



Historic Preservation Commission Agenda
City Council Chambers, City Hall, 612 N. Main Street
January 26, 2023

- 1. 5:15 PM Call to Order**
- 2. Roll Call**
- 3. Election of Officers:**
- 4. Declaration Of Conflicts of Interests**
- 5. Approval of Agenda**
- 6. Approval of Previous Minutes:**
- 7. Recommendation: 123 N Main**
- 8. Review and Comment: Razing 112 & 114 E 1st Ave**
- 9. Review and Comment: Razing 622 N Duff St**
- 10. Sign Approval: 100 W 5th Ave**
- 11. Other Business:**
- 12. Public Input:**

If you need to address the Board 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.
- 13. Adjourn**

Individuals with disabilities who require special assistance to take part in this meeting may contact one of the following at City Hall (605) 995-8420 at least 24 hours prior to the meeting with requests for assistance: Human Resources Officer or the City Administrator.

CITY OF MITCHELL
CITY HISTORIC PRESERVATION COMMISSION
March 3, 2022

NOT APPROVED

1. Logan called the March 3, 2022 City Historical Preservation Commission Meeting to order at 5:17 P.M. in the Council Chambers, City Hall, 612 N Main Street.
2. Roll Call-quorum is met, simple majority vote required for all items.
Present: Logan, Clark, Swenson, Enders, Jirsa (telephonically).
Absent: Pooley, Buechler.
Staff Present: Jenniges, Schroeder.
3. Election of Officers:
Logan called for nominations of Chairperson for a 1 year term from July 2021 through June 2022. Motion by Swenson, seconded by Clark, to nominate Logan. Clark called to cease nominations and cast a unanimous ballot, seconded by Enders . Hearing no further nominations roll call vote: Logan –abstain, Clark – aye, Jirsa –aye, Enders – aye, Pooley – absent, Buechler –absent, Swenson– aye. 4 aye, 0 nay, 2 absent, 1 abstain, motion carried.

Logan called for nominations of Vice-Chairperson for a 1 year term from July 2021 through June 2022. Motion by Enders, seconded by Swenson, to nominate Clark. Swenson called to cease nominations and cast a unanimous ballot, seconded by Enders . Hearing no further nominations roll call vote: Logan – aye, Clark –abstain, Jirsa –aye, Enders – aye, Pooley – absent, Buechler –absent, Swenson– aye. 4 aye, 0 nay, 2 absent, 1 abstain, motion carried.

Logan called for nominations of Secretary for a 1 year term from July 2021 through June 2022. Motion by Clark, seconded by Swenson, to nominate Jenniges. Enders called to cease nominations and cast a unanimous ballot, seconded by Clark . Hearing no further nominations roll call vote: Logan – aye, Clark – aye, Jirsa –aye, Enders – aye, Pooley – absent, Buechler –absent, Swenson– aye. 5 aye, 0 nay, 2 absent, motion carried.
4. Declare conflicts of interest-Logan declared he attended DWU years ago, the board did not feel that was a conflict.
5. Approval of proposed agenda: Motion by Swenson, seconded by Clark, to approve the proposed agenda. Roll call vote: Logan – aye, Clark – aye, Jirsa –aye, Enders – aye, Pooley – absent, Buechler –absent, Swenson– aye. 5 aye, 0 nay, 2 absent, motion carried.
6. Approval of proposed minutes: Motion by Clark, seconded by Swenson, to approve the minutes of the August 21, 2019 Planning Commission meeting. Roll call vote: Logan – aye, Clark – aye, Jirsa –aye, Enders – aye, Pooley – absent, Buechler –absent, Swenson– aye. 5 aye, 0 nay, 2 absent, motion carried.

7. Review and Comment: Razing Music/Prather Hall.

Louie Schoenfelder Director of Physical Plants for DWU gave an overview of the building. Kevin Adams Maintenance for DWU presented color photos of the building to pass around to the board members. It was built in 1909. The building has not been used since 2018. He stated the basement, windows, exterior columns and roof are in bad shape; bats have taken over part of the building. There were many years there was no funding available to do remodeling or updates for the space. If the building is razed the space will become green space.

Clark noted there is a lot of nice woodwork in there and Schoenfelder stated they would save as much as possible. Logan noted there is a lot of Granite as well that is in good shape and would not want to see that ground up. Schoenfelder agreed and they would try to save and find uses for that as well.

Jenniges read an email provided by member Pooley that was unable to attend due to another commitment. Pooley stated he is not in favor of razing the building. He believes the pictures he saw in the packet looked like normal maintenance that had been curtailed long before it became critical, example of knob and wire tubing never being replace. Buildings are not a consumable item in his world.

Jirsa questioned if they had looked into HABS survey through the National Parks Service yet, Schoenfelder stated they had not but would not be against doing that. Jirsa gave an explanation of what HABS is. Logan stated there were some other locations in Mitchell that have had to do that as well.

Logan believes the structure is not practical for use anymore since it was a residence at one time making the layout chopped up. The cost to fix or redo the building is too much. Schoenfelder stated that the \$148,000 estimate back in 2010 was just to fix the porch and porch roof and due to supply chain shortages and inflation that number would go up as well as other repairs needed.

Motion by Swenson, seconded by Clark, due to cost to restore and practicality to agree with the findings of DWU to recommend razing Music/Prather Hall.

Discussion on the motion.

Motion by Jirsa, seconded by Enders, to amend the motion to include a HABS survey through the National Parks Service be completed prior to razing of the building. Roll call vote: Roll call vote: Logan – aye, Clark – aye, Jirsa – aye, Enders – aye, Pooley – absent, Buechler – absent, Swenson – aye. 5 aye, 0 nay, 2 absent, motion carried.

Roll call vote for the original motion to agree with the finds of DWU to raze the building with the amendment motion of including a HABS survey be completed: Logan – aye, Clark – aye, Jirsa – aye, Enders – aye, Pooley – absent, Buechler – absent, Swenson – aye.

5 aye, 0 nay, 2 absent, motion carried.

Review and Comment: Razing Hughes/Science Hall.

Schoenfelder stated there had been one class using the building up until this past semester due to the class size being over 40 students. Now that the business center is open that building can handle the larger class sizes. The Snack Pack Program has been using the west side of the building and they will continue to use until the building would be razed, they do not have a new location designated yet. Again 30 to 40 years ago there were no funds available for updates to the buildings. The current building has a clay roof, steam heat and only AC in the theater. There are no plans for the location other than green space and save the granite stone for landscaping or a dedication of the building.

Logan believes to reuse the building would have to be totally gutted. This would be the last building of historic character on the campus and the campus would lose that.

Schoenfelder said it's easier to raise money to build new than remodel old. Kids recruited want new updated buildings which is different than Alumni.

Clark stated there is a building at SDSU that sat empty for years and when money came available it was remodeled.

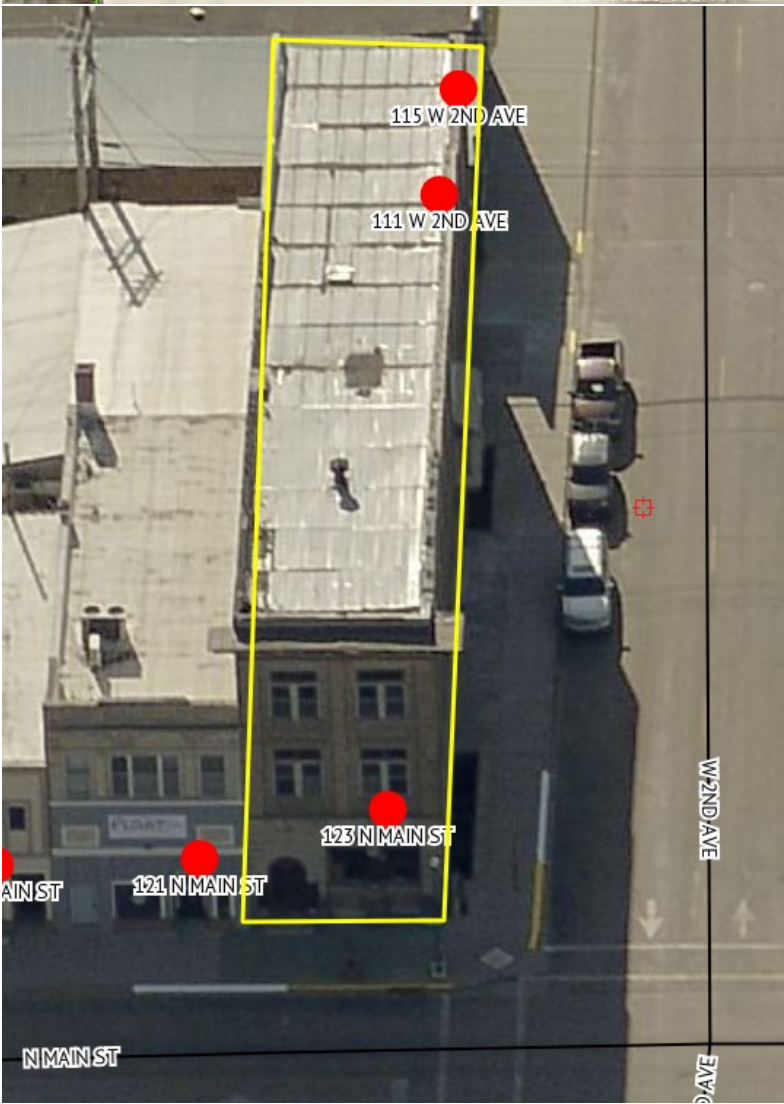
Motion by Swenson,, seconded by Enders, due to cost to restore and practicality to agree with the findings of DWU to recommend razing Hughes/Science Hall with the condition a HABS survey through the National Parks Service be completed prior to razing of the building. Roll call vote: Logan – aye, Clark – aye, Jirsa –aye, Enders – aye, Pooley – absent, Buechler –absent, Swenson– aye. 5 aye, 0 nay, 2 absent, motion carried.

8. Other Business-None.

9. Public Comment-None.

10. Chairperson Logan asked for a motion to adjourn the meeting. Motion by Swenson, seconded by Enders, to adjourn the meeting at 6:11 P.M. Roll call vote: Logan – aye, Clark – aye, Jirsa –aye, Enders – aye, Pooley – absent, Buechler –absent, Swenson– aye. 5 aye, 0 nay, 2 absent, motion carried.

Jeff Logan
Historical Preservation Commission Chairperson



aesthetic improvements coincide with the historic era and authenticity of building. All decisions made by the BID board shall be final and there is no appeal process.

The Downtown Mitchell Bid Board will attempt to provide notification of approval/denial to the applicant within 45 days of application deadline. The project must be approved prior to any of the work taking place. Applicant winners will have 12 calendar months to complete the proposed renovations/projects. Money will be dispersed at the completion of the project.

Application:

Applicant Name: LARRY JIRSA

Applicant Address: 123 N. MAIN ST.

Phone: 605-770-6424 Email: ljirsa@mitchelltelecom.net

Name of Business/Property: L.L. JIRSA ARCHITECT

Property Address: 123 N. MAIN ST.

Type of Business: ARCHITECTURAL FIRM

Project Summary: RE-roof existing damaged roof with new metal roof flashings, gutter and down spout. Repair metal overhang roof on main street, seal up roof at bump out on 2nd floor. Clean up damaged roof materials on adjacent buildings. Roof has been installed, could not wait for prior approvals because water poured inside the building after roof blew off over Memorial Day weekend.

Total Project Cost: \$ 73,725.25

Total Grant Request: \$ 20,000.00

Quotes From at least 2 Contractors or Businesses (preference given to applications with quotes of local businesses and/or contractors):

Quote 1 Business/Contractor: PALACE BUILDERS - MITCHELL, SD

Quote 1: \$ 73,725.25

Quote 2 Business/Contractor: GREAT PLAINS ROOFING - HARRISBURG, SD

Quote 2: \$ 82,467.00

Required Attachments:

- Letter of Intent; briefly addresses the scope, size, intention, timeline, and objective of the project.
- Current photo(s) of property
- Projected photo(s) or renderings of renovation/upgrades
- Example paint colors and any other design specification examples
- Letters of approval from Historic Preservation board and City Code Officer

I fully understand how this plan relates to my building and the work I am proposing is in compliance with the design guidelines for the city of Mitchell, SD, Historic Preservation Society, and the City Zoning and Code Enforcement regulations.

Print Name: LARRY JIRSA

Signature:  10/7/22

Submit application and required attachments to:

Attn: Downtown Mitchell Bid Board
c/o Mitchell Main Street & Beyond
601 N. Main St., Mitchell, SD 57301



Invoice 501
 Customer 2944
 Date 10/07/2022
 Due By 10/07/2022
 Description BILLING FOR BLDG REPAIR
 Reference

L.L. JIRSA ARCHITECT
 123 N. MAIN STREET
 MITCHELL, SD 57301

Date	Description	Quantity	U/M	Unit Cost	Amount
10/07/2022	MATERIAL AND LABOR	1.00	each	\$58,475.3100	\$58,475.31
10/07/2022	10% OVERHEAD	1.00	each	\$7,309.4100	\$7,309.41
10/07/2022	10% PROFIT	1.00	each	\$7,309.4100	\$7,309.41
10/07/2022	EXCISE TAX	1.00	each	\$1,491.1200	\$1,491.12
10/07/2022	PAYMENT REC 8/1/2022	1.00	each	(\$16,860.0000)	(\$16,860.00)
Amount					\$57,725.25

PLEASE REMIT PAYMENT TO
 PALACE BUILDERS, INC
 PO BOX 7
 MITCHELL, SD 57301

PALACE BUILDERS ESTIMATE

Customer: Larry Jirsa		
Description	Quantity	Quote
26 gauge roof R paneling	8	\$4,130.68
26 gauge roof R paneling	16	\$8,886.66
26 gauge roof R paneling	8	\$4,494.30
panel closures Brie	24	\$79.97
1 1/4" spanning members	62	\$6,564.96
1/1/4" splices	40	\$518.81
flex seal		\$185.61
Exterior corners	3	\$60.11
Perpendicular transition		\$352.97
Closure straps BR11		\$94.33
Insulation retiner	9	\$38.04
Bird stop	3	\$9.86
Eave closure	3	\$159.43
corner trim extension	3	\$4.15
Parallel flashing	29	\$3,205.65
Perpendicular transition flashing	3	\$366.66
Narrow gutter end caps	2	\$27.39
Narrow gutter 25'	1	\$241.91
Gable angle along ea side to att panel	15	\$3,149.36
Sealants, mastic, bolts, nuts, fasteners		\$1,863.75
14-10 x 8" 3/8" HWH screws for span mem	1000	\$1,764.86
		\$0.00
Remove metal roof left on building		\$2,142.86
install spanning members on roof		\$5,142.86
Install new roof paneling		\$4,380.00
Install parallel flashing	284	\$4,868.57
Install perpendicular flashing	24	\$411.43
Install counter flashing on sides		\$0.00
Install counter flashing high end		\$0.00
install gutter		\$771.43
Freight	6218	\$5,325.00
		\$0.00
		\$0.00
Equipment		\$6,846.43
		\$66,088.03
Excise		\$1,348.20
Total		\$67,436.22

TBD
TBD



Larry Jirsa
123 N. Main St
Mitchell, SD

6/15/22
Larry

Re: Storm damage to roof

Following is our proposal based on current pricing pursuant to our site visit and observations. We have performed clean-up as requested.

Our proposal is based on complete removal of balance of metal roof, carpentry repairs and installation of new plywood decking.

1. Remove balance of roofing, remove protruding nails in wood deck, and dispose of all debris
2. Install ½" plywood decking over entire substrate and parapets as required.
3. Install ½" HD polyiso cover board over entire roof deck and mechanically fasten to substrate.
4. Install 60mil EPDM membrane, Fully Adhered to the cover board roof system complete with accessory
5. Terminate EPDM wall coverings at top of parapet wall

Provide 10 year Contractor's Warranty upon final payment.

Proposed cost: \$82,487.00

Larry W. Campbell
605-201-2974







SOUTH DAKOTA CODIFIED LAW 1-19A-11.1 - ARSD 24:52:07:03 CASE REPORT FORM



**SOUTH DAKOTA STATE HISTORICAL SOCIETY
STATE HISTORIC PRESERVATION OFFICE (SHPO)
SOUTH DAKOTA CODIFIED LAW 1-19A-11.1 CASE REPORT**

If a state entity or political subdivision of the state is required by law or rule to report possible threats to the historical integrity of a property listed in the National Register of Historic Places or the State Register of Historic Places, the threat must be reported by means of a case report.

Case reports must provide the State Historic Preservation Office (SHPO) with sufficient information for the office to make an independent review of effects on the historical integrity of historic properties and shall be the basis for informed comments to state entities and the public. Case reports shall thoroughly examine all relevant factors involved in a preservation question. Abbreviated case reports may be requested at the discretion of the SHPO if less than a comprehensive view is needed. (ARSD 24:52:07:03 - Standards for Case Report)

SHPO reserves the right to request more information if needed. Typed forms are preferred. Submittal of this form without all requested information will cause review delays.

This is a new submittal. This is information relating to SHPO project number:

PROJECT LOCATION

Address

City

County

The responsible state entity or political subdivision of the state (cities, counties, etc.) must sign and date this form here prior to submitting it to the SHPO. Projects received without an original signature will cause review delays.

Signature: _____

Date: _____

Name

Title

Agency

FOR SHPO USE ONLY. DO NOT WRITE OR INSERT ANYTHING HERE.

**STATE, CITY, COUNTY, OR OTHER GOVERNING BODY
PERMITTING, FUNDING, LICENSING, OR ASSISTING THE PROJECT**

STATE ENTITY, CITY, COUNTY, OR OTHER GOVERNING BODY

Agency Name

City of Mitchell

Agency Contact Person

Mark Jenniges

Mailing Address

612 N Main St

City, State, ZIP

Mitchell, SD 57301

Email Address

mjenniges@cityofmitchell.org

Phone Number

605-995-8433

APPLICANT OR CONSULTANT CONTACT PERSON, IF APPLICABLE

Company Name

Tobins Transfer Inc

Contact Person

Tim Allen

Mailing Address

PO Box 639

City, State, ZIP

Mitchell, SD 57301

Email Address

Phone Number

605-770-8885

PROPERTY OWNER, IF DIFFERENT FROM ABOVE

Name

Mailing Address, City, State, ZIP

Email Address

Phone Number

STANDARDS FOR CASE REPORT AS OUTLINED IN ARSD 24:52:07:03

1 & 2. Project Description. Describe the project. Include photographs and maps showing the existing project site and details of the proposed project. Where applicable, drawings, three-dimensional models, or accurate computer-generated representations of proposed construction may be included. The models or representations must clearly show the visual impacts of new construction on the surrounding neighborhood or landscape. Photographs, maps, drawings, and other supplemental materials should be submitted with this form as separate documents.

The Razing of 112-114 East 1st Ave
The Area would be Turned Into future
Development

3. What is the planning and approval schedule for this project?

4. How was this project brought to the attention of the state or political subdivision (city, county, etc.)?

Demolition Permit

Building Permit

Other - Please explain:

5. Include a physical description of the affected historic property. Economic or situational information relevant to the affected property may be included if applicable.

112-114 East 1st Ave No longer in use
The roof has leaks in several places
Foundation is in bad shape also and exterior
walls, for front damage of both buildings
was \$100,000 in 2022 with inflation costs
+ supply chain even more,

6. Describe the potential effects of the proposed project on the historic property, including but not limited to physical and visual effects, alterations to the property, moving the property to another location, or change of use.

7. Provide a description of the feasible and prudent alternatives that were considered and rejected based on factors relevant to the project. Relevant factors should be supported by facts. Include the reason(s) for rejection of feasible and prudent alternatives. Describe other efforts undertaken to minimize harm to the historic property. Provide as much detail as possible when explaining consideration of alternatives and mitigation measures. Questions to be considered when reviewing the project include:

(a) How were decisions based on the consideration of factual reports, research, tried methods, and/or professional and lay preservation advice?

(b) How were alternatives beyond the immediate project explored, taking into account broad community or regional issues in which the historic resource may play a contributing role?

(c) How was the impact of potentially adverse effects on surrounding historic resources, community preservation plans, and long-range community opportunities taken into account, if applicable?

(d) Were decisions based on professional assessment(s) of the value and basic structural condition of the affected property and estimates of a range of rehabilitation or mitigative options prepared by people experienced in historic preservation work?

(e) Were adequate periods of time provided for information to be prepared and for preservation options to be attempted?

8. Provide a copy of correspondence with SHPO. Correspondence should include the identification and evaluation of historic properties, assessment of effects, and any consideration of alternatives or mitigation measures. Copies of this information should be submitted with this form as separate documents.

9. Describe efforts made to consider the views of affected and interested parties.

10. If applicable, the Historic Preservation Commission (HPC) in the community where this project is located should review and comment on this case report prior to its submittal to SHPO.

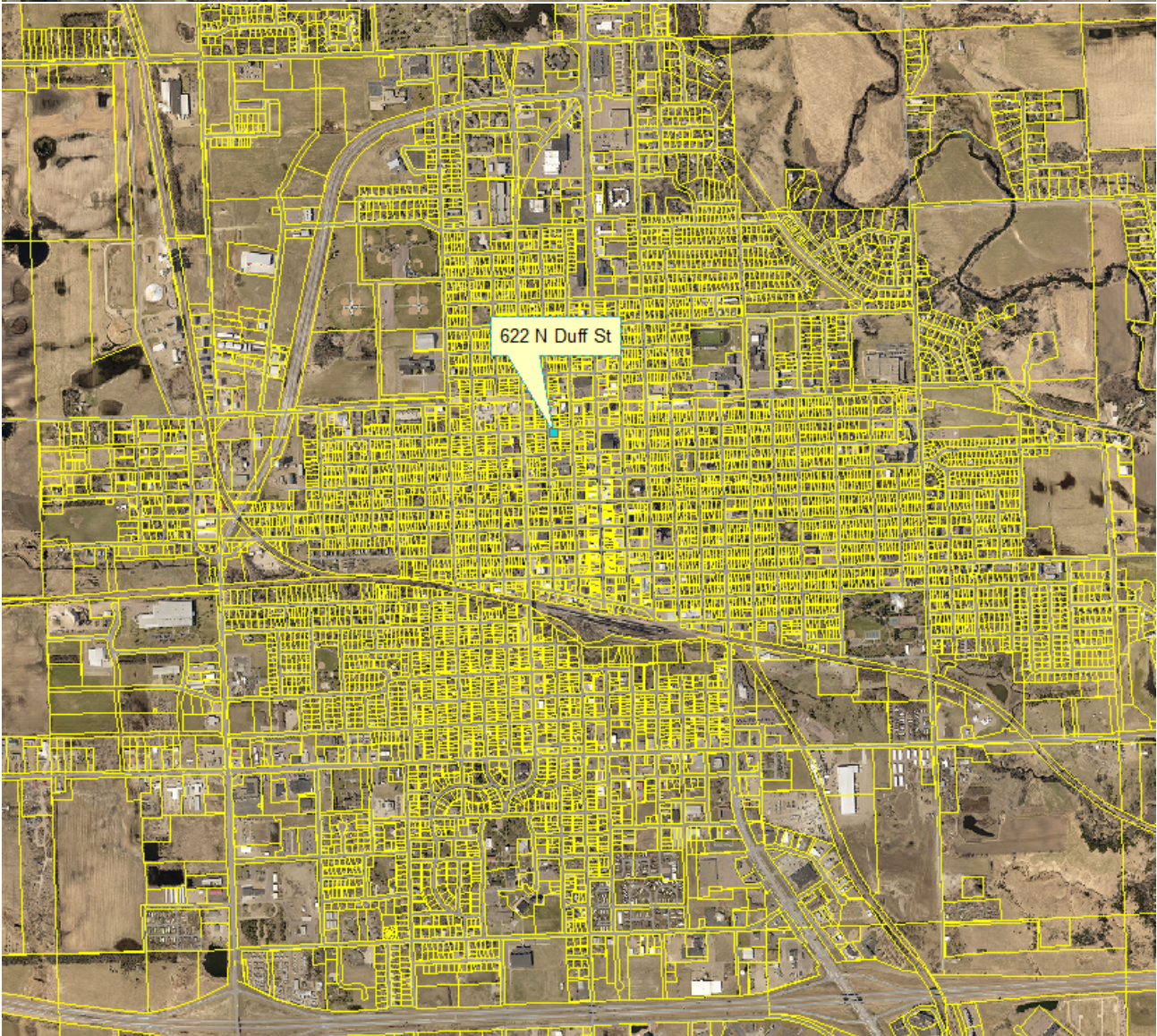
- The HPC agreed with the findings of the case report.
- The HPC disagreed with the findings of the case report.
- The HPC declined to comment on the findings of the case report.

In addition to the above findings, please include official comments from the HPC, if applicable.

11. Provide copies of written views submitted by the public to the state entity, city, county, or other governing body concerning the potentially adverse effects of projects on historic properties and alternatives to reduce or avoid those effects. Copies should be submitted with this form as separate documents.









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STATE HISTORIC PRESERVATION OFFICE (SHPO)
SOUTH DAKOTA CODIFIED LAW 1-19A-11.1 CASE REPORT**

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Signature: _____

Date: _____

Name

Title

Agency

FOR SHPO USE ONLY. DO NOT WRITE OR INSERT ANYTHING HERE.

**STATE, CITY, COUNTY, OR OTHER GOVERNING BODY
PERMITTING, FUNDING, LICENSING, OR ASSISTING THE PROJECT**

STATE ENTITY, CITY, COUNTY, OR OTHER GOVERNING BODY

Agency Name

Agency Contact Person

Mailing Address

City, State, ZIP

Email Address

Phone Number

APPLICANT OR CONSULTANT CONTACT PERSON, IF APPLICABLE

Company Name

Contact Person

Mailing Address

City, State, ZIP

Email Address

Phone Number

PROPERTY OWNER, IF DIFFERENT FROM ABOVE

Name

Mailing Address, City, State, ZIP

Email Address

Phone Number

STANDARDS FOR CASE REPORT AS OUTLINED IN ARSD 24:52:07:03

1 & 2. Project Description. Describe the project. Include photographs and maps showing the existing project site and details of the proposed project. Where applicable, drawings, three-dimensional models, or accurate computer-generated representations of proposed construction may be included. The models or representations must clearly show the visual impacts of new construction on the surrounding neighborhood or landscape. Photographs, maps, drawings, and other supplemental materials should be submitted with this form as separate documents.

3. What is the planning and approval schedule for this project?

4. How was this project brought to the attention of the state or political subdivision (city, county, etc.)?

Demolition Permit

Building Permit

Other - Please explain:

5. Include a physical description of the affected historic property. Economic or situational information relevant to the affected property may be included if applicable.

6. Describe the potential effects of the proposed project on the historic property, including but not limited to physical and visual effects, alterations to the property, moving the property to another location, or change of use.

7. Provide a description of the feasible and prudent alternatives that were considered and rejected based on factors relevant to the project. Relevant factors should be supported by facts. Include the reason(s) for rejection of feasible and prudent alternatives. Describe other efforts undertaken to minimize harm to the historic property. Provide as much detail as possible when explaining consideration of alternatives and mitigation measures. Questions to be considered when reviewing the project include:

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(b) How were alternatives beyond the immediate project explored, taking into account broad community or regional issues in which the historic resource may play a contributing role?

(c) How was the impact of potentially adverse effects on surrounding historic resources, community preservation plans, and long-range community opportunities taken into account, if applicable?

(d) Were decisions based on professional assessment(s) of the value and basic structural condition of the affected property and estimates of a range of rehabilitation or mitigative options prepared by people experienced in historic preservation work?

(e) Were adequate periods of time provided for information to be prepared and for preservation options to be attempted?

8. Provide a copy of correspondence with SHPO. Correspondence should include the identification and evaluation of historic properties, assessment of effects, and any consideration of alternatives or mitigation measures. Copies of this information should be submitted with this form as separate documents.

9. Describe efforts made to consider the views of affected and interested parties.

10. If applicable, the Historic Preservation Commission (HPC) in the community where this project is located should review and comment on this case report prior to its submittal to SHPO.

The HPC agreed with the findings of the case report.

The HPC disagreed with the findings of the case report.

The HPC declined to comment on the findings of the case report.

In addition to the above findings, please include official comments from the HPC, if applicable.

11. Provide copies of written views submitted by the public to the state entity, city, county, or other governing body concerning the potentially adverse effects of projects on historic properties and alternatives to reduce or avoid those effects. Copies should be submitted with this form as separate documents.

**Please print this entire form, sign and date the first page,
and mail completed form with any additional documentation to:**

Review and Compliance Coordinator
South Dakota State Historical Society
900 Governors Drive
Pierre, SD 57501

Questions about South Dakota Codified Law 1-19A-11.1 can be directed to:

Review and Compliance Coordinator
(605) 773-8370

Restoration Specialist
(605) 773-6005

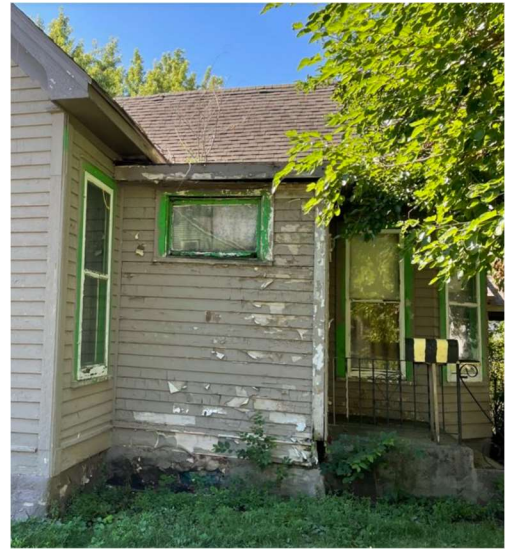
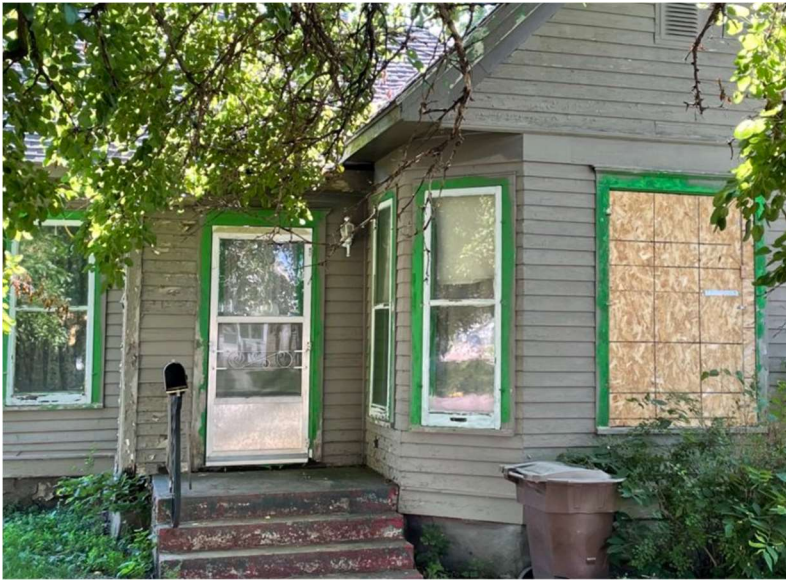
Project information submitted to SHPO cannot be returned. This documentation is kept on file at the South Dakota State Historical Society. We review faxed and electronic submissions in the same manner as any other submission and with the same considerations for clarity and completeness. However, original documents with original signature must follow all faxed and electronic submissions. The submission of incomplete, unclear, or confusing information may result in unnecessary delays in the review process until adequate information is obtained.

Additional Resources:

South Dakota State Historic Preservation Office: <http://history.sd.gov/Preservation/>
Link to National and State Register Listed Properties: <http://history.sd.gov/Preservation/NatReg/NatReg.aspx>
Historic Contexts: <http://history.sd.gov/Preservation/OtherServices/SHPODocs.aspx>

National Park Service: <http://www.nps.gov/nr/>
Publications (National Register Bulletins, Preservation Briefs, etc.): <http://www.nps.gov/history/publications.htm>

Current Home at 622 N Duff -







Mitchell Area Housing Inc.

Cost to renovate home at 622 N Duff in Mitchell, SD

1/13/2023

Demo of existing wall and ceiling finishes	\$	25,000
Jack up home and install new basement	\$	50,000
Dig in new water & sewer services to home	\$	30,000
Replace roof with full sheeting	\$	24,000
Completely remove all wall sheeting inside	\$	10,300
Replace Rotting studs-sanitize all walls	\$	25,000
Remove old wiring and replace	\$	26,500
Install new furnace and A/C	\$	24,500
Remove-replace exterior siding, doors, and windows	\$	25,000
Install new plumbing with fixtures	\$	15,000
Sheetrock and insulate walls	\$	7,500
Tape and Texture all sheetrock	\$	5,300
Painting all sheetrock	\$	5,200
Trim out - with all doors and trim	\$	4,900
Gutters	\$	1,000
Labor	\$	16,000
Cabinets and countertops	\$	6,500
Floor covering	\$	5,700
Dumpster and debri removal	\$	7,600
Subtotal	\$	315,000
SD Contractors Excise tax	\$	6,426
Total cost	\$	321,426

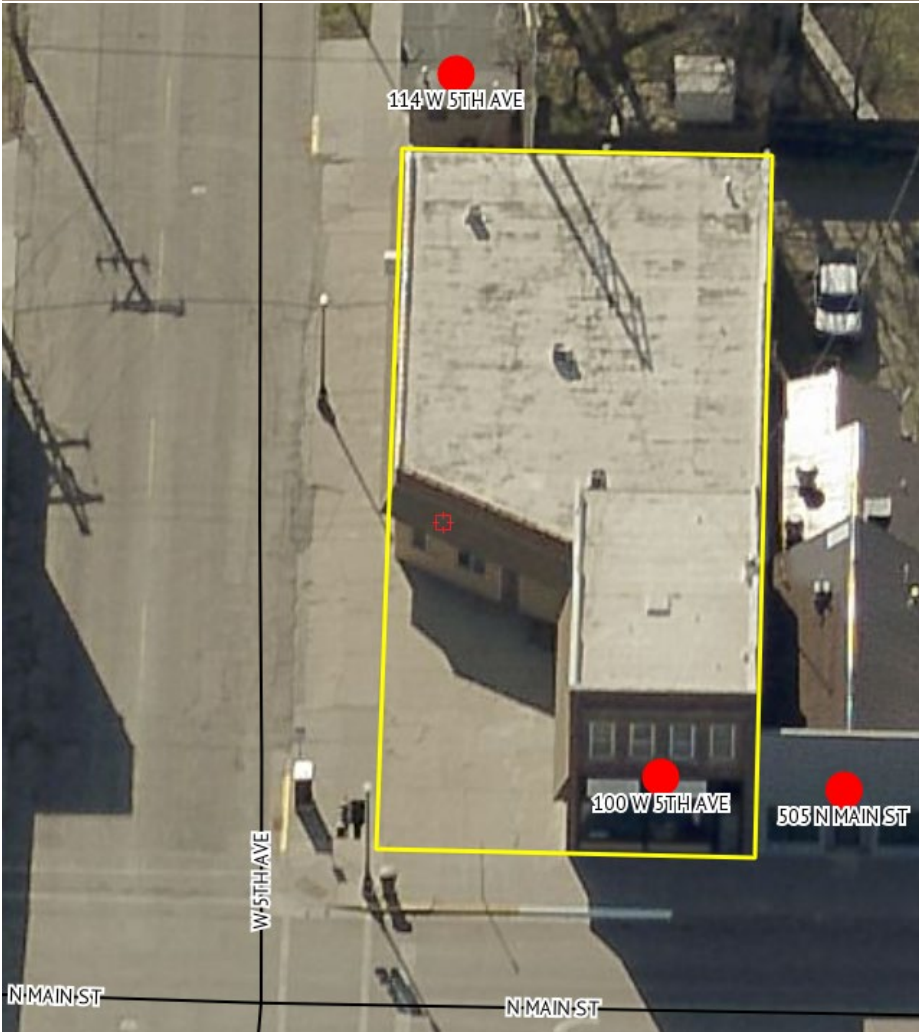
Proposed home front view - Anticipated Home Price \$199,000





Other homes on that block -





10' x 20' Digital On-Premise Sign

