peter LeGeros in August, 1940, on Lots 5 and 6 simultaneously with Gust Stration, who was building his Shoe Repair Shop (#10) on Lot 4. Lots 5 and 6 had been associated with James Natesta until the erection of this Art Deco building. The combined buildings are two-story brick with Art Deco patterning, granite columns, and cubed glass. A copy of the October 17, 1940, Brookings Register contains the architect's rendering of this large-scale building. The architect on this project was Ursa Louis Freed, an Aberdeen architect who actively practiced throughout central and eastern South Dakota from 1920-1950. As evidenced in historic photos, the exterior is in excellent condition with some minor alterations on the store entrances. The Brogan's Shoes sign covers original transom windows.

NON-CONTRIBUTING BUILDINGS**Property # 33, 23, 15-1, 8, 28, 9, 7, and 54 - 1952-1960**

The construction dates, historic names, and site numbers of the non-contributing sites built after the period of significance follow: The Community Oil Company (#33) was basically re-constructed in 1952. A portion of the original 1926 service station remains under the rebuilt station and the entire facade was covered with glazed ceramic brick. Also constructed in 1952 were the Gambles Store (#23) and the city-owned Ladies Lounge (#15-1). Fergen's Menswear (#8) was constructed in 1959. Site #28, the first location of the Agricultural Stabilization and Conservation Service, was constructed as government office space in approximately 1958. The property originally contained the wood frame Allison building that housed the important Brookings Land and Trust Company. Historic photographs illustrate that the wood frame was covered with brick and concrete until the

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structure burned in the mid-50's. Jackson's Jewelry (#9) and Erb's Bakery (#7) were constructed in approximately 1959, while Ward's Cafe (#54) was rebuilt around 1960. Original rusticated cement block, possibly manufactured in Brookings, forms the rear portion of the building. The property was the location of the Brookings County Press for many years.

Property #38, 41, 1, 6, 42, 4, 34, 11, 55, 37, 50, and 40 - Extensive Present-Day Intrusion

Other buildings that do not contribute to the character of the historic district are obscured by modern facades, and do not convey their historic character. The buildings include: #38, a grocery store that was constructed in approximately 1900; #41, the ornate Merchant's Bank and Chappell Building that housed the Post Office for a period of time and was constructed in 1903; #1, the Fricke Tire Shop constructed in 1919; #6, the American Billiard Parlor constructed in 1920 by James Bower; #42, the first home for Columbia Clothing constructed in approximately 1922; #4, the Penney Building and #34, the Gaukel Garage, both constructed in 1927; #11, the first location for the F.W. Woolworth Company and #55, the Philo Hall brick building, both constructed in 1928; #37, the Variety Store constructed in about 1930; the Ideal Bakery (#50), built around 1933, a building still occupied by a bakery today, and #40 the Sioux Bowling Alley and the Economy Grocery, simultaneously constructed in 1936.

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(Names of properties)

SITE NUMBER	HISTORIC NAME	STORE NAME
1	FRICKE TIRE SHOP	SEAR'S
2	JOHNSON BUICK GARAGE	STATE FARM INSUR.CO./SEC. ED.
3	COLLEGE THEATRE	MOVIES TO GO/PIPER JAFFRAY, HOP
4	PENNEY BUILDING	SPECIAL MOMENTS/YOUNGS/ST./RYN
5	LINCOLN CAFE/NICK'S	NICK'S HAMBURGER/MAIN BARBER
6	AMERICAN BILLIARD PA	SAFARI LOUNGE
7	ERB'S BAKERY	ARROW ASSOCIATED STORES
8	FERGEN'S MENSWEAR	HALSTEAD'S CAFE
9	JACKSON'S JEWELRY	JACKSON'S JEWELRY
10	WOOLWORTH, F.W. BLDG.	RUDE'S FURNITURE
10	STATION SHOE SHOP	BROGAN'S SHOES
11	WOOLWORTH, F.W.(1)	CASEY'S RIBS & ICE CREAM EMP.
12	CANDY KITCHEN	SONNIE'S TRENDS/DR. WESTBY
13	HAUGEN, E.E. DRY GDS	BOB'S SPORT SHOP
14	TRYGSTAD LAW&COMMERC	RAY'S CORNER/CAROLYN'S
15	BRKGS. REGISTER BLDG	VACANT
15-1	LADIES LOUNGE	VACANT
16	CITY HALL	PROFESSIONAL OFFICE BUILDING
17	DR. B.T. GREEN OFFC	BOB FITE, ATTORNEY
18	FIRST NATIONAL BANK	RAM PUB
19	COLUMBIA CLOTHING	WILSON'S CLOTHING
20	TIDBALL DRUG	BROWER'S OFFICE EQUIPMENT
21	MARTINSON BUILDING	KITCHEN & BATH SHOP
22	TIDBALL DRUG	GIFT GALLERY
23	GAMBLES	COAST TO COAST
23	GAMBLES	COAST TO COAST
24	BANK OF BROOKINGS	GEORGE'S PIZZA & STEAKHOUSE
25	MATHEWS & MURPHY LAW	JIM'S TAP
26	RAAK HARNESS SHOP	JIM LONG & ASSOCIATES
26	RED OWL	SECONDHAND STORE
27	POOL HALL	CASINO
28	ASCS OFFICE	INSTY-PRINT
29	DYBDAHL GARAGE	DUFF'S TIRE SHOP
30	MASONIC IMP./SKINNER	RUDE'S FUNERAL HOME

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(names of properties)

31	ARMORY/AUDITOR.(WPA)	CITY PARKS & REC DEPT.
32	CHICAGO&NRTHWT.DEPOT	RAILROAD DEPOT
33	COMMUNITY OIL	DOWTOWN TIRE
34	GAUKEL GARAGE STU.	VACANT
35	CALDWELL & WILSON	VACANT
36	NEW CENTURY BLOCK	VILLAGE EMPORIUM
37	VARIETY STORE	COOK'S KITCHEN
38	GROCERY STORE	BROOKINGS HOBBY CENTER
39	POOLE BARBER SHOP	PIZZA KING
40	ECONOMY GROCERY	INDEX
40	SIOUX BOWLING ALLEY	MULHAIR'S
41	MER.BANK/CHAPPELL BD	LANGLAND T.V. & APPLIANCE
42	COLUMBIA CLOTHING	BROST'S FASHIONS
43	H.G. WILLIAMS BLDG.	BROST'S TROPICAL FISH
44	BEATTY'S JEWELRY	THE EXCHANGE
45	SELLER'S&BARTL.FURN.	BARTLING'S FURNITURE
46	DYBDAHL GARAGE	SNYDER STREET ENTRANCE
47	BINFORD BLOCK	KENDALL PHARMACY & GIFT
48	KENDALL BLDG/BURG ST	TANG BO PALACE REST. & IMPORTS
49	JARVIS BUILDING	SNYDER DRUG
50	IDEAL BAKERY	JULIAN'S BAKERY
51	COLE'S DEPT. STORE	COLE'S DEPARTMENT STORE
52	RAY'S DRUG STORE/PLM	FERGEN'S MENSWEAR
53	HALL/WOLD BLDG/ELLIS	DAKOTA SPORTS
53	HALL/WOLD BLDG./ELLI	THE VILLAGE
54	WARD'S CAFE	STALEY'S CAFE
55	PHILO HALL BRICK BLD	LAKEBROOK MUSIC
56	MIDLAND BANK	IDS MARKETING CORPORATION
57	GOVT.BLDG.POST OFFIC	UNITED STATES POST OFFICE
58	WATSON CLINIC	BROOKINGS PROFESSIONAL BLDG.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Commerce

Transportation

Architecture

Politics/Government

Significant Person

N/A

Period of Significance

1894-1940

Cultural Affiliation

N/A

Significant Dates

N/A

Architect/Builder

Dunham, Charles A.; Spitznagel, Harold;

Wold-Mark Construction (see continuation

sheets 8.11 & 8.12)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

South Dakota Historical Preservation Center
Brookings City Planning Office

10. Geographical Data

Acreage of property 13 acres

UTM References

A

1	4	6	7	5	5	4	0	4	9	0	8	5	5	0
Zone	Easting				Northing									

C

1	4	6	7	5	5	4	0	4	9	0	8	1	1	0
Zone	Easting				Northing									

B

1	4	6	7	5	6	9	0	4	9	0	8	5	5	0
Zone	Easting				Northing									

D

1	4	6	7	5	6	9	0	4	9	0	8	0	7	0
Zone	Easting				Northing									

See continuation sheet

Quad: Brookings. Scale: 1:24000.

Verbal Boundary Description

The lot lines of the properties for the boundaries of the district. The district includes: Blocks 1, 2, 3, 6, and 7 of the Original Plat; Railroad Right of Way in Railroad Addition; Blocks 13 & 14 in Second Addition; and Temple Block. See continuation sketch map 1-of-2 for delineation of additions, blocks, & lots with number identification. See continuation sheets 10.1 & 10.2 for site-specific legal descriptions.

See continuation sheet

Boundary Justification

The district is a cohesive collection of early Twentieth-Century resources that forms an architecturally integrated area within the core business district. Boundaries are drawn to exclude buildings with major alterations or with construction dates outside the period of significance. Boundaries include contiguous properties that are historically related to commercial service on Main Avenue and intersecting streets.

See continuation sheet

11. Form Prepared By

name/title Sherry De Boer, Consultant

organization Brookings Historic Preservation Commission date October 9, 1987/rev. Mar. 7, 1988

street & number P. O. Box 270, City Hall telephone 605-692-6281/605-692-7104

city or town Brookings state South Dakota zip code 57006

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The Brookings Commercial Historic District is significant in the areas of commerce; transportation; architecture; and politics and government. In 1879, pioneers settled the area simultaneously with the siting of the railroad in Brookings, and entrepreneurs quickly established a variety of commercial services for incoming settlers. Under Criterion A, the district is representative of the broad historical patterns that emerge in the provision of vital commercial and specialized services within a central business district. Relating to Criterion C, the district is significant as a distinctive collection of business buildings that are intact examples of assorted vernacular commercial architectural styles, primarily represented by the Early 20th Century Commercial Brickfront designation. Under the South Dakota Historical Preservation Plan, the development of the district relates to the contexts labeled: V. Depression and Rebuilding A. Changing Urban Patterns 2. Rebuilding of Commercial Centers in Larger Towns; C. Civic Improvements and New Government-Related Activities; D. Social Organization Halls; G. New Transportation Facilities and the Impact of the Automobile; and VI. The Great Depression, including Government Assistance Programs.

The 59 sites in the district are significant in the broad patterns of the historical development of commercial enterprises in Brookings, a town that emerged as a result of the railroad locating here. Main Street became the single axis that dominated the town, a vital element in the morphology of small towns in the state of South Dakota. Constructed from 1894 to 1940, each structure located within the district contributes to the important commercial historical pattern of distributing goods and services to the residents of the community. A promotional publication distributed around 1919 proclaimed that "Brookings is an important trading point, drawing patronage from the rich agricultural country naturally tributary to the city." As the city grew, "specialized commercial and civic structures reflected the social and economic complexities of the industrial age, glorifying growth and change," as referenced in Rifkind's book Main Street: The Face of Rural America. Specialized structures, such as the Depot and the various garages and service stations, were built to accommodate the needs created by the advent of the railroad and the automobile. To meet civic improvement, government-related, and social organization needs, City Hall, the Post Office, Masonic Temple, and the Armory were constructed in the city of Brookings. The health and medicine needs of settlers

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were met by the construction of the clinic and doctors' offices.

Thirty-nine contributing buildings are significant for the contributions they make to the distinctive combination of architectural styles that comprise the district. The district as a whole is cohesive with its integrated facade outlines, the predominance of brick as a construction material, and the consistent use of three styles of architecture--Late 19th Century and Early 20th Century Commercial Vernacular with arcaded block and brick-front principles, Beaux Arts Classicism, and Art Deco.

As buildings were constructed to provide the necessary commercial services, their evolution follows several significant themes in the historic context of the Depression and Rebuilding era. In the early 1900's a building boom was in progress and new commercial structures were added consistently in the core area up until the twenties. Commercial structures were built as replacements for the wooden frame structures constructed at the city's inception. Brick replaced wood as a building sheathing material, with fireproofing a primary consideration. Concrete became a primary foundation material and ornamentation on exteriors became less elaborate. Specialized structures were constructed to meet the civic, social, political, and health needs. After the construction of the Midland Bank in the early twenties, there was a construction void in the district until 1926 and 1927 when nine new businesses were erected. This unique pattern was not typical statewide. According to the Architecture of South Dakota manuscript, "Only a small number of commercial buildings were erected in South Dakota during the 20's and 30's." More prevalent were substantial numbers of remodelings and additions. Although construction activities statewide were curtailed after the 1929 Stock Market collapse, commercial building activity continued in the city of Brookings with the construction of the Variety Store (#37), Nick's Hamburger Shop (#5), Ideal Bakery (#50), The Economy Grocery/Sioux Bowling Alley (#40), the Pool Hall (#27), and the Brookings Register Building (#15) during the years 1930 through 1936. This unique pattern was maintained with a continuing building peak that was represented by the 1937 government financed Armory and Auditorium (#31), the Cole's Store (#51) in 1938, the Watson Clinic (#58) in 1939, and ultimately the 1940 construction of the modern structures for the Woolworth Company and Stratton (Spelling of the name was changed to Stratton on November 3, 1947) Shoe Repair Shop (#10) and the College Theatre (#3). These Great Depression structures (1929-1941) represent a time of better economic health for the

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state. The Armory becomes important for its associations with national government assistance programs. The Cole's Department Store is important for its association with the utilization of modern materials, including the white painted brick, the neon and aluminum store signs, and the black serpentine marble. The construction of the Woolworth/Stration building and the College Theatre signify the advent of modern building plans that were utilized to replace old structures. The period of significance for the district therefore ends in the year 1940. Although the modern properties are not fifty years of age, the period of significance is extended to this date, because these four modern buildings represent the last major construction in the district until 1952. (See policy discussion on districts with resources constructed prior to 1941 and the resolution: Supplement to the National Register Bulletin #16, p.14).

The city and county of Brookings were named after Wilmot W. Brookings, a manager of the Western Town Company of Dubuque, Iowa. Known as a courageous and able Dakota pioneer, he was a legislator, publisher, and judge of the Dakota Territory in 1869. Most importantly, he was a participant at several of the Constitutional Convention meetings that prepared the way for statehood in 1889.

In the summer of 1879, a group of pioneers, Ed Spurling, J. O'Brien Scobey, Geo. W. Hopp, Dr. C.A. Kelsey, Dr. C.W. Higgins, Geo. W. Pierce, W.H. Skinner, and possibly W.H. Roddle and James Natesta, began negotiations for laying out a new town. They had determined that the townsite should be on the ridge just east of what is now Medary road. Folsom, a railroad official, rejected this site as inadequate for establishing depots and yards. The town site chosen was located on what is now Main Avenue. The village of Brookings was platted on October 3 and 4, 1879, and consisted of the seven blocks of the Original Plat and the triangular piece that forms the Temple Block.

With the establishment of the Chicago and Northwestern Railroad, the towns of Ada, Medary and Fountain were abandoned, with pioneers and merchants moving their businesses and residences to the newly platted area. A carload of lumber, destined for W.H. Lockhart, was the first shipment that fall of 1879. The first stores to locate on Main Street included: Geo. W. Pierce's general store, Geo. W. Hopp's printing press and paper, R.H. Williams and James Natesta's general stores, and W.H. Roddle's hardware store. Full commercial services became available by 1880

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with the establishment of the Bank of Brookings by George Morehouse and the Fishback banking business in the Olds and Fishback Mercantile Company. City Attorney Philo Hall filed incorporation papers on May 2, 1881, to change from village status to a city, with approval for the reorganization granted from the territorial legislature on March 9th, 1883. By 1884, the Sanborn Perris Fire Insurance maps document a variety of enterprises on Main Street, along and between Newton (Third) Street and through Pierce (Fourth Street). There were no vacant lots on either side of the street between Newton and Pierce Streets. Drug store sites were the most frequent, along with general stores, while specialty shops included agricultural implement, restaurants, blacksmith services, hardware stores, laundries and grocery stores. Two hotels and a roller skating rink were located on the fringe areas. Eight years later, the fire maps illustrate the same concentration in the 300 block, with some additional stores appearing in the 400 block. Unfortunately, a fire on December 21, 1892, destroyed eight buildings in the 300 block on the east side of the street. These buildings were eventually replaced by brick structures.

By January, 1901, substantial development had occurred with the following present-day brick buildings constructed: Masonic Temple (1894-#33); the Binford Block (1899-#47); Bank of Brookings (1900-#24); Mathews and Murphy Law Office (1900-#25); and the New Century Block (1901-#36). These enterprises represented commercial ventures including banking, department stores, and professional services. In 1901, all streets were renamed, with the exception of Williams Street and Main and Medary Avenues. The streets running east and west were numerically ordered, while streets running north and south were called avenues and numerically ordered. For example, the east-west street named Newton Street was renamed 3rd Street, and the north-south street named Brookings Street was renamed 6th Avenue.

Important Architects

Noteworthy architects associated with the design of the district buildings include Charles A. Dunham, important for his contributions to the design of many buildings in the Northwest, including courthouses, schoolhouses, Masonic temples, and "many opera houses, churches and store buildings in the same states." (The Improvement Bulletin, January 2, 1909). The Masonic Temple (#30) in Brookings, designed by Dunham, is one of the few Dunham structures surviving in South Dakota. A.L. Flegel, a popular

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architect around the turn of the century, is credited with designing the Binford Block. He worked extensively throughout the Midwest. George Issenhuth, Huron, designed the City Hall building and is credited with the designs for at least eleven school buildings throughout South Dakota during the years 1912-1913. The Post Office building cornerstone indicates that Oscar Wenderoth was the supervising architect for the 1913 project. He is well known as the supervising architect on several post offices throughout South Dakota. According to David Erpested, co-author of the draft manuscript on the history of architecture in South Dakota, the Armory/Auditorium (#31) was probably designed by a WPA (Works Project Administration) architect, since a state architect is never listed in the Improvement Bulletin for that project. The prominent Spitznagel firm is credited with designing Cole's Department Store in a modern horizontal style in 1938. The use of new materials, including the white painted brick, the neon and aluminum store signs, and the black marble combine to produce an image of contrast for commercial structures in the district. Ursa Louis Freed, an Aberdeen architect, designed the Woolworth/Stration building of the "latest design by New York architects," according to newspaper records. Active throughout eastern and central South Dakota, he is known for his school designs in the 1920's, his WPA associations in the 1930's and extensive modern projects in Aberdeen in the 1940's. He designed in a variety of architectural styles and was responsible for the Sales Pavillion in Hayti, the State School for the Blind in Gary, and many other projects throughout the state. He also worked in association with Perkins and McWayne on the Codington County Courthouse. Several of his blueprints are on file at the Dakotah Prairie Museum in Aberdeen. An important movie theatre designer, Perry E. Crosier, was the architect of record for the College Theatre constructed in 1940. Featured in A Guide to Architecture in Minnesota, Crosier designed theatre structures from 1936 to 1941. He is credited with theatre designs in Dell Rapids, Webster, and three buildings in the Twin Cities area, as well as for his apartment and duplex designs.

Important Builders

The building firms, known by a range of names, including Wold and Johnson, and Mark and Wold Construction, are responsible for extensive construction in the commercial district, the South Dakota State College campus in Brookings, and throughout the area. The A.M. Wold Construction Company built the Bon Homme County Courthouse in 1914 and the Deuel County Courthouse in

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1916. Beginning possibly in the 1890's and throughout the years, Andrew M. Wold, his brother Tom Wold, and Palmer Johnson were all associated with the carpenter trade, either as single proprietors or sometimes as partners. Wold and Johnson advertised in the R.L. Polk Gazetteer in 1902 and 1903, while the A.M. Wold Construction Company is listed as an unsuccessful bidder in the 1930's information. According to Wayne Waltz, R.A. Mark became superintendent for A.M. Wold in approximately 1932. He continued this association and formed his own company until Wayne Waltz joined with him as the Mark and Waltz firm that was in the construction business in 1956 and 1957. Waltz Construction was established in 1958 and continues as a general contractor in 1987. A list of the contractors who built the various commercial structures is available on a continuation sheet. The Wold/Johnson/Mark combination is responsible for construction of at least twenty of the commercial structures in the district.

Significance in the area of Transportation/Railway-Automotive

In 1890, newspaper editors Dutcher and Breed note that "Brookings is the terminus of the Watertown and Groton division of the C. & N.W. railway, and is also situated on the main line, sixty-eight miles west of Tracy and one-hundred-and-eighty miles east of Pierre." Individually, the Chicago and Northwestern Railway Depot (#32) symbolizes the important changes in the growth and character of the town that occurred due to the advent of the railroad. In the chapter on early buildings in Eastern South Dakota, Erpested and Wood note: "The one factor that could have permitted rapid settlement was the railroad. Railroads were needed to export crops and livestock and import building materials and heavy, bulky articles. The prosperous national condition during the early 1880's permitted the costly capitalization of railroads and buildings. By the end of the 1880's, most of the railroad lines that would ever exist in eastern South Dakota were already constructed." The Railroad Depot is prominently symbolic as a replacement structure for the original wood frame Depot. The site is significant for the important role it served in transportation and the network of imports and exports it created. Significant also for the Pattern Book style of architecture it embodies, the Depot is highlighted by the classical entrances with Doric columns and quoining.

By 1919, promotional materials used to advertise the city of Brookings were explaining that "The coming of the automobile has virtually enlarged the commercial trade area to double its former

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Section number 8 Page 7 Brookings Commercial Historic District

dimension, as evidenced by the bank clearings and aggregate deposits in 1919." The increasing number of vehicles led to the construction of new and improved roads, as evidenced in 1919 infrastructure improvements in the city of Brookings. Thirty-one blocks of concrete street paving were installed that year. According to the building manuscript, most communities were extensively building garages in the 1920's. In Brookings, Dybdahl Garage (#29) was constructed in approximately 1905, and the C.A. Johnson and Son Garage was built in 1914. Dybdahl built his Dodge proprietorship garage (#46) in a new location in 1919, while Arthur Fricke opened his Tire Works Store (#1) that same year. The non-contributing property, Community Oil, (#33) was constructed in 1926 with the popular canopy that became the hallmark of service stations. The canopy was removed and most of the building torn down during renovation activities in 1952 when the structure was entirely covered with glazed tile. Charles Gaukel constructed his garage (#34) in 1927. Automobile-related structures are located throughout the district with Fricke Tire Shop framing the north edge of the district boundary along the west edge and Community Oil Station framing the south edge on the east side of the street. Other automotive-related structures constructed within the core area, but were not included within the district boundaries because they were not contiguous to the district.

Significance in the area of Politics and Government

Two buildings are significant for their association with politics and government and the important role it played in the evolution of the central business district. The Post Office (#57), constructed as the Government Building, and City Hall (#16) were constructed in 1914 and 1912, respectively. Newspaper editors react to the construction of the Post Office in the following fashion: "Brookings' new government building is ready for occupancy at last. The people of this city have waited many a weary year for this news and naturally there is general rejoicing." Although there was controversy over the cost when City Hall was built, most residents viewed the building with pride. The Commercial Club maintained its offices on the second level of the City Hall building. Defined as an organization that furthered development in the city, the group maintained an active role in increasing the number of commercial enterprises in the city. Adjacent business firms have always welcomed the traffic government business creates in the downtown district. In 1972, when the Post Office needed to expand, a new site was considered until Main Street businesses expressed their concern that the

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Post Office was a vital element to the business district. After that concern was verbalized, the Post Office addition was constructed, rather than re-siting.

Significance in the area of ArchitectureLate 19th Century American Movement-Commercial Style

Two important corner buildings were designed on a modified arched block design in the Late Nineteenth Century Commercial tradition as illustrated in the Masonic Temple/Skinner Block (#30), and the Binford Block (#47). Highlights of the design principles include the no longer extant tower of the Masonic Temple, the massive scaling of the buildings, the canted fronts of City Hall and the Binford Block, and the extensive use of round-headed elements and arches.

Early 20th Century American Movements-Commercial Style

The major architectural influence in the district is represented by Early 20th Century American Commercial Style buildings constructed with red brick in a variety of bonding patterns with a general brick-front organizational design. According to Gottfried and Jennings, the brick-front was the most popular storefront for the longest time in vernacular commercial design. Thirty-two structures, or fifty-four percent, of all structures within the boundaries were constructed along this design. Constructed between 1900 and 1936, the major differences occur on the upper levels of the facades with slight deviations in panel of brickwork, brick and cornice embellishment. Several of the brick buildings have name and date plates formed in tin or stone with a variety of decorative cornices. The contrasting brick and stone and the continuous garland relief pattern found on the cornice and bay window of the Bank of Brookings (#24) are highlights of exterior ornamentation in the District. (Detail photographs are available for these features.) Common linkages are the use of decorative lintels or sills, especially continuous lines that link windows and string courses that divide the wall laterally. Properties associated with this architectural style are: Bank of Brookings (#24); Mathews and Murphy building (#25); Caldwell and Wilson Hardware and Agricultural Implement (#35); Dr. B.T. Green's Office (#17); the Hall-Wold Building (#53); Johnson Buick Garage (#2); Trygstad Law and Commerce Building (#14); E.E. Haugen Dry Goods Store (#13); Tidball Drug (1) (#22); the Kendall Building (#48); Dybdahl Garage (#46); H.G. Williams Building (#43); the Jarvis Building (#49); Charlie Poole Barber Shop (#39); E.J. Beatty's Jewelry Shop (#44); the Candy Kitchen (#12); Sellers and Bartling Furniture (#45); the Raak Harness Shop and

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the Red Owl Grocery (#26); Tidball Drug (2) (#20); the Martinson Building (#21); Columbia Clothing (#19); Ray's Drug Store and Plumbing Shop (#52); These commercial structures were built between 1900 and 1928. The Brookings Register Building (#15) and the Pool Hall (#27) were built in 1936, while the Watson Clinic (#58) was constructed in 1939.

Late Victorian - Romanesque Commercial

A significant anchor property, located diagonally across the street from the Masonic Temple, the New Century Building (#36) is the only reminder of Romanesque architecture in the district. As noted earlier, this corner has always been associated with an important mercantile establishment. The styling is only visible from the side facade of the structure. The rich Romanesque detailing of the front facade and the modified corner tower have been clad with metal covering. However, the owners have expressed interest in removing the cladding, and historic photos illustrate the charm of the original structure. An outstanding interior feature is the embossed metal ceiling, as illustrated in attached photographs.

Early Twentieth Century Revivals - Beaux Arts Classicism

Contrast in material textures is provided with the terra cotta and limestone surface of the Post Office Beaux Arts building (#57). The Post Office represents high quality workmanship and a highly creative use of ornamentation. Evidence of this is seen in the use of the Ionic columns, classical entablature pediments, the egg and dart patterning along the cornice, and the other ornamental relief motifs occurring on the surface of the Post Office.

The Beaux Arts Classically-inspired First National Bank (#18) was described in a brochure distributed at their grand opening ceremonies: "Standing on the most prominent corner in the city, its dignified appearance claims your immediate attention, its granite and brick walls give you a feeling of permanence, its massive gray pillars an impression of stability and strength. From its outward appearance you gain an impression of confidence." The elaborate pedimented and columned entrance and the decorative pilaster arrangement are highlights of the First National Bank Building.

The completion and opening of the brick and stone trimmed Midland Bank (#56), signaled the end of the nation-wide financial crisis. According to the newspaper, the Midland Bank was the first to be allowed to open by the state banking department in 1922. As reported, "The opening has been delayed by the financial

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condition throughout the country which caused the state banking department to cease issuing clearances to any new banks which planned to open during the period of the stringency." The Doric order architrave, the contrast provided through the Bedford stone trimming, and the massive scale of this building located on the corner create a fine example of Beaux Arts Classicism.

Modern Movement-Art Deco

An April 8, 1939, newspaper article reports that lumber dealers, contractors and building and loan officials are unusually optimistic in regard to construction work in the city this year, calling attention to the fact that material costs and wage rates were never better than right now to be an incentive for building. Work began on the College Theatre (#3) when crews wrecked the Old Grand Theatre, and LeGeros and Stration started building their modern building after the fire-ridden structures were torn down. 1940 signalled an important modern building era for the city. At the time of its construction, the F.W. Woolworth building (#10) became the "largest Woolworth establishment in South Dakota," according to newspaper records. The building also followed the latest design of New York architects. The LeGeros Brothers and Stration Buildings symbolize one of the earliest modernized additions to the downtown business section. The October 17, 1940, edition of the Brookings Register contains the architectural rendering of the building by Aberdeen architect U. Louis Freed. The College Theatre (#3) symbolizes the same modern influence in the district and it was designed by regional theatre designer Perry E. Crosier. Both buildings are fine representations of the Art Deco style distinguished by the curved forms of the exterior and windows of the theatre and the decorative concrete piers and block glass of the LeGeros/Stration stores. The Armory/Auditorium adds to this influence with its relief Eagle ornamentation which forms a central focus for the stylized structure.

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(names of builders)

BUILDER	HISTORIC STORE NAME	SITE NUMBER
BEHREND BROTHERS	COMMUNITY OIL	33
BEHREND BROTHERS	ASCS OFFICE	28
BEST, FRED	POOL HALL	27
BRUCE, R.A.	H.G. WILLIAMS BLDG.	43
CARLSEN, FRED	LINCOLN CAFE/NICK'S	5
CHRISTENSEN, KEN	WARD'S CAFE	54
GENERAL CON.CO.-MILW	GOVT.BLDG.POST OFFIC	57
JOHNSON, C.A. & SON	JOHNSON BUICK GARAGE	2
JOHNSON, SAM	BEATTY'S JEWELRY	44
MARK, R.A. GEN.CON.	ECONOMY GROCERY	40
MARK, R.A. GEN.CON.	SIOUX BOWLING ALLEY	40
MARK, R.A. GEN.CON.	BRKGS. REGISTER BLDG	15
MARK, R.A. GEN.CON.	WOOLWORTH, F.W. BLDG.	10
MARK, R.A. GEN.CON.	STATION SHOE SHOP	10
MARK, R.A. GEN.CON.	COLE'S DEPT. STORE	51
MARK, R.A. GEN.CON.	PHILO HALL BRICK ELD	55
MARK, R.A. GEN.CON.	COLLEGE THEATRE	3
MARK, R.A. GEN.CON.	LADIES LOUNGE	15-1
MARTINSON, ALBERT	MARTINSON BUILDING	21
MARTINSON, ALBERT	TIDBALL DRUG	22
MILLS CONSTRUCTION	GAMBLES	23
MILLS CONSTRUCTION	GAMBLES	23
MILLS CONSTRUCTION	ERB'S BAKERY	7
RAY, E.J.	RAY'S DRUG STORE/PLM	52
SEVERAL SUB-CONTRCT.	MASONIC TMP./SKINNER	30
SPAULDING, ED (RE-BRIK	MER.BANK/CHAPPELL BD	41
UNKNOWN	GAUKEL GARAGE STU.	34
UNKNOWN	CALDWELL & WILSON	35
UNKNOWN	NEW CENTURY BLOCK	36
UNKNOWN	VARIETY STORE	37
UNKNOWN	GROCERY STORE	38
UNKNOWN	POOLE BARBER SHOP	39
UNKNOWN	COLUMBIA CLOTHING	42
UNKNOWN	MATHEWS & MURPHY LAW	25
UNKNOWN	BANK OF BROOKINGS	24
UNKNOWN	FIRST NATIONAL BANK	18
UNKNOWN	DR. B.I. GREEN OFFC	17
UNKNOWN	HAUGEN, E.E. DRY GDS	13

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NATIONAL
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(names of builders)

UNKNOWN	CANDY KITCHEN	12
UNKNOWN	AMERICAN BILLIARD PA	6
UNKNOWN	BINFORD BLOCK	47
UNKNOWN	JARVIS BUILDING	49
UNKNOWN	IDEAL BAKERY	50
UNKNOWN	MIDLAND BANK	56
UNKNOWN	FRICKE TIRE SHOP	1
UNKNOWN	DYBDAHL GARAGE	29
UNKNOWN	CHICAGO&NRTHWT.DEPOT	32
UNKNOWN	ARMORY/AUDITOR.(WPA)	31
UNKNOWN	WATSON CLINIC	58
WALTZ CONSTRUCTION	JACKSON'S JEWELRY	9
WALTZ CONSTRUCTION	FERGEN'S MENSWEAR	8
WOLD & JOHNSON	RAAK HARNESS SHOP	26
WOLD & JOHNSON	RED OWL	26
WOLD & JOHNSON	CITY HALL	16
WOLD CONSTRUCTION CO	SELLER'S&BARTL.FURN.	45
WOLD CONSTRUCTION CO	HALL/WOLD BLDG/ELLIS	53
WOLD, A.M.&HALL, PHILO	HALL/WOLD BLDG./ELLI	53
WOLD-MARK CONSTRUCT.	TIDBALL DRUG	20
WOLD-MARK CONSTRUCT.	COLUMBIA CLOTHING	19
WOLD-MARK CONSTRUCT.	TRYGSTAD LAW&COMMERC	14
WOLD-MARK CONSTRUCT.	WOOLWORTH, F.W.(1)	11
WOLD-MARK CONSTRUCT.	KENDALL BLDG/BURG ST	48
WOLD-MARK CONSTRUCT.	DYBDAHL GARAGE	46
WOLD-MARK CONSTRUCT.	PENNEY BUILDING	4

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(Legal descriptions of properties)

ADDITION	BLOCK	LOT	SITE #
SECOND	14	S 5' LOT 7, ALL LOT 8	1
SECOND	14	LOTS 9 AND 10	2
SECOND	14	LOTS 11 & 12	3
SECOND	14	LOTS 13 & 14	4
ORIGINAL PLAT	6	E65' OF LOT 14	5
ORIGINAL PLAT	6	LOT 11	6
ORIGINAL PLAT	6	LOT 10	7
ORIGINAL PLAT	6	LOT 9	8
ORIGINAL PLAT	6	LOT 8	9
ORIGINAL PLAT	6	LOTS 5 & 6	10
ORIGINAL PLAT	6	LOT 7	10
ORIGINAL PLAT	6	LOT 4	11
ORIGINAL PLAT	6	LOT 3	12
ORIGINAL PLAT	6	LOT 2	13
ORIGINAL PLAT	6	E119' LOT 1	14
ORIGINAL PLAT	3	PORTIONS OF LOTS 15,16,17,&18	15
ORIGINAL PLAT	3	PORTIONS OF LOTS 15,16,& "A"	15-1
ORIGINAL PLAT	3	E 63.5' OF LOTS 15, 16 & 17	16
ORIGINAL PLAT	3	W 44' OF LOT 14	17
ORIGINAL PLAT	3	E 121' OF LOT 14	18
ORIGINAL PLAT	3	LOTS 12 & 13	19
ORIGINAL PLAT	3	LOT 11	20
ORIGINAL PLAT	3	LOT 10	21
ORIGINAL PLAT	3	LOT 9	22
ORIGINAL PLAT	3	LOT 7	23
ORIGINAL PLAT	3	LOT 8	23
ORIGINAL PLAT	3	LOT 6	24
ORIGINAL PLAT	3	LOT 5	25
ORIGINAL PLAT	3	LOT 3	26
ORIGINAL PLAT	3	LOT 4	26
ORIGINAL PLAT	3	LOT 2	27
ORIGINAL PLAT	3	LOT 1	28
ORIGINAL PLAT	3	A PORTION OF LOT 1	29
TEMPLE BLOCK		N. 57.5' E 155' OF TEMPLE BLOCK	30
TEMPLE BLOCK		ALL TEMPLE BLOCK EXC. N 57.5' E 155'	31

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(Legal descriptions of properties)

RAILROAD ADDITION (UNOFFICIAL)		RAILROAD RIGHT OF WAY	32
ORIGINAL PLAT	1	E 24.5' LOT 1 EXC. N 20' THEREOF	33
ORIGINAL PLAT	1	W 100' LOT 1, S 5' OF W100' LOT 2	34
ORIGINAL PLAT	1	LOT 3	35
ORIGINAL PLAT	2	LOTS 1 & 2	36
ORIGINAL PLAT	2	LOT 3	37
ORIGINAL PLAT	2	LOT 4	38
ORIGINAL PLAT	2	LOT 5	39
ORIGINAL PLAT	2	LOT 6	40
ORIGINAL PLAT	2	LOT 7	40
ORIGINAL PLAT	2	LOTS 8 & 9	41
ORIGINAL PLAT	2	LOT 10	42
ORIGINAL PLAT	2	LOT 11	43
ORIGINAL PLAT	2	LOT 12	44
ORIGINAL PLAT	2	LOTS 13 & 14	45
ORIGINAL PLAT	7	E 45' OF LOTS 1, 2, 3	46
ORIGINAL PLAT	7	W 120' OF LOT 1 & 2	47
ORIGINAL PLAT	7	W 120' OF LOT 3	48
ORIGINAL PLAT	7	LOT 4	49
ORIGINAL PLAT	7	LOT 5	50
ORIGINAL PLAT	7	LOTS 6 & 7	51
ORIGINAL PLAT	7	LOT 8	52
ORIGINAL PLAT	7	LOT 9	53
ORIGINAL PLAT	7	LOT 10	53
ORIGINAL PLAT	7	LOT 11	54
ORIGINAL PLAT	7	LOTS 12 & 13	55
ORIGINAL PLAT	7	W 84.5' OF LOT 14	56
SECOND	13	S 115' L. 8, 9, 10, ALL OF LOTS 11 & 12	57
SECOND	13	N 50' OF LOTS 8, 9, 10	58



Brookings Commercial Historic District
Main Avenue, Brookings, South Dakota
John Rau

November 1987

South Dakota Historical Preserva. Center
Streetscape looking north-northwest

1.

JAN 5 1988



Brookings Commercial Historic District
Main Avenue, Brookings, South Dakota
John Rau
November 1987
South Dakota Historical Preserva. Center
Streetscape looking southeast

2.

JAN 5 1988

SEARS

GREAT ITEM
OF THE MONTH

1980
1-10-80

Special
Offer

SEEK
THE
SEARS

Fricke Tire Shop
515 Main Ave.
Brookings, SD

Josie Yost November 1987

Negative: City Hall

West

Site #1

3.

JAN 5 1988

Geyerman's

HARRY
MANSHEIM

Like a Good Neighbor, State Farm insures

STATE
FARM

STATE
FARM

STATE
FARM
INSURANCE



Johnson and Sons Building
509 515 Main Avenue
Brookings, S.D.

Geoffrey Grant July 1980

Negative: City Hall

West view

Site #2

4.

JAN 5 1988

MOVIES TO GO

MOVIES JUST ARRIVED
MOSQUITO COAST
MORNING AFTER MEN'S CLUB

H&H
PHOTOGRAPHY

MOVIES TO GO

PJH

PIPER, JAFFRAY & HOPWOOD

MEMBER NEW YORK STOCK EXCHANGE



College Theatre
505-507 Main Avenue
Brookings, SD

1940

Josie Yost July 1987

Negative: City Hall

West Site #3

5.

JAN 5 1988



692-479

CLOSED
ON THANKSGIVING
2009

692-479

REPAIRS & SERVICE

692-479

Penney Building
501 Main Avenue
Brookings, SD

Josie Yost
November 1987
Negative: City Hall
West

Site #4

6.

JAN 5 1988

Mrs.
BARBE SHOP
AIR COND. ONED

NICK'S HAMBURGER SHOP

WATERBURY
BROOKINGS
JUNE 27

NICK'S
HAMBURGER SHOP
Since 1928
BUY 'EM BY THE BAG

WAT
WIT
GRE
LIG

Lincoln Cafe/Nick's
427 Main Avenue
Brookings, S.D.

1932

Josie Yost July 1987

Negative: City Hall

West Site #5

JAN 5 1988

7.

SAFARI LOUNGE

FREE EGGS
2 FOR 1 TO 30



American Billiard Parlor
421 Main Avenue
Brookings, SD

1920

Josie Yost July 1987

Negative: City Hall
West Site #6

8.

JAN 5 1988

ARROW associated stores

NO PARKING
2 00 AM -
5 30 AM

teleMart
DISCOUNT CENTERS, INC.

teleMart
DISCOUNT CENTERS, INC.



Erb's Bakery
419 Main Avenue
Brookings, SD

Josie Yost July 1987

West Site #7

9.

JAN 5 1988



Fergen's Menswear, Site # 8
417 Main Ave., Brookings, South Dakota
John Rau
November 1987
South Dakota Historical Preserva. Center
Camera facing west

10.

JAN 5 1988



BROGAN'S SHOES

Halstead's CAFE

Jackson's

Jewelry

Halstead's
CAFE

CAFE

FORD

Jackson Jewelry, Site # 9
415 Main Ave., Brookings, South Dakota
John Rau
November 1987
South Dakota Historical Preserva. Center
Camera facing west

11.

JAN 5 1988



F.W.Woolworth/Stration Shoe Repair
409/413 Main Avenue

Brookings, SD

Josie Yost November 1987

Negative: City Hall

West

Site # 10

12.

JAN 5 1988

ICE CREAM
EMPORIUM

Casey's
RIBS

CLOSED

ATSUN

F.W. Woolworth Building (1) 1928
407 Main Avenue
Brookings, SD July 1987

Josie Yost

Negative: City Hall

West

Site #11

13.

JAN 5 1988



Candy Kitchen
405 Main Avenue
Brookings, SD

1920

Josie Yost

July 1987

Negative: City Hall

West

Site #12

14.

JAN 5 1988



RAY'S CORNER

Carolyn's

Bob's Sport Shop

CIGARS

E.E. Haugen Dry Goods

403 Main Avenue

Brookings, SD

Josie Yost

November 1987

Negative: City Hall

West

#13

15.

JAN 5 1988



Trygstad Law and Commerce

401 Main Ave.

Brookings, SD

Josie Yost November 1987

Negative: City Hall

West

#14

JAN 5 1988

16.



Brookings Register Bldg., Site # 15
306 4th Street, Brookings, South Dakota
John Rau
November 1987
South Dakota Historical Preserva. Center
Camera facing southeast

17.

JAN 5 1988



Ladies Lounge, Site # 15-1
308 4th Street, Brookings, South Dakota
John Rau
November 1987
South Dakota Historical Preserva. Center
Camera facing southeast

18.

JAN 5 1988



CITY HALL

(old) Brookings City Hall, Site # 16
Fourth Street, Brookings, South Dakota
John Rau
November 1987
South Dakota Historical Preserva. Center
Camera facing southwest

19.

JAN 5 1988



Dr. B. T. Green Office Bldg., Site # 17
318 4th Street, Brookings, South Dakota
John Rau

November 1987

South Dakota Historical Preserva. Center

Camera facing south

20.

JAN 5 1988



First National Bank
327 Main Avenue
Brookings, S.D.

Geoffrey Grant July 1980

Negative:City Hall

West view Site # 18

21.

JAN 5 1980



WEDGWOOD CLOTHING

THE PIT
BREWING

Columbia Clothing 1926
323 Main Avenue
Brookings, SD
Josie Yost November 1987
Negative: City Hall
West #19

22.

JAN 5 1988

Kitchen & Bath

BROWER'S

Central Business Supply. Inc.

COPIES
2222 2222



Tidball Drug/Martinson Building

319 and 321 Main Avenue

Brookings, SD

Josie Yost November 1987

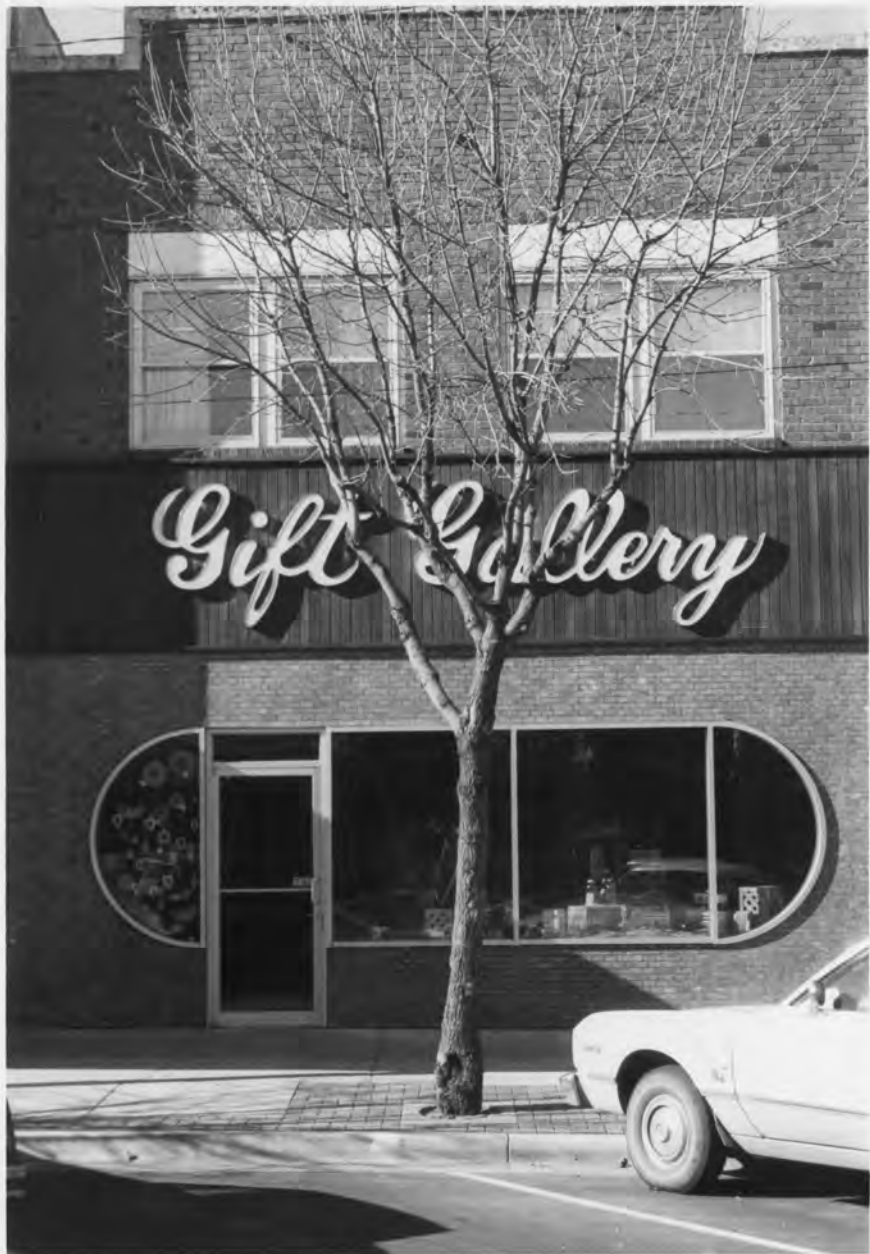
Negative: City Hall

West

Site # 20 & 21

23.

JAN 5 1988



Tidball Drug
317 Main Avenue

Brookings, SD

Josie Yost November 1987

Negative: City Hall

West

#22

JAN 5 1988

24.

TOTAL HARDWARE

Coast to Coast

Art Gallery



Gambles
313 Main Avenue
Brookings, SD

1952

Josie Yost
Negative: City Hall

July 1987

West

Site #23

25.

JAN 5 1988



Bring **NOV 19th**
to 6-8
All you can eat
Great Steaks
\$5.99

OPEN

PIZZA SPECIAL 5.00
WEDNESDAY • FRIDAY • SUNDAY

PIZZA

GYROS

GEORGE'S PIZZA AND STEAKHOUSE

Bank of Brookings 1900
311 Main Avenue
Brookings, SD
Josie Yost November 1987
Negative: City Hall
West #24

JAN 5 1988

26.



1900

Jim's Tap
TAP WINE * LIQ TAP BEER

NO
PARKING
EXCEPT
AS SHOWN

Mathews and Murphy Building 1900
309 Main Avenue
Brookings, SD
Josie Yost November 1987
Negative: City Hall
West #25

JAN 5 1988

27.



JIM LONG AND ASSOCIATES INC.

INSURANCE & INVESTMENTS

LOCKSMITH

2nd HAND STORE

LOCKSMITH

2nd HAND

Raak Harness Shop/Red Owl 1926

305/307 Main Avenue

Brookings, SD

Josie Yost November 1987

Negative: City Hall

West

#26

JAN 5 1988

2B.

Casino

304

305

White *Happy Hours* *Saloon District*
AFTERNOONS 4-4 ★ SUNSETS 9-10 ★ MIDNIGHT SPECIALS 12-1 ★ LADIES NIGHT

CLOSED

Get
Sonic

Pool Hall
303 Main Avenue
Brookings, SD

1936

Josie Yost November 1987

Negative: City Hall

West

#27

29.

JAN 5 1988



ASCS Office
301 Main Avenue
Brookings, S.D.

Josie Yost July 1987

Negative: City Hall

West & north Site #28

30.

JAN 5 1988



Dybdahl Garage
319 Third Street
Brookings, S.D.

Geoffrey Grant July 1980

Negative: City Hall

North view Site #29

31.

JAN 5 1988



Masonic Temple/Skinner Building
225 Main Avenue
Brookings, S.D.

Geoffrey Grant July 1980

Negative: City Hall

Southwest view Site #30

32.

JAN 5 1980



Masonic Temple/Skinner Building
225 Main Avenue
Brookings, S.D.

Geoffrey Grant

July 1980

Negative: City Hall

Interior view east

Site #30

JAN 5 1988

33.



Armory/Auditorium (WPA) 1937
221 Main Avenue
Brookings, SD

JAN 5 1988
Josie Yost July 1987

Negative: City Hall

West Site #31

34.



Chicago Northwestern Depot
101 Main Avenue
Brookings, S.D.

Geoffrey Grant July 1980

Negative: City Hall

Northwest view Site #32

35.

JAN

F 1980



Chicago Northwestern Depot
101 Main Avenue
Brookings, S.D.

Geoffrey Grant J ly 1980

Negative: City Hall

North view Site #32

36.

JAN 5 1988



Community Oil
222 Main avenue
Brookings, S.D.

Geoffrey Grant

July 1980

Negative: City Hall

Northeast view

Site #33

JAN 5 1988

37.



BOYS & GIRLS
CLOTHING - ACCESSORIES
BOOKS & T.S.A.

kiddie kottage

DOWNTOWN
Snack n' Gas

BEST
OF
THE
TOWN

THE
TOWN
OF
TOWN



Gukel Garage, Site # 34
224 Main Ave., Brookings, South Dakota
John Rau
November 1987
South Dakota Historical Preserva. Center
Camera facing east

30.

JAN 5 1988

BOYS & GIRLS
CLOTHING * ACCESSORIES
* SIZES 0-14 *

kiddie kottage

THE
PROFESSIONAL
WIGGOUT

FOR
RENT

WELCOME
TO
BOYS & GIRLS

NO
PARKING
HERE

Caldwell and Wilson 1910
226 Main Avenue
Brookings, SD
Josie Yost November 1987
Negative: City Hall
East

#35

39.

JAN 5 1988



New Century Block 1901
302 Main Avenue
Brookings, SD
Josie Yost November 1987
Negative: City Hall
Southeast #36

40.

JAN 5 1988

BROOKINGS
Hobby Center

AMERICAN HANDICRAFTS DEALER

BRASS - WOODS - CRAFTS - ART SUPPLIES

BROOKINGS
Hobby Center

306

COOK'S
KITCHEN
FAMILY RESTAURANT



Variety Store/Grocery Store
304/306 Main Avenue

Brookings, SD

JAN 5 1988
Josie Yost November 1987

Negative: City Hall

East

#37 and 38

91.



NO
PARKING
2 HOUR
MAXIMUM

OPEN

PIZZA

PIZZA
KING



Poole Barber Shop
308 Main Avenue
Brookings, SD

1917

Josie Yost

July 1987

Negative: City Hall

East 42.

Site #39

JAN 5 1988

42.



MULHAIR'S



WHEELCHAIR ACCESSIBLE



OUR SELECTION OF THE LATEST WALLCOVERING WILL GRAB YOU...

Index
OFFICE SUPPLIES
FURNITURE
BOOK ENGRAVING
BOOK BINDING

Economy Grocery/Sioux Bowling Alley

310/312 Main Avenue

Brookings, SD

Josie Yost November 1987

Negative: City Hall

East

#40

43.

JAN 5 1988



Langland

TV & APPLIANCE
THE BUSINESS THAT SERVICE BUILDS

frame gallery
photo finishing • framing •

REAR

MEMORABLE
GIFTS
TV'S & APPL.

\$60

Langland
TV & APPLIANCE

frame gallery

Gifts On Main

Merchant's Bank/Chappell Building

314/316 Main Avenue

Brookings, SD

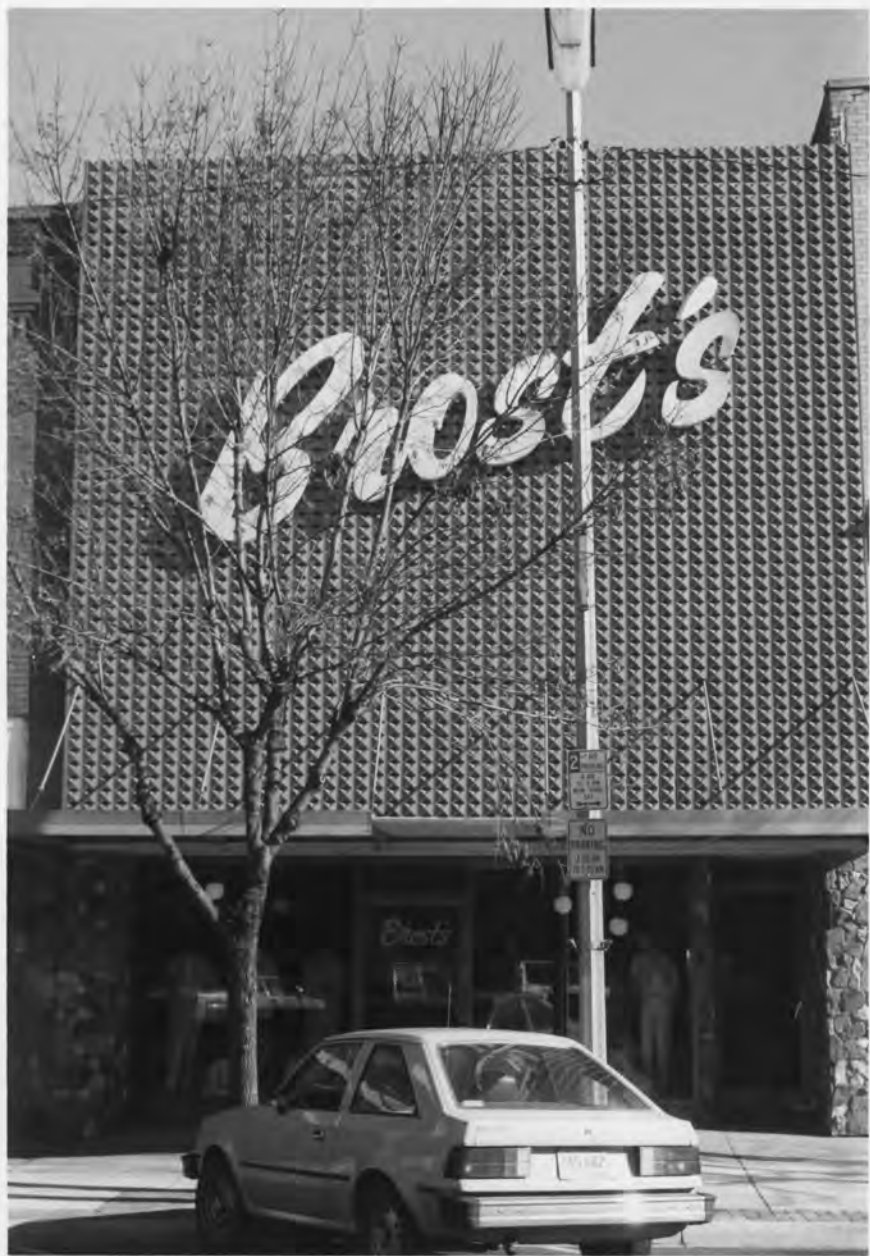
Josie Yost November 1987

Negative: City Hall

East #41

49.

JAN 5 1988



Columbia Clothing 1922
318 Main Avenue
Brookings, SD
Josie Yost November 1987
Negative: City Hall
East #42

JAN 5 1988

45.



Beatty's
Jewelry

BEATTY'S JEWELRY

SHEW-GREASE
CONTRACTOR

Bros

H. G. Williams Building
320 Main Avenue
Brookings, S. D.

Geoffrey Grant July 1980

Negative: City Hall

East view Site #43

46.

JAN 5 1988



PAWN SHOP

SALE

Closed

Beatty's Jewelry

1918

322 Main Avenue

Brookings, SD

Josie Yost

July 1987

Negative: City Hall

East

Site #44

JAN 5 1988

47.



BARTLINGS

CARPETING

FURNITURE

OPEN 17

Sellers and Bartlings Furniture 1926
324-326 Main Avenue
Brookings, Sd

Josie Yost

July 1987

Negative: City Hall

East

Site #45

48.

JAN 5 1988



Snyder

DRUG

ONE WAY
→

WATER SYSTEMS

PALACE

49
19

Dybdahl Garage, Site # 46
411 4th Street, Brookings, South Dakota
John Rau
November 1987
South Dakota Historical Preserva. Center
Camera facing northwest

49.

JAN 5 1988



Bin ford Block
400 Main Avenue
Brookings, S.D.

Geoffrey Grant July 1980

Negative: City Hall

East view Site #47

50.

JAN 5 1988



Snyder

DRUG

TING BO PALACE
RESTAURANT AND IMPORTS

GIFT SHOPPE

TOYOTA

Kendall Drug (Tang Bo Palace), Site # 48
402 Main Ave., Brookings, South Dakota
John Rau
November 1987
South Dakota Historical Preserva. Center
Camera facing east

51.

IAN 5 1000



Jarvis Bldg./Ideal Bakery, Site #s 49/50
406/408 Main Ave., Brookings, SD

John Rau

November 1987

South Dakota Historical Preserva. Center

Camera facing east

52.

JAN 5 1988

Men's Wear

FOR FASHION

Old

CLASSIC TOUCH
EYEWEAR

Old
BA



Cole's Department Store, Site # 51
410 Main Ave., Brookings, South Dakota
John Rau
November 1987
South Dakota Historical Preserva. Center
Camera facing east

53.

JAN 5 1988



Fergens Men's Wear

Ray's Drug Store/Plumbing 1927

414 Main Avenue

Brookings, SD

Josie Yost

July 1987

Negative: City Hall

East

Site #52

JAN 5 1988

54.



H.V.

Village
WOMEN'S APPAREL



**DAKOTA
SPORTS**
Athletic Equipment

2 HOUR
NO PARKING

Hall/Wold Building
416/418 Main Avenue
Brookings, SD

1914

Josie Yost November 1987

Negative: City Hall
East

#53

55.

JAN 5 1988



Ward's Cafe
420 Main Avenue
Brookings, SD

1960

Josie Yost

July 1987

Negative: City Hall
East

Site #54

JAN 5 1988

56.



 **MAYTAG**

Lake Brook
MUSIC

 **FISHER**

BOB BEATLES

SMITH

Philo Hall Building, Site # 55
422 Main Ave., Brookings, South Dakota
John Rau
November 1987
South Dakota Historical Preserva. Center
Camera facing east

57.

JAN 5 1988



Midland Bank
426 Main Avenue
Brookings, S.D.

Geoffrey Grant

July 1980

Negative: City Hall

South east view

Site #56

JAN 5 1988

58.



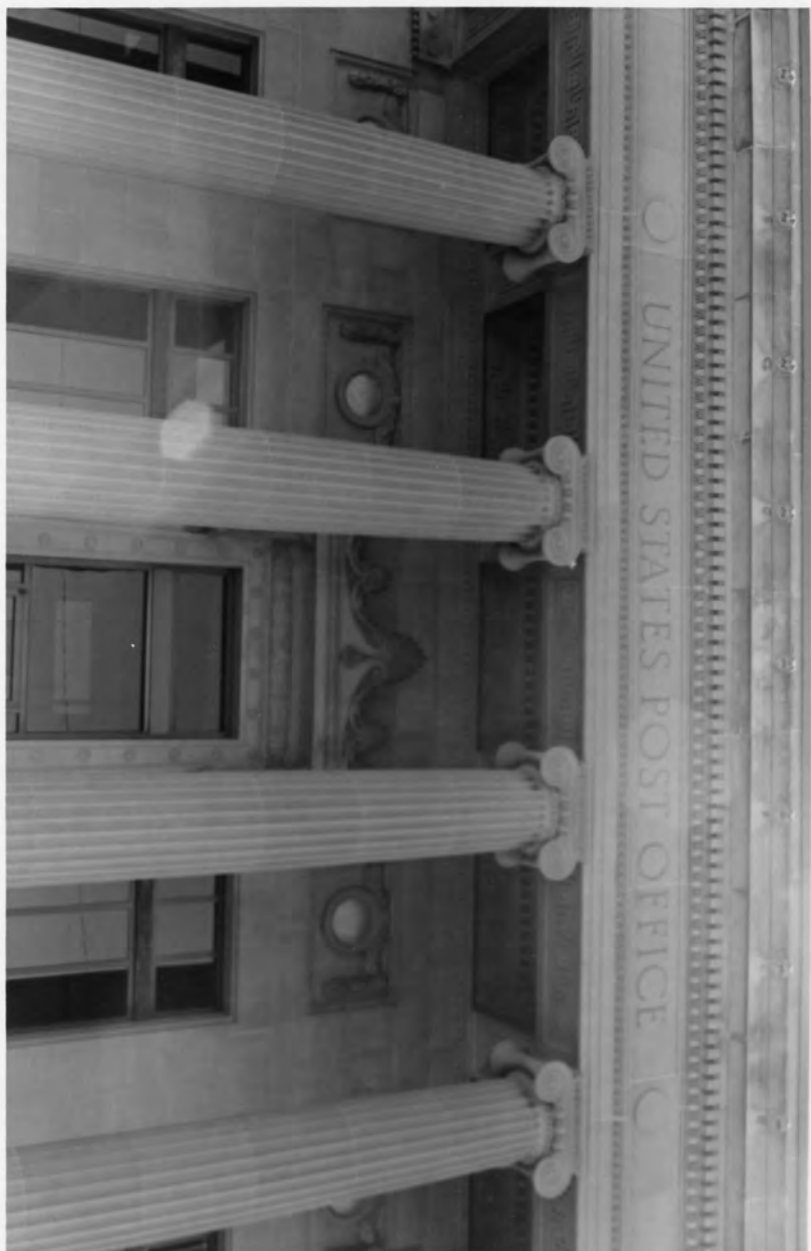
BROOKINGS S.D.
ZIP CODE
57006

United
Way

Government Bldg/ Post Office, Site # 57
500 Main Ave., Brookings, South Dakota
John Rau
November 1987
South Dakota Historical Preserva. Center
Camera facing east

59.

JAN 5 1988



Government Building Post Office
500 Main Avenue
Brookings, S.D.

Geoffrey Grant July 1980

Negative: City Hall

East view Site #57

JAN 5 1988

60.



UNITED STATES POST OFFICE

Government Building Post Office
500 Main Avenue
Brookings, S.D.

1914

John Awald

Spring 1987

Negative: City Hall

North

Site #57

Lintel over door - detail

61.

1914
5
1987

WILLIAM G. MCADOO
SECRETARY OF THE TREASURY
OSCAR WENDEROTH
SUPERVISING ARCHITECT
MCMXIII

Government Building Post Office
500 Main Avenue
Brookings, S.D.

Geoffrey Grant July 1980

Negative: City Hall July 1980

S.W. Corner facing west Site #57

62.

JAN 5 1988



Government Building Post Office
500 Main Avenue
Brookings, S.D.

John Awald Spring 1987

Negative: City Hall

Architectural detail - cornice and moldings
West Site #57

63.

JAN 5 1988



PROFESSIONAL BUILDING

**BROOKINGS
PROFESSIONAL BUILDING**

**JIM KESSLER
LAWYER**

**DR. RICK FROILAND
DENTIST**

**FARM
50-40-10
INSURANCE**

MAKING INSURANCE
EASY

Watson Clinic
510 Main Avenue
Brookings, SD

1939

Josie Yost

July 1987

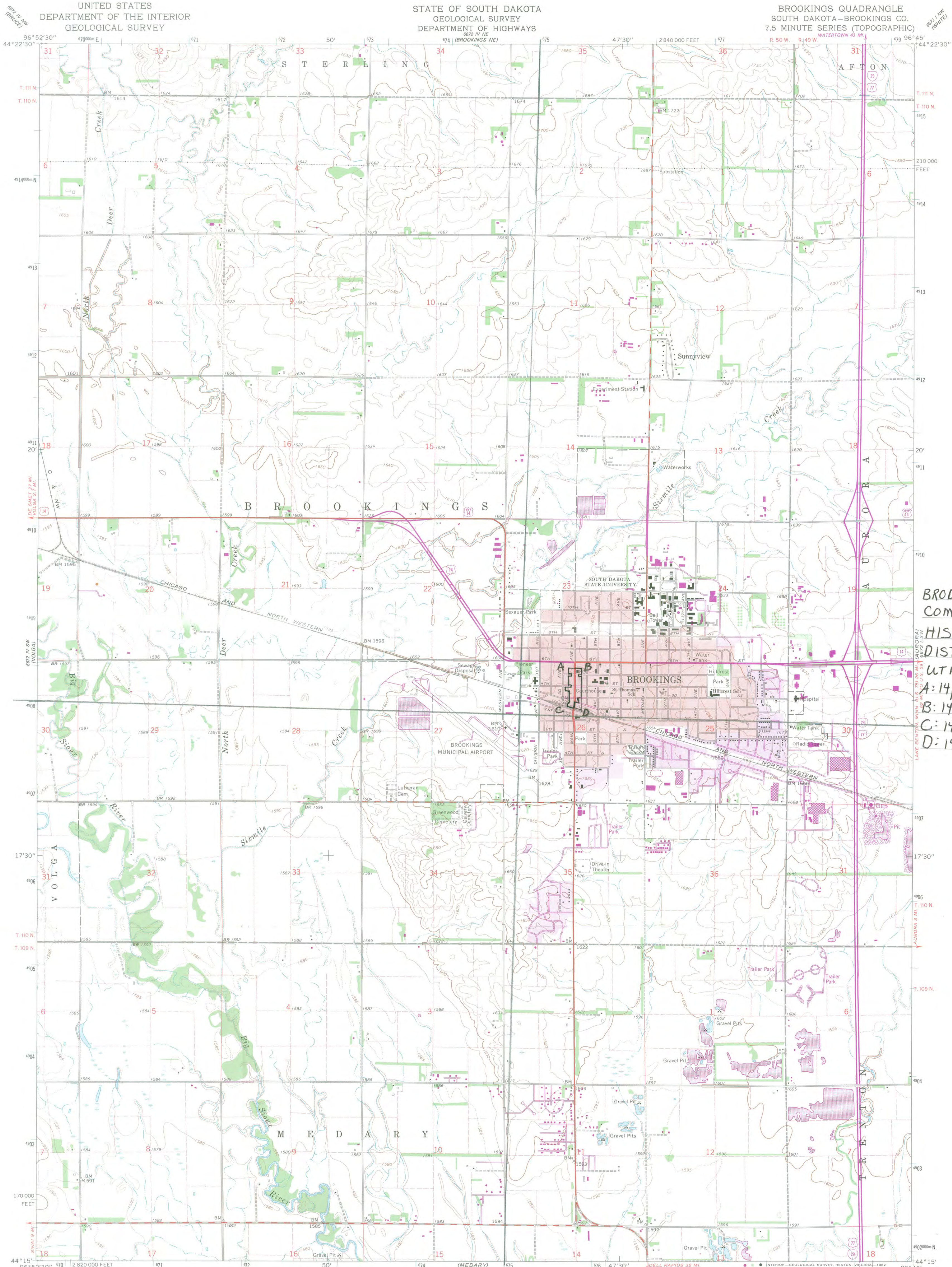
Negative: City Hall

JAN 5 1988

East

Site #58

64.



BROOKINGS
COMMERCIAL
HISTORIC
DISTRICT
UTMs
A: 14/675540/4908550
B: 14/675690/4908550
C: 14/675540/4908110
D: 14/675690/4908070

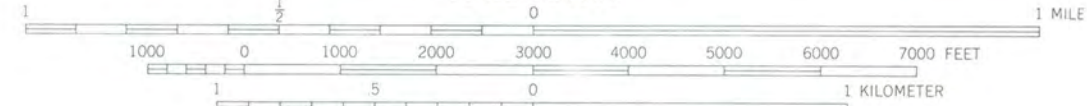
Mapped, edited and published by the Geological Survey
Control by USGS and USC&GS

Topography by photogrammetric methods from aerial
photographs taken 1961 and planetable surveys 1964

Polyconic projection. 1927 North American datum
10,000-foot grid based on South Dakota coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue

Red tint indicates area in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
To place on the predicted North American Datum 1983
move the projection lines 7 meters north and
27 meters east as shown by dashed corner ticks

UTM GRID AND 1981 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET
1927
27 MILS
7
124 MILS



CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929



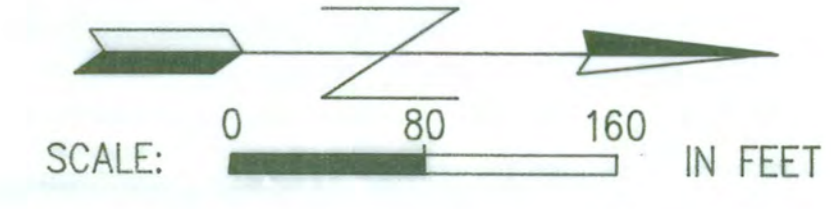
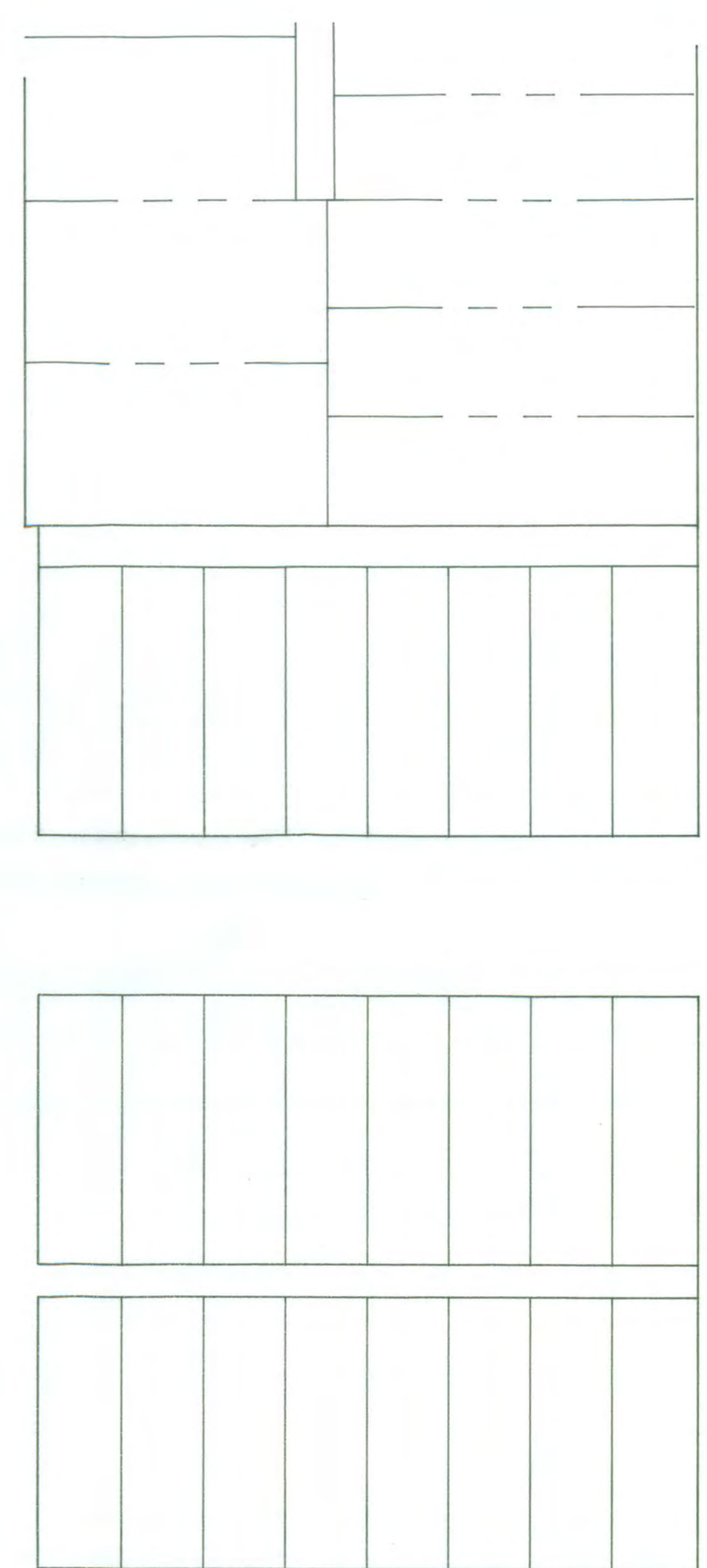
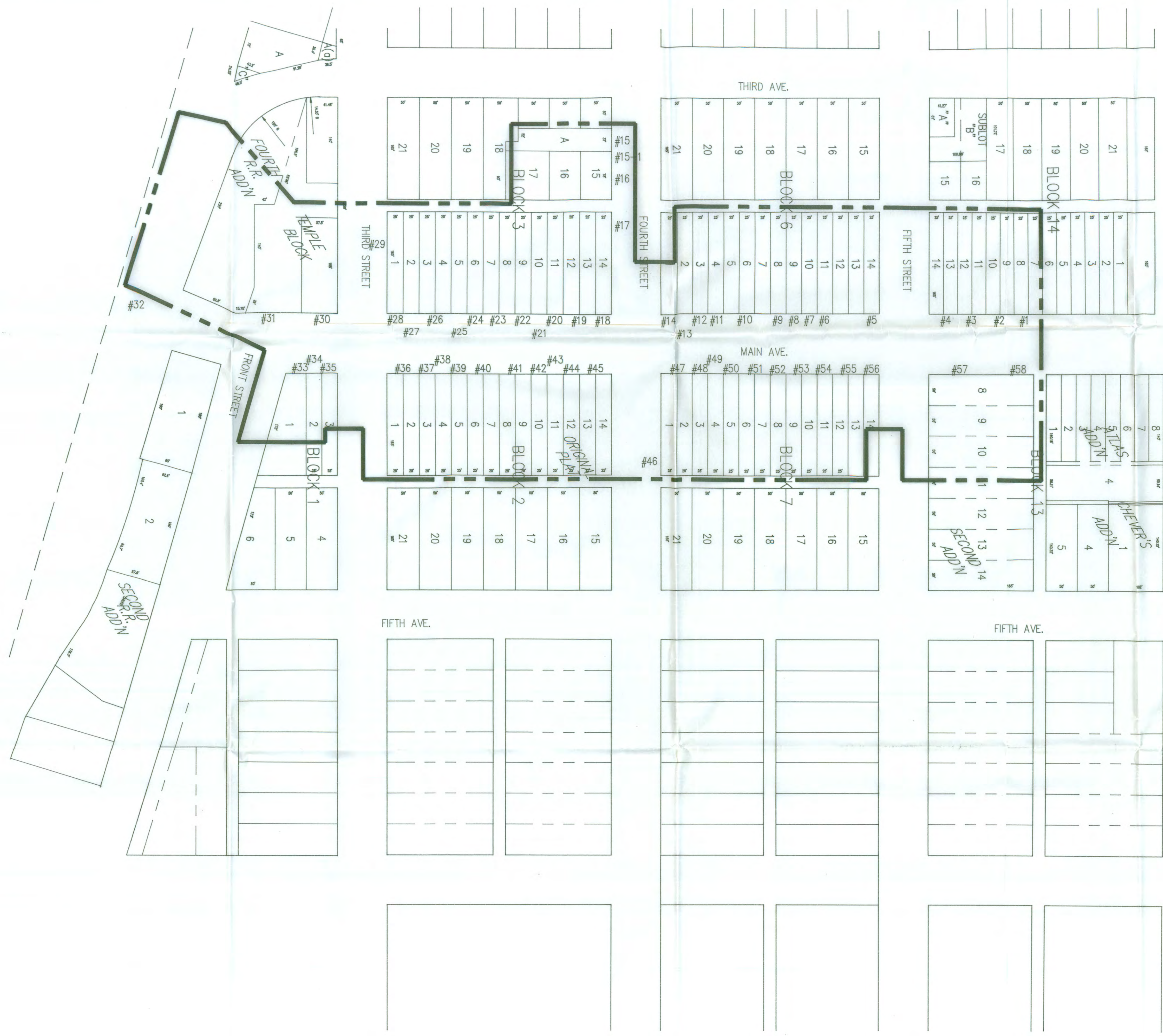
ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial
photographs taken 1978. Map edited 1981
This information not field checked
Purple tint indicates extension of urban area

BROOKINGS, S. DAK.
N4415—W9645/7.5

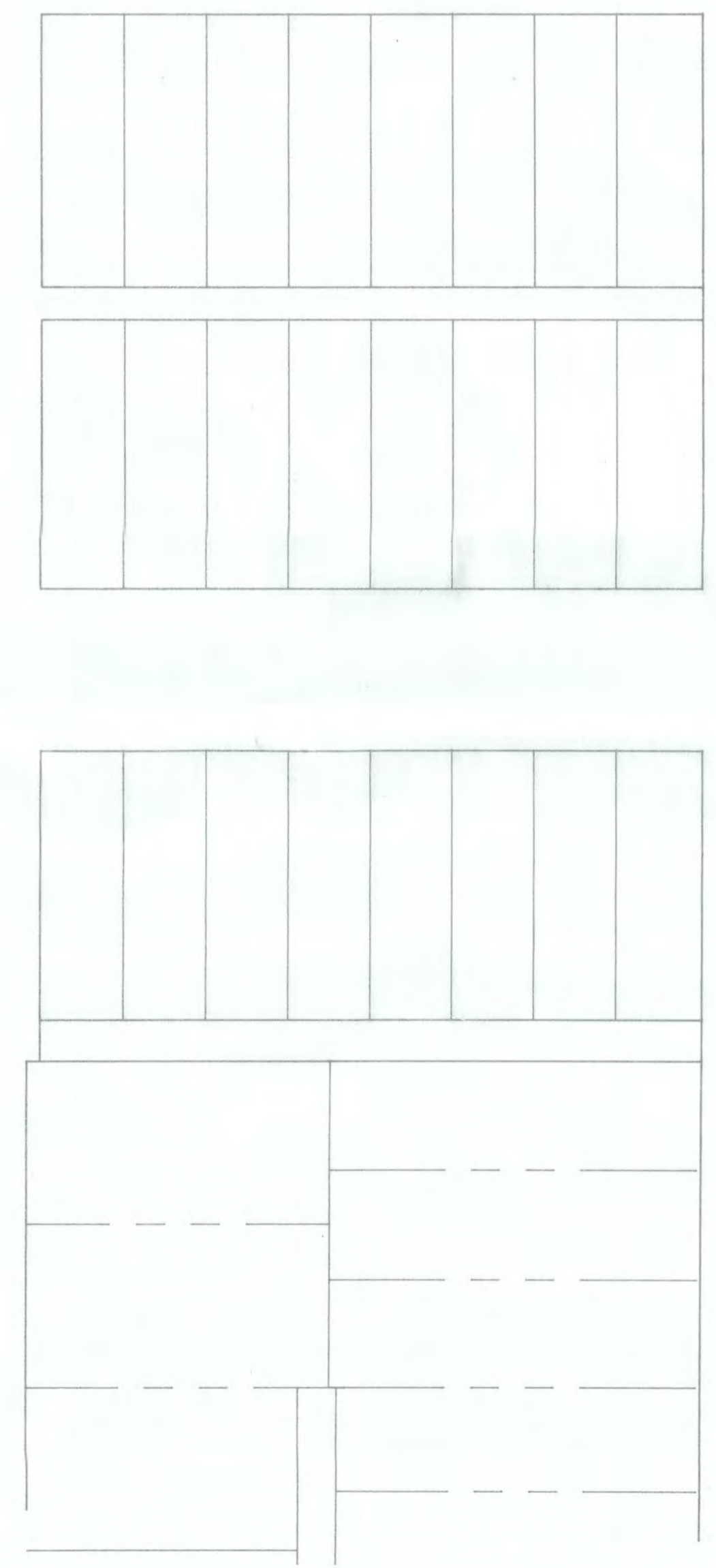
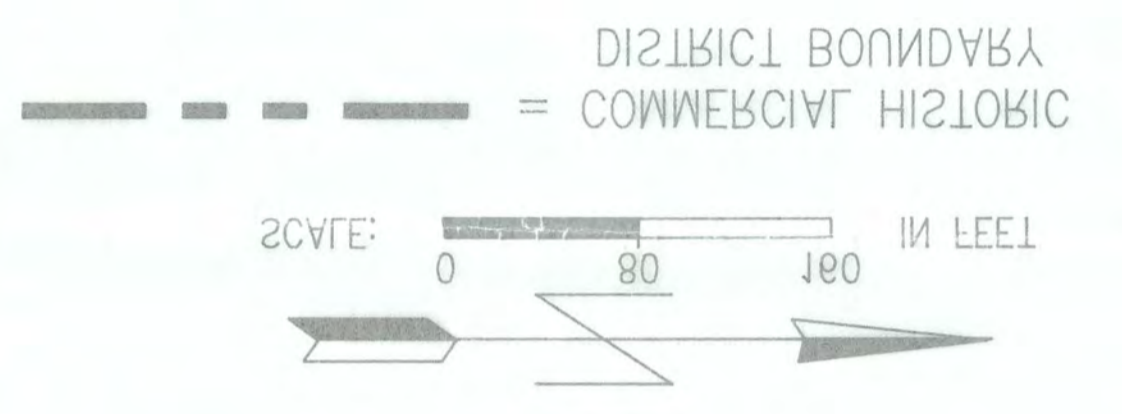
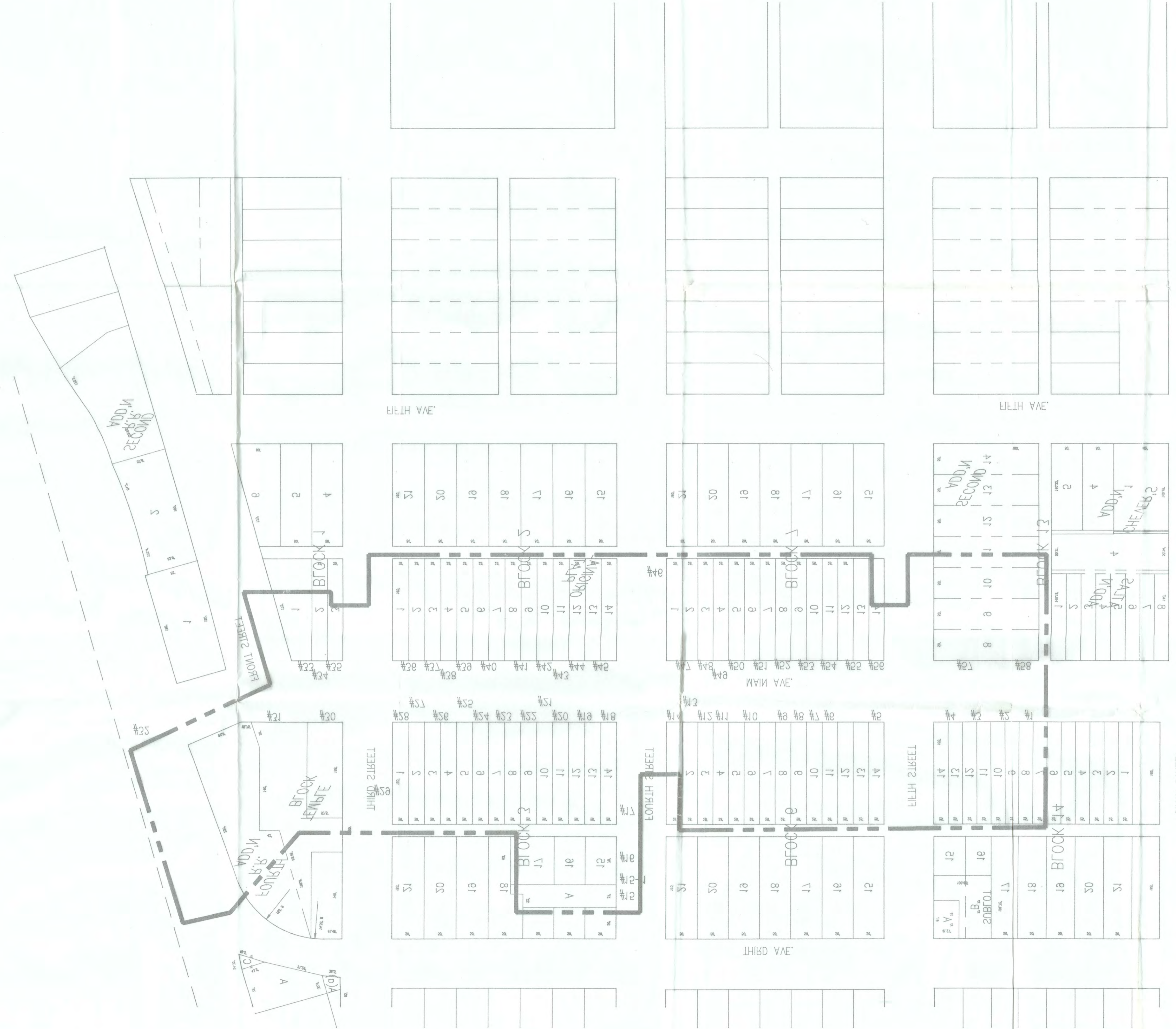
1964
PHOTOREVISED 1981
DMA 6672 IV SE—SERIES V873

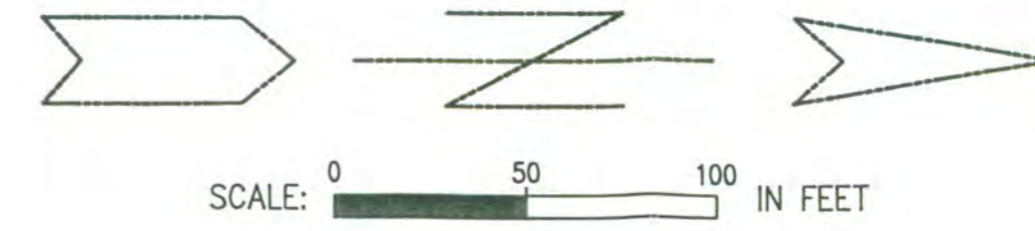
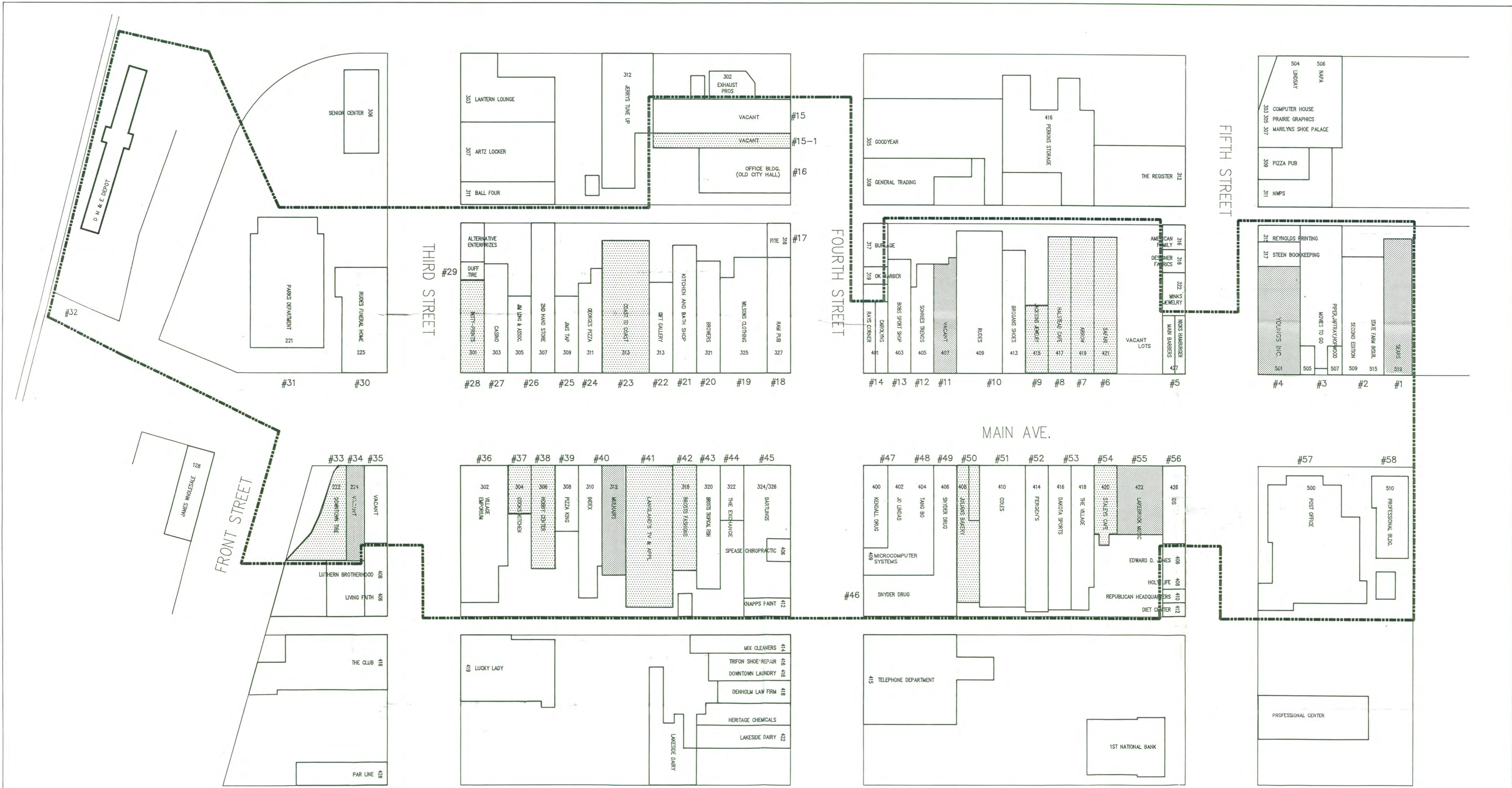


— — — — — = COMMERCIAL HISTORIC DISTRICT BOUNDARY

CITY ENGINEERS OFFICE	
BROOKINGS, SOUTH DAKOTA	
BROOKINGS COMMERCIAL HISTORIC DISTRICT	
DRAWN BY: MLM	DESIGNED BY:
DATE: 9-17-87	APPROVED BY:
SCALE: 1" = 80'	DRAWING NUMBER
SHEET 1 OF 2	

SHEET 1 OF 5	DRAWING NUMBER
SCALE: 1" = 80'	APPROVED BY:
DATE: 8-13-83	DESIGNED BY:
DRAWN BY: MFM	DESIGNED BY:
HISTORIC DISTRICT BROOKINGS COMMERCIAL BROOKINGS SOUTH DAKOTA CITY ENGINEER'S OFFICE	





- = NONCONTRIBUTING PROPERTIES
- = BROOKINGS COMMERCIAL HISTORIC DISTRICT BOUNDARY

CITY ENGINEERS OFFICE BROOKINGS, SOUTH DAKOTA	
CITY OF BROOKINGS CORE AREA	
DRAWN BY: MLM	DESIGNED BY:
DATE: 9-18-87	APPROVED BY: GEJ
SCALE: 1" = 50'	DRAWING NUMBER
SHEET NO. 2 OF 2	

National Register of Historic Places

Note to the record

Additional Documentation: 2021

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Brookings Commercial Historic District Amendment (2020)

Other names/site number: N/A

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 519 & 510 Main to 222 & 221 Main including the depot and small sections of 3rd and 4th street.

City or town: Brookings State: SD County: Brookings

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

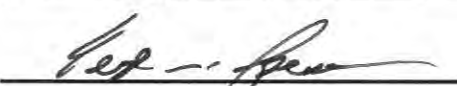
I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria:

x A B x C D

 _____ Signature of certifying official/Title:	14 Dec 2020 _____ Date
<u>State Historic Preservation Officer - South Dakota</u> _____ State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria. <hr/>	
Signature of commenting official:	Date
<hr/> Title : State or Federal agency/bureau or Tribal Government	

Brookings Commercial Historic District
Amendment (2020)
Name of Property

Brookings, SD
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

for Roger G. Reed
Signature of the Keeper

December 15, 2020
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Brookings Commercial Historic District
Amendment (2020)
Name of Property

Brookings, SD
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>42</u>	<u>17</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>42</u>	<u>17</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- Commerce: Department Store
- Commerce: Financial Institution
- Commerce: Specialty Store
- Government: City Hall, Post Office
- Transportation: Rail-Related

Current Functions

(Enter categories from instructions.)

- Commerce: Specialty Store
- Commerce: Restaurant
- Government: Post Office

Brookings Commercial Historic District
Amendment (2020)
Name of Property

Brookings, SD
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and Early 20th Century American Movements: Commercial

Late 19th and Early 20th Century Revivals: Beaux Arts

Late Victorian: Romanesque

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation: Concrete; Walls: Brick, Stone (limestone); Roof: Synthetics: Rubber.

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Purpose of the Amendment

The Brookings Commercial Historic District (NRIS#88000029) was listed in the National Register on 19 April 1988. It is being amended to reflect current (2020) requirements of National Register listing. Contributing and Noncontributing statuses were reevaluated to reflect thirty-two years of change within the district. The original nomination did not include a map; therefore a map denoting the boundary and Contributing/Noncontributing properties was created. The boundary of the district was not altered. Additional information on the significance of the district was included in this 2020 amendment. The period of significance for the district, 1894-1940, was not changed from the 1988 nomination. Updated addresses were used in this amendment.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State

The Brookings Commercial Historic District in 2020

The district encompasses the historic commercial core of Brookings, centered around Main Avenue. The district begins at 519/520 Main and extends south to 222/221 Main and the Chicago and Northwestern Depot. It also includes small portions of Third, Fourth, and Fifth Streets near their intersections with Main Avenue. The buildings are one-story and two-story: the majority are brick or brick veneered. Most first-floor storefronts are post-World War II reconfigurations. Second-floor facades and fenestration have not been altered significantly. A few second-floor facades have postwar veneers of metal, tile, or cement.

Brick is the most prevalent material in the district and a variety of red and brown tones were used. Due to the railroad's early arrival, a diversity of bricks was available during the district's development. Darker-red brick was used on the Masonic Lodge at 225 Main while a lighter-red brick was used on the New Century Block at 300 Main. The commercial building at 325 Main was built with a dark-brown brick while 414 Main used a light-brown brick. In between these brown tones is 326 Main, which was built with a medium-toned brown brick. Rude's Furniture at 409-413 Main used a variety of lighter-colored bricks in soft red and brown tones.

Some of the brick buildings also incorporated additional materials into their designs. The Masonic Lodge at 225 Main, New Century Building at 300 Main, 306 Main, and the Chicago and Northwestern Depot at 111 Main all incorporate Kasota stone, as does the First National Bank at 327 Main which features two large Ionic stone columns on the façade. A few buildings in the district are not brick. The United States Post Office at 500 Main is constructed with Bedford limestone and 311 Main is built with Jasper quartzite. Other materials, such as the stucco on Nick's Hamburger Shop at 427 Main, are rare in the district.

Commercial architecture dominates the district, though classically-inspired elements are found on some buildings. The First National Bank at 327 Main and the Midland Bank at 426 Main have classically-inspired features including large columns and pilasters with stone bases and caps. Ray's Corner at 401 Main has pilasters with stone caps on the second floor which hint at classical antecedents. Other buildings reference eclectic styles such as the Pueblo Revival theme on Nick's Hamburger shop at 427 Main which features an irregular parapet, stucco, and three vigas. The building at 323 Main also minimally references Spanish Colonial Revival themes with a bracketed eave clad in orange tile. The most ornate building in the district is the old City Hall at 310 4th Street, which features Classical and Romanesque influences with its arched openings, stone courses, pilasters capped with stone, and ornate cornice made of galvanized iron and supported by elaborate dentils, modillions, and brackets.

The streetscape is uniform with buildings fronting the sidewalks. Sidewalks are concrete; a red/brown tone is used for the slabs in the middle of the sidewalk and gray concrete borders the curb and buildings in most areas. Corners and mid-block crosswalks are landscaped with flowers and small shrubs. Picnic tables, benches, and bike racks are found throughout. Streetlights are historic reproductions. Parking in the district is diagonal.

Brookings Commercial Historic District
Amendment (2020)
Name of Property

Brookings, SD
County and State

The district retains integrity of all seven aspects. First-floor storefronts have typical postwar alterations while their second-floors remain largely intact with the exception of replacement windows. Elements of design, workmanship, and materials are present in sufficient quantities, particularly on second-floor facades, to convey the architectural and commercial significance of the district. The lack of modern intrusions has allowed the district to retain its integrity of setting.

One building (**407 Main**) was razed since the 1988 nomination and the lot remains vacant. Some buildings, including **313, 315, and 501-503 Main**, had post-World War II veneers removed and were changed to Contributing. Several buildings underwent limited rehabilitations that enhanced their integrity by using more compatible materials. Overall, the district has experienced a number of historically-sensitive rehabilitations since the 1988 nomination.



Main Avenue Brookings, looking north from railroad tracks. Masonic Temple/Skinner Block visible on left behind tree. New Century Block visible on right (turreted building). Photo courtesy South Dakota State Archives.

Brookings Commercial Historic District
Amendment (2020)
Name of Property

Brookings, SD
County and State



Main Avenue Brookings north from intersection of Main and Fourth Street. Photo courtesy South Dakota State Archives.



Main Avenue Brookings Looking north from near the intersection of Main and Third Street. Photo courtesy South Dakota State Archives.

Brookings Commercial Historic District
Amendment (2020)
Name of Property

Brookings, SD
County and State

Narrative Description

MAIN AVENUE

111 Main (#32)

1904

Individually Listed (NRIS#76001716) Chicago and Northwestern Railroad Depot

The Chicago and Northwestern Railroad passenger depot is a brick building with Kasota stone accents. The brick is No. 1 Continental, hard burned brick manufactured in Galesburg, Illinois.¹ It is a standard depot design. The building is one-story with a gable roof; however, the middle volume has a hipped roof that is one-and-a-half stories. Centered on the one-and-a-half-story volume are protruding bays with round parapets reminiscent of Mission style. Windows are single and grouped within the openings. Window configurations are three-over-one and two-over-one. Window openings have stone sills. Windows are replacements of those appearing in the 1988 nomination photographs, which were likely original. Entrance doors are wood with multi-pane glass windows, also replacements. Entrance doors on the south elevation, which faces the tracks, have Kasota stone columns of the Doric order. Freight doors are wood and possibly replacement infills that are inoperable. There are two chimneys: one on the eastern portion of the hipped-roof volume and one at the west end. The one on the west is infill; the 1988 photos shows a fiberglass garage door on this opening. The depot has undergone a rehabilitation post-1988; replacement materials are in keeping with the architecture of the depot.

According to the 1988 nomination, the depot was for sale at that time.

221 Main (#31)

1937

Contributing

Was Contributing in the 1988 nomination. Building has not changed much since 1988. The building is poured concrete. Art Deco influences can be seen in the angular front entrance and the relief decorations around the building, including vertical grooves in the pilasters and stylized eagle over main entrance and stairs. The façade has an entry addition added in 1986. It is angular with double metal-and-glass doors with a transom. Flanking the doors are display windows. Metal panels are found above and below the windows. A variety of windows are found on the north, south, and east elevations. They include fixed-pane, fixed-pane over hopper, and fixed-pane with wood infill above.

According to the 1988 nomination, the auditorium/armory was built in 1937 by the WPA and cost \$35,000. The National Guard occupied the building until 1976.

¹ Chuck Cecil. *Becoming Someplace Special: the Brookings Story*. (Sioux Falls, SD: Pine Hill Press, 2001), 11.

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222 Main (#33)

1926

Noncontributing

Was Noncontributing in the 1988 nomination. The one-story building has a veneer of ceramic glazed brick. Fenestration includes large display windows, metal doors, metal-and-glass doors, fixed-pane windows, and metal garage doors in large bays. Some openings are downsized and infilled with wood. Most windows have been changed since the 1988 nomination.

According to the 1988 nomination, this was a service station built in 1926. In 1952, the building was reconstructed with a portion of the original service station remaining under the current brick.

224 Main (#34)

1927

Noncontributing

Was listed as an Intrusion in 1988. This small building has a brick storefront with a metal-and-glass door and two display windows.

According to the 1988 nomination, this was originally the Gaukel Garage.

225 Main (#30)

1894

Contributing

Was Contributing in the 1988 nomination. Has changed little since 1988. A one-story brick loading dock/garage is attached to the west elevation. A small, brick addition with a metal-and-glass door is located at the southeast corner. The stone was quarried at Kasota, Minnesota, and the brick was originally fired to resemble a cherry color. The building has some Romanesque characteristics. A turret is found on the northeast corner. Second-floor windows on every elevation are wood and are paired with one-over-ones within an three-pane transom. Windows in the tower are one-over-one with transom. The second floor has decorative brickwork at the cornice and a stone masonic nameplate that features "1894" along with masonic symbols. The storefront occupies both bays of the façade and is framed in Kasota stone. The north bay contains the entrance. It is recessed with a metal-and-glass door with two fixed-pane windows above. The entrance is flanked by large display windows with a smaller pane above. The south bay has three large display windows with a fixed-pane window on top. The first floor of the north elevation has a display window with a fixed pane. It also includes two entrances on its western half. The first is double metal-and-glass doors with a modern portico and a metal-and-glass door with wood infill above. The building's turret originally had a conical tower; it was removed at an unknown date. This building was built on a triangular piece of land (along with the armory/auditorium) that was previously a park designed by noted horticulturist Neils Hanson. The railroad sold the land to the city for \$35,000 in 1936.²

² Cecil, 80.

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According to the 1988 nomination, the Masonic Temple/Skinner Block was built in 1894. Charles A. Dunham was the architect. The building was occupied on the second floor by the Masonic Order and C.A. Skinner Mercantile. On the first floor was C.E. West and Company furniture dealers and in the basement was Harvey's Restaurant. The 1980 survey form also lists these businesses as occupying the first floor: Davis and Co. furniture, Grimms Department Store, Sellors and Bartling, Rude's Furniture and Funeral, Rude's Funeral.

226 Main (note: used to have a 3rd Street address)

1910

Contributing

Was Contributing in the 1988 nomination. Building has not been altered substantially since 1988. The primary storefront facing Main (west elevation) has a central, canted entrance with a metal-and-glass door with transom. Flanking the entrance are display windows; brick is below the display windows and frames the storefront. A display window on the storefront also wraps around onto the north elevation. A sign above the storefront covers the transom windows. A row of soldier course bricks is above the transom windows. A simple, decorative rectangular relief of bricks is found in the parapet. The north elevation has four, three-over-one double hung windows and an entrance on the western half of the elevation. The eastern half of the north elevation contains six small storefronts. The storefronts contain metal-and-glass doors and large display windows. A large mural is above the storefronts.

According to the 1988 nomination, this was the Caldwell and Wilson Hardware and Agricultural Implement Store. It was later called the Brookings Hardware Store which was in this location until 1929.

300 Main (#36)

1901

Contributing

Was Contributing in the 1988 nomination. Since 1988, the large circa 1960s slipcover has been removed exposing the historical façade facing Main. This large commercial block has primary facades on the west and south elevations. The building is brick with Kasota stone accents. A prominent turret with decorative ocular brickwork is located on the corner. Second-floor window openings on both the south and west elevations are square and arched. Window openings are framed with brick pilasters; capping the pilasters is a course of stone. Above each window opening is a simple, rectangular brick relief. All windows have a stone sill. Rectangular window openings have a stone lintel; other openings have a brick arch. Windows are primarily wood in a one-over-one configuration. Some openings on the south elevation are boarded over. The storefront entrance is centered and recessed on the west elevation. It is flanked by display windows with modern stone infill on the bottom. The bays containing the windows and entrances are framed with stone pilasters. The storefronts have cloth awnings. The south elevation has two bays of display windows; one on each end of the elevation. One bay is a wraparound from the west elevation's storefront and matches the west elevation in design and materials. The other bay is located on the east end of the south elevation. It contains a recessed

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door with large display windows. Like the other bays, it is framed with stone pilasters. In between these two bays is a semi-ocular window with a brick arch and stone sill.

According to the 1988 nomination, the New Century Building was constructed in 1901. Pioneer merchants C.A. Skinner, William Caldwell, Dr. A.W. Hyde, George Morehouse, John Wilson, F.J. Carlisle, H.H. Reeves, Thomas Ross, and C.E. Childs formed a syndicate to construct the building at a cost of \$25,000. It was constructed of Twin City pressed brick and Kasota stone. W.H. Skinner moved his department store here from the Masonic Temple and the second story contained many professional offices. In 1919, Skinner sold the building to A.F. Grimm.

301 Main (#28)

1958

Noncontributing

Was Noncontributing in the 1988 nomination. Building is outside the district's period of significance. The building had retained its original windows in 1988, which were predominantly large six-pane windows common to the 1950s. Second-story window openings now have paired one-over-one windows. The storefront on the façade (west elevation) has a corner entry; the door is metal-and-glass with sidelights and a transom. The façade also has two large display windows. The south elevation's first story has, from east to west, two large display windows, a metal-and-glass door with a transom, a display window, a metal-and-glass door with a transom, a display window, and another door opening.

According to the 1988 nomination, this building was built in 1958 and leased as governmental office space and included the office of the Agricultural Stabilization and Conservation Service.

301(a) Main (#29) (Dybdahl Garage Portion of 301 Main Address, rear of property)

1905

Contributing

Was Contributing in the 1988 nomination. Has not changed since 1988. This is a one-story brick building. It has a central wood-panel garage. West of the garage is a wood-and-glass door with a transom and sidelight. To the east of the garage door is a two-part fixed-pane window and a wood-and-glass door. Decorative voussoirs appears above the openings and the cornice has decorative brick corbelling.

According to the 1988 nomination, this building was the Dybdahl Buick dealer with an eight-car capacity. This building had its own address (319 3rd Street) in the 1988 nomination and has since been coopted with 301 Main into a single address. Per National Register guidelines, it is counted separate from the 1958 building it is now taxed with.

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303 Main (#27)

1936

Contributing

Was Contributing in the 1988 nomination. This small building has changed little since 1988. The storefront has wood-and-glass double doors located on the south side. Five large windows span to the north and a row of transom windows span across the storefront. The façade is of a yellow-toned variegated brick; above the storefront the bricks make a large rectangular design.

According to the 1988 nomination, Fred Best built this structure as a pool hall in 1936.

304 Main (#37)

1930

Noncontributing

Was an Intrusion in the 1988 nomination. Building looks the same as it did in 1988. The one-story building has a wood veneer with wood shingles on the upper section of the storefront. It attempts to mimic the Tudor Revival style. The door is located on the northern half of the storefront.

According to the 1988 nomination, the building was constructed in 1930 as the Variety Store.

306 Main (#38)

1900

Contributing

Was an Intrusion in the 1988 nomination. Since 1988, the circa 1960s metal slipcover has been removed. The one-story building is of simple stylings but can now contribute to the district. The entire storefront is recessed with a central entry. The door is metal-and-glass and flanked by display windows. Above the windows are fixed-pane transoms and a sign. Above the storefront is decorative brickwork. The parapet has pilasters and decorative brickwork. Kasota stone accents are also present and cap the parapet.

According to the 1988 nomination, this building was a grocery store.

307 Main (#26)

1925

Noncontributing

Was Contributing in the 1988 nomination. This building was questionable to Contribute in 1988, and recent alterations make it Noncontributing. A large roof-top addition impacts integrity. The storefront has a recessed entry with a double metal-and-glass door. The modernized storefront has large display windows. The stepped parapet, which visually blends into the rooftop addition, has some stone accents and decorative brickwork.

According to the 1988 nomination, F.C. Neill and J.G. Rank had this building constructed in 1925. It housed Neill's Harness Shop and Red Owl Grocery and was later home to Rude's

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Furniture for many years. Dakota Music was another business to occupy the building in the 1970s. As of 2019 it is Cubby's Bar and Grill.

308 Main (#39)

1917

Contributing

Was Contributing in the 1988 nomination. Since 1988, the metal veneer on the storefront has been removed. The north side of the storefront has two metal-and-glass doors; one accesses the second floor and the other the business on the first floor. The storefront has a modern brick veneer on the bottom and predominately fixed-pane windows. One window is a slider. The second floor has two windows. Each features a one-over-one window flanked by narrower fixed-pane windows. A course of soldier bricks runs above the windows. Above this course are three decorative diamond shapes in the brick. The parapet has simple brick corbelling. Mounted to the second-floor exterior is a protruding neon sign.

According to the 1988 nomination, this was the Charlie Poole Barber Shop.

309 Main (#25)

1900

Contributing

Was Contributing in the 1988 nomination. The building has changed little since the 1988 nomination. Two doors are located at the southern portion of the storefront; one door provides second-floor access and the other accesses the business on the first floor. Large display windows are located north of the storefront. The façade of the storefront is veneered in stone, wood panel, and wood shingles. The second story has a Romanesque style arch over the two central windows. Flanking the central window are one-over-one double hung windows. A stone reading "1900" is centered in the arch. The cornice has dentilated and corbelled brickwork.

According to the 1988 nomination, attorneys Mathews and Murphy had this building constructed for \$5,000. According to the 1980 survey form, the building has also housed a grocery store and general merchandise.

310-12 Main (#40)

1936

Contributing

The building was listed as an Intrusion in 1988. Since 1988, a metal slipcover was removed. The south storefront has a recessed, canted entrance at the north end with a metal-and-glass door and transom. South of the entrance are display windows with metal panels on the bottom. A row of transom windows spans the storefront. Above the transoms is yellow brick in simple geometric designs. The parapet is capped in stone; branches with leaves are depicted in the stone. The north storefront is recessed. Metal-and-glass doors with transoms are located in the center and south corner. Large windows with metal panels below fill in the remainder of the storefront.

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According to the 1988 nomination, this was built as the Main Bowling Alley and the Economy Grocery in 1936.

311 Main (#24)

1900

Contributing

Was Contributing in the 1988 nomination. Since 1988, a circa-1970s tile veneer on the storefront has been removed. A large sign protruding from the second story has also been removed. The building has been restored close to its original appearance. The building was constructed of Jasper quartzite from Minnesota. The most prominent features on the building include: an etched glass window above the storefront, three-sided bay on the second story, and the decorative tin cornice with a garland relief pattern. The main entrance is located on the south side of the storefront. The door is metal-and-glass with a sidelight and transom. The entrance to access the second floor is located on the north side of the storefront. The door is metal-and-glass with a transom. Between the doors is brick infill with a combination of fixed-pane and operable windows. The second-story bay contains three one-over-one windows; the cornice of the bay has the same garland relief pattern as the building's cornice. Flanking the bay are one-over-one windows with cloth awnings.

According to the 1988 nomination, George Morehouse organized the Bank of Brookings in 1880 and this building was built in 1900 at a cost of \$8,000. Horace Fishback and Son operated an insurance company on the second floor. According to the 1980 survey file, Fishback was also an owner of the bank and sold it in 1911 but continued to keep his insurance office on the second floor. Also, according to the 1980 survey file, Fishback started the Security National Bank in this building in 1925 and it occupied the building until 1958 when it moved to another location and became First National Bank. In 1958 Gottschalk Real Estate Co. bought the building and moved their offices here. In 1971, George's Pizza moved into the building. This business remains as of 2020.

313 Main (#23-1)

c.1910

Contributing

Was Noncontributing in the 1988 nomination. In the 1988 nomination, this building and the building to the north – 315 Main – were covered in a 1952 façade and counted as one property (#23). The date of construction was listed as 1952 in the 1988 nomination, which reflects the false veneer's application. The façade has been removed exposing two distinct historic buildings; each building is taxed separately. These buildings are counted separately in the new count per National Register guidance. 313 Main has a canted, recessed entry. The door is wood-and-glass with a transom. The entry is flanked by display windows. The second floor has four one-over-one windows in downsized window openings. A brick arch rises above the two centered windows. The cornice contains brick corbelling and decorative brickwork.

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315 Main (#23-2)

c.1910

Contributing

Was Noncontributing in the 1988 nomination. In the 1988 nomination, this building and the building to the south – 313 Main – were covered in a 1952 veneer and counted as one property (#23). The date of construction was listed as 1952 in the 1988 nomination, which reflects the false veneer’s application. The façade has been removed exposing two distinct historic buildings; each building is taxed separately. These buildings are counted separately in the new count per National Register guidance. 315 Main has a storefront with a slightly-recessed entry towards the south. The door is metal-and-glass with sidelights and a transom. Three display windows are located to the north. A metal-and-glass door with transom is located south of the entry. This is the second-floor access. A full-width sign reading “MAIN AVE. MALL” is above the storefront. The second story has three window openings. All have been downsized with smaller one-over-one windows and wood infill. A course of rusticated stone serves as sills; a wider course serves as lintels. The building has a simple stone cornice.

314 Main (#41) (used be addressed as 316 Main)

1903

Noncontributing

Was an Intrusion in the 1988 nomination. This building has changed little since the 1988 nomination. The storefront is canted and recessed with two separate entries. The doors are metal-and-glass with sidelights and transoms. Large display windows comprise the remainder of the storefront. The second floor contains six equally-spaced window openings with one-over-one windows. The yellow brick is laid in stretcher bond.

According to the 1988 nomination, this building was significantly altered in the 1960s to its current appearance.

317 Main (#22)

1919

Contributing

Was Contributing in the 1988 nomination. This building has changed little since 1988. A large wood sign was removed from the storefront and replaced with a slightly smaller one. The storefront’s entrance is flush with the sidewalk and the entry is located on the southern half. The door is metal-and-glass with a transom. To the north of the door are two large display windows and a half-circle window. To the south of the door is half-circle window. The storefront has yellow brick. Above the storefront is a sign that reads “BARGAINS ON MAIN.” The second story has paired one-over-one windows. The windows are not original and wood infill is located above them. Sills are brick. There is a course of soldier bricks above the window openings and the parapet is capped in stone.

According to the 1988 nomination, this building was the first location of Tidball Drug.

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318 Main (#42)

1922

Noncontributing

Was an Intrusion in the 1988 nomination. This building has changed little since the 1988 nomination. A metal-and-glass door accessing the second story is located on the south side of the storefront. The storefront has a metal-and-glass door with a transom flanked by large display windows. A rock veneer is found on the edge of the storefront and a flat metal awning is above the storefront. The second story is covered with a circa 1970 metal screen veneer with the name "BROST'S."

According to the 1988 nomination, this was the first home of the Columbia Clothing store.

319 Main (#21)

1926

Contributing

Was Contributing in 1988 nomination. This building was not photographed in 1988. It has a recessed entry. The door is metal-and-glass with a transom. Display windows flank the entrance. Yellow brick is found below the display windows and also used on the sides and top of the storefront. A wood sign reading "BUY SELL TRADE PAWN" is located above the storefront. The second floor has two sets of windows. Each set has paired one-over-one windows. These are not original, and wood is infilled above them in the window openings. The windows have brick sills and stone lintels. Above the lintels are stepped bricks. In the parapet is a stone name stone reading "DON". The parapet is capped in stone. Five small decorative stone diamond shapes are found on the second story; two flank the windows, one is between the windows, and two flank the "DON" name stone.

According to the 1988 nomination, this building was constructed in 1926 as the Martinson Building. The nameplate "DON" refers to Don Martinson, the son of the owner Albert. This property was built to be leased out.

320 Main (#43)

1916

Contributing

Was Contributing in the 1988 nomination. Since 1988, the non-historic storefront was modernized again, and second-story windows were replaced with faux-multi-pane windows with faux shutters. To the north of the storefront is a metal-and-glass door with transom that accesses the second floor. The storefront has a central entrance with a metal-and-glass door with a transom. Display windows flank the entry and a stone veneer is below the windows and at the corners of the storefront. Above the storefront is a transom with faux muntins. Simple decorative brickwork is found above the second-floor windows.

According to the 1988 nomination, this was built as the H.G. Williams Building.

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321 Main (#20)

1926

Contributing

Was contributing in the 1988 nomination. The building has changed little since 1988. Large signage boards have been removed exposing storefront transoms. The storefront has a central recessed entry. The door is metal-and-glass with sidelights and a transom. The entry is flanked with display windows. On the south side of the storefront is a wood-and-glass door with a transom. This door accesses the second floor. Glass transom windows are above the storefront. The second story retains its original windows. They feature a fixed, eight-pane window over a large fixed-pane. Flanking these are three-over-one windows. All windows are wood. A stone belt course runs the width of the buildings and serves as the windows' sill. Above the windows is brick corbelling. Pilasters are capped with and feature inlaid stone motifs. Stone diamond motifs are found on the parapet, which is also capped with stone.

According to the 1988 nomination, this building was constructed for Tidball Drug.

322 Main (#44)

1918

Contributing

Was Contributing in the 1988 nomination. Minor changes to the storefront have occurred since 1988. Panels covering some of the storefront were removed to expose brick. A door leading to the second floor is located at the south side of the storefront; it is solid with a small window and transom. The storefront is slightly recessed with a central entry. The door is metal-and-glass with sidelights. Display windows flank the entry and have brick infill above and below. The second floor has two downsized window openings filled with wood and paired one-over-one windows. Window lintels have a course of soldier bricks and there are corbeled bricks above.

According to the 1988 nomination, this was E.J. Beatty's Jewelry Shop. It continued in this capacity until 1986.

323-325 Main (#19)

1926

Contributing

Was Contributing in the 1988 nomination. This building has changed little since 1988. The first floor is comprised of two storefronts with two metal-and-glass doors with transoms between the storefronts that are used to access the second story. The north storefront has a recessed entrance with a metal-and-glass door with sidelights and a transom. Flanking this entrance are display windows. The south storefront has a metal-and-glass door with sidelights and a transom. Flanking this entrance are large display windows. A continuous metal awning spans across both storefronts. Brick is laid in a stretcher course. The second story has a decorative wood awning supported by brackets and clad in orange clay tiles. Under the awning are four window bays. Each bay has three one-over-one windows with a center window slightly larger than the flanking windows. The windows have brick sills and two courses of soldier bricks span the distance

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between the awning and lintel. Three decorative, diamond motifs of brick and stone are located on the second story. Stepped parapet is capped in stone.

According to the 1988 nomination, C.O. Quail of the Columbia Clothing Company erected this building in 1926. He built a two-story building as rents at the time made it advantageous.

326 Main (#45)

1926

Contributing

Was Contributing in the 1988 nomination. This building has changed little since the 1988 nomination. The two-story building has two storefronts on the main façade (west elevation). The south storefront has a central recessed entry with a metal-and-glass door with transom. It is flanked by display windows with tile on the bottom. Transoms run across the storefront. The north storefront has a recessed entry with a metal-and-glass door with transom. The entrance is flanked with display windows with tile on the bottom. A display window wraps around onto the north elevation. Transoms run across the storefront. On the south side of the north storefront is a metal-and-glass door that accesses the second floor. Windows on the second story are one-over-one with brick sills and a continuous course of soldier bricks comprise the lintels. Decorative brickwork and stone accents comprise the pitched parapet. The north elevation has a combination of one-over-one, fixed-pane, and boarded-up window openings on both the first and second floors. The eastern half of the north elevation contains three small storefronts. The middle and western storefronts may be mostly original and include wood-framed windows and windows with tracery. The easternmost storefront has arched window openings, unlike the rest of the building. This volume may be an addition.

According to the 1988 nomination, this structure has a steel frame and was built as the Sellers and Bartling furniture store.

327 Main (#18)

1919

Contributing

Was Contributing in the 1988 nomination. Little has changed since 1988. A 1980 survey photo shows significant portions of the north and west elevations veneered in wood; most of this has been removed and only window openings remain covered. Another small alteration is a small addition over the street-level stairway accessing the basement on the north elevation. Window openings remain primarily boarded over, as they were in 1988. Three windows on the second story of the north elevation have smaller fixed-pane windows inserted into the window openings. Despite these conditions, the building retains enough integrity to contribute to the district. The massive Ionic columns on the façade (east elevation) and the pedimented entrances on the façade and north elevation demonstrate the Classical stylings of the building. Other characteristics of the brick building include a stone and granite course at the base, Ionic capitols adorning the top of the pilasters on the north elevation, corbelled stone cornice, and name stone on the façade reading "FIRST NATIONAL BANK."

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According to the 1988 nomination, bank president George Cobel had the building constructed in 1919 for \$70,000. The 1980 survey form details that the First National Bank went bankrupt in 1920-21, at which time the Northwestern National Bank assumed ownership of the building. Northwestern relocated in 1972. In 1975, the Ram Pub opened in the building and continues to operate there as of 2020.

400-402 Main (#47)

1899

Contributing

Was Contributing in the 1988 nomination. Since 1988, the building has changed little. Prominent on the second story are three-sided bays including one in the corner. The bays have brackets underneath and decorative cornices. In between the bays, window openings are arched with decorative brickwork. Windows are paired and single; most are one-over-one. Decorative brickwork is also found at the cornice which includes corbelled bricks. The storefront entrance is canted, recessed, and located at the corner. The door is metal-and-glass with a transom and sidelights. Flanking the entrance are display windows; underneath and around the windows is cedar siding.

According to the 1988 nomination, pharmacist A.L. Binford constructed the Binford block for \$16,000 in 1899. It housed the Binford Pharmacy and Kaufman Brothers' Clothing and Furnishings.

401 Main (#14)

1917

Individually Listed (NRref#84003244)

In 1988, this building had two small storefronts. As of 2020, a new storefront has covered the entire width of the façade. The new storefront has a canted corner entrance flanked by display windows with metal frames. North of the storefront is a metal-and-glass door with transom that accesses the second floor. The "Ray's Corner" sign from 1988 remains in place as does a small awning. The building is two stories and the brick is of darker brown tones. A stone course divides the first and second stories. The second floor above the storefront has two sets of paired, one-over-one windows. The window bays are framed with brick pilasters capped in stone. Decorative brick corbelling is above the windows. The building has a simple metal cornice that extends onto the south elevation. The first floor of the south elevation contains, from west to east, a metal-and-glass door with transom, display window with transom, wood door with a large pane of glass with a transom, a display window with a boarded-over transom, a fiberglass door with a transom infilled with an air conditioning unit, a boarded-over window with transom, two doors infilled with wood with boarded-over transoms, a boarded-over display window, a metal-and-glass door, and a fixed-pane window elevated on the wall. The second floor is divided into eight bays by pilasters capped with stone. Paired one-over-one windows fill each bay.

According to the 1984 individual nomination and the 1988 district nomination, this building was constructed in 1917 as the Trygstad Law and Commerce Building. A tobacco shop and tavern

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occupied the main level while attorneys Trygstad, Cheever, Collins, Cheever, Purdy, McCann, and Lund occupied the upper levels. Wold Mark Construction company built the structure for Carl O. Trygstad. The main level business, Ray's Corner, was first known as Taylor's Corner then Logue's Corner before becoming Ray's. In 1988, Ray's Corner was a tobacco shop. By the early 1990s, it was a bar.

404 Main (#48)

c.1919

Contributing

Was Contributing in the 1988 nomination. The north side of the storefront has a metal-and-glass door that accesses the second floor. There are two bays of windows on the second floor; bays have two-part windows flanked by one-over-one windows. Decorative brick diamond motifs are found above the windows and the parapet is capped with stone. Recessed entry with large display window.

According to the 1988 nomination this was the Kendall Building.

403 Main (#13)

1917

Contributing

Was Contributing in the 1988 nomination. This building has not changed since 1988. Building is two stories and the brick is of darker tones. The storefront is clad in a stone or faux stone veneer. The entrance is recessed; it consists of a single metal-and-glass door flanked by sidelights. On either side of the entrance is a large display window. The second floor has two large modern windows in a 2-1-3 configuration; all panes are fixed with the exception of the middle pane on the bottom. The window bays are framed with brick pilasters capped in stone. Decorative brick corbelling is above the windows. The building has a simple metal cornice continuing from building to the south.

According to the 1988 nomination, this building was built in 1917, a few months after the neighboring Ray's Corner building. This was the E.E. Haugen Dry Goods store and it was constructed to blend in with Ray's Corner's architecture.

405 Main (#12)

1920

Contributing

Was Contributing in the 1988 nomination. The only change since 1988 is the removal of a metal awning. Building is two stories and the brick is of darker tones. The storefront is recessed; the entrance is located at the southeast corner and features a metal-and-glass door with a sidelight. The paired display windows are canted. A fiberglass door is located at the northeast corner which is used to access the second floor. Diagonal wood siding clads the storefront; a full-length sign caps the storefront and there is a soldier course of bricks above it. Above the storefront are paired, one-over-one windows. Framing the windows is a soldier course of bricks with stone

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cornerstones; the windows have stone sills. Above the window are two recessed, rectangular decorative brick motifs featuring corbelling. The parapet steps up in the middle and is capped with stone.

According to the 1988 nomination, James Bower constructed this building in 1920 and opened the Candy Kitchen.

406 Main (#49)

1916

Contributing

Was Contributing in the 1988 nomination. Building has changed little since 1988. The storefront entrance is recessed. The door is metal-and-glass; it is flanked by large display windows with brick underneath. There is a cloth awning. Above the storefront is decorative brickwork in rectangular shapes.

According to the 1988 nomination, this was the Jarvis Building. It represents the first use of glazed white brick in the district.

408 Main (#50)

c.1933

Contributing

Was an Intrusion in the 1988 nomination. Since 1988, a circa 1960s façade has been removed from the building. It has large, central display windows flanked by metal-and-glass doors with transoms and sidelights. Above the storefront is a course of stone. Above the stone is brick with stone quoining.

According to the 1988 nomination, this was the Ideal Bakery.

409-413 Main (#10)

1940

Contributing

Was Contributing in the 1988 nomination. Building looks primarily the same as it did in 1988. Second-story windows have been replaced, the storefront awning was removed, and signage has been changed. The commercial building has some Art Deco influences including stepped brick pilasters with Art Deco patterning on the second story, grooved granite columns on the first floor, and block glass windows. An entrance to the second floor with glass blocks capped by a round concrete feature separates the building into two volumes with the north volume containing one storefront and the south volume containing two storefronts. The north storefront has a recessed entry with a metal-and-glass door surrounded by sidelights and a transom. Display windows flank the entrance with polished stone panels beneath. Above the storefront are two bays, each with a one-over-one window and glass block infill. The south volume is comprised of a symmetrical storefront with two entrances. Each entrance has recessed, double metal-and-glass

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doors. Flanking the entrances are display windows with dark polished stone panels beneath. Above the storefront are four bays, each with a one-over-one window and glass block infill.

According to the 1988 nomination, this building is known as the LeGeros/Stration building. George and Peter LeGeros built the south portion in 1940 simultaneously with Gus Stration building his shoe repair building on the north portion. The architect on the project was Ursa Louis Freed, an Aberdeen architect who practiced in central and eastern South Dakota until about 1950.

This building is also known as the Rude Furniture building. The Rude family were early settlers. In the early 1880s, George Rude became a stockholder and president of a furniture store managed by his brother Ole. The store passed to George's son Bert and Bert passed on to his son Duane.³

410 Main (#51)

1938

Contributing

Was Contributing in the 1988 nomination. Only change to the building is the painting of the brick. The building has a central recessed entry with double metal-and-glass doors. It is flanked by display windows with granite below.

According to the 1988 nomination, the Spitznagel architecture firm designed this building as Cole's Department Store.

414 Main (#52)

1927

Contributing

Was Contributing in the 1988 nomination. Since the 1988 nomination, the storefront has been altered. The storefront has a central recessed entry. The door is metal-and-glass with sidelights and transom. Flanking the entrance are display windows with concrete underneath. A stucco or EIFS material covers portions of the storefront. The second floor has two window openings, each with paired one-over-one windows with stone sills and lintels. Decorative brickwork is found above the windows along with three stones with the letters "R A Y." The parapet is capped in stone.

According to the 1988 nomination, E.J. Ray built this building for Ray's Drug Store/Plumbing Shop.

³ Adelaide Paradise. "Founders." In Brookings Centennial Book Committee. *Brookings' Centennial 1879-1979*. (Brookings, SD: Brookings Centennial Book Committee, 1979), 5.

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415 Main (#9)

1959

Noncontributing

Was Noncontributing in the 1988 nomination. Building looks the same as it did in 1988. The building is one story. The entrance is canted and recessed into the center of the storefront. The door is metal-and-glass with sidelights and a transom. Large single-pane windows flank the entrance. The storefront contains a faux-stone veneer underneath the windows and along the edges. Above the storefront are bricks laid in a stretcher bond.

Business names associated with the structure include: Jackson Jewelry (1988), and a-i Computer Solutions (2019).

According to the 1988 nomination, Jackson's Jewelry was built in approximately 1959.

416-418 Main (#53)

1914

Contributing

Was Contributing in the 1988 nomination. Only changes since 1988 are some minor storefront alterations. The building has two storefronts. In between the storefronts is a door that accesses the second story; it is fiberglass with glass blocks above and framed by pilasters that go to the roof. The south storefront has a recessed entry with a metal-and-glass door and transom. It is flanked by display windows with metal panels below. The north storefront's entry is recessed and off center. It has a metal-and-glass door flanked with sidelights. Display windows are large with wood trim underneath. The second story is symmetrical with two larger window openings in the center flanked by smaller window openings. The south side openings are filled with one-over-one windows. The north side has smaller one-over-one windows along with wood infill. The windows have stone sills and a course of stone that runs across the façade which makes for a continuous lintel. Above the windows are corbelled bricks and centered are the letters "H.W."

According to the 1988 nomination, this was the Hall/Wold building. It was a department store that sold dry goods, clothing, and groceries.

417 Main (#8)

1959

Noncontributing

Was Noncontributing in the 1988 nomination. Building looks primarily the same as it did in 1988. The building is one story. It has a canted entrance with a metal-and-glass door with transom. South of the entrance are two large display windows. North of the door is a large, three-light window that replaced a large glass display window sometime after 1988. The storefront is framed in a faux-marble stone. Above the storefront are roman bricks laid in stacker bond.

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Business names associated with the structure include: Fergen's Menswear, Halstead's Café (1988), and Nature's Paradise (2019). According to the 1988 nomination, Fergen's Menswear was constructed in 1959.

419 Main (#7)

c.1958

Noncontributing

Was Noncontributing in the 1988 nomination. Building looks the same today as it did in 1988. The building is one story. The façade is symmetrical. It has a central, recessed entry with double glass doors with surrounds and transoms. These display windows cantilever over a wood base. Large glass windows are framed in metal and flank the entrance. Brick above the storefront is painted and laid in a stretcher bond.

Business names associated with the structure include: Erb's Bakery (1959), Arrow Store (1988), and Brookings Custom Image (2019).

According to the 1988 nomination, it was built in approximately 1959.

420 Main (#54)

c.1900

Noncontributing

Was Noncontributing in the 1988 nomination. Since 1988, metal panels were removed from the storefront. The storefront appears to be concrete blocks made to appear as rusticated stone. A large modern multi-pane window and metal-and-glass door comprise the storefront.

According to the 1988 nomination, this was Ward's Café, and it was possibly altered in 1960.

420 Main(a)

c.1930

Noncontributing

Was an Intrusion in the 1988 nomination. Modern storefront windows with brick above. A setback second floor was added in 2019.

421 Main (#6)

1920

Noncontributing

Was an Intrusion in the 1988 nomination. In 1988, the façade had a rusticated rock veneer and two decorative wood awnings. As of 2020, the façade has been clad with brick. The building is one story. The entrance is recessed on the south side corner; the door is metal-and-glass. Two large windows are located north of the door. Brick is laid in a stretcher bond; courses of soldier laid bricks are interspersed.

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Business names associated with the structure include: American Billiard Parlor (1920), Safari Lounge (1988), Sully's Pub (2019).

According to the 1988 nomination, James Bower built the American Billiard Parlor in 1920.

426 Main (#56)

1921

Contributing

Was Contributing in the 1988 nomination. The building has changed little since the 1988 nomination. The main façade (west elevation) faces Main. It has four concrete fluted Doric pilasters. In between the pilasters are four large limestone panels. Above is an entablature of stone and brick. The storefront consists of a recessed entry with a metal-and-glass door with transoms and sidelights. North of the door are display windows. Brick pilasters divide the north elevation into five bays of differing sizes. There is a basement entry on the west end and another entry near the east terminus of the building. On the first floor, two bays have paired display windows with metal panels above; the central bay is infilled primarily with metal panels and two small windows, and one bay has a metal-and-glass door with transom and awning. All first-floor materials are replacements. In between the first and second floor are decorative brick motifs. Second-floor windows are original in multi-light-over-one configurations and window openings are single, paired, and triple. The entablature on the west elevation continues onto the north.

According to the 1988 nomination, this was built as the Midland Bank in 1921. It opened in 1922 and had Beaux Arts characteristics before a circa 1960 remodel. Originally, a scrolled pedimented entrance was surmounted by a decorative entablature. A leaded glass, elliptically-shaped window fanned above the entry. In 1960, TSP (The Spitznagel Partners) covered it during a remodel.

427 Main (#5)

1932

Contributing

Was listed as Contributing in the 1988 nomination. The storefront has been altered slightly. The central entrance door on the façade was relocated to the southeast corner and the large window on the south half of the façade was removed and replaced with a smaller window. The large window on the north half of the façade remains intact. The entrance relocated to the southeast corner matches the entrance on the northeast corner. The one-story building is styled in a simple Pueblo Revival theme. The structure is stuccoed with an irregular curved and stepped parapet. The façade also features three vigas, or faux wood beams that project from the wall to imitate roof beams. The north elevation has five windows. The south elevation contains three large windows. It also contains a small, metal bay towards the rear of the building used to serve walk-up customers. Adjoining the building to the south is an open lot with outdoor seating.

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According to the 1988 nomination, this building was constructed as the Lincoln Café. In 1933, the Niklasons moved their hamburger business here and it has remained a popular eatery ever since. It is known as Nick's Hamburger Shop.

500 Main (#57)

1914 (addition 1972)

Contributing

Was Contributing in the 1988 nomination. Building has changed little since the 1988 nomination. A portico with Ionic columns dominates the façade (west elevation). Stairs lead to the portico. Window and door openings are infilled with replacement materials. A large compatible addition is located on the rear of the building. The roof is clay tile. Bedford limestone comprises the building and the addition is clad primarily in Bedford limestone panels. Decorative terra cotta motifs such as garland, circles, pediments and dentils are found on the building.

According to the 1988 nomination, the Government Building/Post Office cost \$75,000 to build.

501 Main (#4)

1927

Noncontributing

Was an Intrusion in 1988 the nomination. In 1988, the building was covered in tile veneer and the storefronts were recessed. The front of the building has been built out with large display windows.

According to the 1988 nomination, the Penney Building was built in 1927.

505 Main (#3)

1940

Contributing

Was listed as Contributing in the 1988 nomination. The only change from 1988 to 2020 appears to be the replacement of the Chicago style windows above the storefront; the windows were replaced with in kind metal windows in the same configuration as the original. In 1980, this building had a ticket booth centered in the entry with double doors flanking north and south. By 1988, the current configuration was in place and has remained unchanged as of 2020. The building has Art Moderne stylings including a glazed ceramic veneer, round corners, and round display windows. It is a one-and-a-half-story building. The façade is brick covered in a glaze ceramic finish. There are three metal-and-glass doors centered at the recessed entrance; glass windows with metal frames flank the entry. Above the entry are five transom windows framed in metal. Storefronts flank the entry; each has a rounded display window, metal-and-glass doors, and transom (both infilled). The storefronts have round corners where they adjoin the entrance. Above the entrance is a nameplate that reads "COLLEGE." A half-story is recessed from the front of the building; two Chicago style windows flank the "COLLEGE" nameplate. Corners on the parapet are rounded and the parapet steps up slightly at the center.

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Business names associated with the structure include: College Theater, Fridays and Sample Shop (1980), offices Peterson Theater Co. (1980), Movies To Go, H&H Photography, and Piper Jaffray and Hopwood (1988), Main Barber Shop and Razor's Edge Barber Shop (2019).

According to the 1988 nomination, Frank McCarthy built the College Theater in 1940 after the old Grand Theatre building was torn down. An opera house originally stood on this location. Perry E. Crosier, a well-known theater architect, designed the theater.

509 Main (#2)

1914

Noncontributing

Was listed as Contributing in the 1988 nomination. The storefronts at 509 and 511 had vertical wood cladding in 1988. As of 2020, both storefronts are covered with the same style of panels (possibly EIFS) as neighboring 513 Main. The current veneer extends higher on the building than the 1988 veneer did, covering brick corbelling. The structure is one story. Above the storefronts the building is arranged in three bays divided by brick pilasters. The center bay is two courses of brick taller than the bays that flank it. Brick dentils are found at the parapet. There are two storefronts: 509 and 511. The storefront for 509 is recessed. Centered are paired glass doors with transom windows framed in metal. Large plate-glass windows framed in metal flank the entrance. The storefront for 511 is flush with the sidewalk. A glass entry door is located at the southeast corner. Two glass windows with metal frames are centered on the façade to the north of the door. In 1988, this storefront had three full-sized glass windows.

Business names associated with the structure include: Johnson Buick Garage, Geyerman's and State Farm Insurance (1988), Cottonwood Coffee and State Farm Insurance (2019).

According to the 1988 nomination, this was the C.A. Johnson garage constructed for \$14,000. It sold Buicks. Its styling is typical for early twentieth century vernacular commercial architecture.

510 Main (#58)

1939

Contributing

Was Contributing in the 1988 nomination. Since 1988, classical portico, multi-pane wood windows, and faux shutters were removed; the portico and shutters were added circa 1972. The entry is a metal-and-glass door with metal windows with faux interior muntins. A signboard is attached to the south end of the façade. The north and south elevations also have several window openings, the majority of which are filled with paired replacement windows that match those on the façade. There is a small addition on the south elevation.

According to the 1988 nomination, this was built as the Watson Clinic at a cost of \$18,000. It is a simple two-story commercial style, with a solid brick-and-tile exterior. In 1957, an addition was constructed on the south side to house an elevator.

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513 Main (#1)

1919

Noncontributing

Was listed as an Intrusion in the 1988 nomination. One-story building, clad in panels (possibly EIFS) A cloth canopy is centered on the structure. A canted entry is located at the northeast corner; the door is glass framed in metal with a flanking full-length sidelight window. The storefront has glass windows with metal frames.

Business names associated with the structure include: Fricke Tire Shop, Sears (1988), and Flowers on Main (2019).

4TH STREET

306 4th Street (#15)

1936

Contributing

Was Contributing in the 1988 nomination. Building has not changed since 1988 except the addition of awnings on the façade (north elevation). The façade has a metal-and-glass door at the east side; west of the door are three, two-part windows (with brick sill) and a single fixed-pane window (with stone sill). Brickwork consists of five rows of stretcher bond interspersed with a single row of Flemish bond. The cornice is trimmed with stone; square patterns of brick are interspersed in the cornice. A name stone reading “GPS” over “1936” is located above the entrance. A course of stone runs below the parapet on the façade (north elevation) and wraps around onto the west elevation terminating at the final window to the south.

According to the 1988 nomination, George P. Sexaur (GPS in the nameplate) built this structure for \$9,000 as the *Brookings Register* newspaper building.

308 4th Street (#15-1)

1952

Noncontributing

Was Noncontributing in the 1988 nomination. This small building has brick laid in a stretcher bond. The door and window openings remain the same; both doors and windows have been replaced since 1988.

According to the 1988 nomination, this building was the city-owned Ladies Lounge when constructed in 1952.

310 4th Street (#16)

1912

Individually Listed

The building has changed little since 1988, though some fenestration has been altered including the removal of a beveled glass window on the north elevation, new garage doors, and the replacement of some windows. The only major change is a compatible handicap ramp added to

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the east elevation that features a balustrade comparable to the architecture of the building. The building has Classical and Romanesque influences. The majority of the wood windows (which are often paired) are one-over-one with stone sills. First-floor openings have brick arches with stone scrolled keystones. A stone course runs between the floors and pilasters are capped with stone. The cornice is made of galvanized iron and is supported by elaborate dentils, modillions, and corbels. The main entrance is located on the northeast corner and features a wood door and transom. Another entrance with a wood door and sidelight is located on the north elevation along with two larger garage-door openings infilled with tall wood doors and sidelights and capped with arched transoms. Brick is Des Moines Iron Spot which the city chose because of its beauty.⁴

City Hall cost \$23,000 to build, including the \$300 fee of Huron architect George Issenhuth. The Commercial Club occupied the upstairs and had a reading room and library, smoking room, game and pool room, club secretary office, and an assembly room. The city sold the building in 1984 for \$36,000.⁵

According to the 1988 nomination, this building was constructed as the City Hall in 1912. By 1982, all city departments had relocated from the building. A bell tower was removed from the roof in 1960.

316 4th Street (#17)

1914

Contributing

Was Contributing in the 1988 nomination. The building has changed little since 1988. It is two-story with brick laid in a Flemish bond. There are two entrances; both have wood-and-glass doors with transoms. The westernmost entrance has sidelights and a wood portico supported by wood brackets. First-floor windows on the facade have two lights, with a larger window on the bottom. Second-floor windows on the facade are one-over-one. Basement windows on the facade have two lights (possibly sliders). The west elevation has three one-over one windows; one on the first floor and two on the second floor. Three rusticated stone courses of varying thickness run across the facade.

According to the 1988 nomination, this building was constructed to house Drs. Green and Foster in 1914.

411 4th (#46)

1919

Contributing

Was Contributing in the 1988 nomination. Not much change since 1988. This two-story building has a canted recessed entrance. It has a metal-and-glass door flanked by display windows with panels underneath. Large two-part display windows fill the storefront bays

⁴ Chuck Cecil, 23.

⁵ Ibid, 23.

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flanking the entrance. All three storefront bays have cloth awnings. Second-floor windows are boarded. Pilasters are at the corners and are capped in stone.

According to the 1988 nomination, Iver Dybdahl, agent for Dodge automobiles, built this building as an automobile showroom and service station. Wayne Waltz, a contractor in Brookings, said this was the first building in Brookings to use the Turner Slab System of construction. Originally there was an elevator that moved cars between the first and second stories.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Commerce
Architecture

Period of Significance

1894-1940

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architects: A.L. Flegel, George Issenhuth, Harold Spitznagel, Ursa Louis Freed,
Perry E. Crossier
Builders: Wold and Johnson, Mark and Wold, A.M. Wold, Waltz Construction

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The district is locally significant under **Criterion C for Architecture**. The district is a typical late-nineteenth/early twentieth-century commercial district and features one-part and two-part commercial blocks. Commercial style architecture predominates with examples of Romanesque, Art Deco/Moderne, and Beaux Arts.

The district is locally significant under **Criterion A for Commerce**. Brookings was a regional trade center providing goods and services to neighboring towns. This wide economic base necessitated a strong commercial core. The district also prospered due to the establishment and growth of South Dakota State University.

The 1988 nomination also included **Transportation** and **Politics/Government** as areas of significance. These are not addressed in this amendment as their significance within the district is subordinate to the district's **Commerce** and **Architecture** significance. **Transportation** was included in 1988 due to the depot and former automobile garages being located in the district. The depot is individually listed and the former garages no longer convey transportation-related significance. **Politics/Government** was included in 1988 because the Post Office and former City Hall buildings are within the district. An association with governmental functions within the district is minor in comparison with the **Architectural** and **Commercial** significance of the district.

The **period of significance** remains the same as established in the 1988 nomination: **1894-1940**. This period was the major building era within the district. After 1940, a new building would not be added until 1952. Storefront modernizations occurred in the 1950s-1970s on several buildings. Today, many retain recessed entries, canted display windows, and other characteristics from that era. However, many of the 1950s-1970s modernizations have been rehabilitated over the last thirty years with several buildings reverted to original designs by the removal of non-historic veneers. Overall, integrity of materials, design, setting, feeling, and association have improved since the 1988 nomination.

Amending information in Section 8

Portions of Section 8 of the 1988 National Register nomination written by Sherry De Boer provided an excellent accounting of the history and development of the district. The contextual information was not footnoted in the 1988 nomination, but an extensive bibliography was provided. Several paragraphs from the 1988 nomination appear in the 2020 update verbatim or nearly so with additional clarifications added. These are cited to the 1988 nomination and De Boer is also listed as a coauthor of the 2020 update. The numbering system used in the 1988 nomination has been retained in the 2020 update. The bibliography in the 1988 nomination is also included in the update to ensure all potential sources are included.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

History of Brookings and the District

The last American Indians to occupy the land that would become South Dakota before white settlement were the Lakota, Dakota, and Nakota, divisions of the *Oceti Sakowin*.⁶ The Nakota and Dakota lived primarily east of the Missouri River (which divides the state) while the Lakota lived west of the river. All three divisions of the *Oceti Sakowin* are also divided by subgroups.

Given the *Oceti Sakowin* control of much of the northern plains, the United States government adopted a policy of treaty-making to secure more land for settlement. In 1858, a treaty was signed between the federal government and the Yankton (Dakota subgroup) in which 11 million acres of land between the Big Sioux River and the Missouri River (now southeastern South Dakota) were transferred to the public domain and the Yankton relocated to a 400,000-acre reservation in present-day Charles Mix County.⁷ This act is generally acknowledged to be the first treaty to open a large portion of what would become South Dakota to Euro-American settlement.⁸

In 1879, surveyors of the Chicago and Northwestern Railway and its subsidiary, the Western Town Lot Company, reached what would become Brookings. The early settlers of Brookings wanted the depot located east of Medary Avenue where South Dakota State University is now located, but the railroad objected due to the terrain and wanted it moved three-quarters of a mile to the southwest on flatter land. Eager to please the railroad and secure its passage through town, local businessmen purchased the preferred land and donated it to the railroad. Brookings was platted in October of 1879 and consisted of seven blocks of an Original Plat and a triangular piece which forms the Temple Block.⁹ On 3 October 1879, the first train pulled into town and Brookings began to boom.¹⁰

Brookings became what geographer John C. Hudson later classified as a “T-town.” Starting in Ohio and proceeding west, railroads laid out townsites in a T-shape with the community’s main street forming the stem of the “T” and the railroad tracks forming the crossbar. On one side of the tracks was the passenger depot and a tight cluster of buildings forming the town’s commercial core along the stem of the “T.” On the other side of the tracks were industrial

⁶ The *Oceti Sakowin* translates as “The People of the Seven Council Fires.” Known to some as the Sioux Nation, the Nakota, Lakota, and Dakota are linguistically-related peoples who speak different dialects. The traditional names of the *Oceti Sakowin* are: *Wahpekute*, *Wahpetunwan*, *Sisistunwan*, *Bdwdkatunwan*, *Ihankunwan*, *Ihankunwanna*, and *Titunwan*.

⁷ James Steeley, et al. *The History of Agriculture in South Dakota: Components for a Fully Developed Historic Context*. (Pierre, SD: South Dakota State Historic Preservation Office, 2013), 5.

⁸ *Ibid*, 5.; Note: The Treaty of Traverse des Sioux, 1851 opened a smaller portion of land seven years earlier.

⁹ *Brookings Historic Commercial District National Register Nomination* (NRIS#88000029). 19 April 1988, 8-3.

¹⁰ *Ibid*, 8-3; Cecil, 1-2.

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facilities, including warehouses and stockyards. In Brookings, the stem of the “T” stretched north along Main Avenue.¹¹

Main Avenue was platted 100’ wide, which was 20’ wider than the other streets in the commercial core. Each block contained fourteen business-sized lots that were 25’ wide and 165’ deep.¹² George W. Pierce opened the first store on Main Avenue when he moved his general store from neighboring Fountain and placed it at 303 Main. Several other businessmen from Fountain and Medary (nearby villages who missed out on the railroad) moved to Brookings. George Hopp moved his printing office from Fountain and erected a building with Frank Neill who had a harness shop. James Natesta moved from Medary and built a new store.¹³ Full commercial services became available in 1880 with the establishment of the Bank of Brookings by George Morehouse and the Fishback banking business in the Olds and Fishback Mercantile Company building. By 1881, over seventy firms were in business. City attorney Philo Hall filed the incorporation papers on 2 May 1881 that changed Brookings’ status from a village to a city, and the Dakota Territorial legislature approved the request in 1883.¹⁴

Brookings became a thriving trade center immediately, but the establishment of the territory’s first land-grant university in the 1880’s secured the town’s future success. The Morrill Act of 1862 created a land-grant university system paid for by the sale of federal lands. In 1881, Brookings was put forth as a location for a land-grant university and the Dakota Territorial legislature approved the establishment of Dakota Agricultural College contingent upon the city providing the land. The city purchased 80 acres east of Medary Avenue (the same land that the railroad rejected as too hilly) and the college came into fruition. The college, which would be known as South Dakota Agricultural College and South Dakota State College of Agricultural and Mechanical Arts before being renamed South Dakota State University in 1964, would come to impact Brookings’ economy tremendously. This impact, of course, was felt in the town’s commercial core.

By 1884, Sanborn Ferris Fire Insurance (Sanborn) maps document a variety of enterprises on Main Avenue. There were no vacant lots between Newton (now Third) and Pierce (now Fourth) Streets. Drugstore sites were the most numerous, along with general stores, while specialty shops included agricultural implements, restaurants, blacksmith services, hardware stores, laundries, and grocery stores. Two hotels and a roller-skating rink were located on the fringe areas of the district. Eight years later, the Sanborn maps illustrate the same concentration in the 300 block with some additional stores appearing in the 400 block. Unfortunately, a fire on 21

¹¹ Cecil 1-2; H. Roger Grant. *Living in the Depot: The Two-Story Railroad Station*. (Iowa City, IA: University of Iowa Press, 1993), 46.

¹² Cecil, 1-3.

¹³ John Beatty. “The Founding.” In Brookings Centennial Book Committee. *Brookings’ Centennial 1879-1979*. (Brookings, SD: Brookings Centennial Book Committee, 1979), 3.

¹⁴ *Brookings Historic Commercial District National Register Nomination* (NRIS#88000029), 19 April 1988, 8-4.

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December 1892, destroyed eight buildings in the 300 block on the east side of the street. Destroyed buildings were replaced with brick structures.¹⁵

By January 1901, substantial development had occurred on Main Avenue with the following present-day brick buildings constructed: Masonic Temple (1894-#30); the Binford Block (1899-#47); Bank of Brookings (1900-#24); Mathews and Murphy Law Office (1900-#25); and the New Century Block (1901-#36). These enterprises represented commercial ventures including banking, department stores, and professional services. In 1901, all streets were renamed, with the exception of Williams Street and Main and Medary Avenues. The streets running east and west were numerically ordered. For example, the east-west street named Newton Street was renamed Third Street, and the north-south street named Brookings Street was renamed Sixth Avenue.¹⁶ What is now the Brookings Commercial Historic District continued to develop with the addition of brick buildings into the first three decades of the twentieth century; construction tailed off in the mid-1920s.¹⁷ Additionally, the paving of Main Avenue in 1919 further solidified the district's development and maturity.¹⁸

Context of Development in the District

Buildings in the district are significant in the historical development of commercial enterprises in Brookings, a town that emerged as a result of the railroad. Constructed from 1894 to 1940, contributing structures in the district are important within the historical pattern of goods and services distribution to the residents of the community. A promotional publication distributed around 1919 proclaimed that "Brookings is an important trading point, drawing patronage from the rich agricultural country naturally tributary to the city." As the city grew, "specialized commercial and civic structure reflected the social and economic complexities of the industrial age, glorifying growth and change," as referenced in Carole Rifkind's book, *Main Street: The Face of Rural America*. Specialized structures in the district, such as the Chicago and Northwestern Depot, and the various car garages and service stations, were built to accommodate the needs created by the advent of the railroad and automobile. To meet government-related and social organization needs, Brookings City Hall, Post Office, Masonic Temple, and the Armory were built. The health and medical needs of community members were met with the construction of clinics and doctors' offices.¹⁹

As buildings were constructed to provide the necessary commercial services, their evolution follows several significant themes. In the early 1900s, a building boom was in progress and new commercial structures were added constantly in the district's core up until the 1920s. Brick commercial structures were built as replacements for the wooden-frame structures constructed at the city's inception. Brick replaced wood as the primary building sheathing material, with fireproofing a primary consideration. Concrete became a primary foundation material and

¹⁵ *Brookings Historic Commercial District National Register Nomination* (NRIS#88000029), 19 April 1988, 8-4.

¹⁶ *Ibid*, 8-4.

¹⁷ Cecil, 40

¹⁸ *Ibid*, 40.

¹⁹ *Brookings Historic Commercial District National Register Nomination* (NRIS#88000029), 19 April 1988, 8-2.

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ornamentation on exteriors became less elaborate. Specialized structures were constructed to meet the civic, social, political, and health needs of the community. After the construction of the Midland Bank (#56) in the early 1920s, there was a construction void in the district until 1926 and 1927 when nine new buildings were erected.²⁰

Although a statewide agricultural depression in the 1920s and the 1929 stock market collapse curtailed activities statewide, commercial building activity continued in the city with the construction of the Variety Store (#37), Nick's Hamburger Shop (#5), Ideal Bakery (#50), The Economy Grocery/Sioux Bowling Alley (#40), the Pool Hall (#27), and the *Brookings Register* building (#15) during the years 1930 through 1936. The reason for this construction trend during the depression is not clear, though the buildings are all one-story structures representing a smaller investment. The depression-era construction pattern was maintained in 1937 with the construction of the government-funded Armory and Auditorium (#31). In 1938 and 1939, the Cole's Store (#51) and Watson Clinic (#58) were constructed. In 1940, the Woolworth Company and Stratton (aka Stratton after 1947) Shoe Repair Shop (#10) and College Theatre were added to the district; these two buildings represent the end of the major building phase of the district and the end of the district's period of significance (1894-1940).²¹ No new buildings would be added until 1952. Storefronts reconfigurations occurred in the 1950s-1970s on several buildings during a period of postwar prosperity. However, many of those 1950s-1970s have been reconfigured again with modern materials and some have had their 1950s-1970s veneers removed. Few buildings retain integrity from their 1950s-1970s modernizations as the districts has continually redeveloped many of its buildings.

Architecture in the District - Overview

Much of the character of commercial districts and commercial architecture comes not from the individual buildings, but from the streetscape and collective image the buildings create. It is common for commercial buildings to abut the street and each other in order to maximize land use, therefore maximizing business.²² This leaves very little open space within commercial districts. It also puts all visual focus on the façade since the sides of commercial buildings are usually shared by their neighbors and not visible.²³ The facades become the only ornamented space on the exterior and these decorative details become the primary way to visually date commercial buildings since the form of commercial blocks does not change much over time.²⁴

Often commercial buildings were "modernized" in the mid-20th century. As improvements in engineering allowed for larger, single-pane windows, storefronts on older buildings were fitted with large commercial windows intended to better display merchandise and catch the attention of

²⁰ *Brookings Historic Commercial District National Register Nomination* (NRIS#88000029), 19 April 1988, 8.2.

²¹ *Ibid*, 8-2 & 8-3.

²² Richard Longstreth. *The Buildings of Main Street: A Guide to American Commercial Architecture, Updates Edition*. (Walnut Creek: Alta Mira Press, 2000), 14.

²³ *Ibid*, 16.

²⁴ *Ibid*, 18.

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passers-by.²⁵ The windows with several panes of glass separated by mullions with bulkheads were not as efficient for window shopping and were replaced.²⁶ This alteration is common in the Brookings Historic Commercial District and can be seen on several of the buildings.

One-Part and Two-Part Commercial Blocks

One-Part Commercial Block: One-Part commercial blocks developed in the mid-19th century and were most often used for retail.²⁷ They are only one story tall, usually with large windows on the front façade to display goods. Since these buildings are relatively small, they were often used to stake a claim in urban land since they were cheaper to build than large commercial blocks.²⁸ Since the facades of these buildings are dominated by large storefront windows, there is little room left for ornamental detailing.²⁹

Two-Part Commercial Block: The Two-Part Commercial Block has historically been the most popular architectural form for small to moderately-sized commercial buildings from the 1850s through the 1950s.³⁰ They are usually two to three stories high with the different levels serving different functions.³¹ The first story is often where the store or business space is located and the upper zones function as private space for offices, apartments, hotels, and the like.³²

The Brookings Historic Commercial District contains slightly more two-part commercial blocks than one-part blocks. One-part commercial blocks were often replaced with larger commercial blocks as cities grew and it made economic sense for owners to expand upward. The mixture of one-part and two-part commercial blocks in the district represent Brookings' evolution as a significant regional economic hub, but the persistence of one-part blocks in the district demonstrate its failure to grow like other upper-tier economic cities in eastern South Dakota including Sioux Falls, Aberdeen, and Watertown whose economic cores developed into streetscapes of multi-story buildings. The district is also typical in regard to its bank buildings, which tend to be taller and more embellished than their retail counterparts. The First National Bank at 327 Main and the Midland Bank (pre-1960 alterations) at 426 Main have Classically-inspired designs that represent this stylistic trend. Additionally, both are located on corner lots, another common theme for banks. Often the most architecturally-significant buildings in a town's commercial core, banks were often erected on the most prominent corner lots where two elevations of the building could be styled in an ornate or higher style of architecture than the commercial buildings on Main Street.

²⁵ Herbert Gottfried and Jan Jennings. *American Vernacular Buildings and Interiors 1870-1960*, (New York: W. W. Norton & Company, Inc., 2009), 233.

²⁶ Gottfried and Jennings, *American Vernacular Buildings and Interiors 1870-1960*, 233.

²⁷ Longstreth, 54.

²⁸ Ibid, 55.

²⁹ Ibid, 62.

³⁰ Ibid, 24.

³¹ Ibid, 24.

³² Ibid, 24.

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Commercial Style

The Chicago school or Commercial Style (c. 1880s-1930) developed through the influence of engineer William L. Jenney and architectural firms like Burnham & Root, Holabird & Roche, and Adler & Sullivan.³³ The social context of expanding industrial capitalism prioritized the function of the buildings including their durability, lighting, and space—requiring art to submit to the function of commerce and leading to the name Commercial Style.³⁴ Fenestration is one of the most distinctive characteristics of the Commercial Style and uses regular patterns with large, divided, rectangular windows. The buildings commonly have masonry cladding, limited decoration on the main walls, and detailing of Neoclassical or Richardsonian Romanesque influences on the first story and cornice (although no one artistic tradition predominated). The majority of the buildings in the district can be attributed to the general Commercial Style, though some include Classical, Renaissance Revival, and Richardsonian Romanesque motif and characteristics.

The major architectural influence in the district is represented by Early 20th Century American Commercial style buildings constructed with red and brown bricks in a variety of bonding patterns with a general brick-front organizational design. According to Gottfried and Jennings in *American Vernacular Buildings and Interiors 1870-1960s*, the brick-front was the most popular storefront for the longest time in vernacular commercial design. The major differences occur on the upper stories of the facades with slight deviations in panels of brickwork, brick, and cornice embellishments. Several of the brick buildings have name and date plates formed in tin or stone with a variety of decorative cornices.³⁵

Contrasting use of brick and stone along with the continuous garland relief pattern found on the cornice and bay window of the Bank of Brookings (#24) are highlights of exterior ornamentation in the district. Common linkages are the use of decorative lintels or sills, especially continuous lines that link windows and string courses which divide the wall laterally. Properties associated with these architectural trends are: Bank of Brookings (#24), Mathews and Murphy Building (#25), Caldwell and Wilson Hardware and Agricultural Implement (#35), Dr. B.T. Green's Office (#17), The Hall-Wold Building (#53), Johnson Buick Garage (#2), Trygstad Law and Commerce Building (#14), E.E. Haugen Dry Goods Store (#13), Tidball Drug 1 (#22), the Kendall Building (#48), Dybdahl Garage (#46), H.G. Williams Building (#43), the Jarvis Building (#49), Charlie Poole Barber Shop (#39), E.J. Beatty's Furniture (#45), the Raak Harness Shop and Red Owl Grocery (#26), Tidball Drug 2 (#20), the Martinson Building (#21), Columbia Clothing (#19), and Ray's Drug Store and Plumbing Shop (#52). These commercial structures were built between 1920 and 1928.³⁶

³³ Carl W. Condit, *The Chicago School of Architecture: A History of Commercial and Public Building in the Chicago Area, 1875-1925* (Chicago: The Chicago School of Architecture, 1964), 29.

³⁴ *Ibid.*, 27.

³⁵ *Brookings Historic Commercial District National Register Nomination* (NRIS#88000029), 19 April 1988, 8-8.

³⁶ *Ibid.*, 8-8 & 8-9.

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Romanesque

A significant anchor property located diagonally across the street from the Masonic Temple, the New Century Building (#36) has the only Romanesque elements in the district. The Richardsonian Romanesque style is characterized by asymmetry, wide and round arches that sometimes use massive piers over windows and entrances, corner towers, and masonry walls that were often rough-faced.³⁷ Because it was such an expensive style, Romanesque was primarily used for landmark buildings, mostly commercial or institutional.³⁸

Beaux Arts Classicism

The Beaux Arts movement, taught through L'École des Beaux Arts in Paris in the late 1880s and publicized through the 1893 Chicago Columbian Exposition, sought to revive classicism while trending towards "ceremonial grandeur, monumentality, and formal discipline of the classical orders."³⁹ Elements of Beaux Arts buildings include "exuberant surface ornamentation" that features heavy masonry enframing, decorative garlands or floral patterns, quoins, pilasters, columns, balustrades, masonry walls, and a rusticated first story.⁴⁰ Beaux Arts aesthetics communicated conspicuous wealth and traditional high culture, and were more commonly found on landmark, architect-designed buildings - such as major public buildings or the homes of industrial magnates. The style was most popular before 1915 but persisted through to 1930. As an architectural style, it competed with the American modernist styles being done by Prairie School architects and others. Modernist critics called Beaux Arts "snobbish pretention, midwestern cultural insecurity, and the reduction of architects to retailers of imported styles."⁴¹ Some proposed sociological reasons for the popularity of Beaux Arts included the need for "new money" capitalists to confirm their elite status through European traditionalism or their need to impose order on the changing urban environments of the Progressive Era.⁴² Examples in the district include the Post Office, First National Bank, and the Midland Bank.

Contrast in material textures is provided with the terra cotta and limestone surface of the Post Office building (#57). The Post Office represents high quality workmanship and a highly creative use of ornamentation. Evidence of this is seen in the Ionic columns, classical entablature pediments, egg and dart patterning along the cornice, and other ornamental relief motifs occurring on the surface.⁴³

The Beaux Arts classically-inspired First National Bank (#18) was described in a brochure at its grand opening as: "Standing in the most prominent corner in the city, its dignified appearance claims your immediate attention, its granite and brick walls give you a feeling of permanence, its

³⁷ Stephen Rogers and Lynda B. Schwan, *Architectural History in South Dakota* (Pierre: South Dakota State Historic Preservation Office, 2000), 7.

³⁸ *Brookings Historic Commercial District National Register Nomination* (NRIS#88000029), 19 April 1988, 8-9.

³⁹ David Brain, "Discipline & Style: The Ecole des Beaux-Arts and the Social Production of an American Architecture," *Theory and Society* 18(6) (November 1988), 807.

⁴⁰ Rogers and Schwan, *Architectural History*, 10; McAlester, *A Field Guide*, 379.

⁴¹ Brain, "Discipline & Style," 809-810.

⁴² *Ibid*, 811.

⁴³ *Brookings Historic Commercial District National Register Nomination* (NRIS#88000029), 19 April 1988, 8-9.

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massive gray pillars an impression of stability and strength. From its outward appearance you gain an impression of confidence.” The elaborate pedimented and columned entrance and the decorative pilaster arrangement are highlights of the building.⁴⁴

The completion of the brick and stone trimmed Midland Bank (#56) added another classically-inspired building in the district. The Doric order architrave, the contrast provided through the Bedford stone trimming, and the massive scale of this building located on the corner create a fine example of Beaux Art Classicism.⁴⁵

Modern Styles

During the 1920s and early 1930s, the Art Deco style exploded in popularity and lingered through the 1940s. Art Deco was “mediational” and sought to bridge traditional or ancient forms and symbolism with futuristic style and imagery.⁴⁶ Art Deco took its name from the Exposition internationale des Arts décoratifs et industriels modernes, held in Paris in 1925 to showcase works of “new inspiration and real originality.” The Art Deco style emphasized themes of the machine age using the forms of the past, and so did not break off completely from historical influences.⁴⁷ Evolved from many sources, the building forms were often traditional, but the streamlining of the style recalled modernity and the machine age, while the zigzags, chevrons, and other patterns and icons were taken from the Far East, ancient Greece and Rome, Africa, India, and the Mayan and Aztec cultures.

Prominent characteristics of Art Deco are a linear, hard edge or angular composition with a vertical emphasis and stylized decoration. Buildings had a heavy vertical emphasis created with façade forms that often used a series of setbacks and columns of windows. Ornamentation varied from using rich metals or colored tiles, to being very subtle and of the same material as the buildings. Concrete, smooth faced stone, and metal characterized the exterior of many Art Deco style buildings. Many buildings of this style are decorated with stylized terra cotta motifs and cast aluminum features.⁴⁸ An example of Art Deco in the district is the WPA-constructed City Armory/Auditorium and 409-413 Main.

A related trend, Streamline Moderne, also used smooth surfaces and metals and was inspired by modernist thinking in the 1930s, but is distinguished by rounded features and a horizontal emphasis. In the district, some modernized storefronts feature sign fonts and rounded windows and canopies that reflect Streamline Moderne design. However, the College Theater designed by Perry E. Crosier and constructed in 1940 is the best example of a Streamline Moderne design in the district.

⁴⁴ Ibid, 8-9.

⁴⁵ *Brookings Historic Commercial District National Register Nomination* (NRIS#88000029), 19 April 1988, 8-9 & 8-10.

⁴⁶ Richard Striner, “Art Deco: Polemics and Synthesis.,” *Winterthur Portfolio* 25(1) (Spring 1990), 22-24.

⁴⁷ John C. Poppeliers and S. Allen Chambers, Jr., *What Style Is It? A Guide to American Architecture* (Hoboken: John Wiley & Sons, Inc., 2003), 122-124; Striner, “Art Deco: Polemics,” 27.

⁴⁸ Poppeliers and Chambers, 122-124.

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Architects Represented in the District

Noteworthy architects associated with the design of the district's buildings include Charles A. Dunham who designed many buildings in the northwestern United States including courthouses, schoolhouses, Masonic temples, opera houses, churches, and store buildings. The Masonic Temple (#30), designed by Dunham, is one of the few Dunham structures surviving in South Dakota.⁴⁹

A.L. Flegel from Racine, Wisconsin, a popular architect around the turn of the century, is credited with designing the Binford Block along with five other residences in South Dakota. Oscar Wenderoth was the supervising architect for the Post Office. He is well known as the supervising architect on several post offices, including four in South Dakota.⁵⁰

Huron architect George Issenhuth designed City Hall. Issenhuth was born in Marshalltown, Iowa, in 1862. His family came to Huron, Dakota Territory around 1880. He worked as a builder and contractor and studied architecture via a correspondence school from which he received a certificate in 1895. He opened an office in Huron in 1906 and worked until around 1940. He died in 1941. Issenhuth was a prolific South Dakota architect, designing schools, churches, commercial buildings, barns, industrial plants, and residences.⁵¹

Harold Spitznagel's firm designed the Cole's Department Store in 1938. The use of new materials, including white painted brick, the neon and aluminum store signs, and the black marble combined to produce an image of contrast. Harold Theodore Spitznagel was born in Sioux Falls, South Dakota. He left Sioux Falls to study architecture, first at the Art Institute of Chicago and then at the University of Pennsylvania. After graduation in 1925, Spitznagel served as an assistant instructor in architecture at the university. He then briefly worked with architecture firms in Indianapolis and Chicago before returning to Sioux Falls in the 1930s to set up his own architecture practice. Spitznagel was best known for his churches, but his firm designed many types of institutional buildings in eastern South Dakota and adjoining states. He was one of South Dakota's most prolific architects until his death in 1975.⁵²

Ursa Louis Freed, an Aberdeen architect, designed the Woolworth/Stration building. Active throughout eastern South Dakota, he is known for his school designs in the 1920s, his WPA work in the 1930s, and modern projects in Aberdeen in the 1940s. He designed in a variety of architectural styles and is responsible for over eighty-five buildings in South Dakota.

An important movie theater designer, Perry E. Crosier, was the architect of the College Theatre. He designed theatres from 1936-1941. He also designed the Webster and Dell Rapids Theatres in South Dakota. In 1909, Perry E. Crosier began working as a draftsman for architect Harry W.

⁴⁹ *Brookings Historic Commercial District National Register Nomination* (NRIS#88000029), 19 April 1988Ibid, 8-4.

⁵⁰ Ibid, 8-5; South Dakota State Historic Preservation Office, *Architects of South Dakota*, file, Accessed 20 December 2019.

⁵¹ Ibid.

⁵² Ibid.

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Jones. Crosier began practicing as an independent architect in 1916 and is perhaps best known for his theaters.⁵³

⁵³ Ibid.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): various

10. Geographical Data

Acreeage of Property approximately 14

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

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| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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| 1. Zone: 14 | Easting: 675645.0757 | Northing: 4908760.1581 |
| 2. Zone: 14 | Easting: 675645.2610 | Northing: 4908693.3691 |
| 3. Zone: 14 | Easting: 675613.9078 | Northing: 4908692.9722 |
| 4. Zone: 14 | Easting: 675613.5109 | Northing: 4908672.7315 |
| 5. Zone: 14 | Easting: 675644.4672 | Northing: 4908672.7315 |
| 6. Zone: 14 | Easting: 675648.4390 | Northing: 4908395.0649 |
| 7. Zone: 14 | Easting: 675625.4202 | Northing: 4908395.0649 |
| 8. Zone: 14 | Easting: 675625.0234 | Northing: 4908370.8555 |
| 9. Zone: 14 | Easting: 675589.7014 | Northing: 4908380.7774 |
| 10. Zone: 14 | Easting: 675572.2389 | Northing: 4908307.3554 |
| 11. Zone: 14 | Easting: 675461.1136 | Northing: 4908336.7242 |

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12. Zone: 14	Easting: 675469.4480	Northing: 4908360.5367
13. Zone: 14	Easting: 675509.3605	Northing: 4908395.1972
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15. Zone: 14	Easting: 675469.1305	Northing: 4908501.7319
16. Zone: 14	Easting: 675469.1305	Northing: 4908554.6487
17. Zone: 14	Easting: 675523.1056	Northing: 4908554.3841
18. Zone: 14	Easting: 675523.3702	Northing: 4908579.5196
19. Zone: 14	Easting: 675502.7327	Northing: 4908580.3133
20. Zone: 14	Easting: 675502.0853	Northing: 4908664.3452
21. Zone: 14	Easting: 675537.0104	Northing: 4908664.5568
22. Zone: 14	Easting: 675537.0104	Northing: 4908691.8619
23. Zone: 14	Easting: 675519.0187	Northing: 4908692.0736
24. Zone: 14	Easting: 675518.8070	Northing: 4908716.2036
25. Zone: 14	Easting: 675501.0270	Northing: 4908716.4153
26. Zone: 14	Easting: 675501.2387	Northing: 4908759.1720

Verbal Boundary Description (Describe the boundaries of the property.)

See map.

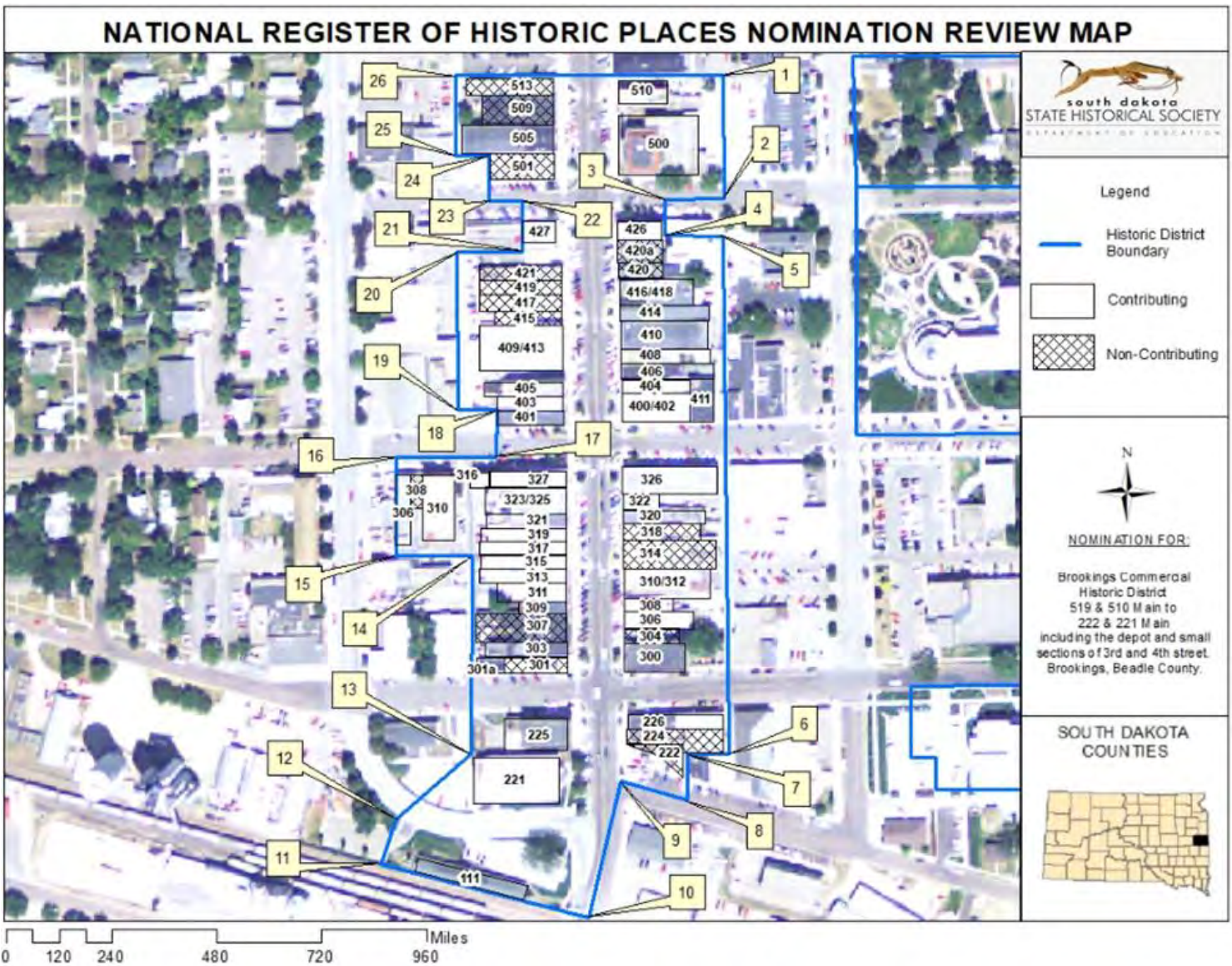
Boundary Justification (Explain why the boundaries were selected.)

Boundaries are drawn to exclude buildings with major alterations or with construction dates outside the POS. Properties within the boundary are those historically related to commercial service on Main Avenue and portions of intersecting streets. The district includes a cohesive collection of early 20th century structures located within Brookings' commercial core. The boundary as established in the 1988 nomination remains the same.

Brookings Commercial Historic District
Amendment (2020)
Name of Property _____

Brookings, SD
County and State _____

Section 10 Fig. 1 –Brookings Commercial Historic District boundary. Produced in ArchGIS 10.5 by Sofia Matesini, October 14, 2020.



Brookings Commercial Historic District
Amendment (2020)
Name of Property

Brookings, SD
County and State

11. Form Prepared By

name/title: CB Nelson, Sofia Mattesini; Sherry De Boer (author of 1988 nomination)
organization: SD SHPO
street & number: 900 Governors Drive
city or town: Pierre state: SD zip code: 57501
e-mail chrisb.nelson@state.sd.us
telephone: N/A
date: 20 February 2020

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Brookings Commercial Historic District Amendment (2020)

City or Vicinity: Brookings

County: Brookings

State: SD

Photographer: CB Nelson

Date Photographed: 9 June 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 59.

See Continuation Sheets

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0001
Looking W at 505 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0002
Looking W at 509 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0003
Looking W at 513 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0004
Looking NE at 510 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0005
Looking E at 500 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0006
Looking SE at 426 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0007
Looking E at 426 Main (left) and 420 Main (right).

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0008
Looking E at 420 Main (left, this is a concrete block, one-story portion of the 420 address)
and 416-418 Main (right).

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0009
Looking E at 414 Main (center).

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0010
Looking E at 410 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0011
Looking E at 408 Main (center).

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0012
Looking E at 406 Main (center).

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0013
Looking E at 404 Main (left) and 400-402 Main (right).

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0014
Looking S at 316 4th Street.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0015
Looking SW at 310 4th Street.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0016
Looking SW at 306 (right) and 308 (left) Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0017
Looking NE at 400-402 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0018
Looking E at 426 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0019
Looking E at 322 (left) and 320 (right) Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0020
Looking E at 318 Main (center).

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0021
Looking E at 314 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0022
Looking E at 310-312 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0023
Looking E at 308 Main (center).

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0024
Looking E at 306 (left) and 304 (right) Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0025
Looking E at 300 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0026
Looking SW at 225 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0027
Looking NW at the rear (garage) portion of 301 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0028
Looking S at 111 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0029
Looking N at 221 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0030
Looking NW at 111 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0031
Looking NE at 222 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0032
Looking NE at 222, 224, and 226 Main (right to left).

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0033
Looking W at 221 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0034
Looking W at 225 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0035
Looking W at 301 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0036
Looking at 303 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0037
Looking W at 307 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0038
Looking W at 309 (left) and 311 (right) Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0039
Looking W at 313 Main (center with brick arch).

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0040
Looking W at 315 (left), 317 (center), and 319 (right).

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0041
Looking W at 321 (left) and 323-325 (right) Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0042
Looking W at 327 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0043
Looking N at 411 4th Street.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0044
Looking NW at 400-402 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0045
Looking W at 401 (left) and 403 (right) Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0046
Looking W at 405 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0047
Looking W at 409-413 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0048
Looking W at 415 (left) and 417 (right) Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0049
Looking W at 419 (left) and (421) right Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0050
Looking W at 427 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0051
Looking S at 426 Main.

Brookings Commercial Historic District
Amendment (2020)
Name of Property

Brookings, SD
County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0052
Looking W at 501 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0053
Looking SW at 327 Main and 316 and 310 4th Street.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0054
Looking N at 401 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0055
Looking NE and 400-402 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0056
Looking SE at 226, 224, and 222 Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0057
Looking NW at the west side of 300 Block of Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0058
Looking NW at the west side of 400 Block of Main.

Brookings Commercial Historic District
Amendment (2020)

Name of Property

Brookings, SD

County and State



SD_BrookingsCounty_BrookingsCommercialHistoricDistrictAmendment2020_0059
Looking NW at the west side of 500 Block of Main.

Brookings Commercial Historic District
Amendment (2020)
Name of Property

Brookings, SD
County and State

PHOTO KEYS



Brookings Commercial Historic District
Amendment (2020)
Name of Property

Brookings, SD
County and State



Brookings Commercial Historic District
Amendment (2020)
Name of Property

Brookings, SD
County and State



National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

**United States Department of the Interior
National Park Service**

JAN 05 1983

**National Register of Historic Places
Registration Form**

**NATIONAL
REGISTER**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Brookings Commercial Historic District
other names/site number N/A

2. Location

Roughly along Main Ave. between railroad tracks (south) and
street & number the alley north of 5th Street (north) N/A not for publication
city, town Brookings N/A vicinity
state South Dakota code SD county Brookings code SD 011 zip code 57006

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>45</u>	<u>14</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		sites
<input checked="" type="checkbox"/> public-Federal	<input type="checkbox"/> structure		structures
	<input type="checkbox"/> object		objects
		<u>45</u>	<u>14</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 4

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

[Signature]
Signature of certifying official

12/30/82
Date

Salt Lake SHPO
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/ Department Store
COMMERCE/ Financial Institution
COMMERCE/ Specialty Store
GOVERNMENT/ City Hall, Post Office
TRANSPORTATION/ Railroad Depot

Current Functions (enter categories from instructions)

COMMERCE/ Specialty Store
COMMERCE/ Restaurant
GOVERNMENT/ Post Office

7. Description

Architectural Classification
(enter categories from instructions)

Late 19th & early 20th Century Commercial
Beaux Arts Classicism
Art Deco

Materials (enter categories from instructions)

foundation Concrete
walls Brick
Stone; OTHER: Cermaic Tile
roof Asphalt; Tile
other Terra Cotta

Describe present and historic physical appearance.

United States Department of the Interior
National Park Service

June 5 1985

National Register of Historic Places Continuation Sheet

Section number 4 Page 1

Brookings Commercial Historic District
OBJECTIONS

A majority of owners have consented to listing of the Brookings Commercial Historic District on the National Register of Historic Places. The following owners, however, have returned notarized objection forms to the SHPO:

Russell Anderson Brookings Register Building (site # 15)
306 Fourth St.
Brookings, SD

Gus Kakonis Poole Barber Shop (site # 39)
308 Main Ave.
Brookings, SD

Gus Kakonis Philo Hall Brick Building (site # 55)
422 Main Ave.
Brookings, SD.

The original objection forms accompany the nomination documents.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1 Brookings Commercial Historic District

The Brookings Commercial Historic District is composed of 59 buildings that are located on low-lying, level land in the heart of the central business district. The nomination includes 45 contributing buildings, constructed between 1894 and 1940. The majority of the buildings front on Main Avenue, between the railroad tracks and Sixth Street. Predominantly influenced by the Early Twentieth Century Commercial architectural style, the district also contains isolated vernacular examples of Early Nineteenth Century Commercial, Beaux Arts Classicism, and Art Deco styles. The primary building material is brick, with contrast provided by stone, terra cotta, and ceramic tile. Currently and historically, the district has provided commercial goods and services for residents of the community.

The parameters of the historic district span from the Railroad Depot site south of Front Street to the alley north of Fifth Street. The major portion of the district consists of the 51 buildings fronting on Main Avenue which are part of the Original Plat and the Second Addition. The four buildings that front on Third and Fourth Street, west of Main Avenue, are also part of the Original Plat. The Depot, Masonic Temple, and the Armory are part of the Railroad and Temple Additions, respectively. (See page 1 of the sketch map for legal descriptions, boundary designation, and locations.) Brookings, along with many other railroad boom towns, "shared in the common legacy of being platted on an orthogonal grid. The functional desirability of congregating commercial (hotels, stores, banks), public, and civic buildings along a street in proximity to a railroad depot provided the focus of activities generically termed Main Street," as described in Rifkind's Main Street: The Face of Rural America. The commercial district in Brookings developed in this fashion with the abandonment of the villages of Ada, Medary, and Fountain in response to the establishment of the Chicago and Northwestern line here. The village of Brookings offered a wide variety of commercial services in wooden frame structures that disappeared, either through razing or natural disasters such as fires.

The earliest buildings in the district, the Masonic Temple (#33) and the Binford Block (#47), represent the only Late 19th Century Commercial architecture. Built on the arcaded block principle, both structures are imposing two-story corner brick properties that are fine reminders of the beginning of the commercial

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2 Brookings Commercial Historic District

ventures on Main Avenue. The New Century Block (#36) is a two-story brick structure constructed in the Romanesque tradition and viewed as another important anchor property in the district. The majority of the buildings are Early 20th Century American Commercial style two-story structures constructed with red brick in a variety of bonding patterns. A polychromatic effect is evident in the use of variegated, white, yellow, or brown brick as exterior cladding on many of the buildings. The Bank of Brookings and the Mathews and Murphy Law Office are the most decorative of the Early 20th Century structures. Three buildings typify Beaux Arts Classicism--the Post Office (#57), the First National Bank (#18), and the Midland Bank (#56)--buildings associated with the political and financial history of the business district. The banks use brick as their primary building material while contrast is provided with the use of limestone and terra cotta on the surface of the Post Office. The City Hall building (#16), constructed in 1912, is a blend of architectural styles with modified use of the Early 20th Century Commercial arcaded block design with Romanesque and Second Renaissance Revival detailing in the brick and stone structure. Three buildings were constructed in the Art Deco style in 1937 and 1940. The WPA-financed Armory/Auditorium (#31), the College Theatre (#3), and the F.W. Woolworth/Stratton (The spelling of this name was legally changed to Stratton on November 3, 1947) Shoe Repair Shop (#10) highlight the district with their massive scaling and stylized exteriors. Eclectic styles include the Spitznagel-designed Cole's building (#51), the moderately Spanish-influenced Lincoln Cafe/Nick's Hamburgers (#5), and the Pattern Book style Chicago and Northwestern Depot (#32) which also embodies some classical elements.

Over twenty-five percent of the buildings were built on two lots or more, with the largest scale buildings being the Post Office (#57), the F.W. Woolworth/Stratton Shoe Repair Shop (#10), and the Armory/Auditorium (#31). Two-story building facade outlines predominate in the district, with only a few one-story structures providing variety to this outline. Density, street design, and building outlines can be found on pages 1 and 2 of the sketch map.

The city of Brookings, population 14,951, is the center of an agricultural trade area with an approximate radius of 35 miles. The area around Brookings is well-adapted to raising small grains such as wheat, oats, barley, and rye; forage crops; and common root crops. In 1900, the population of the city was 2,346, with

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3 Brookings Commercial Historic District

around 4500 inhabitants in 1919, and 7,764 residents in the 1950 census, which included college students for the first time. Brookings County was created in 1862 and organized in 1871. Brookings, the county seat, was surveyed and platted on October 3 and 4, 1879, with the first train arriving on October 18, 1879. The village was incorporated as a city in 1881, with approval for the status granted by the legislature in 1883. Historic records indicate that 70 firms were doing business on Main Street in 1881. Trees, hitching rails, and telephone poles with cross-arms frame the business district in historic photos from the early 1900's. Illumination was provided for each block with a street light suspended from a metal arch. Streets were renamed in 1901 and thirty-one blocks of concrete street paving were constructed in 1919.

The Main Avenue Rehabilitation Project was completed in September, 1987. The project included the surfacing of Main Avenue and the adjacent intersecting streets from the railroad track to Sixth Street. Construction crews are installing an asphalt concrete overlay on the street, 30-inch curb and gutter, and 20 inches of decorative herringbone concrete pavers as a border to five feet of new sidewalk. Several shade trees are located throughout the district and each is framed with a concrete paver ring. Geometric shaped areas of pavers are arranged in patterns at each pedestrian crosswalk. Main Avenue and the associated streets are two-lane streets with diagonal parking.

Eighty-three percent of the district construction took place between 1894 and 1928, with the last major commercial construction activity occurring in 1940 with the building of the Woolworth/Stration building and the College Theatre. Six buildings were constructed between 1930 and 1936, and a new business was added each year between 1937 and 1940. There were no major commercial additions within the district until 1952. Fourteen buildings, or twenty-four percent, of the structures do not contribute to the significance of the Historic Commercial District. Page 2 of the Sketch Map illustrates the location of these individual sites. Eight of these sites were classified as non-contributing because they were built between 1952 and 1960, after the period of significance. The remaining forty-three percent of the non-contributing sites represent buildings that have been substantially altered from the original appearance, with metal coverings over both stories.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
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The Commercial District did not reach its peak of significance until 1940 when the College Theatre and the Woolworth/Stration Shoe Repair Shop were constructed, replacing outdated structures. Exterior claddings are generally in good condition, with an occasional need for paint or tuckpointing in the case of some of the brick structures. The major modifications district-wide have consisted of covering first-story facades with contemporary claddings and covering the transom window arrangements. Some store owners have expressed interest in removing the metal facades. This type of renovation would return the district to its appearance when it achieved significance.

The South Dakota State Historic Preservation Office provided a grant to the Agricultural Heritage Museum to conduct a survey of the commercial district in Brookings from June to August, 1980. Geoffrey Grant, associate professor of rural sociology at South Dakota State University, surveyed the buildings and conducted historic research. Richard Teuber, Agricultural Heritage Museum, provided supervision for the project. The Brookings Historic Preservation Commission initiated the registration process for the Brookings Commercial Historic District. Staff for the Preservation Commission, with guidance from the State Historical Preservation Center staff, inspected and re-evaluated the seventy properties included in the 1980 survey. Boundary designations were approved by the Downtown Business Core Association and the Historic Preservation Commission. Through a grant provided by the State Historical Preservation Center, the Commission contracted with Sherry DeBoer for the preparation of the district nomination.

The commercial district in Brookings evolved with the advent of the railroad. The development follows many important themes including the construction of transportation facilities, automotive-related structures, government and civic structures, social organization halls, and the varied and unique evolution of architectural styles of the commercial buildings. Detailed descriptions of the 59 buildings are organized under these themes in the following account.

TRANSPORTATION FACILITIES**Property #32 - 1904 - Listed on National Register**

One of the most important developments in the District was the construction in 1904 of the Chicago & Northwestern Railway Passenger Station (#32). It was constructed to replace the

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smaller wooden depot that was built in 1879. Opening on February 1, 1905, the 191-foot-long structure was built of Kasota cut stone and No. 1 Continental brick, manufactured at Galesburg, Illinois. W.H. Skinner is credited with convincing officials to locate the railroad in Brookings, and the Depot was the important link for all Dakota pioneers. Historic photos document the hub of activity represented by the Railroad Depot. Architecturally, the Depot is a Pattern Book style with classical features including Doric columns and quoining at each entrance. Fenestration on the one and one-half story structure includes several rectangular, double-hung windows with cut stone lugsills. Currently for sale, the Depot could be renovated to its original interior by referring to a January, 1905, newspaper account that describes the ticket office, waiting rooms, and lunch room in exact detail, including the "delicate shade of green and the deep rose lake" color of the waiting room. A fiberglass garage door is the only alteration on this structure that does require some exterior maintenance.

AUTOMOTIVE-RELATED STRUCTURESProperty #29 - 1905

Constructed in approximately 1905, the Dybdahl Buick garage (#29) depicts another extremely important development in the evolution of the central business district--the advent of the automobile warehouse and showroom. A 1916 Sanborn Perris Fire Insurance Map documents the development of this auto warehouse with an eight car capacity. Constructed of brick, the one-story rectangular building is centered with a large overhead door, an original feature. Arches covered with radiating voussoirs frame the doors and the single window, providing the highlight of this simple, unaltered 20th Century Commercial structure, which is in good condition.

Property #2 - 1914

The C.A. Johnson and Son Garage was constructed for \$14,000, and was a proprietorship for Buicks. Its style is typical brickfront Early Twentieth Century Commercial vernacular. Newspaper accounts indicate that the double lot garage was unusually large for garages built in this era. The second story facade is in good condition, but the entire first floor is covered with wood along with alterations to the garage door and window openings.

Property #46 and #1 - 1919

Iver Dybdahl, an agent for the Dodge car, built the seventy-five

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foot deep and forty-five foot wide building (#46) as a modern automobile salesroom and service station. Wayne Waltz, a general contractor in Brookings, said that this was the first building to use the Turner Slab System of construction. The poured concrete structure was built with 12-to 15-inch thick floors. Originally, there was an elevator which raised and lowered cars throughout the building. A stairway has been built into the elevator shaft. The original windows are intact, but some have been covered over.

Arthur Fricke constructed his Tire Works Store (#1) for \$12,000. By 1924, the Brookings Battery Service Company and the Willard Service Station listed this business location in the telephone directory. Its commercial brick facade has been covered with stuccoed panels, but the top building outline remains, as do the side brick walls.

Property #34 - 1927

The Charles Gaukel garage cost \$8,000 to build and the proprietors were Studebaker car dealers. It is a simple one-story commercial brick structure with no outstanding features. Transom windows are covered, as is part of the top facade.

GOVERNMENT STRUCTURESProperty #16 - 1912 - National Register Listed

The importance of government in the central business district is exemplified in the construction of the City Hall in 1912 and the Government Building/Post Office in 1914. The City Hall (#16) building, designed by Huron architect George Issenhuth and constructed at a cost of \$25,000, has four bays on the north, south, and rear facades, and eight bays on the side, or alley facade. A majority of the regularly placed windows are double hung with plain wooden surrounds and cut stone lintels. The main level, however, is highlighted by an impressive leaded glass window, and several main floor windows are embellished by decorative arched brickwork framed with a central keystone, reminiscent of Romanesque styling. Classical influence is evident in the elaborate dentils, modillions, and brackets that support the cornice made of galvanized iron, with egg and dart molding decorating the architrave. Decorative quoining and banding around the doors represent other exterior ornamentation. Although it is situated in the middle of the block, the canted wall formed the central entrance for City Hall. Much of the previously mentioned detailing was used extensively in arcaded

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block concepts of the commercial vernacular style. This two-story brick structure housed the Commercial Club, city offices, and the fire and police departments at the time of its construction. The police and fire departments moved out in the 60's and the city offices moved to new quarters in 1982. A decorative clock tower, originally placed on the northeast corner, was removed in the 30's. The City Hall building is currently used for professional office space. Deterioration of the exterior surface is evident, due to lack of maintenance over the years. However, the structure itself is intact and in good condition.

Property #57 - 1914 - National Register Eligible

Congressman Philo Hall introduced the bill in Congress in approximately 1908 to enable the construction of the Government Building (#57) in Brookings. Work started in 1913 with the building ready for occupancy in January, 1915. This structure typifies Beaux Arts Classicism with its Ionic columned portico entrance trimmed with decorative dentils, its massive scaling, and ornamental terra cotta motifs. Constructed of Bedford limestone at a cost of \$75,000, the Government Building/Post Office forms a prominent corner anchor. The original building dimensions were 57 by 74 feet, with a large addition to this one-story building constructed in 1972. Although the original foundation was gray granite, the addition utilized poured concrete for the foundation and used the Bedford stone as a cladding to the entire building, which is a reinforced concrete system. The original oak frame windows were replaced with black anodized aluminum frame windows. This property has been classified by the State Historic Preservation Office as National Register Eligible.

CIVIC STRUCTURESProperty #31 - 1937

An important public project in 1937 was the massively scaled Armory/Auditorium, built at a cost of \$35,000, with funds furnished through the government WPA project. The National Guard occupied the building until 1976. It is a 75x120 foot structure of poured concrete with a full basement. Art Deco influence can be seen in the angular front entrance and the relief decorations around the building. Several windows occur irregularly on all sides of the building. A plaque on the inside of the front door identifies the date of construction. An original interior feature of the building is a moveable wall between the two second

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floor meeting rooms. A 1986 entry addition is somewhat distracting to the original character of this building.

SOCIAL ORGANIZATION HALLSProperty #30 - Late Nineteenth Century Commercial

The oldest building in the district, the Masonic Temple/ Skinner Block (#30), was dedicated in 1894, with plans for the structure beginning in the early 1890's. A December 12, 1894, Brookings Register reports that the foremost person responsible for the completion of the building was W.H. Skinner, the city's postmaster. They add that he was joined by Wm. M. Brooke, Robt. F. Kerr, P.C. Murphy, and other members of the Masonic Order in bringing the project to successful completion. The editors of the paper explain that the "Masonic Temple will, for many years to come, stand as a monument to their abilities." The article goes on to document that Charles A. Dunham served as architect for the building which is of the Old English order. They editorialized that had the tower been squared instead of conically shaped, it would have the appearance of a castle. They report that the "the stone were squared and numbered in the quarries near Kasota and the brick are Monominee sand rolled red cherry. It is 50x85 feet and 65 feet to the top of the tower." Built on the popular arcaded block concept, this Late Nineteenth Century building marks the edge of the business district. Reminiscent of the Romanesque tradition, the two-story structure is covered with ornamental brick and cut stone. The original large arched second-floor windows have stone sills. There is a Masonic insignia carved in stone and set into the front wall on the second story. In historical photos, this building, with its projecting conical tower, appears as one of the most imposing buildings on Main Avenue. The building was originally occupied on the second level by the Masonic Order; on the north half of the main level by C.A. Skinner and Company, mercantile establishment; on the south half of the first floor by C.E. West and Company, furniture dealers; and in the basement by Fred Harvey's Restaurant. At some point the tower was removed, several of the first level round-headed windows were bricked, and in 1954, the front of the building was covered with stone, the doors were replaced, and a garage was added to the rear of the building. The Masonic Order continues to use the second level as their headquarters today. Photographs document the ornate and well-preserved interior. The current owners have expressed interest in restoring this building to its original character.

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COMMERCIAL STRUCTURES AND THEIR ARCHITECTURAL EVOLUTIONLate Nineteenth CenturyProperty #47

The Binford Block was constructed for \$16,000 in 1899 by the pharmacist A.L. Binford. It was originally occupied by the Binford Pharmacy and the Kaufman Brothers' Clothing and Furnishing establishment on the main floor, and served as a clinic for Dr. Miller, surgeon, and Dr. Borst, dentist, on the second floor. The second floor clinic use continued until 1957. It is an imposing corner building in the arcaded block tradition with a canted ground level entrance. The highly ornamental design and patterns on the brick and tin facades, the varied facade heights, the use of round-headed designs on the windows, and the two canted bay windows combine to make this a significant building in the district. The upper level is today an exact reminder of the original facade, but it requires some exterior maintenance. Cedar siding was installed on the main floor in some areas and is somewhat distracting, but not enough to destroy the rich history of this building.

Early Twentieth CenturyProperty #25, #24, and #36

In 1900, two important commercial brickfront buildings were erected: the Bank of Brookings (#24) and attorneys Mathews and Murphy Building (#25). George Morehouse organized the Bank of Brookings in 1880 and this building was constructed on the original site in 1900 at a cost of \$8,000. Morehouse is also credited with organizing the Brookings Land and Trust Company, active in recruiting land developers to Brookings. The front was constructed of Jasper stone from the Minnesota quarries. It is a two-story structure with a decorative tin cornice. The continuous garland relief pattern found on the cornice and bay window of this structure provide visual enhancement to this building. Horace Fishback and Son, during their tenure as an insurance company, occupied the second story. The paint is peeling on the ornamental surfaces and the lower half of the building is covered with vinyl panel siding. Mathews and Murphy constructed the \$5,000 two-story brick building (#25) that has a Romanesque style arch over the central window. In November, 1900, the newspaper reported that the Post Office was moving to its new location in the Mathews and Murphy building. The date 1900 is centered over the central arch. Decorative corbelling and

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brickwork decorate the cornice. Today, the upper story retains its original styling, but the first floor front is covered with flagstone, added in 1972.

Constructed in 1901, the New Century Building (#36), is prominently located diagonally across the street from the Masonic Temple. Renowned pioneer merchants, including C.A. Skinner, Wm. Caldwell, Dr. A.W. Hyde, George Morehouse, John Wilson, F.J. Carlisle, H.H. Reeves, Thos. Ross and C.E. Childs, formed a syndicate to construct the \$25,000 building that was described in newspaper accounts as "Modern in every detail and the result of the growth of the city and its business enterprises." The building was constructed in the corner anchor Romanesque tradition with its extensive use of round-headed windows, the corner upper level modified turret, and the use of the "corner entrance marked by a single thick granite column from which an arch sprung, and a corner tower" (Gottfried and Jennings, p 246). Constructed of Twin City pressed brick with trimmings of Kasota stone, the two-story structure dimensions were fifty by one-hundred-ten feet. A newspaper article provides detailed floor plan locations of the first occupants. With the construction of this building, W.H. Skinner moved his department store from the Masonic Temple location to the main level of this location. The second story contained several offices for land agents, real estate agents, and the commercial club. A barber shop was located in the basement. An October 23, 1919, newspaper account notes that C.A. Skinner was selling the New Century Building to A.F. Grimm. "The building occupies one of the most advantageous corners in the business section and has always been the stand of an important mercantile establishment." Today the building contains all of its original exterior features, although the front was clad with metal in 1973. An embossed pressed metal ceiling is an outstanding interior feature. During interior renovation activities in 1986, a building variance was granted to preserve the original ceiling. See historic and current photos of the interior. The current owner has expressed interest in removing the metal covering.

The Second Decade of the Twentieth Century
Property #35 - 1910

An important anchor building at the south end of the district is the Caldwell and Wilson Hardware and Agricultural Implement Store (#35) constructed in approximately 1910. The structure replaced an 1882 building used for the Lockwood and Brooke Hardware that sold tinware, stoves, wagons, carriages, buggies, and road carts.

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It was the location for the Brookings Hardware Store until 1929 when that enterprise moved to the Natesta building. Constructed on the original rock and mortar foundation in a typical brick front commercial style, the rectangular two-story structure has strong facade lines at different heights, with a white stone trim outline and a rich texture of patterning. An embossed, pressed metal ceiling is painted black on the interior of this building. Minimal exterior maintenance is required on this structure, altered only with the covering of the transom windows, which are painted black and integrate well with the building.

Property #17, #53 and #2 - 1914

There were three business additions in 1914--Dr. B.T. Green's Office (#17), the Hall/Wold Building (#53) that was originally occupied by the Ellis-Hall Department Store, and the Johnson Buick Garage (#2). The three structures typify the 20th Century Commercial brick-front with the doctor's office representing the best preserved property. All three share similar characteristics--string courses of stone for lintels and sills of upper story windows, cornices using the same brick arrangement, and the use of pilaster columns for vertical divisions. Constructed for Drs. Green and Foster and as office lease space on the second floor, Dr. B.T. Green's office is a two-story building with stone trim and built of the same brick as the Wold buildings. According to newspaper accounts, a porch was to extend from the first floor out to the edge of the walk. Although only the canopy of this porch exists today, the remainder of the building is in excellent condition. The two-story Hall/Wold building, constructed simultaneously on two lots, is trimmed with stone. They used the "new Kawneer Front, providing four splendid display windows, two on each side of the large entrances." The building is highlighted with a centrally-located relief name plate displaying "H.W." The department store contained dry goods, clothing, and a grocery department. The building originally had a cement walk that connected it with Fifth Street on the north. The current condition of the building is excellent, with the exception of the store facade sign covering the original transom windows. Property #2, the Johnson Garage, is described in the automotive section.

Property #13 and #14 - National Register Listed - 1917

Constructed in 1917, the Trygstad Law and Commerce Building (#14) is a two-story 20th Century Commercial brick-front structure. It is on the National Register of Historic Places. A projecting unadorned cornice is constructed of stone, and several pilasters

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divide the upper level into eight bays with paired double-hung windows. A tobacco shop and tavern occupied the main level, while attorneys Trygstad, Cheever, Collins, Cheever, Purdy, McCann, and Lund occupied the upper level. The building is in good condition but is in need of exterior paint on the stone work. Adjacent to this building is the E.E. Haugen Dry Goods store (#13), constructed a few months after the law building. Constructed to blend with the law building, it follows the same method of construction and design but utilizes a false front to match the Trygstad building. Upper level windows have been altered and the main level exterior is covered with contemporary rock.

Property #18, #22, #48, #46, and #1 - 1919

Infrastructure improvements in 1919 included 31 blocks of concrete street paving. A construction boom was also in evidence with the construction of five new brick businesses--the First National Bank (#18), the first Tidball Drug location (#22), the Kendall Building (#48), and two automobile related businesses: Dybdahl Garage (#46) and Fricke's Tire Shop (#1). The garages are described in the automotive section. Situated on the site of pioneer Horace Fishback's First National Bank, this property has always been recognized as the "Bank Corner". The front of the building is dominated by the massive Ionic columns and an ornate pedimented entrance. The side of the structure is divided into three bays with two rows of windows symmetrically arranged and flanked by ornately scrolled pilasters. Bank President George Cobel had the structure built for \$70,000 and the building is an important part of the evolution of financial institutions in the city. The building has lost integrity with present-day intrusions consisting of covering or replacement of windows.

The simultaneous construction of the Kendall Building and the Dybdahl Garage was hampered by a natural disaster. A June 19, 1919, issue of the Brookings County Press reported that heavy rains (four inches in an hour and a half) flooded the basements of these buildings which were "being made ready for the cement walls." Both two-story brick structures are typical of the commercial style construction, with the Kendall building costing \$12,000 and the Dybdahl building \$30,000 to erect. The Kendall building was established as the Burg Store, a junior department store.

Property # 43, 49, 39, 44, 12 - Similar Construction 1916-1920

Five buildings constructed in the second decade of the twentieth

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century all follow the typical brickfront commercial style of that era. Horizontal facade lines with variations of corbelled and decorative cornices and fronts are found in the H.G. Williams Building (#43) constructed in 1916; the Jarvis Building (#49), also constructed in 1916, with a hardware store occupancy until 1975; the Charlie Poole Barber Shop (#39) constructed in 1917; E.J. Beatty's Jewelry Shop (#44) built in 1918 with a continued family tradition of jewelry services until 1986; and the Candy Kitchen (#12), constructed by James Bower in 1920. All were constructed with brown-tone brick with the exception of the Jarvis Building, which represents the first application of white glazed brick in the commercial district. Today, the upper-story facades are maintained in good condition, but lower-level facades have contemporary coverings ranging from flagstones to cedar or vinyl siding.

The Third Decade of the Twentieth CenturyProperty #56 - Early 1920's

Another important corner property is the Midland Bank (#56). Construction began in 1920 but was delayed by financial conditions throughout the country, and finally opened in the summer of 1923. Edson A. Moon was president and Russell Shreeves and Chas Gaukel were cashier and assistant cashier, respectively, at the time of its opening. It is an imposing two-story brick building with Beaux Arts Classical influence in its stone facing with four concrete Doric pilasters flanking the architrave. Various-sized windows are located on both sides of the building. The second floor is divided into three large central bays adjoined by smaller end bays. Originally, a scrolled pedimented entrance was surmounted by a decorative entablature. A leaded glass, elliptically-shaped window fanned above this entry treatment. In 1960, the Spitznagel firm was in charge of extensive remodeling that resulted in the covering of these original features with limestone panels. TSP (The Spitznagel Partners) researched archival project drawings and indicated that according to project plans, neither the window nor the relief patterns at the front entrance were removed. However, the firm cautioned that they could not be assured that "conditions at the site did not prohibit removal of the windows during construction. Those involved with this project are no longer with the firm." (TSP Letter-August 10, 1987).

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Property #45, #3, #19, #20, #21, and #26 - 1926

1926 was a record year for commercial construction with the erection of Sellers and Bartling Furniture (#45), the Raak Harness Shop and the Red Owl Grocery (#26), the Martinson Building (#21), Tidball Drug (#20), and Columbia Clothing (#19). An August newspaper headline proclaims "Half Million Dollars in Buildings and Improvements in Process of Construction." The clothing and furniture stores are intact corner properties in the District, while the other 1926 buildings are altered from the original appearance on the main level. The Sellers and Bartling building (#45), a large two-story steel frame structure, was originally occupied by a furniture store; the professional services of doctor, dentist, attorney and insurance agent; a mortuary and chapel; and a drug store and a haberdashery. A restaurant and pool hall were located in the basement. Dimensions of this multi-colored brick building are 50 by 165 feet. The cornice contains decorative corbelling that is framed by a stone building outline that rises to a peak in the center on the Main Avenue facade. The chapel, facing Fourth Street, is covered with a different pattern of brick. Several of the windows on the street side are covered with wood, as are two original stained glass windows. With the exception of the covering over the transom windows on the front, this building appears as the original structure.

C.O. Quail, proprietor of the Columbia Clothing Company (#19), erected this two-story brick building at a time when the prevailing high rents provided an incentive to new construction. Representing another typical commercial brick-front style, it resembles the Bartling Building, but the facade outline is horizontal with two lowered lines. Groups of three double sash windows occur on the four vertical bays. The only deviation from the original structure is the covering of the transom windows.

Constructed immediately adjacent to the Columbia Clothing Building, the Tidball Drug (#20) two-story brick structure integrates nicely with its neighbor. Built on only one lot, it has facade lines identical to the adjacent building, and is distinguished by a centered diamond-shaped motif. The original entry tile has "Drugs" patterned in it, but the transoms have been covered by the store signs.

An August 12, 1926, issue of the Register reported that "Work is to begin on the Martinson Block (#21) September 1. The building will take the place of the last of the old decrepit buildings

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along that part of the street, and will be a substantial brick to conform with the other structures that are going up nearby." The present structure is painted white, and original transom windows are covered by the Kitchen and Bath store sign. A relief motif--"DON"--is centered in the front facade. Don was the son of Albert Martinson, who built this as a leased property.

F.C. Neill and J.G. Raak planned the double business block (#26) to replace Neill's Harness Shop and the building that burned in 1925. This location was the site of Rude's Furniture. This one-story structure housed the new Neill Harness Shop on the south half and the Red Owl Grocery Store on the north half. The jagged building outline is trimmed in white stone and contains rectangular and diamond-shaped stone motifs across the front facade. Currently, a wooden store sign covers the original transoms on the north portion of the building, while the lower half of the south portion has been totally covered with an intrusive white stucco store front.

Property #52, #34, and #4 - 1927

In 1927, automobile, pharmacy, and general department store services were provided with the erection of Ray's Drug Store/Plumbing Shop (#52), the Gaukel Garage (#34), and the Penney Building (#4). The Gaukel Building is described in the earlier automotive section. According to the newspaper, E.J. Ray erected the building himself at a cost of \$10,000, worth much more, if let out on contract. The building is decorated with several layers of brick corbelling and is centered with a relief name plate, "Ray". (See detail photograph.) Currently, the upper facade is in excellent shape, although the original transom windows are covered, as is the lower front facade.

When the J.C. Penney Company was first established in Brookings in 1923, it was located in the Haugen building (#13). The January 20, 1927, Register account contains the architect's drawing of the original building that shows decorative ceramic tile at the corners and along the window sills at street level. The two-story brick building was constructed for approximately \$40,000. Today, blue and white ceramic blocks cover the original front facade, while the brick side facade remains in good condition. According to Wayne Waltz, the rear additions (Steen Bookkeeping and the Reynolds building) were part of the original construction as commercial lease space.

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In 1928, a building was constructed for the F.W. Woolworth Company (#11) in its first location as a simple brick structure, two stories in height. Today, the upper level facade is in good condition, but the lower level has been covered with tile and store signs. The other district building constructed that year was the Philo Hall one-story brick structure. Hall constructed it as a commercial venture, and the Ben Franklin Department Store occupied this structure in the 1950's. Stone trim frames the horizontal facade outline, and areas of corbelled brick decorate the cornice of this building. The lower level front is clad with contemporary siding, and a large store sign covers part of the original building.

The Fourth Decade of the Twentieth CenturyProperty #5 - 1932 - Listed on the National Register

Nick's Hamburgers (#5) was constructed in 1932 and shows strong Spanish or Mexican adobe influence. It is a single-story brick structure covered with stucco. The building is divided along its east-west dimension into two long, narrow store fronts. Five windows on the north side of the building are irregularly placed. There is a corner entrance to the restaurant and both sections have large picture windows on Main Avenue. An eighteen by twenty-five foot addition was placed to the rear of the building in 1962. Originally constructed as the Lincoln Cafe, the Niklasons moved their hamburger business there in 1933. It is a popular eating establishment in the city. The exterior stuccoed walls show evidence of peeling and cracking and require a coat of paint.

Property #40, #15, and #27 - 1936

The year 1936 represented the development of three more businesses on Main Avenue. The double brick Economy Grocery/Sioux Bowling Alley (#40) was constructed by C.A. Skinner and C.D. Kendall at a cost of \$15,000. The south half of the front facade is currently covered, but the north portion shows the decorative brickwork and centrally-placed rosette motif that appeared on the original building. The lower level openings have also been covered.

George P. Sexauer constructed the Brookings Register building (#15) at a cost of \$9,000. Square patterns of brick are interspersed on the stone-trimmed cornice of this single story brick structure. The owner and date of construction are recorded on a stone plate over the entry door. The existing front windows

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are only a minor modification of the original windows, and the exterior is in excellent condition.

According to party wall agreement records, Fred Best constructed a Pool Hall (#27) in this location. The one-story brick commercial structure is of yellow toned variegated brick arranged in interesting patterns and designs. Stone trim outlines the exterior facade that peaks in the middle. The condition of the brick is good, but the store sign covers a large portion of the original brick.

Property #51 - 1938

The Spitznagel architectural firm designed the Cole's Department Store (#51) in 1938. The grand opening of the store was on April 13, 1939. Consistent with the simple and severe Spitznagel styling, it is a one-story brick building with a basement and mezzanine, with its dimensions fifty by one hundred-forty feet. There are display windows on each side of the front door, located in the middle of the building. As specified in the blueprint drawings obtained through the Waltz Construction Company archival records, Virginia serpentine black marble frames the main entrance and is used along the bottom sillcock. Ribbon aluminum letters spelling "Cole's" are centered over the doorway. The original character of this building is remarkably retained, including the originally specified orange neon sign that highlights the building.

Property #58 - 1939

An article in the 1939 Brookings Register "Better Homes and Buildings Edition" cites the "largest single business project in the city was the Watson Clinic at a cost of \$18,000. Work on the modern fireproof building was started in mid-summer of 1939 and completion and opening of the clinic was on December 4." The Watson Clinic (#58) is a simple two-story commercial style, with a solid brick and tile exterior trimmed with decorative corbelled brick along its cornice. A centered tile motif with the professional MD symbol is framed by brick. Two pairs of six-light over six-light double sash windows are regularly placed on the front facade. Decorative brick planters are built under the main level windows. (See detail photographs). In 1957, an addition was constructed to the south side of the clinic to house an elevator. The 1972 addition of a canopy entrance and the shutters are the only distractions to this substantial building.

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Continuation SheetSection number 7 Page 18 Brookings Commercial DistrictThe Fifth Decade of the Twentieth CenturyProperty #3 and #10 - 1940

The College Theatre (#3) was constructed by Frank McCarthy in 1940 after work crews wrecked the old Grand Theatre Building. The building site is one that has always been associated with entertainment--the original Opera House of the late nineteenth century was located there. Prominent in the district as one of three Art Deco buildings, the College Theatre is rectangular and constructed as a single-story building that has offices over the entrance to the theatre. It was designed by Perry E. Crosier, a well-known theatre architect. The basic brick construction exterior was covered with a glazed ceramic front. The two store fronts each have a rounded display window. There was extensive interior remodeling in 1972. In the 80's, the centrally-placed ticket office was removed and the large store sign centered over the replacement window. Otherwise, this structure appears much like historic photos of the exterior.

The modern LeGeros/Stration building was constructed to replace fire-ridden buildings. The south portion, or the F.W. Woolworth Company (#10), was constructed by George and Peter LeGeros in August, 1940, on Lots 5 and 6 simultaneously with Gust Stration, who was building his Shoe Repair Shop (#10) on Lot 4. Lots 5 and 6 had been associated with James Natesta until the erection of this Art Deco building. The combined buildings are two-story brick with Art Deco patterning, granite columns, and cubed glass. A copy of the October 17, 1940, Brookings Register contains the architect's rendering of this large-scale building. The architect on this project was Ursa Louis Freed, an Aberdeen architect who actively practiced throughout central and eastern South Dakota from 1920-1950. As evidenced in historic photos, the exterior is in excellent condition with some minor alterations on the store entrances. The Brogan's Shoes sign covers original transom windows.

NON-CONTRIBUTING BUILDINGSProperty # 33, 23, 15-1, 8, 28, 9, 7, and 54 - 1952-1960

The construction dates, historic names, and site numbers of the non-contributing sites built after the period of significance follow: The Community Oil Company (#33) was basically re-constructed in 1952. A portion of the original 1926 service station remains under the rebuilt station and the entire facade was covered with glazed ceramic brick. Also constructed in 1952

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were the Gambles Store (#23) and the city-owned Ladies Lounge (#15-1). Fergen's Menswear (#8) was constructed in 1959. Site #28, the first location of the Agricultural Stabilization and Conservation Service, was constructed as government office space in approximately 1958. The property originally contained the wood frame Allison building that housed the important Brookings Land and Trust Company. Historic photographs illustrate that the wood frame was covered with brick and concrete until the structure burned in the mid-50's. Jackson's Jewelry (#9) and Erb's Bakery (#7) were constructed in approximately 1959, while Ward's Cafe (#54) was rebuilt around 1960. Original rusticated cement block, possibly manufactured in Brookings, forms the rear portion of the building. The property was the location of the Brookings County Press for many years.

Property #38, 41, 6, 42, 37, 50 - Extensive Present-Day Intrusion

Other buildings that do not contribute to the character of the historic district due to present-day complete exterior coverings include: #38, a grocery store that was constructed in approximately 1900; #41, the ornate Merchant's Bank and Chappell Building that housed the Post Office for a period of time and was constructed in 1903; #6, the American Billiard Parlor constructed in 1920 by James Bower; #42, the first home for Columbia Clothing constructed in approximately 1922; #37, the Variety Store constructed in about 1930, and the Ideal Bakery (#50), built around 1933, a building still occupied by a bakery today.

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SITE NUMBER	HISTORIC NAME	STORE NAME
1	FRICKE TIRE SHOP	SEAR'S
2	JOHNSON BUICK GARAGE	STATE FARM INSUR.CO./SEC. ED.
3	COLLEGE THEATRE	MOVIES TO GO/PIPER JAFFRAY,HOP
4	PENNEY BUILDING	SPECIAL MOMENTS/YOUNGS/ST./RYN
5	LINCOLN CAFE/NICK'S	NICK'S HAMBURGER/MAIN BARBER
6	AMERICAN BILLIARD PA	SAFARI LOUNGE
7	ERB'S BAKERY	ARROW ASSOCIATED STORES
8	FERGEN'S MENSWEAR	HALSTEAD'S CAFE
9	JACKSON'S JEWELRY	JACKSON'S JEWELRY
10	WOOLWORTH, F.W. BLDG.	RUDE'S FURNITURE
10	STRATION SHOE SHOP	BROGAN'S SHOES
11	WOOLWORTH, F.W.(1)	CASEY'S RIBS & ICE CREAM EMP.
12	CANDY KITCHEN	SONNIE'S TRENDS/DR. WESTBY
13	HAUGEN, E.E. DRY GDS	BOB'S SPORT SHOP
14	TRYGSTAD LAW&COMMERC	RAY'S CORNER/CAROLYN'S
15	BRKGS. REGISTER BLDG	VACANT
15-1	LADIES LOUNGE	VACANT
16	CITY HALL	PROFESSIONAL OFFICE BUILDING
17	DR. B.T. GREEN OFFC	BOB FITE, ATTORNEY
18	FIRST NATIONAL BANK	RAM PUB
19	COLUMBIA CLOTHING	WILSON'S CLOTHING
20	TIDBALL DRUG	BROWER'S OFFICE EQUIPMENT
21	MARTINSON BUILDING	KITCHEN & BATH SHOP
22	TIDBALL DRUG	GIFT GALLERY
23	GAMBLES	COAST TO COAST
23	GAMBLES	COAST TO COAST
24	BANK OF BROOKINGS	GEORGE'S PIZZA & STEAKHOUSE
25	MATHEWS & MURPHY LAW	JIM'S TAP
26	RAAK HARNESS SHOP	JIM LONG & ASSOCIATES
26	RED OWL	SECONDHAND STORE
27	POOL HALL	CASINO
28	ASCS OFFICE	INSTY-PRINT
29	DYBDAHL GARAGE	DUFF'S TIRE SHOP
30	MASONIC IMP./SKINNER	RUDE'S FUNERAL HOME

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31	ARMORY/AUDITOR, (WPA)	CITY PARKS & REC DEPT.
32	CHICAGO&NRTHWT.DEPOT	RAILROAD DEPOT
33	COMMUNITY OIL	DOWTOWN TIRE
34	GAUKEL GARAGE STU.	VACANT
35	CALDWELL & WILSON	VACANT
36	NEW CENTURY BLOCK	VILLAGE EMPORIUM
37	VARIETY STORE	COOK'S KITCHEN
38	GROCERY STORE	BROOKINGS HOBBY CENTER
39	POOLE BARBER SHOP	PIZZA KING
40	ECONOMY GROCERY	INDEX
40	SIOUX BOWLING ALLEY	MULHAIR'S
41	MER.BANK/CHAPPELL BD	LANGLAND T.V. & APPLIANCE
42	COLUMBIA CLOTHING	BROST'S FASHIONS
43	H.G. WILLIAMS BLDG.	BROST'S TROPICAL FISH
44	BEATTY'S JEWELRY	THE EXCHANGE
45	SELLER'S&BARTL.FURN.	BARTLING'S FURNITURE
46	DYBDAHL GARAGE	SNYDER STREET ENTRANCE
47	BINFORD BLOCK	KENDALL PHARMACY & GIFT
48	KENDALL BLDG/BURG ST	TANG BO PALACE REST. & IMPORTS
49	JARVIS BUILDING	SNYDER DRUG
50	IDEAL BAKERY	JULIAN'S BAKERY
51	COLE'S DEPT. STORE	COLE'S DEPARTMENT STORE
52	RAY'S DRUG STORE/PLM	FERGEN'S MENSWEAR
53	HALL/WOLD BLDG/ELLIS	DAKOTA SPORTS
53	HALL/WOLD BLDG./ELLI	THE VILLAGE
54	WARD'S CAFE	STALEY'S CAFE
55	PHILO HALL BRICK BLD	LAKEBROOK MUSIC
56	MIDLAND BANK	IDS MARKETING CORPORATION
57	GOVT.BLDG.POST OFFIC	UNITED STATES POST OFFICE
58	WATSON CLINIC	BROOKINGS PROFESSIONAL BLDG.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

COMMERCE
TRANSPORTATION
ARCHITECTURE
POLITICS-GOVERNMENT
HEALTH-MEDICINE

Period of Significance

1894-1940

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Dunham, Charles A.; Spitznagel, Harold;
Wold-Mark Construction (See continuation
sheet 8.12 & 8.13)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

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The Brookings Commercial Historic District is significant in the areas of commerce; transportation; architecture; politics and government; and health and medicine. In 1879, pioneers settled the area simultaneously with the siting of the railroad in Brookings, and entrepreneurs quickly established a variety of commercial services for incoming settlers. Under Criterion A, the district is representative of the broad historical patterns that emerge in the provision of vital commercial and specialized services within a central business district. Relating to Criterion C, the district is significant as a distinctive collection of business buildings that are intact examples of assorted vernacular commercial architectural styles, primarily represented by the Early 20th Century Commercial Brickfront designation. Under the South Dakota Historical Preservation Plan, the development of the district relates to the contexts labeled: V. Depression and Rebuilding A. Changing Urban Patterns 2. Rebuilding of Commercial Centers in Larger Towns; C. Civic Improvements and New Government-Related Activities; D. Social Organization Halls; G. New Transportation Facilities and the Impact of the Automobile; and VI. The Great Depression, including Government Assistance Programs.

The 59 sites in the district are significant in the broad patterns of the historical development of commercial enterprises in Brookings, a town that emerged as a result of the railroad locating here. Main Street became the single axis that dominated the town, a vital element in the morphology of small towns in the state of South Dakota. Constructed from 1894 to 1940, each structure located within the district contributes to the important commercial historical pattern of distributing goods and services to the residents of the community. A promotional publication distributed around 1919 proclaimed that "Brookings is an important trading point, drawing patronage from the rich agricultural country naturally tributary to the city." As the city grew, "specialized commercial and civic structures reflected the social and economic complexities of the industrial age, glorifying growth and change," as referenced in Rifkind's book Main Street: The Face of Rural America. Specialized structures, such as the Depot and the various garages and service stations, were built to accommodate the needs created by the advent of the railroad and the automobile. To meet civic improvement, government-related, and social organization needs, City Hall, the Post Office, Masonic Temple, and the Armory were constructed in the city of Brookings. The health and medicine needs of settlers

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were met by the construction of the clinic and doctors' offices.

Forty-five contributing buildings are significant for the contributions they make to the distinctive combination of architectural styles that comprise the district. The district as a whole is cohesive with its integrated facade outlines, the predominance of brick as a construction material, and the consistent use of three styles of architecture--Late 19th Century and Early 20th Century Commercial Vernacular with arcaded block and brick-front principles, Beaux Arts Classicism, and Art Deco.

As buildings were constructed to provide the necessary commercial services, their evolution follows several significant themes in the historic context of the Depression and Rebuilding era. In the early 1900's a building boom was in progress and new commercial structures were added consistently in the core area up until the twenties. Commercial structures were built as replacements for the wooden frame structures constructed at the city's inception. Brick replaced wood as a building sheathing material, with fireproofing a primary consideration. Concrete became a primary foundation material and ornamentation on exteriors became less elaborate. Specialized structures were constructed to meet the civic, social, political, and health needs. After the construction of the Midland Bank in the early twenties, there was a construction void in the district until 1926 and 1927 when nine new businesses were erected. This unique pattern was not typical statewide. According to the Architecture of South Dakota manuscript, "Only a small number of commercial buildings were erected in South Dakota during the 20's and 30's." More prevalent were substantial numbers of remodelings and additions. Although construction activities statewide were curtailed after the 1929 Stock Market collapse, commercial building activity continued in the city of Brookings with the construction of the Variety Store (#37), Nick's Hamburger Shop (#5), Ideal Bakery (#50), The Economy Grocery/Sioux Bowling Alley (#40), the Pool Hall (#27), and the Brookings Register Building (#15) during the years 1930 through 1936. This unique pattern was maintained with a continuing building peak that was represented by the 1937 government financed Armory and Auditorium (#31), the Cole's Store (#51) in 1938, the Watson Clinic (#58) in 1939, and ultimately the 1940 construction of the modern structures for the Woolworth Company and Stratton (Spelling of the name was changed to Stratton on November 3, 1947) Shoe Repair Shop (#10) and the College Theatre (#3). These Great Depression structures (1929-1941) represent a time of better economic health for the

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state. The Armory becomes important for its associations with national government assistance programs. The Cole's Department Store is important for its association with the utilization of modern materials, including the white painted brick, the neon and aluminum store signs, and the black serpentine marble. The construction of the Woolworth/Stratton building and the College Theatre signify the advent of modern building plans that were utilized to replace old structures. The period of significance for the district therefore ends in the year 1940. Although the modern properties are not fifty years of age, the period of significance is extended to this date, because these four modern buildings represent the last major construction in the district until 1952. (See policy discussion on districts with resources constructed prior to 1941 and the resolution: Supplement to the National Register Bulletin #16, p.14).

The city and county of Brookings were named after Wilmot W. Brookings, a manager of the Western Town Company of Dubuque, Iowa. Known as a courageous and able Dakota pioneer, he was a legislator, publisher, and judge of the Dakota Territory in 1869. Most importantly, he was a participant at several of the Constitutional Convention meetings that prepared the way for statehood in 1889.

In the summer of 1879, a group of pioneers, Ed Spurling, J. O'Brien Scobey, Geo. W. Hopp, Dr. C.A. Kelsey, Dr. C.W. Higgins, Geo. W. Pierce, W.H. Skinner, and possibly W.H. Roddle and James Natesta, began negotiations for laying out a new town. They had determined that the townsite should be on the ridge just east of what is now Medary road. Folsom, a railroad official, rejected this site as inadequate for establishing depots and yards. The town site chosen was located on what is now Main Avenue. The village of Brookings was platted on October 3 and 4, 1879, and consisted of the seven blocks of the Original Plat and the triangular piece that forms the Temple Block.

With the establishment of the Chicago and Northwestern Railroad, the towns of Ada, Medary and Fountain were abandoned, with pioneers and merchants moving their businesses and residences to the newly platted area. A carload of lumber, destined for W.H. Lockhart, was the first shipment that fall of 1879. The first stores to locate on Main Street included: Geo. W. Pierce's general store, Geo. W. Hopp's printing press and paper, R.H. Williams and James Natesta's general stores, and W.H. Roddle's hardware store. Full commercial services became available by 1880

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with the establishment of the Bank of Brookings by George Morehouse and the Fishback banking business in the Olds and Fishback Mercantile Company. City Attorney Philo Hall filed incorporation papers on May 2, 1881, to change from village status to a city, with approval for the reorganization granted from the territorial legislature on March 9th, 1883. By 1884, the Sanborn Perris Fire Insurance maps document a variety of enterprises on Main Street, along and between Newton (Third) Street and through Pierce (Fourth Street). There were no vacant lots on either side of the street between Newton and Pierce Streets. Drug store sites were the most frequent, along with general stores, while specialty shops included agricultural implement, restaurants, blacksmith services, hardware stores, laundries and grocery stores. Two hotels and a roller skating rink were located on the fringe areas. Eight years later, the fire maps illustrate the same concentration in the 300 block, with some additional stores appearing in the 400 block. Unfortunately, a fire on December 21, 1892, destroyed eight buildings in the 300 block on the east side of the street. These buildings were eventually replaced by brick structures.

By January, 1901, substantial development had occurred with the following present-day brick buildings constructed: Masonic Temple (1894-#33); the Binford Block (1899-#47); Bank of Brookings (1900-#24); Mathews and Murphy Law Office (1900-#25); and the New Century Block (1901-#36). These enterprises represented commercial ventures including banking, department stores, and professional services. In 1901, all streets were renamed, with the exception of Williams Street and Main and Medary Avenues. The streets running east and west were numerically ordered, while streets running north and south were called avenues and numerically ordered. For example, the east-west street named Newton Street was renamed 3rd Street, and the north-south street named Brookings Street was renamed 6th Avenue.

Important Architects

Noteworthy architects associated with the design of the district buildings include Charles A. Dunham, important for his contributions to the design of many buildings in the Northwest, including courthouses, schoolhouses, Masonic temples, and "many opera houses, churches and store buildings in the same states." (The Improvement Bulletin, January 2, 1909). The Masonic Temple (#30) in Brookings, designed by Dunham, is one of the few Dunham structures surviving in South Dakota. A.L. Flegel, a popular

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architect around the turn of the century, is credited with designing the Binford Block. He worked extensively throughout the Midwest. George Issenhuth, Huron, designed the City Hall building and is credited with the designs for at least eleven school buildings throughout South Dakota during the years 1912-1913. The Post Office building cornerstone indicates that Oscar Wenderoth was the supervising architect for the 1913 project. He is well known as the supervising architect on several post offices throughout South Dakota. According to David Erpested, co-author of the draft manuscript on the history of architecture in South Dakota, the Armory/Auditorium (#31) was probably designed by a WPA (Works Project Administration) architect, since a state architect is never listed in the Improvement Bulletin for that project. The prominent Spitznagel firm is credited with designing Cole's Department Store in a modern horizontal style in 1938. The use of new materials, including the white painted brick, the neon and aluminum store signs, and the black marble combine to produce an image of contrast for commercial structures in the district. Ursa Louis Freed, an Aberdeen architect, designed the Woolworth/Stration building of the "latest design by New York architects," according to newspaper records. Active throughout eastern and central South Dakota, he is known for his school designs in the 1920's, his WPA associations in the 1930's and extensive modern projects in Aberdeen in the 1940's. He designed in a variety of architectural styles and was responsible for the Sales Pavillion in Hayti, the State School for the Blind in Gary, and many other projects throughout the state. He also worked in association with Perkins and McWayne on the Codington County Courthouse. Several of his blueprints are on file at the Dakotah Prairie Museum in Aberdeen. An important movie theatre designer, Perry E. Crosier, was the architect of record for the College Theatre constructed in 1940. Featured in A Guide to Architecture in Minnesota, Crosier designed theatre structures from 1936 to 1941. He is credited with theatre designs in Dell Rapids, Webster, and three buildings in the Twin Cities area, as well as for his apartment and duplex designs.

Important Builders

The building firms, known by a range of names, including Wold and Johnson, and Mark and Wold Construction, are responsible for extensive construction in the commercial district, the South Dakota State College campus in Brookings, and throughout the area. The A.M. Wold Construction Company built the Bon Homme County Courthouse in 1914 and the Deuel County Courthouse in

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1916. Beginning possibly in the 1890's and throughout the years, Andrew M. Wold, his brother Tom Wold, and Palmer Johnson were all associated with the carpenter trade, either as single proprietors or sometimes as partners. Wold and Johnson advertised in the R.L. Polk Gazetteer in 1902 and 1903, while the A.M. Wold Construction Company is listed as an unsuccessful bidder in the 1930's information. According to Wayne Waltz, R.A. Mark became superintendent for A.M. Wold in approximately 1932. He continued this association and formed his own company until Wayne Waltz joined with him as the Mark and Waltz firm that was in the construction business in 1956 and 1957. Waltz Construction was established in 1958 and continues as a general contractor in 1987. A list of the contractors who built the various commercial structures is available on a continuation sheet. The Wold/Johnson/Mark combination is responsible for construction of at least twenty of the commercial structures in the district.

Significance in the area of Transportation/Railway-Automotive

In 1890, newspaper editors Dutcher and Breed note that "Brookings is the terminus of the Watertown and Groton division of the C. & N.W. railway, and is also situated on the main line, sixty-eight miles west of Tracy and one-hundred-and-eighty miles east of Pierre." Individually, the Chicago and Northwestern Railway Depot (#32) symbolizes the important changes in the growth and character of the town that occurred due to the advent of the railroad. In the chapter on early buildings in Eastern South Dakota, Erpedsted and Wood note: "The one factor that could have permitted rapid settlement was the railroad. Railroads were needed to export crops and livestock and import building materials and heavy, bulky articles. The prosperous national condition during the early 1880's permitted the costly capitalization of railroads and buildings. By the end of the 1880's, most of the railroad lines that would ever exist in eastern South Dakota were already constructed." The Railroad Depot is prominently symbolic as a replacement structure for the original wood frame Depot. The site is significant for the important role it served in transportation and the network of imports and exports it created. Significant also for the Pattern Book style of architecture it embodies, the Depot is highlighted by the classical entrances with Doric columns and quoining.

By 1919, promotional materials used to advertise the city of Brookings were explaining that "The coming of the automobile has virtually enlarged the commercial trade area to double its former

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dimension, as evidenced by the bank clearings and aggregate deposits in 1919." The increasing number of vehicles led to the construction of new and improved roads, as evidenced in 1919 infrastructure improvements in the city of Brookings. Thirty-one blocks of concrete street paving were installed that year. According to the building manuscript, most communities were extensively building garages in the 1920's. In Brookings, Dybdahl Garage (#29) was constructed in approximately 1905, and the C.A. Johnson and Son Garage was built in 1914. Dybdahl built his Dodge proprietorship garage (#46) in a new location in 1919, while Arthur Fricke opened his Tire Works Store (#1) that same year. The non-contributing property, Community Oil, (#33) was constructed in 1926 with the popular canopy that became the hallmark of service stations. The canopy was removed and most of the building torn down during renovation activities in 1952 when the structure was entirely covered with glazed tile. Charles Gaukel constructed his garage (#34) in 1927. Automobile-related structures are located throughout the district with Fricke Tire Shop framing the north edge of the district boundary along the west edge and Community Oil Station framing the south edge on the east side of the street. Other automotive-related structures constructed within the core area, but were not included within the district boundaries because they were not contiguous to the district.

Significance in the area of Politics and Government

Two buildings are significant for their association with politics and government and the important role it played in the evolution of the central business district. The Post Office (#57), constructed as the Government Building, and City Hall (#16) were constructed in 1914 and 1912, respectively. Newspaper editors react to the construction of the Post Office in the following fashion: "Brookings' new government building is ready for occupancy at last. The people of this city have waited many a weary year for this news and naturally there is general rejoicing." Although there was controversy over the cost when City Hall was built, most residents viewed the building with pride. The Commercial Club maintained its offices on the second level of the City Hall building. Defined as an organization that furthered development in the city, the group maintained an active role in increasing the number of commercial enterprises in the city. Adjacent business firms have always welcomed the traffic government business creates in the downtown district. In 1972, when the Post Office needed to expand, a new site was considered until Main Street businesses expressed their concern that the

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Post Office was a vital element to the business district. After that concern was verbalized, the Post Office addition was constructed, rather than re-siting.

Significance in the area of Health and Medicine

The Binford Block (#47), Dr. B.T. Green's Office (#17), and the Watson Clinic (#58) are all significant for the contributions they represent in the areas of health and medicine. Constructed in 1899, 1914 and 1939, they were all used as professional offices in the health and medicine field. The provision of medical services was important in the evolution of the commercial area. These three primary properties are also important architecturally for the commercial brick front styles they embody and also for their associations with pioneer health professionals, including the Binford, Green and Kendall families.

Significance in the area of ArchitectureLate 19th Century American Movement-Commercial Style

Two important corner buildings were designed on a modified arched block design in the Late Nineteenth Century Commercial tradition as illustrated in the Masonic Temple/Skinner Block (#30), and the Binford Block (#47). Highlights of the design principles include the no longer extant tower of the Masonic Temple, the massive scaling of the buildings, the canted fronts of City Hall and the Binford Block, and the extensive use of round-headed elements and arches.

Early 20th Century American Movements-Commercial Style

The major architectural influence in the district is represented by Early 20th Century American Commercial Style buildings constructed with red brick in a variety of bonding patterns with a general brick-front organizational design. According to Gottfried and Jennings, the brick-front was the most popular storefront for the longest time in vernacular commercial design. Thirty-two structures, or fifty-four percent, of all structures within the boundaries were constructed along this design. Constructed between 1900 and 1936, the major differences occur on the upper levels of the facades with slight deviations in panel of brickwork, brick and cornice embellishment. Several of the brick buildings have name and date plates formed in tin or stone with a variety of decorative cornices. The contrasting brick and stone and the continuous garland relief pattern found on the cornice and bay window of the Bank of Brookings (#24) are highlights of exterior ornamentation in the District. (Detail photographs are available for these features.) Common linkages

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are the use of decorative lintels or sills, especially continuous lines that link windows and string courses that divide the wall laterally. Properties associated with this architectural style are: Bank of Brookings (#24); Mathews and Murphy building (#25); Caldwell and Wilson Hardware and Agricultural Implement (#35); Dr. B.T. Green's Office (#17); the Hall-Wold Building (#53); Johnson Buick Garage (#2); Trygstad Law and Commerce Building (#14); E.E. Haugen Dry Goods Store (#13); Tidball Drug (1) (#22); the Kendall Building (#48); Dybdahl Garage (#46); and Fricke's Tire Shop (#1); H.G. Williams Building (#43); the Jarvis Building (#49); Charlie Poole Barber Shop (#39); E.J. Beatty's Jewelry Shop (#44); the Candy Kitchen (#12); Sellers and Bartling Furniture (#45); the Raak Harness Shop and the Red Owl Grocery (#26); Tidball Drug (2) (#20); the Martinson Building (#21); Columbia Clothing (#19); Ray's Drug Store and Plumbing Shop (#52); the Gaukel Garage (#34); the J.C. Penney Building (#4); F.W. Woolworth (1) (#11); Philo Hall Brick (#55) building. These commercial structures were built between 1900 and 1928. The Economy Grocery/Sioux Bowling Alley (#40); the Brookings Register Building (#15); and the Pool Hall (#27) were built in 1936, while the Watson Clinic (#58) was constructed in 1939.

Late Victorian - Romanesque Commercial

A significant anchor property, located diagonally across the street from the Masonic Temple, the New Century Building (#36) is the only reminder of Romanesque architecture in the district. As noted earlier, this corner has always been associated with an important mercantile establishment. The styling is only visible from the side facade of the structure. The rich Romanesque detailing of the front facade and the modified corner tower have been clad with metal covering. However, the owners have expressed interest in removing the cladding, and historic photos illustrate the charm of the original structure. An outstanding interior feature is the embossed metal ceiling, as illustrated in attached photographs.

Early Twentieth Century Revivals - Beaux Arts Classicism

Contrast in material textures is provided with the terra cotta and limestone surface of the Post Office Beaux Arts building (#57). The Post Office represents high quality workmanship and a highly creative use of ornamentation. Evidence of this is seen in the use of the Ionic columns, classical entablature pediments, the egg and dart patterning along the cornice, and the other ornamental relief motifs occurring on the surface of the Post Office.

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The Beaux Arts Classically-inspired First National Bank (#18) was described in a brochure distributed at their grand opening ceremonies: "Standing on the most prominent corner in the city, its dignified appearance claims your immediate attention, its granite and brick walls give you a feeling of permanence, its massive gray pillars an impression of stability and strength. From its outward appearance you gain an impression of confidence." The elaborate pedimented and columned entrance and the decorative pilaster arrangement are highlights of the First National Bank Building.

The completion and opening of the brick and stone trimmed Midland Bank (#56), signaled the end of the Depression, and according to the newspaper, the Midland Bank was the first to be allowed to open by the state banking department in 1922. As reported, "The opening has been delayed by the financial condition throughout the country which caused the state banking department to cease issuing clearances to any new banks which planned to open during the period of the stringency." The Doric order architrave, the contrast provided through the Bedford stone trimming, and the massive scale of this building located on the corner create a fine example of Beaux Arts Classicism.

Modern Movement-Art Deco

An April 8, 1939, newspaper article reports that lumber dealers, contractors and building and loan officials are unusually optimistic in regard to construction work in the city this year, calling attention to the fact that material costs and wage rates were never better than right now to be an incentive for building. Work began on the College Theatre (#3) when crews wrecked the Old Grand Theatre, and LeGeros and Stration started building their modern building after the fire-ridden structures were torn down. 1940 signalled an important modern building era for the city. At the time of its construction, the F.W. Woolworth building (#10) became the "largest Woolworth establishment in South Dakota," according to newspaper records. The building also followed the latest design of New York architects. The LeGeros Brothers and Stration Buildings symbolize one of the earliest modernized additions to the downtown business section. The October 17, 1940, edition of the Brookings Register contains the architectural rendering of the building by Aberdeen architect U. Louis Freed. The College Theatre (#3) symbolizes the same modern influence in the district and it was designed by regional theatre designer Perry E. Crosier. Both buildings are fine representations of the Art Deco style distinguished by the curved

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forms of the exterior and windows of the theatre and the decorative concrete piers and block glass of the LeGeros/Stratton stores. The Armory/Auditorium adds to this influence with its relief Eagle ornamentation which forms a central focus for the stylized structure.

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(Names of Builders)

BUILDER	HISTORIC STORE NAME	SITE NUMBER
BEHREND BROTHERS	COMMUNITY OIL	33
BEHREND BROTHERS	ASCS OFFICE	28
BEST, FRED	POOL HALL	27
BRUCE, R.A.	H.G. WILLIAMS BLDG.	43
CARLSEN, FRED	LINCOLN CAFE/NICK'S	5
CHRISTENSEN, KEN	WARD'S CAFE	54
GENERAL CON.CO.-MILW	GOVT.BLDG.POST OFFIC	57
JOHNSON, C.A. & SON	JOHNSON BUICK GARAGE	2
JOHNSON, SAM	BEATTY'S JEWELRY	44
MARK, R.A. GEN.CON.	ECONOMY GROCERY	40
MARK, R.A. GEN.CON.	SIOUX BOWLING ALLEY	40
MARK, R.A. GEN.CON.	BRKGS. REGISTER BLDG	15
MARK, R.A. GEN.CON.	WOOLWORTH, F.W. BLDG.	10
MARK, R.A. GEN.CON.	STATION SHOE SHOP	10
MARK, R.A. GEN.CON.	COLE'S DEPT. STORE	51
MARK, R.A. GEN.CON.	PHILO HALL BRICK BLD	55
MARK, R.A. GEN.CON.	COLLEGE THEATRE	3
MARK, R.A. GEN.CON.	LADIES LOUNGE	15-1
MARTINSON, ALBERT	MARTINSON BUILDING	21
MARTINSON, ALBERT	TIDBALL DRUG	22
MILLS CONSTRUCTION	GAMBLES	23
MILLS CONSTRUCTION	GAMBLES	23
MILLS CONSTRUCTION	ERB'S BAKERY	7
RAY, E.J.	RAY'S DRUG STORE/PLM	52
SEVERAL SUB-CONTRCT.	MASONIC TMP./SKINNER	30
SPAULDING, ED CRE-BRIK	MER.BANK/CHAPPELL BD	41
UNKNOWN	GAUKEL GARAGE STU.	34
UNKNOWN	CALDWELL & WILSON	35
UNKNOWN	NEW CENTURY BLOCK	36
UNKNOWN	VARIETY STORE	37
UNKNOWN	GROCERY STORE	38
UNKNOWN	POOLE BARBER SHOP	39
UNKNOWN	COLUMBIA CLOTHING	42
UNKNOWN	MATHEWS & MURPHY LAW	25
UNKNOWN	BANK OF BROOKINGS	24
UNKNOWN	FIRST NATIONAL BANK	18
UNKNOWN	DR. B.T. GREEN OFFC	17
UNKNOWN	HAUGEN, E.E. DRY GDS	13

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 13

Brookings Commercial Historic District
(Names of Builders)

UNKNOWN	CANDY KITCHEN	12
UNKNOWN	AMERICAN BILLIARD PA	6
UNKNOWN	BINFORD BLOCK	47
UNKNOWN	JARVIS BUILDING	49
UNKNOWN	IDEAL BAKERY	50
UNKNOWN	MIDLAND BANK	56
UNKNOWN	FRICKE TIRE SHOP	1
UNKNOWN	DYBDAHL GARAGE	29
UNKNOWN	CHICAGO&NRTHWT.DEPOT	32
UNKNOWN	ARMORY/AUDITOR.(WPA)	31
UNKNOWN	WATSON CLINIC	58
WALTZ CONSTRUCTION	JACKSON'S JEWELRY	9
WALTZ CONSTRUCTION	FERGEN'S MENSWEAR	8
WOLD & JOHNSON	RAAK HARNESS SHOP	26
WOLD & JOHNSON	RED OWL	26
WOLD & JOHNSON	CITY HALL	16
WOLD CONSTRUCTION CO	SELLER'S&BARTL.FURN.	45
WOLD CONSTRUCTION CO	HALL/WOLD BLDG/ELLIS	53
WOLD, A.M.&HALL, PHILO	HALL/WOLD BLDG./ELLI	53
WOLD-MARK CONSTRUCT.	TIDBALL DRUG	20
WOLD-MARK CONSTRUCT.	COLUMBIA CLOTHING	19
WOLD-MARK CONSTRUCT.	TRYGSTAD LAW&COMMERC	14
WOLD-MARK CONSTRUCT.	WOOLWORTH, F.W.(1)	11
WOLD-MARK CONSTRUCT.	KENDALL BLDG/BURG ST	48
WOLD-MARK CONSTRUCT.	DYBDAHL GARAGE	46
WOLD-MARK CONSTRUCT.	PENNEY BUILDING	4

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

South Dakota Historical Preservation Center
Brookings City Planning Office

10. Geographical Data

Acreage of property _____

UTM References

A

1	4	6	7	5	5	4	0	4	9	0	8	5	5	0
Zone		Easting				Northing								

C

1	4	6	7	5	5	4	0	4	9	0	8	1	1	0
Zone		Easting				Northing								

B

1	4	6	7	5	6	9	0	4	9	0	8	5	5	0
Zone		Easting				Northing								

D

1	4	6	7	5	6	9	0	4	9	0	8	0	7	0
Zone		Easting				Northing								

Quad: Brookings. Scale: 1:24000.

See continuation sheet

Verbal Boundary Description

The lot lines of the properties form the boundaries of the district. The district includes: Blocks 1,2,3,6, and 7 of the Original Plat; Railroad Right of Way in Railroad Addition; Blocks 13 & 14 in Second Addition; and Temple Block. See cont. sketch map 1-of-2 for delineation of additions, blocks, & lots with site number identification. See continuation sheet 10.1 & 10.2 for site-specific legal descriptions.

See continuation sheet

Boundary Justification

The district is a cohesive collection of early Twentieth-Century resources that forms an architecturally integrated area within the core business district. Boundaries are drawn to exclude buildings with major alterations or with construction dates outside the period of significance. Boundaries include contiguous properties that are historically related to commercial service on Main Avenue and intersecting streets.

See continuation sheet

11. Form Prepared By

name/title Sherry De Boer, Consultant

organization Brookings Historic Preservation Commission date October 9, 1987

street & number P. O. Box 270, City Hall telephone 605-692-6281/ 605-692-7104

city or town Brookings state South Dakota zip code 57006

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 9 Page 1 Brookings Commercial Historic District

Assessors Records. City Assessor, Brookings, County, South Dakota.

Berk, Emanuel. Downtown Improvement Manual. Chicago: 1981.

Blumenson, John, J.G. Identifying American Architecture: A Pictorial Guide to Styles and Terms (1600-1945). New York: W.W.Norton & Co., 1981

"Brookings: The Educational Center of South Dakota". Brookings, South Dakota: Brookings Commercial Club, c. 1919.

Deeds Records. Register of Deeds, Brookings County, South Dakota.

Erpestad, David and David Wood, "The Architectural History of South Dakota." Draft Manuscript. Vermillion, South Dakota: State Historical Preservation Center, n.d.

Gebhard, David and Tom Martinson. A Guide to Architecture in Minnesota. Minneapolis, Minnesota: Univeristy of Minnesota Press, 1977.

Gottfried, Herbert and Jan Jennings. American Vernacular Design (1870-1940). New York: Van Nostrand Reinhold Company, 1985

Historic Photos of Downtown Brookings. Brookings, South Dakota: Brookings Historic Preservation Commission Archives.

League of Women Voters. This is Your Town. Brookings, South Dakota: September, 1952.

Ogel, George A. Compendium of Biography, 1898: Memorial and Biographical Record. Chicago: George A. Ogel Co., 1898.

"Over half million in improvements. \$519,250 tells tale of what has been accomplished this past year. Brookings will double in population in the next five years is being predicted". Brookings Register. 1 January, 1920.

"Progress and Prosperity. Brookings spends nearly \$300,000 in building and improvements in twelve months". Brookings Register. 9 January, 1902.

Rifkind, Carole. Main Street: The Face of Rural America. New

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 2 Brookings Commercial Historic District

York: Harper and Row Publishers, 1977.

Sanborn-Perris Fire Insurance Maps. New York: Sanborn-Perris Map Co., Ltd. 1884, 1892, 1898, 1904, 1911, 1916, 1928.

Telephone Directories. Brookings: City of Brookings Telephone Company and H.M. Briggs Library Archives, Beginning in 1909 and various dates available.

Van Ommeran, I. Ed. Brookings' Centennial (1879-1979) Commemorative Book. Brookings, South Dakota: privately printed, 1979.

"Year 1920 made a better Brookings. The paving of five streets stands out as greatest improvement. New High School is big achievement. In spite of the high building costs Brookings makes great civic progress". Brookings Register. 30 December, 1920.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 1

Brookings Commercial Historic District
(Legal descriptions of properties)

ADDITION	BLOCK	LOT	SITE #
SECOND	14	S 5' LOT 7, ALL LOT 8	1
SECOND	14	LOTS 9 AND 10	2
SECOND	14	LOTS 11 & 12	3
SECOND	14	LOTS 13 & 14	4
ORIGINAL PLAT	6	E65' OF LOT 14	5
ORIGINAL PLAT	6	LOT 11	6
ORIGINAL PLAT	6	LOT 10	7
ORIGINAL PLAT	6	LOT 9	8
ORIGINAL PLAT	6	LOT 8	9
ORIGINAL PLAT	6	LOTS 5 & 6	10
ORIGINAL PLAT	6	LOT 7	10
ORIGINAL PLAT	6	LOT 4	11
ORIGINAL PLAT	6	LOT 3	12
ORIGINAL PLAT	6	LOT 2	13
ORIGINAL PLAT	6	E119' LOT 1	14
ORIGINAL PLAT	3	PORTIONS OF LOTS 15, 16, 17, & 18	15
ORIGINAL PLAT	3	PORTIONS OF LOTS 15, 16, & "A"	15-1
ORIGINAL PLAT	3	E 63.5' OF LOTS 15, 16 & 17	16
ORIGINAL PLAT	3	W 44' OF LOT 14	17
ORIGINAL PLAT	3	E 121' OF LOT 14	18
ORIGINAL PLAT	3	LOTS 12 & 13	19
ORIGINAL PLAT	3	LOT 11	20
ORIGINAL PLAT	3	LOT 10	21
ORIGINAL PLAT	3	LOT 9	22
ORIGINAL PLAT	3	LOT 7	23
ORIGINAL PLAT	3	LOT 8	23
ORIGINAL PLAT	3	LOT 6	24
ORIGINAL PLAT	3	LOT 5	25
ORIGINAL PLAT	3	LOT 3	26
ORIGINAL PLAT	3	LOT 4	26
ORIGINAL PLAT	3	LOT 2	27
ORIGINAL PLAT	3	LOT 1	28
ORIGINAL PLAT	3	A PORTION OF LOT 1	29
TEMPLE BLOCK		N. 57.5' E 155' OF TEMPLE BLOCK	30
TEMPLE BLOCK		ALL TEMPLE BLOCK EXC. N 57.5' E 155'	31

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 2 Brookings Commercial Historic District
(Legal descriptions of properties)

RAILROAD ADDITION (UNOFFICIAL)		RAILROAD RIGHT OF WAY	32
ORIGINAL PLAT	1	E 24.5' LOT 1 EXC. N 20' THEREOF	33
ORIGINAL PLAT	1	W 100' LOT 1, S 5' OF W100' LOT 2	34
ORIGINAL PLAT	1	LOT 3	35
ORIGINAL PLAT	2	LOTS 1 & 2	36
ORIGINAL PLAT	2	LOT 3	37
ORIGINAL PLAT	2	LOT 4	38
ORIGINAL PLAT	2	LOT 5	39
ORIGINAL PLAT	2	LOT 6	40
ORIGINAL PLAT	2	LOT 7	40
ORIGINAL PLAT	2	LOTS 8 & 9	41
ORIGINAL PLAT	2	LOT 10	42
ORIGINAL PLAT	2	LOT 11	43
ORIGINAL PLAT	2	LOT 12	44
ORIGINAL PLAT	2	LOTS 13 & 14	45
ORIGINAL PLAT	7	E45' OF LOTS 1,2,3	46
ORIGINAL PLAT	7	W120' OF LOT 1 & 2	47
ORIGINAL PLAT	7	W120' OF LOT 3	48
ORIGINAL PLAT	7	LOT 4	49
ORIGINAL PLAT	7	LOT 5	50
ORIGINAL PLAT	7	LOTS 6 & 7	51
ORIGINAL PLAT	7	LOT 8	52
ORIGINAL PLAT	7	LOT 9	53
ORIGINAL PLAT	7	LOT 10	53
ORIGINAL PLAT	7	LOT 11	54
ORIGINAL PLAT	7	LOTS 12 & 13	55
ORIGINAL PLAT	7	W 84.5' OF LOT 14	56
SECOND	13	S 115' L.8,9,10, ALL OF LOTS 11&12	57
SECOND	13	N 50' OF LOTS 8,9,10	58

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Brookings Commerical Historic District
Brookings County
SOUTH DAKOTA

~~Substantive Review~~

Working No. JAN - 5 1988
Fed. Reg. Date: _____
Date Due: 2/5/88 - 2/19/88
Action: ACCEPT
 RETURN 2-10-88
 REJECT
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria Return
Reviewer Boland
Discipline Historian
Date 2/10/88
 see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
----------	---------------------------------	----------------------	-------------

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

see # 7, p. A: Building # 3 has been included erroneously as a 1926 property.

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context: *Health / medicine*
- relationship of integrity to significance - *contributing / non-contributing designations*
- justification of exception
- other

See attached.

9. Major Bibliographical References

X 10. Geographical Data

Acreeage of nominated property *Please provide*
 Quadrangle name _____
 UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

X 13. Other

- Maps
- Photographs
- Other

Has the Federal Representative for the US Post Office been notified and had a chance to comment on listing?

Questions concerning this nomination may be directed to _____

Signed *Beth Grosvenor Boland* Date *2/10/88* Phone: _____

Brookings Commercial Historic District
Brookings County, SD

Evaluation/Return Sheet, continued

Statement of Significance:

The Brookings Commercial Historic District meets National Register criterion C for architecture, and criterion A in the areas of commerce, transportation, and politics/government, but significance in the area of health and medicine has not been justified. Although the district includes buildings that were used as offices for medical services, the significance of these services or of the health professionals who worked there has not been explained. In addition, the documentation does not include a discussion of the historic context of health services in Brookings, within which to evaluate the significance of this district in representing that aspect of the city's history.

Several buildings have lost too much of their historic character to be considered contributing buildings in the district. Buildings #1, 4, 11, 34, 40 and 55 should be designated as non-contributing. Buildings # 1 and 4 are obscured by applied modern facades, and do not convey their historic character. Building # 34 is a small building characterized by very simple features, which has suffered too great a loss of character to be considered contributing. Three-quarters of buildings #11, 40, and 55 have been covered.

Misc.: Please clarify the information in the first sentence of the second paragraph, Item 8, p. 10. The sentence opens with a statement that the completion of the bank signaled the end of the Depression; is the following 1922 date correct? Also, in Item 7, p. 13, the date for the opening of the bank is given as 1923.

John Roland
2/10/88



SOUTH DAKOTA HISTORICAL SOCIETY
State Historical Preservation Center

TELEPHONE MEMO

South Dakota Historical Preservation Center

Date: 9-24-87.

Number: 202-343-9536.

Person Called: National Register of Historic Places, (Washington)
Bruce Noble, nomination reviewer.

Submitted by: John Rau, National Register Coordinator.

Purpose: To discuss the new NPS policy on buildings less than 50 years old. RE: Brookings Commercial Historic District & Ries Farmstead nominations.

I asked Noble to explain the policy as described in the Supplement to Bulletin 16. He referred me to the Jerry Rogers letter to F. Lawrence Oaks of NCSHPO dated May 13, 1986, a copy of which was sent to me a few days later.

Further Noble explained that the policy of accepting buildings less than 50 years old without exceptional significance applies only to district nominations where a majority of the structures are older than 50 years and there is not a definable break in construction before 1941. This is based on the premise that 1937 is not a good cut-off date for architectural considerations. I described the 1940 College Theatre in the proposed Brookings Commercial Historic District as just such a case. Noble said that it sounded like a case applicable under this policy. In addition, I described the 1940 WPA outhouse on the Ries Farmstead as a similar situation where a district, albeit a small one, contains an important feature of the farm built after 1937 but before 1941. Again, Noble thought that the feature (the outhouse) could be counted as a contributing property under the special policy for buildings less than fifty years old.



SOUTH DAKOTA HISTORICAL SOCIETY
State Historical Preservation Center

October 29, 1987

Laverne Andersh
Post Master
Brookings Post Office
Brookings, SD 57006

Dear Mr. Andersh:

We are pleased to inform you that the following property, Government Building Post Office, 500 Main Ave., Brookings, South Dakota, contained within the Brookings Commercial Historic District, will be considered by the State Historical Society Board of Trustees for nomination to the National Register of Historic Places. The National Register of Historic Places is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage.

Listing of the Government Building Post Office/Brookings Commercial Historic District provides recognition of the community's historic importance and assures protective review of Federal projects that might adversely affect the character of the historic Government Building Post Office/Brookings Commercial Historic District. A State property tax moratorium is available to owners of (contributing) buildings that are restored. If the Government Building Post Office/Brookings Commercial Historic District is listed in the National Register certain Federal investment tax credits for rehabilitation and other provisions may apply.

Listing in the National Register does not mean that limitations will be placed on the properties by the Federal government. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them.

You are invited to attend the State Review Board meeting at which the nomination will be considered. The board will meet at 1:00 pm on December 10, 1987 in the Archaeological Research Center, 2425 E. St. Charles, Rapid City, South Dakota.

Attached please find a notice that explains, in greater detail, the results of listing in the National Register and that describes the rights and procedures by which an owner may comment on or object to listing in the National Register.

Should you have any questions about this nomination before the State Review Board meeting, please contact the National Register Coordinator at 605-677-5314.

Sincerely,

J.R. Fishburne

For State Historical Preservation Officer

● **SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
 Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees, the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. Show to whom delivered, date, and addressee's address. 2. Restricted Delivery
 †(Extra charge)† †(Extra charge)†

3. Article Addressed to:

LaVerne Andersh, Postmaster
 United States Post Office
 Brookings, South Dakota
 57006

4. Article Number

695071935

Type of Service:

- Registered Insured
 Certified COD
 Express Mail

Always obtain signature of addressee or agent and **DATE DELIVERED.**

5. Signature - Addressee

X

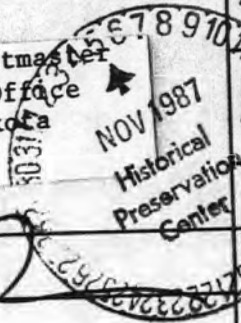
6. Signature - Agent

X

7. Date of Delivery

11/04/87

8. Addressee's Address (ONLY if requested and fee paid)



RE: Waiver by Property Owner

J.R. Fishburne
State Historical Preservation Center
P.O. Box 417
Vermillion, South Dakota 57069

Dear Dr. Fishburne:

This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to object to the proposed listing of my property by a notarized, written statement. If I am the sole owner and I object, my property will not be listed. If there are multiple owners of this property and a majority of the owners object, the property will not be listed.

Following is the address of my property:

Government Building Post Office

500 Main Ave.

Brookings, SD

(Brookings Commercial Historic District)

I hereby waive my right to object to the proposed listing and notify you that I request that my property be listed in the National Register at the earliest possible date.

Sincerely,



Date: 11/04/87

UNITED STATES POSTAL SERVICE

POSTMASTER
BROOKINGS, S.D. 57006-9998

OFFICIAL BUSINESS

EP-189



PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300

*Mr. R. Fishburne
State Historical Preservation Center
PO Box 417
Vermillion, SD 57069*



RE: Objection by Property Owner

J.R. Fishburne
State Historical Preservation Center
P.O. Box 417
Vermillion, South Dakota 57069

Dear Dr. Fishburne:

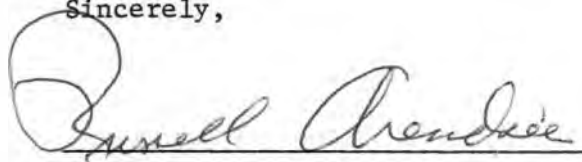
This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to object to the proposed listing of my property by a notarized, written statement. If I am the sole owner and I object, my property will not be listed. If there are multiple owners of this property and a majority of the owners object, the property will not be listed.

Following is the address of my property:

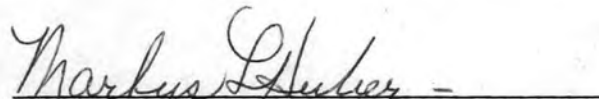
Brookings Register Building
306 Fourth St.
Brookings, SD
(Brookings Commercial Historic District)

I hereby exercise my right to object to the proposed listing and notify you that I request that my property NOT be listed in the National Register.

Sincerely,



Subscribed and sworn to before me this 18 day of Nov.,
1987.



Notary Public, South Dakota

My Commission Expires:

8-2-95

RE: Objection by Property Owner

J.R. Fishburne
State Historical Preservation Center
P.O. Box 417
Vermillion, South Dakota 57069



Dear Dr. Fishburne:

This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to object to the proposed listing of my property by a notarized, written statement. If I am the sole owner and I object, my property will not be listed. If there are multiple owners of this property and a majority of the owners object, the property will not be listed.

Following is the address of my property:

_____ Philo Hall Brick Building _____
_____ 422 Main Ave. _____
_____ Brookings, SD _____
_____ (Brookings Commercial Historic District) _____

I hereby exercise my right to object to the proposed listing and notify you that I request that my property NOT be listed in the National Register.

Sincerely,

Gus Kakonis

Subscribed and sworn to before me this 24th day of November,
1987

Kenn DeFilippo
Notary Public, South Dakota

as to Gus Kakonis signature only

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. APR 21, 1990
~~BONDED THRU GENERAL INS. UND.~~



SOUTH DAKOTA HISTORICAL SOCIETY
State Historical Preservation Center

January 4, 1988

Carol Shull, Chief of Registration
U. S. Department of the Interior
National Park Service
National Register of Historic Places
1100 L Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed are eight nominations to the National Register of Historic Places, which were approved by the South Dakota Review Board on December 10, 1987. These properties include:

Charles A. Barber Farmstead, Lily Vic.;
Brookings Commercial Historic District, Brookings;
Buffalo Gap Cheyenne River Bridge, Buffalo Gap Vic.;
Immanuel Lutheran Church, Murdo Vic.;
Thomas Lenehan House, Delmont;
Old St. Wenceslaus Catholic Parish House, Tabor;
Gov. John L. Pennington House, Yankton;
Nicholas T. Ries Farmstead, Kranzburg Vicinity.

Please review these documents at your earliest convenience.
Thank you.

Sincerely,

J. R. Fishburne
State Historic Preservation Officer

JRF/ JER/ jer
enclosures

JAN 5 1988



SOUTH DAKOTA HISTORICAL SOCIETY
State Historical Preservation Center

Resub

March 16, 1988

Carol Shull, Chief of Registration
U. S. Department of the Interior
National Park Service
National Register of Historic Places
1100 L Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed you will find the revised draft of the Brookings Commercial Historic District. We have made corrections per your review/return sheet and ask that you review the document again at your earliest convenience. All pages of the text except continuation sheets 4.1, 9.1, 9.2, 10.1, and 10.2 have been re-drafted, and a new sketch map number 2-of-2 has been provided to reflect changes in the contributing resource count. Pagination of the document has been altered slightly from what was originally sent to you because of small omissions from the text here and there.

The changes are the following:

1. Item 7, old p.14, new p. 13: prop. # 3 removed from list of 1926 properties.
2. From Item 8, Health and Medicine has been removed as an area of significance. Properties previously representing that context were already discussed in other contexts and this omission made no change in the resource count.
3. The contributing/non-contributing designations per your review sheet have been adopted and the text has been altered to reflect those designations.
4. Date discrepancy for the Midland Bank (#56) between Item 8 (old p. 10, new p. 9) and Item 7 (old p. 13, new p. 13) has been corrected. The Bank was constructed in 1922. The "Depression" the consultant referred to in Item 8 was only a "financial panic" to which the State Banking Commission responded by closing most South Dakota Banks. The consultant should not have used the 'big D' depression to designate that condition.

MAR 18 1988

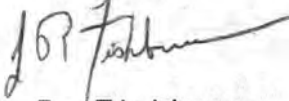
Shull
p.2
3-16-88

5. Acreage previously omitted from Item 10 has been provided.

6. I have enclosed copies of contact letters to and a waiver received from the local postmaster concerning the Post Office building.

If you have further questions about this nomination, please contact the staff of the Historical Preservation Center at your convenience.

Sincerely,



J. R. Fishburne
State Historic Preservation Officer

JRF/ JER/ jer/ encl.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Brookings Commercial Historic District
Brookings County
SOUTH DAKOTA

Substantive Review

Working No. JAN 5 1988
Fed. Reg. Date: 2/7/89
Date Due: 5/2/88
Action: ACCEPT 4-19-88
 RETURN
 REJECT
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Corrections made, as requested

Recom./Criteria Accept: A, C
Reviewer Boland
Discipline Historian
Date 4/19/88
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



14 December 2020

Keeper of National Register
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington DC 20240

To Whom It May Concern:

The attached submitted file contains the true and correct copy of the following nomination to National Register of Historic Places with embedded maps and images.

Brookings Commercial Historic District Amendment (2020)

The district was originally listed 19 April 1988 (NRIS#88000029). Please feel free to contact me at 605-773-3458 or chrisb.nelson@state.sd.us with any questions.

Sincerely,

Chris Nelson
Historic Preservation Specialist

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 12/15/2020 Date of Pending List: 1/5/2021 Date of 16th Day: 1/20/2021 Date of 45th Day: 1/29/2021 Date of Weekly List: 2/12/2021

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 1/29/2021 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Roger Reed Discipline Historian

Telephone (202)354-2278 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.