

CITY OF MITCHELL
HISTORIC PRESERVATION COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
AUGUST 21, 2019; 12:00 PM (NOON)

1. CALL TO ORDER
2. ROLL CALL: Determination Of Quorum
3. Declaration Of Conflicts Of Interests
4. Approval Of Agenda
5. Approval Of Minutes: 5/2/2019

Documents:

[HPCMINUTES5222019.PDF](#)

6. Review And Comment; Facade Construction & Interior Renovation Of 401 N Main St.

Action required by the MHPC to fulfill the requirements of a 11.1 Review per state law.

Documents:

[FABRIC TEXTILES WAREHOUSE PLAN.PDF](#)
[HARDSHIP LETTER.PDF](#)
[CASE REPORT LETTER - HISTORICAL SOCIETY.PDF](#)
[401NMAINDESIGNATION.PDF](#)

7. Review And Comment: Razing Of The Buildings Located At 305/307 N Main St.

Action required by the MHPC to fulfill the requirements of a 11.1 Review per state law.

Documents:

[305NMAIN.JPG](#)
[RAZINGQUOTES.PDF](#)
[MADC TAKES OWNERSHIP OF THIRD AND MAIN BUILDINGS.PDF](#)
[305307MAINDESIGNATION.PDF](#)

8. Other Business And Reports
9. PUBLIC INPUT: If You Need To Address The Mitchell Historic Preservation Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.
10. ADJOURNMENT

**CITY OF MITCHELL
MITCHELL HISTORIC PRESERVATION COMMISSION
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
MAY 2, 2019, 5:15 PM**

UNAPPROVED MINUTES

Chairman Logan called the MHPC meeting to order at 5:15 pm in the Council Chambers, City Hall, 612 N Main St. Members present Logan, Swenson, Pooley, Clark, Jirsa, and Putnam (ex-officio), Indahl absent.

Approval of Agenda: Motion by Jirsa, seconded by Clark to approve the agenda as presented. All members present voting aye, motion carried.

Approval of Minutes: Motion by Swenson, seconded by Jirsa to approve the minutes of the August 29, 2019 meeting. All members present voting aye, motion carried.

Report of Mitchell Main Street and Beyond: Logan gave a report of the Business Improvement Board. He stated they are having some difficulty in finding a time to meet.

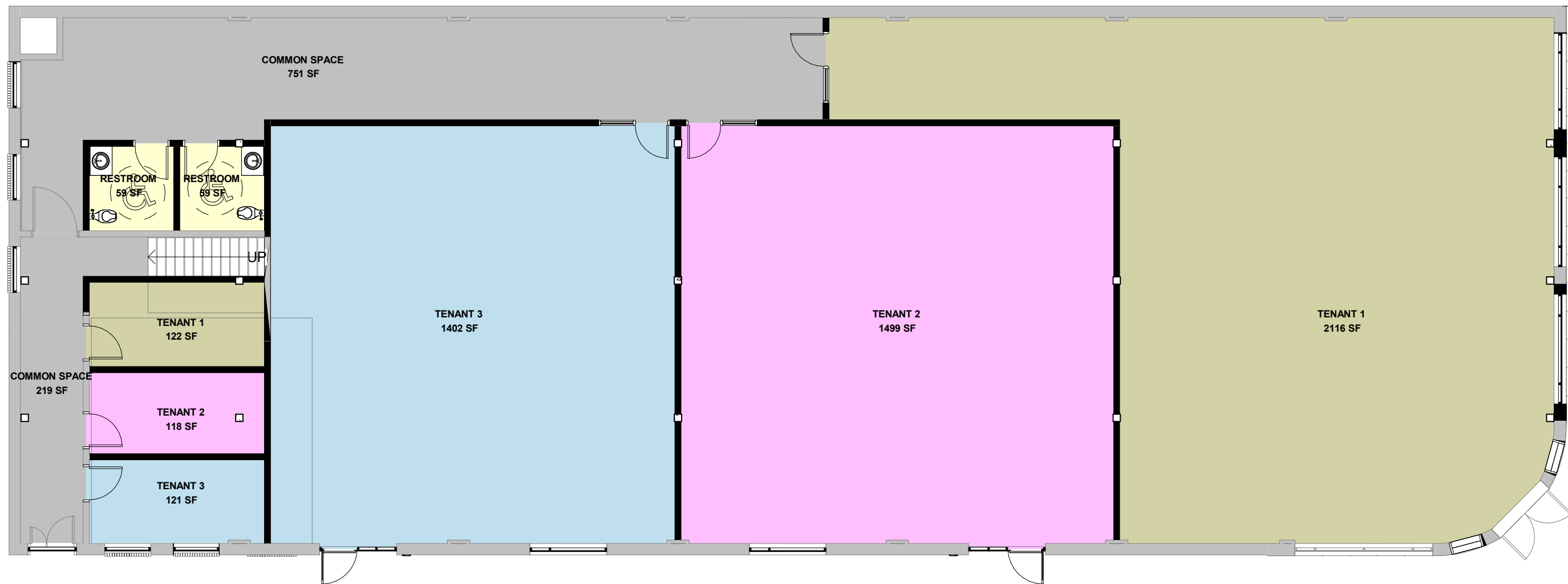
Update on Construction Projects: Putnam provided an update on various projects involving historic buildings, 3rd and Main, Daily Republic Building, possible activity at DWU, and he has received inquiries from other business owners in the district. If owners seek historic incentives from SDHPO or MMS& B, the commission will have to review the owners' plans. The commission also discussed how various stakeholders might assist businesses in the historic downtown. No action taken.

Update on New Grant for 2019-20. Putnam and Logan said that SHPO is offering a grant up to \$2,000 with the MHPC matching (in kind) for various historic activities. Putnam will reach out to Jared Indahl and see what are some possible workshops or conferences that may be of interest to the commission. Grant funds may cover travel expenses. Motion by Jirsa, seconded by Pooley to request the grant for the purpose of travel expenses. All members present voting aye.

Public Input: None

The commission also discussed seeking others that may be interested in joining the commission.

Chairman Logan adjourned the meeting at 6:30 pm.



MAIN LEVEL FLOOR PLAN

1" = 10'-0"

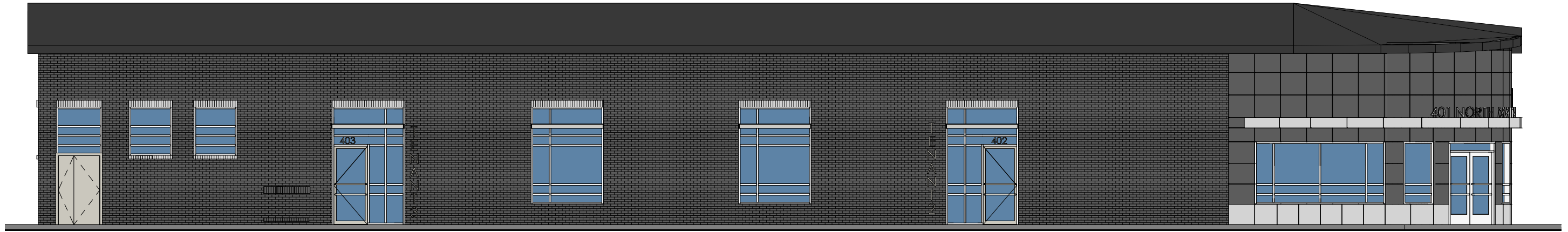
FABRIC & TEXTILES WAREHOUSE
MITCHELL, SD

PLAN TRUE

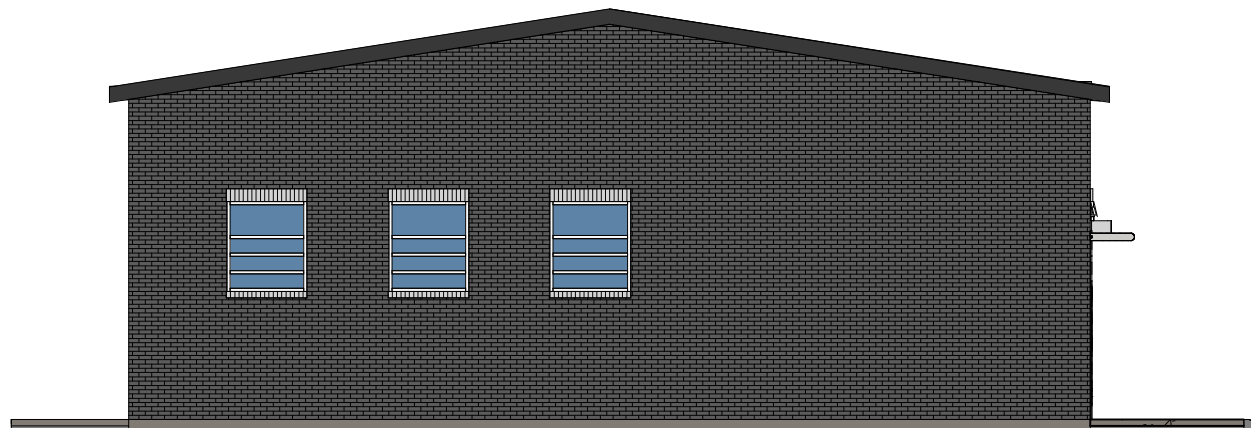
PROPOSED FLOOR PLAN



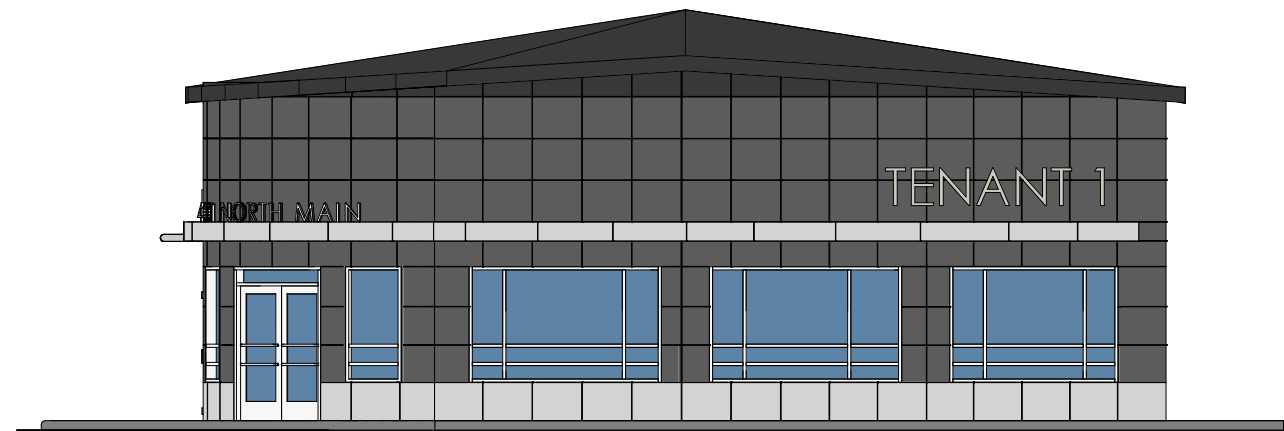
© Date: 07/23/19



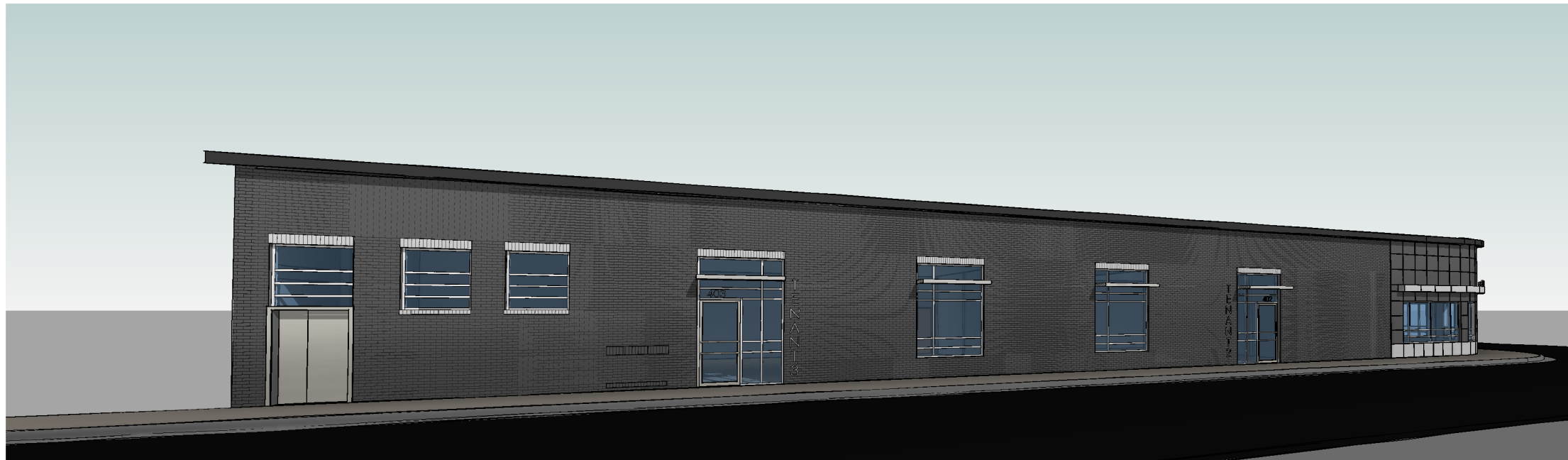
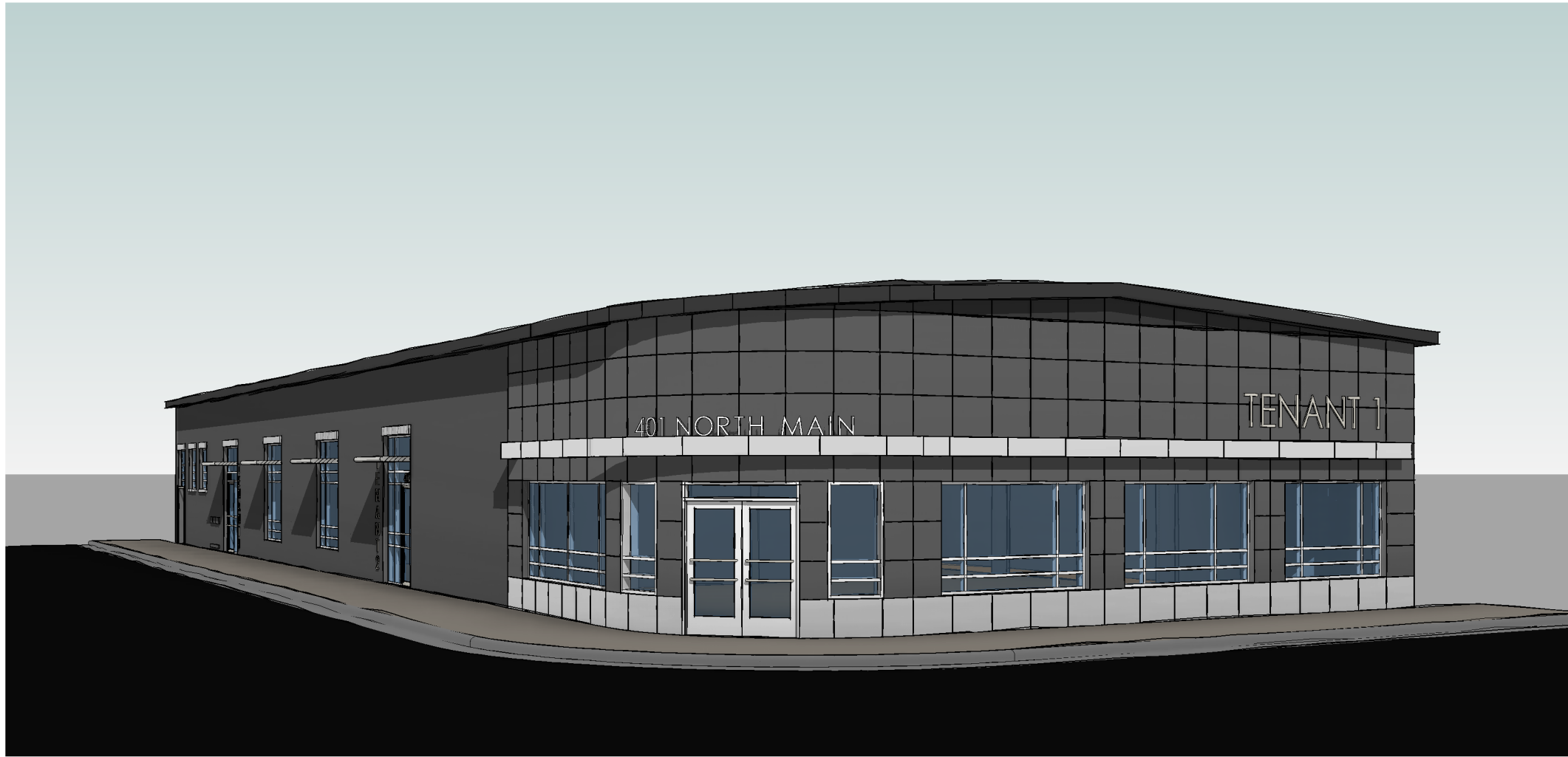
1 SOUTH ELEVATION
1" = 10'-0"



3 WEST ELEVATION
1" = 10'-0"



2 EAST ELEVATION
1" = 10'-0"



FABRIC & TEXTILES WAREHOUSE
MITCHELL, SD

STREET VIEWS



© Date: 07/23/19

RE: 401 North Main, Mitchell, SD

To Whom It May Concern:

The undersigned representatives of the former Fabric and Textile Warehouse building located at 401 North Main, Mitchell, SD hereby request review and approval of the attached proposed interior buildout and structural repair, along with exterior repair and rehabilitation plan, as presented by Puetz Corporation. (See attached plan and comments)

Further, it is requested that pursuant to SDCL 1-19B-46, the certificate of appropriateness be issued forthwith, due to extreme hardship. Under SDCL 1-19B-31 and 1-19B-51, the City has the clear authority to issue a building permit for the interior work without input from the Historical Preservation Committee. However, the City appears reluctant to do so without the Committees' approval. Two separate structural engineering reports indicate that due to the original design of the roof, along with subsequent repairs and alterations, the roof trusses "are significantly overstressed" and "there is a significant risk of failure" in the event of heavy wind or snow events. Obviously, this would cause significant damage to both the interior and exterior of the structure, likely requiring the building to be demolished. Damage is already apparent in the interior space. It is imperative that these improvements, providing the structural supports recommended by the structural engineers, commence without delay.

It is our hope to avoid the demolition of this building, but economic realities must be taken into account in the attempts to save this structure. In its current condition the building has no value. This has been evidenced to us by multiple potential buyers, who upon being advised of the structural issues, would not purchase the building for a minimal consideration.

We are the second-generation owners of this structure, and believe the plan presented indicates our continued willingness to invest significantly in downtown Mitchell. The ability to convert the single use space into three viable and attractive units available for professional office and retail space, will add to the appeal of the downtown Historic Commercial District, and allow the project to make economic sense. We have researched many options for the exterior, including available materials to maintain its' historic look. The plan and materials presented represent the best options to achieve the desired results and protect the exterior from further damage which has occurred to the panels and awnings over time.

You will note that the primary focus of the historical nature of the building has been retained. The character-defining, unique curved nature of the main entrance, (Tenant 1) along with the overhead awning will remain. The window openings, previously boarded over, will be reopened, providing a pleasing exterior look, recalling the appearance of the original Buche Department Store. The existing panels are damaged and ill-fitting, and will be replaced with a more durable, similar looking panel.

The remainder of the building will retain the brick facades currently in place. They will be repaired and painted to present a clean, well kept appearance. One additional entrance will be added to access the Tenant 2 space. The existing entrances and windows will be expanded slightly to allow for natural lighting in the spaces, as well as providing a more pleasing exterior appearance.

It is our believe that the plan presented represents the best hope to rehabilitate the structure. We believe the proposal not only maintains the historic nature of the building, but also enhances and contributes to Mitchell's Historic Commercial District. We respectfully request the approval of the plan by the Committee in order to move forward with our investment in preserving the historic nature of this structure in downtown Mitchell.

Very Truly Yours,

Jeff Danielson

Chief Manager,

JDan Properties, LLC (successors to World of Fabrics (Mitchell), Inc.)



"From Concept to Completion...Your Full Circle Building Solution"

Case Report Notes –

Former Fabric & Textile Warehouse
401 North Main Street
Mitchell, SD

Response to SD Historical Society Letter of August 6, 2019 on the above building regarding ARSD 24:52:07:03, Items 1, 5, 6, & 7

1. A description of any impending project which may adversely affect historic property:

The existing building (built in 1940) is proposed to be renovated with new interior walls and finishes. The exterior porcelain metal panels are proposed to be replaced with prefinished metal panels of a similar size and shape. The existing boarded up openings along Main Street are proposed to be opened back up and new storefronts installed. The existing brick façade along 4th Avenue is proposed to be painted to compliment the new colored metal panels and new openings cut in to allow for multiple tenants.

5. A description of potentially affected historic property with any relevant physical, economical, or situational information on the property:

The existing building is in disrepair. The roof structure has failed and is in danger of collapse as inspected and noted by a structural engineer. The porcelain cover metal panels on the Main Street façade are chipped, loose, and have miscellaneous holes in them from previous work. The brick on the 4th Street side appears to be in good shape.

6. A description of the potential effects of the proposed project on historic property and the basis for determination of effect:

While the renovation of the existing building will not historically restore the property to its original state, it will restore it a state that is closer to the original condition than it is now by replacing the damaged porcelain metal panels with new metal panels and reopening the boarded up storefronts.

7. A historic preservation plan or description and evaluation of all feasible and prudent alternates which a state entity or political subdivision proposes in order to minimize adverse effect of a project on historic property and alternatives which the state entity of political subdivision has examined and rejects:

An earlier plan proposing an exterior insulation and finish system (Dryvit) along with some exterior awnings and canopies was proposed and reviewed. Changes to the exterior finishes and exterior canopy elements were suggested. These suggestions were taken into account in the revised exterior design.

Respectfully,

Herm Harms
Architect
Puetz Corporation

This building is a two-story brick commercial block. The c.1970 storefront is comprised of angled display windows flanked by recessed entries at each end of the façade. The storefront paneling and bulkhead are textured plastic, beneath a large wood sign panel. Four one-over-one windows with stone sills are located on the second floor. The historic cornice is defined by several horizontal bands of brick dentils and corbelled dentils. A tall standing seam metal roof was added c.1990, changing the profile of the building. *(Listed as Good in original nomination).*

J.N. Crow Building

322 North Main Street [DV00400027]

Contributing

1900

This building is a two-story brick commercial block. The corners of the building are defined by massive, Prairie School-influenced brick piers with geometric stone caps. The mid-century storefront c. 1966 that extends around the corner features large plate glass display windows, a recessed aluminum entrance, and a cantilevered display case on the corner. The storefront surround is white brick, with a fixed flat metal canopy beneath a corrugated metal panel with the store name in a dramatic script font mounted to it. The second floor has a recessed rectangular panel between two pilasters with decorative stone caps. Second floor windows feature jack arch lintels with keystones and a unified stone sill. A nameplate reads "J.N. Crow" below a simple stone cornice. The unadorned parapet has stone coping. Second floor windows have been replaced, with paired one-over-one windows on the west façade and Chicago-style picture windows (with enclosed transoms) on the longer north elevation. The east end of the north elevation contains downsized and enclosed storefronts between original brick pilasters on the first floor. *(Listed as Good in original nomination).*

S.T. Greene Building

323 North Main Street [DV00400026]

Contributing

1908

This building is a two-story brick commercial block. The storefront has a recessed entry flanked by plate glass display windows with a diagonal wood bulkhead. A flat metal canopy is located below the transom area, which is covered with paneling. A stone belt course spans the textured brick façade and north elevation. Windows on the second floor of the façade are paired one-over-one with a divided transom. Masonry piers on either side of the façade have stone trapezoidal accent blocks at the top and rough-cut stone bases. A centered stone nameplate between courses of brick corbelling reads "S.T. Greene." The simple cornice has a stone course and stone coping. The north elevation is divided into six bays by second-story piers and features paired windows with divided transoms. The first floor of the north elevation has one plate glass display window at the east end, a centered recessed entry beneath a stone surround with entablature, and an additional storefront with a recessed entry and plate glass display windows at the west end. The storefront materials were replaced in 1948, 1962, and 1969, with covered transom, heavy-framed metal windows, and diagonal wood bulkhead.²⁸ Some openings on the first floor of the north elevation have been filled with bricks. *(Listed as Good in original nomination).*

Beckwith Building

400-408 North Main Street [DV00400025]

Contributing

c.1915, 1961

This building is a two-story brick commercial block encased in vertical blue metal panels as part of 1961 modernization undertaken by the occupant Newberry Company and executed by Kuipers Construction Company.²⁹ The storefront on the façade has a central recessed double entry with a central brick pier, a series of metal frame plate glass display windows, a brick bulkhead, a sign board, and a fabric awning. There are also entrances on the northern end of the storefront and just around the south corner. There is another storefront area with display windows, a large perpendicularly-mounted neon sign, and a brick surround is located at the far eastern end of the south elevation. Bands of paired four-over-four and twelve-over-twelve windows, framed by the metal panels, define the second floor of the façade and south elevation.³⁰ There is a simple metal cornice/flashing. The east elevation features exposed brick walls and second-story nine-over-nine windows. *(Listed as Very Distracting in original nomination).*

401 North Main Street [DV00400024]

Contributing

1938

This building is a single-story Art Moderne style commercial block constructed in 1938 for a regional dry goods chain. Beige and maroon enameled metal panels form the base of the east façade and wrap around the curved southeast corner. The double-leaf main entrance is set back from the rounded southeast corner and is flanked by glass block windows. A plate glass display window is located on the south façade, while the two display window openings on the east façade have been covered with diagonal wood paneling (c.1985). The western portion of the south façade is unadorned brick with five glass block windows, two entrances on the west end, and flat concrete coping. *(Listed as Very Distracting in original nomination).*

405 North Main Street [DV00400019]

Non-Contributing

c.1922

²⁸ Building Permit Files, City of Mitchell Inspection Department.

²⁹ Building Permit Files, City of Mitchell Inspection Department; Photograph of corner of Second and Main looking North circa 1961. Collection of Mitchell Area Historical Society.

³⁰ Photograph, Beckwith Building under construction, Collection of the Mitchell Area Historical Society.

305/307 N Main St

 **Moody's**
Full Tack Line, Farm

2016 THE DAILY REPUBLIC
**BEST OF
MITCHELL**
HARDCORE INC.

Google Earth

© 2018 Google

© 2019 Google



VanderPol Dragline Inc.

1001 Hot Rod Road Mitchell, SD 57301

Phone 605-996-2036 Fax 605-996-2662



City of Mitchell

Project: Demolition of 3rd & Main Building

Date: 7/22/2019

Total Cost for Demolition Building Including Moody's

\$179,000.00

Includes:

- Up to 500 ft of Temporary Barricades and or Temporary Fencing
- Fill for Basement w/Pit Run Material
- Footings or Walls Will be Removed to Below Sidewalk Grade if Located up Against the Sidewalk

Doesn't Include:

- Hazardous Material and Asbestos Removals or Studies
- Dumping Fees
- Utility Removals
- Sidewalk Replacement or Repair

If you have any questions, contact Bryan at 605-999-6302.

Thank you,

Bryan VanderPol

Bryan VanderPol, President

VanderPol Dragline Inc.

VanderPol Dragline Inc.

1001 Hot Rod Road Mitchell, SD 57301
Phone 605-996-2036 Fax 605-996-2662



City of Mitchell
Project: Demolition of 3rd & Main Building

Date: 7/22/19

Total Cost for Demolition Building

\$570,000.00
(No Excise Tax Included)

*****Moody's Would Need to be Closed During Demolition with Merchandise Preferably Removed or Otherwise Stored in North Building. Will Take Approximately 6-8 Weeks.**

Includes:

- Up to 500 ft. of Temporary Barricades and or Temporary Fencing
- Fill for Basement w/Pit Run Material
- Footings or Walls Will be Removed to Below Sidewalk Grade if Located up Against the Sidewalk
- Shoring and Roof Protection

Doesn't Include:

- Hazardous Material and Asbestos Removal or Studies
- Dumping Fees
- Utility Removals
- Sidewalk Replacement or Repair
- Exterior Wall Repair or Finish

If you have any questions, contact Bryan at 605-999-6302.

Thank you,
Bryan VanderPol
Bryan VanderPol, President
VanderPol Dragline Inc.

Mitchell Area Development Corporation
601 North Main Street | Mitchell, SD 57301
Phone: 605-996-1140 | Fax: 605-996-8273
MitchellSD.com



August 15, 2019
Immediate release

MORE INFORMATION: Mark Vaux
Office: 605-995-1104

MADC to take ownership of Third and Main buildings

Mitchell, S.D. – The Mitchell Area Development Corporation will take ownership of two buildings on Mitchell’s Main Street in the troubled Third and Main area. The organization’s intent is to expedite the opening of Third Avenue, which has been impassible for two years, and pursue development options in the area.

“This is a tremendous opportunity,” said MADC executive director Mark Vaux. “We are in a position to assist business owners and the city of Mitchell and improve the overall face of Main Street.”

MADC has asked the city to transfer ownership of the Finnell building, the structure that has been at the center of the situation, at an upcoming meeting. Last Friday in a special meeting, the council approved a settlement agreement which will allow the building to be demolished.

MADC has also signed a purchase agreement for the building immediately adjacent to the Finnell building, owned by Skip and Diane Moody, of Moody’s Western Wear. The Moodys plan to vacate the building and relocate their business.

“The MADC Board approved this plan unanimously,” said Vaux. “Main Street is the heart of our community, and thousands of visitors and residents travel the street every year, forming an impression of Mitchell. By taking ownership of these buildings, we can offer an expeditious and cost-effective solution to an area that has been a problem.”

“When Mark (Vaux) contacted us, we were excited,” said Mayor Bob Everson. “The council has been working to get this area addressed and has agreed that Main Street is a priority, however, we do not have any interest in owning buildings down Main Street, and we are not in the development business. We are fortunate to have a partner willing to take on the clean-up and development of this area.”

Razing the Finnell and Moody buildings will take place as soon as feasible, according to Vaux.

“Based on contractor quotes, removing both buildings is far more financially sound than attempting to take down the Finnell building while preserving the integrity of the Moody’s wall,” he said. “The owners have been wonderful to work with, and we are so pleased to be able to help them realize a new future for Moody’s Western Wear.”

The Mitchell Main Street & Beyond Organization is supportive of the plan as well.

“Our historic Main Street business district is unique and full of possibilities,” said Emma DeVos, chairwoman of the MMS&B board. “We look forward to having Third Avenue opened and to working with future developers of this prime section of Main Street.”

-end-

entablature and bands are highly decorative. The storefront has a recessed southwest corner entry, a central entry, and an additional entry at north end of the front façade. Storefront windows are large plate glass display windows with paneled wood bulkheads, a broad wood sign panel, and retractable awning. Some first floor windows on the south elevation have been filled with bricks, but the stone sills remain. An additional storefront area is located at the east end of the south elevation. On the south elevation, there is an entrance with a highly decorative classicist surround and a metal fire escape. In the center of the first floor on the south elevation, clerestory and basement windows have been infilled with brick. Second floor windows on the west façade and south elevation are single and paired one-over-one with transoms that advertise early businesses. Windows on the third floor of both elevations are single and paired three-over-one with stone sills. Historically, there were three storefronts on the west façade with awnings above or below transom windows, the southwestern storefront extended around the south elevation, and most second-floor windows had individual retractable awnings.²² (*Listed as Contributing in original nomination*).

301-303 North Main Street [DV00400100] Contributing 1887, c. 1900

This building is an ornate three-story Eclectic commercial block with painted brick walls. The first floor has a recessed entry at the south end and a recessed central entry. A half-width flat metal canopy and small programmatic and backlit signs are mounted above the storefront. Brick pilasters divide the east façade of this building into three bays. On the second floor, a one-over-one window in the center bay is flanked by tri-part windows within the outer bays. On the third floor, a tri-part window in the center bay consists of an eight-over-one window flanked by two narrow six-over-one windows. The outer bays each feature paired six-over-one windows. Elaborate decorative brickwork arches with stone keystones accent windows on the second and third floors. Keystones feature carved symbols that include anchors and abstract scrollwork. There are stone courses at the sill level on the second and third floor windows, and there are accent bands and blocks of basketweave-bond brick. The brick cornice band features long corbelled dentils. A decorative metal cornice tops the façade, and features geometric motifs, large decorative brackets, and a central gable peak with Master Mason symbol. Historically, there was a central round-arch vault entrance in the storefront, storefront windows extended around the south elevation, and there were tall arched windows on the third floor of the façade.²³ The storefronts were replaced before c.1960. A second storefront at the north end is recessed with plate glass display windows and a metal-panel surround. The south elevation features seven bays of tri-part and paired windows on the second floor and shortened six-over-one windows on the third floor. The windows all have simpler brick arches flush in the wall, and there is a soldier dogtooth course of brick above the second floor windows. The cornice of the south elevation features shorter corbelled dentils. Bricks in the west end of the south elevation are severely deteriorated and may have been sandblasted. A large two-story annex was added to the rear of the building c.1900, which has a metal panel storefront and a second floor with one-over-one windows, transoms, and brick banding at the cornice. (*Listed as Contributing in original nomination*).

305 North Main Street [DV00400076] Contributing 1907

This building is a small, unadorned one-story brick commercial building with dentil cornice beneath a flat concrete coping. A mid-century slipcover, visible in a historic photograph from the late 1950s, has been removed.²⁴ The storefront dates from c.1980 and has a recessed central entry with a vertical wood panel surround and metal frame display windows. A large fixed canvas awning spans across both this building and its neighbor to the north, 307 N. Main. (*Listed as Very Distracting in original nomination*).

307 North Main Street [DV00400099] Contributing 1915

This building is a small, brick commercial building. The peaked parapet is stepped, with flat stone coping. Rectangular brick panels, tiles, and a soldier course band decorate the expression line above the storefront. The decorative brickwork extends down the corner piers that flank plate glass display windows with a central recessed entry and vertical wood panel bulkheads. A large fixed canvas awning spans across both this building and its neighbor to the south, 305 N. Main. The storefront was replaced c.1980, and the north elevation is covered with stucco. (*Listed as Good in original nomination*).

J.W. Elliott Building

308 North Main Street [DV00400075] Contributing 1912, c. 1956

This building is a two-story brick commercial block. The c. 1956 storefront features a recessed entry, a glass display case with recessed base to the north, large angled display windows to the south, short yellow brick bulkheads, and an aluminum metal frame. A fixed flat metal canopy is above the storefront. The second floor has four one-over-one windows with concrete lintels and sills. The type of brick used on the façade shifts midway through the second floor, perhaps because of changes in supply during construction. A carved nameplate, which reads "J.W. Elliot 1912," sits between the windows and the cornice. The cornice is comprised of two bands of stretcher bricks, a band of dogtooth detailing, and brick corbelling. (*Not listed in original nomination*).

²² Photograph Postcard, "Realty Building, Mitchell, S.D.," Collections of Mitchell Area Historical Society.

²³ "Main St., Mitchell, S.D., looking North," Photograph Postcard, Collections of Mitchell Area Historical Society.

²⁴ Collections of Mitchell Area Historical Society.