

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

**1. Call to Order**

Logan called the January 26, 2023 City of Mitchell Historical Preservation Commission Meeting to order at 5:15 P.M. in the Council Chambers, City Hall, 612 N Main Street.

**2. Roll Call**

Roll Call-quorum is met, simple majority vote required for all items.

Present: Clark, Enders, Jirsa (telephonically), Logan, Pooley.

Absent: Buechler, Swenson.

Staff Present: Jenniges

**3. Election of Officers:**

Logan called for nominations of Chairperson, Vice-Chairperson, and Secretary. Motion by Pooley to keep all officers the same, seconded by Enders. Roll call vote: Buechler - absent, Clark - aye, Enders - aye, Jirsa - aye, Logan – aye, Pooley – aye, Swenson - aye. . 5 aye, 0 nay, 2 absent; motion carried.

**4. Declaration Of Conflicts of Interests**

Jirsa item #7.

**5. Approval of Agenda**

Motion by Clark, seconded by Pooley, to approve the proposed agenda. Roll call vote: Buechler - absent, Clark - aye, Enders - aye, Jirsa - aye, Logan –aye, Pooley – aye, Swenson - aye. . 5 aye, 0 nay, 2 absent; motion carried.

**6. Approval of Previous Minutes:**

Motion by Pooley, seconded by Jirsa, to approve the amended minutes of the March 3, 22 Mitchell Historic Preservation Commission meeting. Roll call vote: Buechler - absent, Clark - aye, Enders - aye, Jirsa - aye, Logan –aye, Pooley – aye, Swenson - absent. . 5 aye, 0 nay, 2 absent; motion carried.

**7. Recommendation: 123 N Main**

Jirsa gave a history of his building and the emergency repair that he had to do due a storm event. He purchased the building 30 years ago and it had a 25-year-old roof on it at that point so he replaced it back then. He is submitting a BID application to help fund the repair.

Pooley questioned if the roof was sloped, which was answered that it is sloped from east to west.

Logan questioned if the roof was visible, to which was answered it sits below the parapet walls and would only be visible from the overpass on Sanborn.

Motion by Pooley, seconded by Clark, to recommend approval of the BID application . Roll call vote: Buechler - absent, Clark - aye, Enders - aye, Jirsa - abstain, Logan –aye, Pooley – aye, Swenson - aye. . 5 aye, 0 nay, 1 abstain, 1 absent; motion carried.

**8. Review and Comment: Razing 112 & 114 E 1st Ave**

Jenniges explained the applicant came in for a demo permit and it was sent to SHPO for their opinion and it came back that it would infringe on the historic nature of the building and

required a 11.1 case review. Jenniges noted this was the building that was run into in December of 2021 and no repair work has been done to the building. Also, the neighboring building to the east has also requested a demo permit and will be in front of this board in the future.

Clark questioned the timeframe of when the demo would be done, to which was answered as soon as they could, late February or early March.

Pooley believes deferred maintenance on these buildings are killing them, but when they get this bad there is no other choice but to demo.

Logan believes there are some economic factors that go along with demoing the building. Jenniges noted there are a few developers that are interested in the land to rebuild and not just turned it into a parking lot.

Motion by Pooley, second by Enders to agree with the 11.1 case report and demo the building do the damage occurred and it's the only option due to financial constraints. Roll call vote: Buechler - absent, Clark - aye, Enders - aye, Jirsa - aye, Logan - aye, Pooley - aye, Swenson - absent. 5 aye, 0 nay, 2 absent; motion carried.

#### **9. Review and Comment: Razing 622 N Duff St**

Terry Sabers of MAHI gave the history and goals of the organization. He said MAHI purchased the dwelling in December. The previous owner had been living there for 25 years. A branch fell through the roof in a summer storm and was never repaired. This is a nuisance property within the city. He noted at the time the previous owner moved out he did not have running water to the property. Sabers provided pictures of the interior and an estimate to fix the existing building and found it not financially feasible to remodel. They plan to raze the dwelling and build a new 1120 square foot dwelling slab on grade to match the neighboring dwellings. There is a detached two-stall garage that will be salvaged.

Pooley questioned what the roof would be; shingles or tin. Sabers answered it would be a shingled roof.

Logan believes the original dwelling was built for workforce housing and believes the proposal will fit the style of the neighborhood.

Jirsa believes this house will be perfect for the market and clean things up. It will fit into the neighborhood and be an improvement to what is there and will financially pan out.

Clark noted this is a high visibility corner and this would be better than what's there.

Motion by Pooley, second by Clark to agree with the 11.1 case report to demo the existing dwelling due to financial impact and build a new dwelling to match the neighborhood. Roll call vote: Buechler - absent, Clark - aye, Enders - aye, Jirsa - aye, Logan - aye, Pooley - aye, Swenson - absent. 5 aye, 0 nay, 2 absent; motion carried.

#### **10. Sign Approval: 100 W 5th Ave**

Tara Volesky stated she is proposing to install a 10' x 20' digital sign and believes that it will blend well with the building as she continues the remodel of the exterior which has already been approved by SHPO.

Jirsa stated he has concerns about the apartments across the street and the light the sign will produce and the flashing that could be associated with it. Jenniges noted there are sections of the ordinance that she will have to follow that deal with brightness at night and flashing. Also, this is for on-premise only advertising for the businesses within the suite, no off-premise signage is allowed in Central Business. Jirsa also brought up the wind load this sign would have to endure and the structural integrity of it. He believes she will need a structural engineer to look at it and probably have to have concrete footings installed, not just tie downs on the roof due to flexing that could happen. He thinks a better location would be on the second floor by the windows covering up the brick.

Logan noted that back in the day they would paint the brick for advertising, but that is not practical anymore. He knows from experience that signs attached or braced on roofs can be a headache.

Pooley mentioned that she would want to contact her insurance company if she put up a sign like this.

Volesky noted she did not want to cover up the bricks because she likes the look of them. She plans to do some tuck pointing on them as well. She also did not know she would need a structural engineer and there could be more construction than anticipated. She is not opposed to a smaller sign and will have a template put in place before ordering the final sign.

At the request of Volesky, motion by Jirsa, second by Clark to table for the applicant to get more information. Roll call vote: Buechler - absent, Clark - aye, Enders - aye, Jirsa - aye, Logan - aye, Pooley - aye, Swenson - absent. . 5 aye, 0 nay, 2 absent; motion carried.

#### **11. Other Business:**

The board discussed the possibility of needing new board members.

#### **12. Public Input:**

Terry Sabers of Tickled Pink questioned his course of action for installing awnings at his business. He was informed of the process being similar to the 622 N Duff St project he is currently part of.

#### **13. Adjourn**

Chairperson Logan asked for a motion to adjourn the meeting. Motion by Enders, seconded by Clark, to adjourn the meeting at 6:14 P.M. Roll call vote: Buechler - absent, Clark - aye, Enders - aye, Jirsa - aye, Logan - aye, Pooley - aye, Swenson - absent. . 5 aye, 0 nay, 2 absent; motion carried.



Jeff Logan

Historical Preservation Commission Chairperson