

**CITY OF MITCHELL
CITY HISTORIC PRESERVATION COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
MARCH 3, 2022 @ 5:15P.M.**

1. Call To Order:

2. Roll Call:

3. Election Of Officers:

- A. Chairperson Of Historic Preservation Commission.
- B. Vice-Chairperson Of Historic Preservation Commission.
- C. Secretary Of Historic Preservation Commission.

4. Declaration Of Conflicts Of Interests:

5. Approval Of Agenda:

6. Approval Of Previous Minutes 8-21-19

Documents:

[HISTORIC PRESERVATION COMMISSION UNSIGNED MINUTES 8-21-19.PDF](#)

7. Review And Comment: Razing Of Two Buildings At Dakota Wesleyan University (Music/Prather Hall & Science/Hughes Hall), 1200 W University Ave.

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

Documents:

[DWU-CASE REPORT.PDF](#)
[DWU-GIS.PDF](#)
[DWU-LETTER.PDF](#)
[DWU-PRATHER HALL.PDF](#)
[DWU-HUGHES SCIENCE HALL.PDF](#)

8. Other Business:

9. Public Input: If You Need To Address The Historical 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
CITY PLANNING COMMISSION MINUTES
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
AUGUST 21, 2019; 12:00 PM**

NOT APPROVED

Chairman Logan called the August 21, 2019 Mitchell Historic Preservation Commission to order. Members Logan, Jirsa, Indahl, Swenson, Clark, and Pooley (via phone) were present. No members absent.

Declaration of Conflicts of Interests: none

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

Approval of Minutes: Motion by Jirsa, seconded by Clark to approve the minutes of the previous meeting. All members present voting aye, motion carried.

Review and Comment: Façade construction and Interior Renovation of 401 N Main. Herm Harms, architect from Puetz Corp., was present to explain the project. He indicated the owner has modified the proposal based on feedback from historic reviewers. The owner wishes to open up the 'boarded up' windows. They will keep rounded entrance. Commissioners questioned if painted the brick was appropriate and noted that it may become a maintenance issue. Harms responded that the owner is looking to 'stand out' and desire a consistent color scheme. The MPC approves of the plan as submitted, but encourage the owners to consider alternatives to painting the brick and adjust the color scheme accordingly. Otherwise, they appreciate the accommodations they have made to maintain as much of the historic footprint as much as possible. The enhanced façade and interior work will provide economic activity to the historic downtown. Additionally, as stated by the architect, the materials specifically the tiles are not readily available and very expensive. Motion Jirsa, seconded by Swenson to approve the plan with the recommendation the owners consider not painting the brick and consider different colors. All members present voting aye, motion carried.

Review and Comment: Razing of the building located at 305/307 N Main St. Mark Vaux, MADC Executive Director, and City Officials were present and explained the future development of 301/305/307 N Main St. He said MADC assumes ownership in September. The commissioners discussed extensively the costs to repair and code compliance. 301 N Main shares a common wall with 305 N Main St. The MPHSC supports demolition of the buildings. They noted the significant difference in costs of the razing of the 2 buildings rather than, just 301 N Main. It was noted the owners of 305/307 N Main St have had difficulty in securing property insurance due to the condition of the 301 Building. Therefore, affecting the economic viability of the buildings. The owners will be relocating to another site to additionally, with the more open space available; the potential for redevelopment is enhance which again provides economic development in the historic downtown. The commission determined the façade is not architecturally significant. The commission recommends photographs prior to razing. The commission finds there are not feasible and prudent alternatives to demolition. Motion by Jirsa, seconded by Swenson recommend the razing of the building at 305/307 N Main. All members present voting aye, motion carried.

Chairman Logan encourage the commission to continue to think about adding new members to the commission.

Public Input: none

Adjournment: Motion by Swenson, seconded by Clark to adjourn the meeting. All members present voting aye, motion carried.



September 27, 2021

Mark Jenniges
City of Mitchell
612 N Main Street
Mitchell SD 57301

RE: SDCL 1-19A-11.1 Consultation

Project: 210816004S – Dakota Wesleyan University – Demolition of Science Hall and Music Hall
Location: Davison County
(COM)

Dear Mr. Jenniges:

Thank you for the opportunity to comment on the above referenced project pursuant to SDCL 1-19A-11.1. The South Dakota Office of the State Historic Preservation Officer (SHPO) would like to provide the following comments concerning effect of the proposed project on the non-renewable cultural resources of South Dakota.

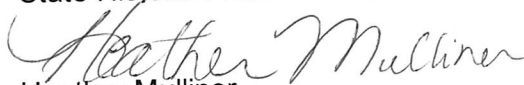
On September 20, 2021, the SHPO received notification of the above-referenced project to demolish two buildings, Science Hall and Music Hall, on the campus of Dakota Wesleyan University in Mitchell. Science Hall and Music Hall are the only remaining historic structures at Dakota Wesleyan University, which is listed on the National Register of Historic Places. SDCL 1-19A-11.1 outlines a specific process that must be followed prior to any governmental action that may harm any historic property that is included in the National or State Registers of Historic Places.

Demolition of these historic properties will encroach upon, damage or destroy a historic property National and State Registers of Historic Places. Therefore, our office has initiated an investigation to determine whether the proposed project has considered all feasible and prudent alternatives to demolition of the historic properties. In order to expedite our review, please provide an abbreviated Case Report consisting of items 1, 2, 5, 7 and 10 consistent with ARSD Article 24:52:07:03. For item #10, please have the Mitchell Historic Preservation Commission review and comment on the abbreviated case report within 180 days of receipt prior to submittal to SHPO.

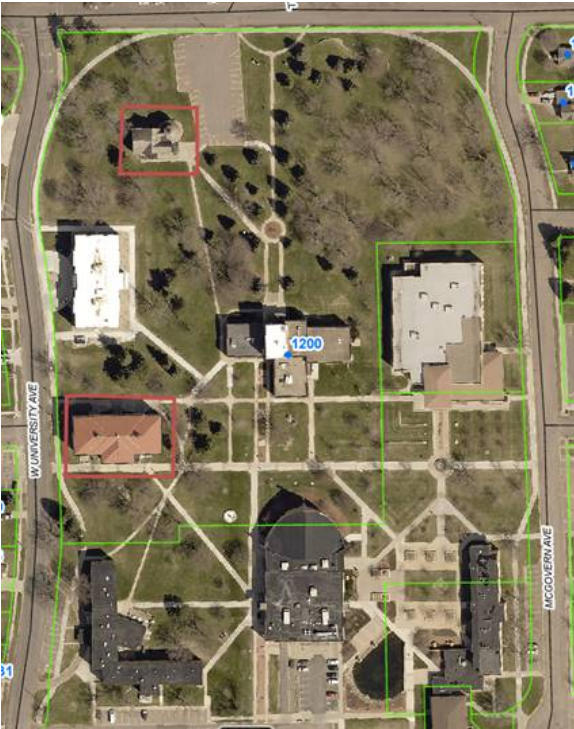
If you have any questions or concerns, please contact, please contact Heather Mulliner at heather.mulliner@state.sd.us or (605) 773-6005. Your concern for the non-renewable cultural heritage of our state is appreciated.

Sincerely,

Ted M. Spencer
State Historic Preservation Officer


Heather Mulliner
Historic Preservation Specialist

GIS View



Science/Hughes Hall



Music/Prather Hall



11/10/2021 Dakota Wesleyan University would like to demolish (2) buildings on the Mitchell, SD, campus. The (2) buildings are Music Hall and Science Hall.

Music/Prather Hall

Music Hall has not been occupied since August of 2018 as various environmental and structural issues proved too costly to continue. The foundation under the structure has deteriorated to the extent that the roof above the patio area has started to settle and separate from the main building. A proposal by Puetz Corporation dated 4/13/2010 was to address only the repair of the front porch and porch roof area for \$148,395. Taking into consideration supply chain and inflation, this number has increased dramatically.

The basement walls are of the stone-block construction and show deterioration from years of moisture and stress from the support of the building.

Much of the electric wire is still of the knob and tube inside the floor joists and interior walls. As upgrades were made throughout the years, some of this has been replaced, but much is still in use.

The plumbing is old with galvanized and copper supply lines and cast-iron waste piping.

The windows are all of wood construction and the structure and glazing is beyond repair.

The wood shake roof has leaks and damage in several places. There is extensive deterioration in the soffit area around the entire building.

DWU will try to repurpose any existing oak woodwork where feasible before demolition. DWU will also try to find a market or repurpose of the stone from the exterior walls.

The space where the building sits will be used to expand the parking lot. More student parking is needed as the enrollment at DWU continues to grow. Additional campus green space will be considered as well.

Science Hall/Hughes Hall

There is one class held in Science Hall at this time, however the building will be unoccupied beginning December 15th, 2021. The one remaining class will be moved to the DWU School of Business and Innovation set for occupancy January 5th, 2022.

Science Hall housed the chemistry and biology department, offices, and smaller classrooms. There is also a theater on the 3rd floor where productions and performances were held.

A budget number from Puetz Corporation dated 12/07/2011 quoted renovation costs at \$6,599,555. Taking into consideration supply chain and inflation, this number has increased dramatically.

The building still uses steam radiators for heat and the only air conditioning is in the theater. All asbestos has already been removed.

The wood roof trusses and rafters were beginning to show signs of cracking and shear several years ago, so metal support structures were added in the attic as a temporary repair. This temporary repair is reaching the normal life expectancy.

The soffit system and internal roof drains failed several years ago and allowed moisture between the exterior stone and the interior plaster walls. The entire exterior of the building needs tuckpointing and repair of the stone in several places. The mortar has deteriorated to the point that it crumbles when touched, creating a chance for potential shift or dislocation of the large exterior stone veneer.

The clay tile roof needs to be replaced as well as all windows and any wood framework around them.

The plumbing and sanitary sewer are very limited and all in need of updates and replacement. There are still some galvanized supply lines, and most waste piping is cast-iron.

The electrical service is functional, but in need of complete upgrade. Any continued use of the space would require complete replacement. The fragmented repair work over the years has created an electrical service that is untrustworthy.

DWU will recycle any of the building where feasible. There is oak woodwork throughout that should be marketable and there are stained glass windows that will be removed and relocated when a suitable place for installation is found.

The area where the building now sits will be used as a "green space" with possibility of a courtyard or something to commemorate the existence of the building. The area would become outdoor space for student activities.

Science Hall and Music Hall are the only remaining historical structures at Dakota Wesleyan University which is listed on the National Registers of Historic Places, however, Dakota Wesleyan University owns and maintains the Dakota Discover Museum, as well as the original Friends of the Middle Border Museum building, the Farwell Church, the Beckwith House, and the Dimock Depot.

Thank you for your help in this process,

Louie Schoenfelder

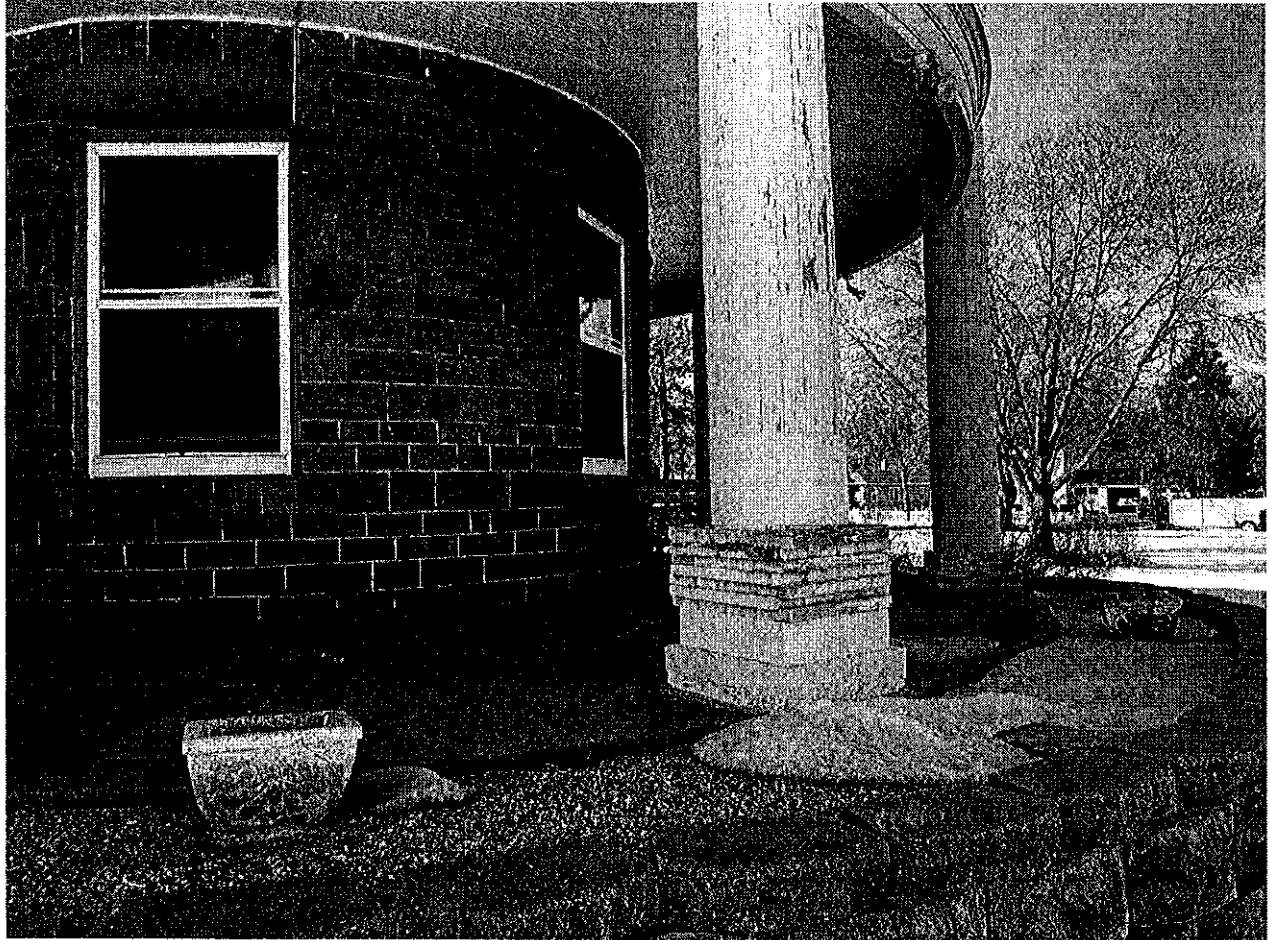
Director of the Physical Plant

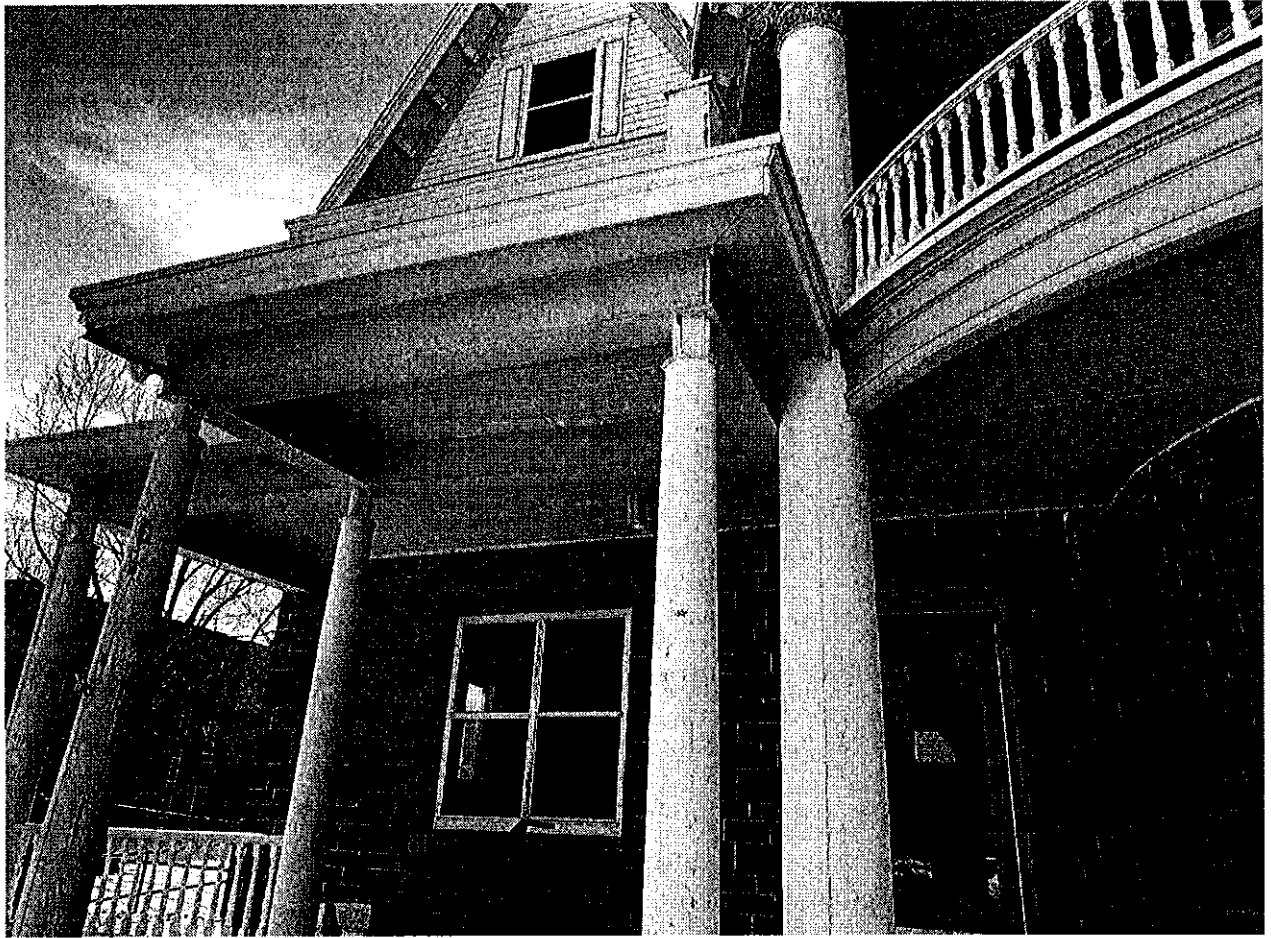
1200 W. University Ave. / Mitchell, SD / 57301

605-995-2191 / www.dwu.edu

Context / Responsibility / Harmony / Adaptability / Belief

Prather Hall

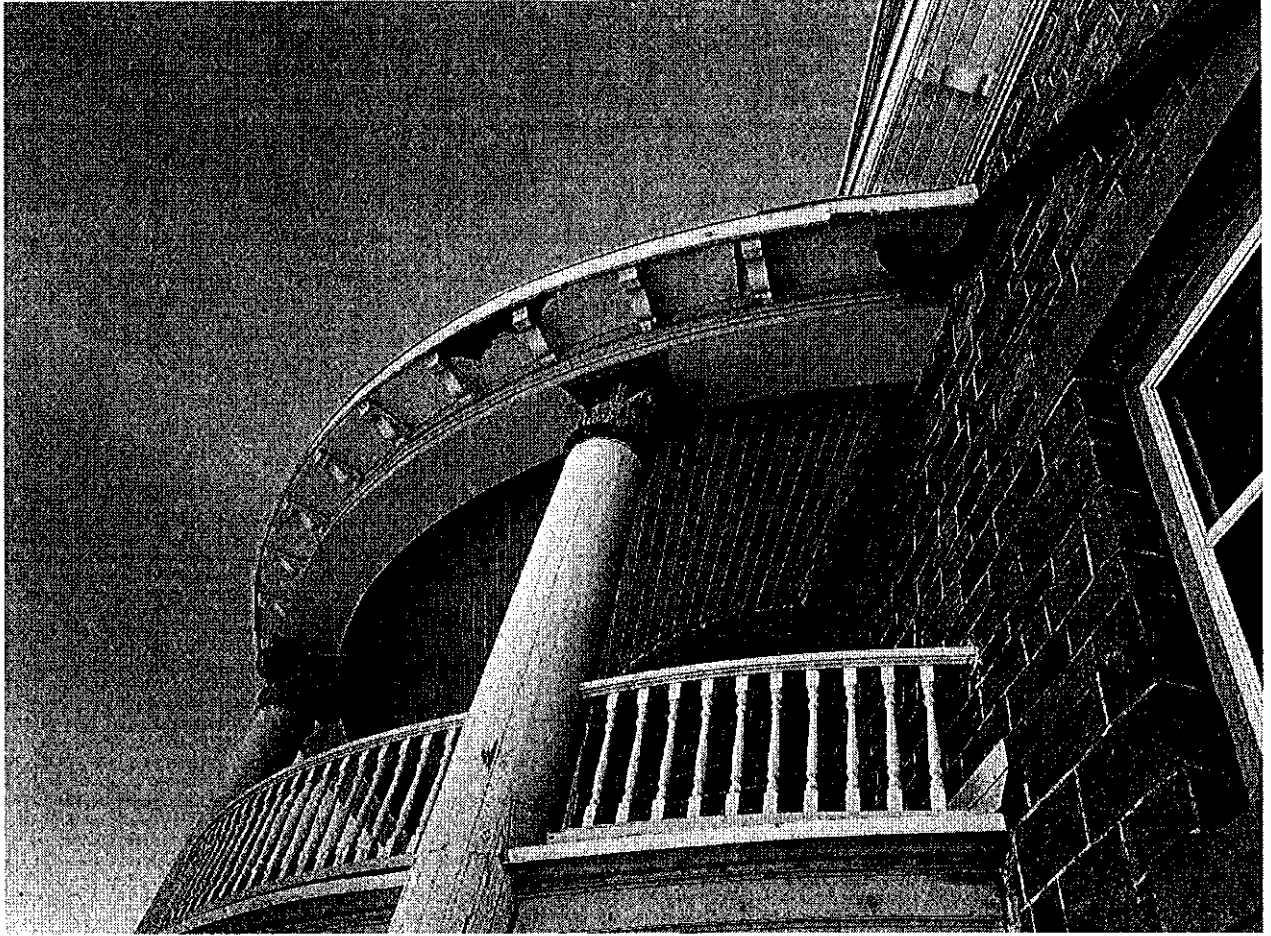








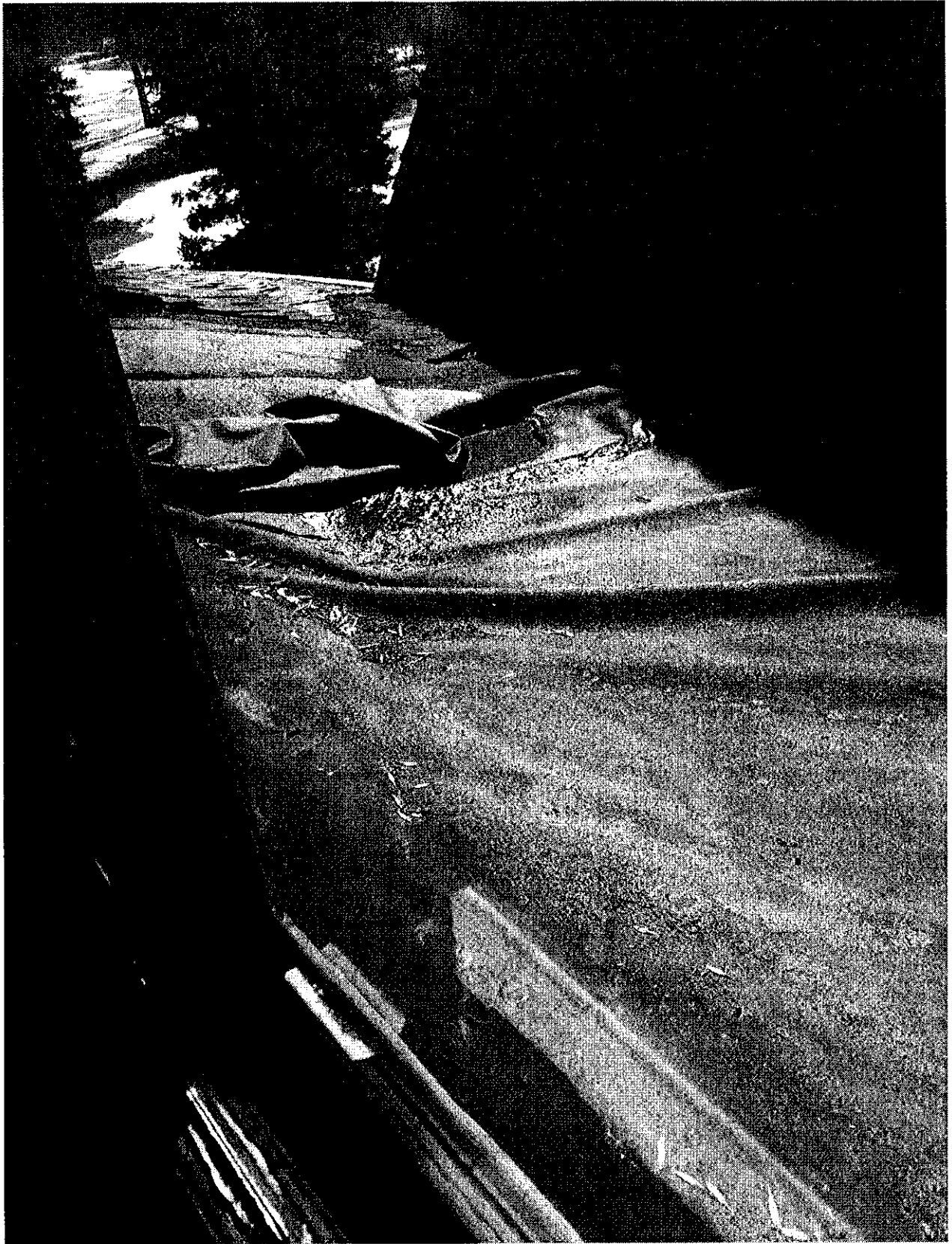


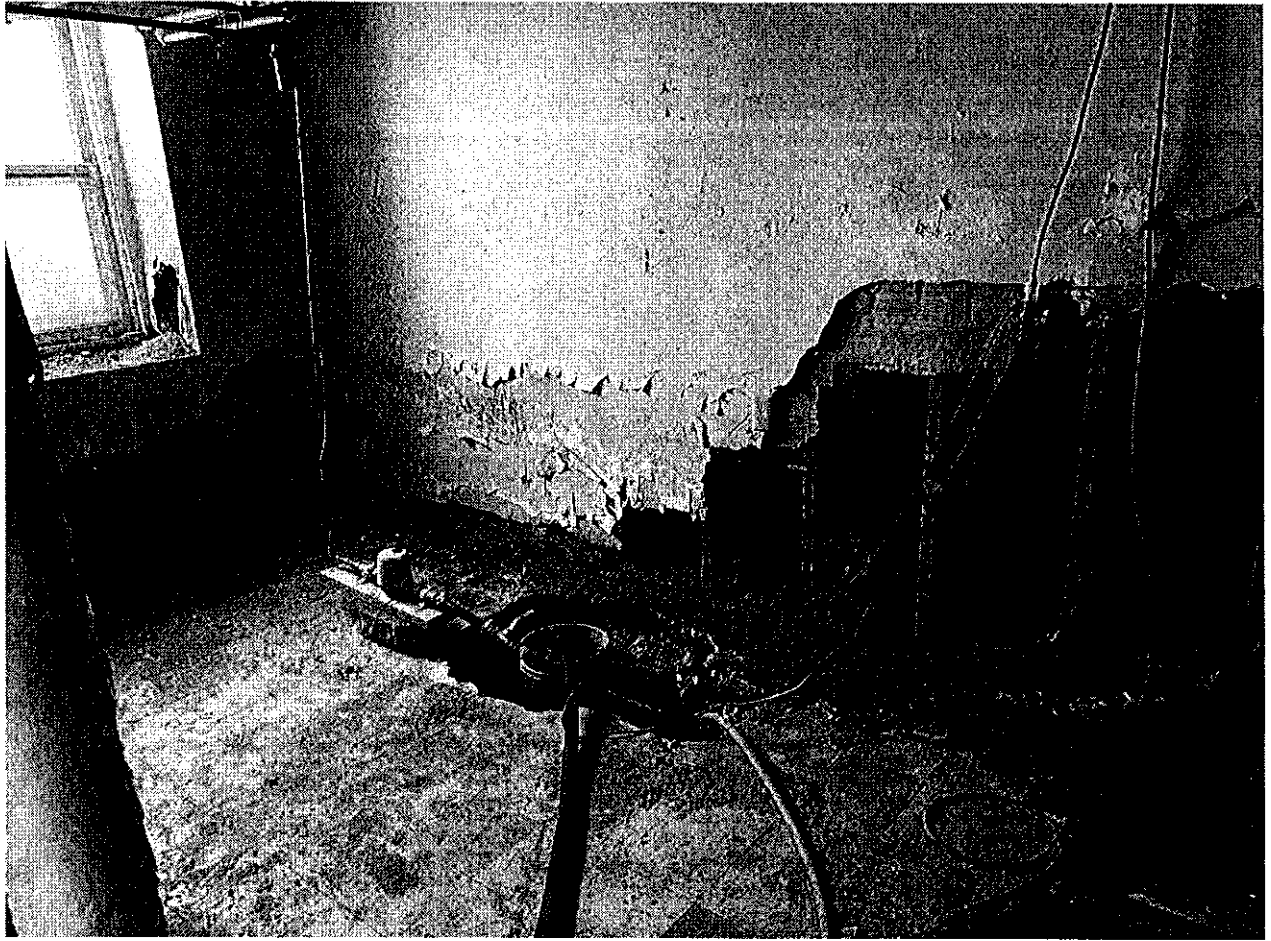




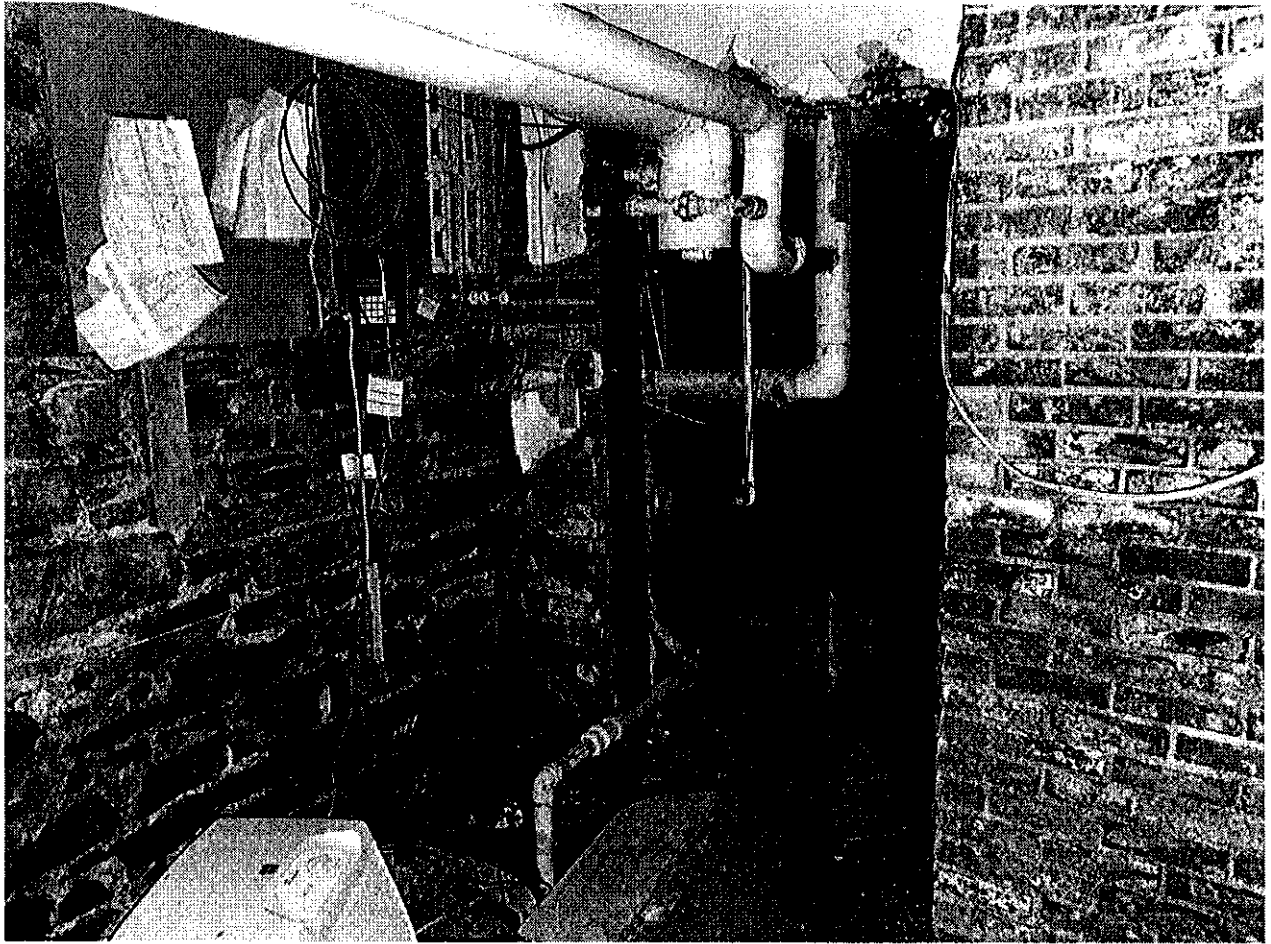


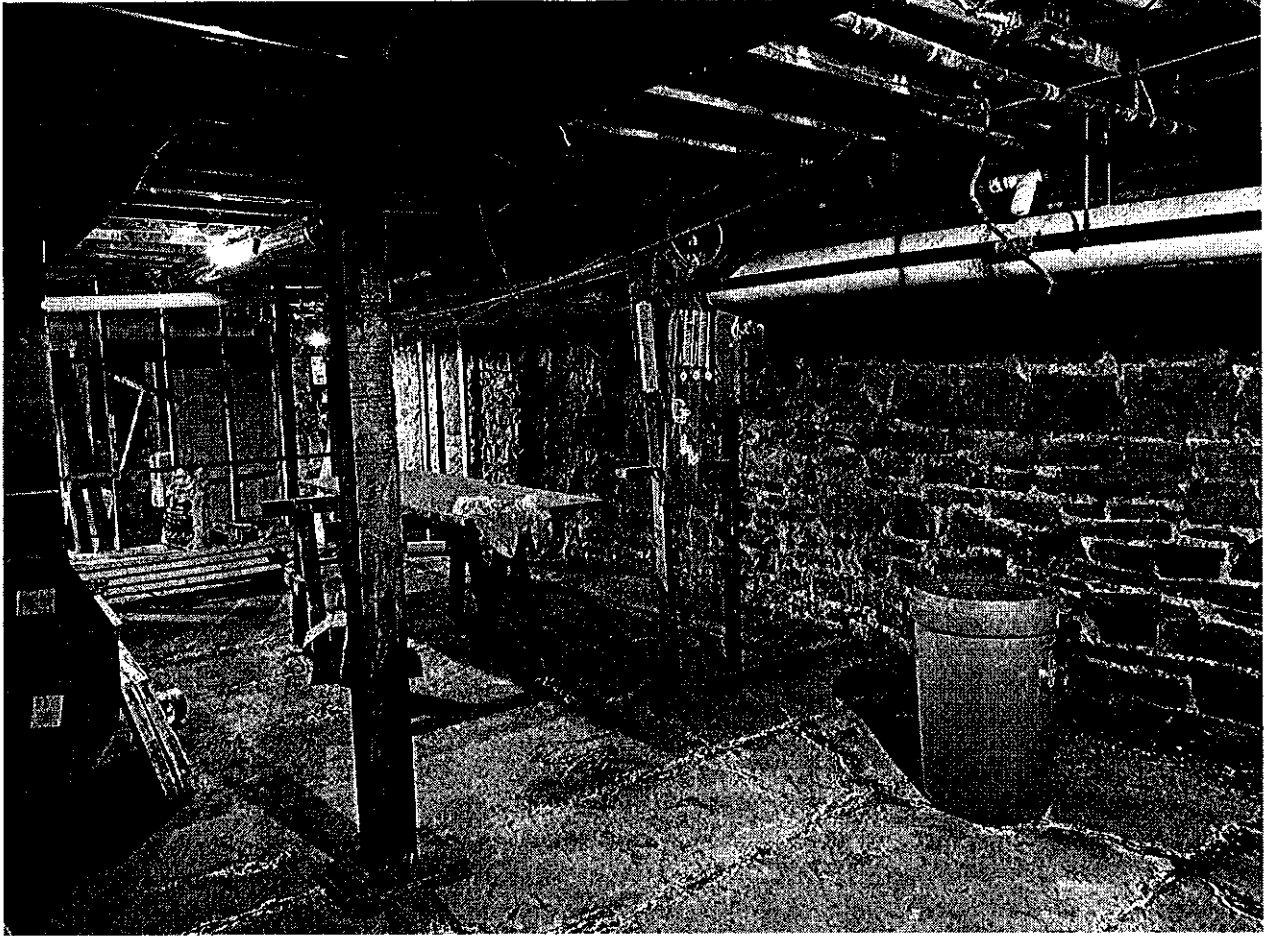












Hughes / Science Hall





