



Mayor's Award for Historic Preservation
"Adaptive Reuse"
Kind Properties, LLC
501 & 503 Main Avenue

The corner spot formerly home to Sioux River Bicycles & Fitness has seen significant transformation into an eatery, grocery and bike shop; it is impressive. If these walls could talk, the stories they would tell of their years of watching downtown Brookings cityscape evolve, grow and transform. Today the story is transformation of a historic resource, which previously occupied single businesses (JC Penney and Sioux River), into the home of three thriving business ventures. Flavor Indian & Asian Fare Cuisine and Grocery and Spoke-n-Sport.



Thank you to Brookings Built Green, who has been building, remodeling and renovating in the Brookings area for close to 10 years. Dusten Hendrickson along with his wife Shalene and their three children own the company. With every project Dusten strives to develop really useful buildings, and he especially enjoys helping Brookings evolve, grow and transform. With the 501 & 503 Main Avenue project, Brookings Built Green used industry professionals for each phase of the design and build process to ensure the project met the customer's vision, preserved the architecture and enhanced the

historic structure with its diverse features. Massive store frontage across from the US Post Office, along with its unique bold store profile, makes this an ideal location for any business. With Flavor Indian & Asian Fare Cuisine, Dusten worked closely with owner Dan Huntington. The gorgeous flooring mix of wood and

tile, a plethora of light fixtures (including a chandelier), an accent wall with wallpaper, hanging rugs, and a special couch on-theme that patrons fight over, highlight this historic property on the inside.

Flavor Indian & Asian Fare Grocery on the other side of the wall was pleasantly surprised when the south wall was removed to reveal large sidelight windows that once adorned this building. Dusten was able to capitalize on this existing architectural feature by extending the original windows further down utilizing the existing lintel, which increased the natural daylight and further added to the ambience of Flavor's dining and the Grocery's shopping experience. The Grocery features many of the traditional herbs and spices used for cooking at home. The layout of the building and existing egress proved to be one of the greatest challenges to splitting the outer shell of the building into three separately diverse business settings. Chad with Spoke-N-Sport is credited with the creative idea to best use the space, and customer feedback has been overwhelmingly positive. As the project evolved, removing the old walls and loft configuration has left the customers and shop owners with a sense they are in a larger space despite it being one-third the space it previously occupied.





Mayor's Award for Historic Preservation
The Carrot Seed Kitchen Co.
"Excellence in Rehabilitation"
310 Main Avenue

The Carrot Seed Kitchen Co. located at 310 Main Avenue was originally built in 1928 as a grocery store called the Economy Center Market. Many may remember it became The Red Owl Grocery Store around 1952, and it stayed a grocery store until 1967 when it became The Index. In 1986, Cover to Cover took over, and it remained that way until Kirsten and Mike Gjesdal purchased it in June of 2017 to become the new location of The Carrot Seed Kitchen Co.

The Carrot Seed Kitchen Co. is a retail store specializing in kitchenware and local and gourmet foods. The kitchen store originally opened June 2015 in downtown Brookings. Hoping to be a landmark in the Brookings community, The Carrot Seed prides itself on being a resource for quality kitchen tools and tasty ingredients for cooking.

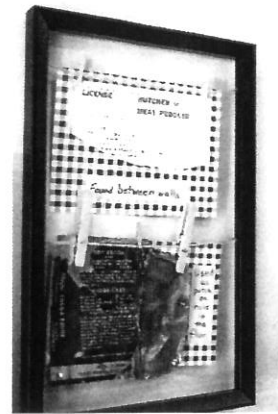


Kirsten along with her husband Mike began the process of bringing the building up to date directly after they made the purchase. The process began with stripping it down, removing some closets and a couple of walls to open up the space.

Some of the improvements made included replacing the roof along with bringing the electrical up to code. A door was added to the back of the building to provide a rear entrance, and the windows in the front and back were replaced. There was a hole from a freight elevator in the back corner

of the building where flooring needed to be redone as well. The original maple floor was refinished, taking countless hours of pulling nails, sanding and sealing. The project was finished with new lights, fans, new drywall and a fresh coat of paint.

During the remodel, there were several nostalgic items uncovered from years past. Hand written notes on the wall by employees in an area Kirsten believes the phone was once located. Part of the original floor was patched with a hammered down, now vintage, Hershey's tin can and if you look closely at the floor you can still see where the isles of the original grocery store stood.

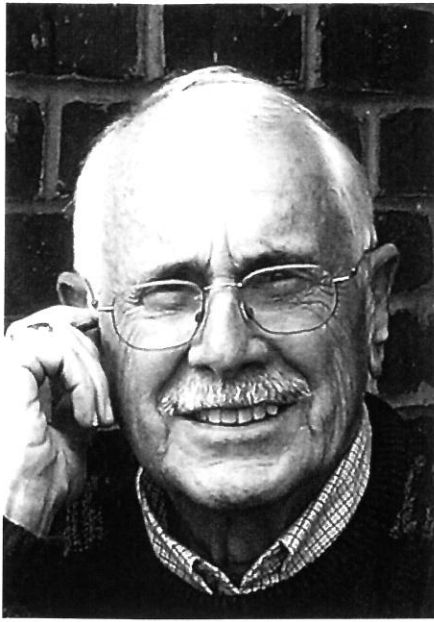


Some of the historic charm that can be found in the building today is the original pressed tin ceiling which has been patched and painted, the original maple floor, which was found under two layers of other flooring and a beautiful exposed brick wall still standing strong.

While Kirsten and Mike did a lot of the work themselves, they had the help of family and friends as well as professionals like Clites Electric, Right Angle Construction, Verdon Roofing, Midstates Flooring, Preferred Woodworks and Midwest Glass. They sought out the expertise of Angela Boersma and Kevin Grunewaldt, and received a helping hand from the BEDC, Governor's Office and First Bank & Trust. The basement area was updated by Found – By Funky Junk to create a unique retail space for their work as well as items from other artists.



When asked about the process of remodeling the space, Kirsten said, "It had a lot of surprises, I'm very thankful to be in that space. There is still a lot of work we want to get done, like in the back space, we would like to put in a teaching kitchen in the future. There are still challenges with any older building like water in the basement, but downtown Brookings is special because there are beautiful buildings that need to be taken care of and loved."



Mayor's Historic Preservation Award

Chuck Cecil

"Preservation Achievement"

Charles "Chuck" Cecil has received the 2018 Mayors Award for Preservation Achievement. Chuck Cecil has had a long and distinguished career in public service, more often as spokesman and historian for the City of Brookings and communities in Brookings County. Chuck Cecil was born in Wessington Springs, SD, later moved to Rapid City, where he graduated from high school. He joined the Navy and was two years in Japan and Korea during the Korean Conflict. Having completed his Navy service, he went on to study journalism at South Dakota State University (SDSU), graduating with Bachelor of Science degree in 1959 and a Masters of Science in Journalism in 1970.

He has a lifetime of work in public relations and creative journalism, early on for the state and newspapers in Watertown and Vermillion and later for SDSU. Chuck was the first full-time Director of Development at SDSU, in charge of university public relations and news bureau, serving three times as interim alumni director, directing fund drives for the building of the SD Art Museum and chairman of the SDSU Ag Heritage Museum Committee. He was assistant to three SDSU presidents prior to his retirement in 1988.

Chuck then launched a second career utilizing his print journalism background. He organized, published and edited a chain of small town newspapers including but not limited to Volga Tribune, White Leader, Elkton Record, and RDF News, Brookings. These experiences likely piqued an interest in local affairs and history.

Chuck Cecil is honored by this award for his contributions to preservation of history. Now on his third career as author, Chuck has written numerous books relating the histories and stories about Brookings and the County over the years. Some of his many books are: *Becoming Some Place Special – the Brookings Story – 1900 to 2000*; *A Brookings Album*; *Fire the Anvils – The Story of Brookings County 1860-1900*; *Family Matters*; *You Can Bank on It; the Story of Mert Lund and Bank First, once headquartered in Brookings*; *Daktronics and the Man Who Lit It Up*; *Nick's Hamburger Shop*; *The Sky's the Limit*; *The Story of the SDSU Campanile*; *The Corner (History of Ray's Corner)*; *Here and Far Away*; and *the Jerry Lohr Story*.

Chuck Cecil generously donated the book and proceeds from his popular *Fire the Anvils* book to support the Brookings County Historical Society. Chuck has been a long-time columnist for the *Brookings Register*, sharing his wit and insight in the Brookings and South Dakota history. His column "Stubble Munch" appeared from 2000-2017, had a loyal readership. He was a member of the Brookings One Hundredth Anniversary Committee. He has served on the board of the Brookings County Historical Society from 1995 to the present. He was a major benefactor to the establishment of Archives Room at the county museum. More recently he was awarded the SDSU Life Time Service Metal (2017) and was one of a three-member committee to plan and prepare Brookings County's new museum, the Trygve A. Trooian Horse Drawn Museum, opened in May 2018. Chuck Cecil has been a life-time contributor to the preservation of the history of Brookings and Brookings County.



Mayor's Award for Historic Preservation
"Excellence in Rehabilitation"
Gary & Kim LaJoie
1118 3rd Street

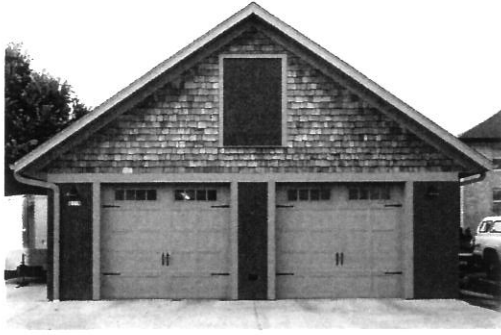
Gary LaJoie spent his youth in a 1½ story historic brick home just a few blocks from the unique 1929 Swiss Chalet at 1118 3rd Street. As a child he delivered newspapers and mowed lawns in the neighborhood and always admired the home. Then after time in the service, work on the east coast and a career change into home construction and remodeling he moved back to the area.

The 1929 Swiss Chalet Style 1 ½ story home located in central Brookings was in need of love, in depth and sometimes painstaking restoration when the LaJoie's purchased it in February of 2016. In the first year after the purchase and before moving in, Gary and Kim focused on interior renovations and construction of the detached garage. This initial work included restoration of the maple and oak hardwood floors, major structural reconstruction of the addition and kitchen and restoring the home's two fireplaces and two bathrooms.



Before restoration

In 2017, the LaJoie's began extensive exterior restoration and construction including: gardens, walkways, siding, windows, and the cedar shakes. Gary and Kim were able to save and restore numerous awning windows throughout the home, but the original double hung windows had been replaced sometime in the past 50 years. The LaJoie's worked with Marvin Windows to match and install double-hung inserts.



This home is outside of Brookings historic district boundaries and is not an individually listed property. The LaJoie's were not required to meet the Secretary of the Interior's Standards for Rehabilitation. Nevertheless, Gary and Kim's attention to detail to preserve this iconic Brookings home is recognized through the 2018 Award for Excellence in Rehabilitation.

Recent photos courtesy of Kate Heiberger Photography



**Mayor's Award for Historic Preservation
St. Paul's Episcopal Church
"Stewardship"
Sixth Street & Eighth Avenue**

St. Paul's Episcopal Church has received the 2018 Mayor's Award for Historic Preservation in the category of "Stewardship" in the Central Residential Historic District. The Church celebrated the 100th anniversary of its church buildings on June 17th of this year. The celebration included tours of St. Paul's Episcopal Church and two other historic churches in the Central Residential Historic District. The St. Paul Episcopal Church community has lovingly cared for the church facilities for the past 100 years.

St. Paul's Episcopal Church and rectory were designed by Ralph Adams Cram, a nationally acclaimed ecclesiastical architect and leader in the Gothic Revival movement. He designed many churches across the country, but he is particularly well known as the architect in charge of the Cathedral of St. John the Divine in New York City. St. Paul's is built in the English Gothic style, with the exterior of contrasting "Old English" and "Colonial Brick." St. Paul's Episcopal Church's cornerstone was laid in 1917 and construction completed in 1918. The rectory was finished the next year and was first occupied in 1920 and still serves as housing for the resident priest.



Keeping in mind the architectural heritage of the buildings, the southern addition to the church building known affectionately as "Charley Porch," was designed by Ward Whitman, a Sioux Falls architect and built in 1980 copied the lines of the Ralph Adams Cram church perfectly,

including the roof lines, the entry and window additions. The elevator was added in 2012 with advice from the National Trust for Historic Preservation. In 2012, St. Paul's received a Mayor's Award for the "historically sensitive addition" and also an ABLE Award for the church's commitment to accessibility.

St. Paul's has other unusual architectural and landscaping features, including two newer stained-glass windows, one honoring Native American culture designed by local artist Mary Egart and the other depicting a prairie scene with pasque flowers and butterflies inscribed with the words "faith, hope, and love." The interior of the church building has little changed from the original Ralph Cram design. Exterior plantings reflect a dedication to the natural Cathedral movement. The church's long-term project is to reduce the carbon footprint by converting lawn to urban wildlife habitat and contemplative gardens and patios where people can appreciate the wonders of nature. The church has received a "Gardening for Wildlife Certification" from the National Wildlife Federation for their plan to provide habitat for pollinators, butterflies and birds.

