



Historic Preservation Commission Meeting Agenda
City Council Chambers, City Hall, 612 N. Main Street
April 27, 2023

- 1. 5:15 PM Call to Order**
- 2. Roll Call**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda**
- 5. Approval of Previous Minutes: April 6, 2023**
- 6. Review and Comment: SHPO 11.1 Case Review for 300 N Main St**
- 7. Other Business:**
- 8. 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.
- 9. 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.

Historic Preservation Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
April 6, 2023

1. Call to Order

Chairperson Logan called the April 6, 2023 Mitchell 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: Bradley, Buechler, Clark, Enders, Jirsa (telephoncially), Logan, Schwam.

Absent: Genzlinger, Pooley, Swenson.

Staff Present: Jenniges, Schroeder.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

Motion by Clark, seconded by Enders to approve the proposed agenda. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – absent, Jirsa – aye, Logan – aye, Pooley – absent, Schwam – aye, Swenson – absent. 7 aye, 0 nay, 3 absent; motion carried.

5. Approve Previous Minutes: January 26, 2023

Motion by Jirsa, seconded by Buechler to approve the proposed minutes of the January 26, 2023 Mitchell Historic Preservation Commission meeting. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – absent, Jirsa – aye, Logan – aye, Pooley – absent, Schwam – aye, Swenson – absent. 7 aye, 0 nay, 3 absent; motion carried.

6. Review and Comment: Razing 116 & 118 E 1st Ave

Jenniges explained the City of Mitchell received an application for a demo permit for this property back in December of 2022. The State Historic Preservation Office (SHPO) was notified since it is located within the historic district and they requested an abbreviated 11.1 case report due to the potential to encroach upon, damage or destroy historic property.

Jenniges explained the buildings to the east were razed and during that process the applicants believe some damage was done to their building and it is now structurally compromised. The buildings to the west have gone through the process and are ready to be razed as well.

Jenniges showed the photos that the applicant provided in the 11.1 case review, one of which shows a hole in the roof letting water into the building and creating water damage and mold.

The applicant had a representative there to answer questions.

Logan went over what the board's charge was and also noted the board could request a HABS survey as well, which had been done for a couple of other buildings prior to being razed.

Jirsa noted his concerns about public safety with the building, since the building on the east has already been razed and the building on the west is about to be razed. He believes clay tiles and bricks will fall. The building is in tough shape and no one will restore the building because it is extremely expensive to do so. He doesn't believe there needs to be a HABS survey done on this building.

Schwam questioned if any of the brick or other materials will be saved for restoration of other buildings. Jirsa noted that other project materials have been saved when possible but that is

very costly and the bricks on this building will crumble due to the water issues it has.

Schroeder noted that Schoenfelder Construction will pile brick separately from the rest of the building materials so they can crush the brick and use them for roads so it does not end up in the landfill.

Cal Muntifering of Schoenfelder Construction said they will let others go through the building prior to the demo if they want, but there really isn't anything in the building to salvage. It is not cost effective for them to try and salvage any of the materials besides the brick.

Motion by Jirsa, seconded by Beuchler to agree with the 11.1 case report to demo the existing building due to financial impact and safety to the public. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – absent, Jirsa – aye, Logan – aye, Pooley – absent, Schwam – aye, Swenson – absent. 7 aye, 0 nay, 3 absent; motion carried.

7. Other Business:

None.

8. Public Input:

None.

9. Adjourn

Chairperson Logan asked for a motion to adjourn the meeting. Motion by Bradley, seconded by Beuchler, to adjourn the meeting at 5:41 P.M. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – absent, Jirsa – aye, Logan – aye, Pooley – absent, Schwam – aye, Swenson – absent. 7 aye, 0 nay, 3 absent; motion carried.

Jeff Logan
Historical Preservation Commission Chairperson



January 3, 2023

Mark Jenniges
City of Mitchell
612 N Main St
Mitchell, SD 57301

SDCL 1-19A-11.1 Consultation

Project: 221219004S – 300 N Main St
Location: Davison
COM - City of Mitchell

Dear Mark,

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 December 19, 2022, the SHPO received notification of the above-referenced project located at 300 N Main St in Mitchell, SD. The proposed project consists of renovating the second and third floors, replacing an elevator, restoring the hallways on the second and third floors, replacing current vinyl windows and restoring original windows, tuck pointing exterior masonry, and replacing the roof. Also included in the scope of the proposed project is implementing new street access to first floor space with windows and doors. This property is listed as contributing to the Mitchell Historic Commercial District, which is listed in 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.

Based upon the information provided, the proposed project has the potential to encroach upon, damage or destroy historic property that is included in the National Register of Historic Places or the State Register of Historic Places. Specifically, proposed windows and the new entrance to the historic building must be sympathetic and compatible in design, material, and size in order to not encroach upon, damage, or destroy historic property.

Therefore, the SHPO is requesting an abbreviated case report regarding additional project information, the design, size, and materiality of the replacement windows, and the design of the new street access consisting of ARSD 24:52:07:03 items 1, 2, 5, 7, and 10. 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.

Should you require any additional information, please contact Duncan Trau at Duncan.Trau@state.sd.us or at (605)773-6005. Your concern for the non-renewable cultural heritage of our state is appreciated.

Sincerely,
Ted M. Spencer

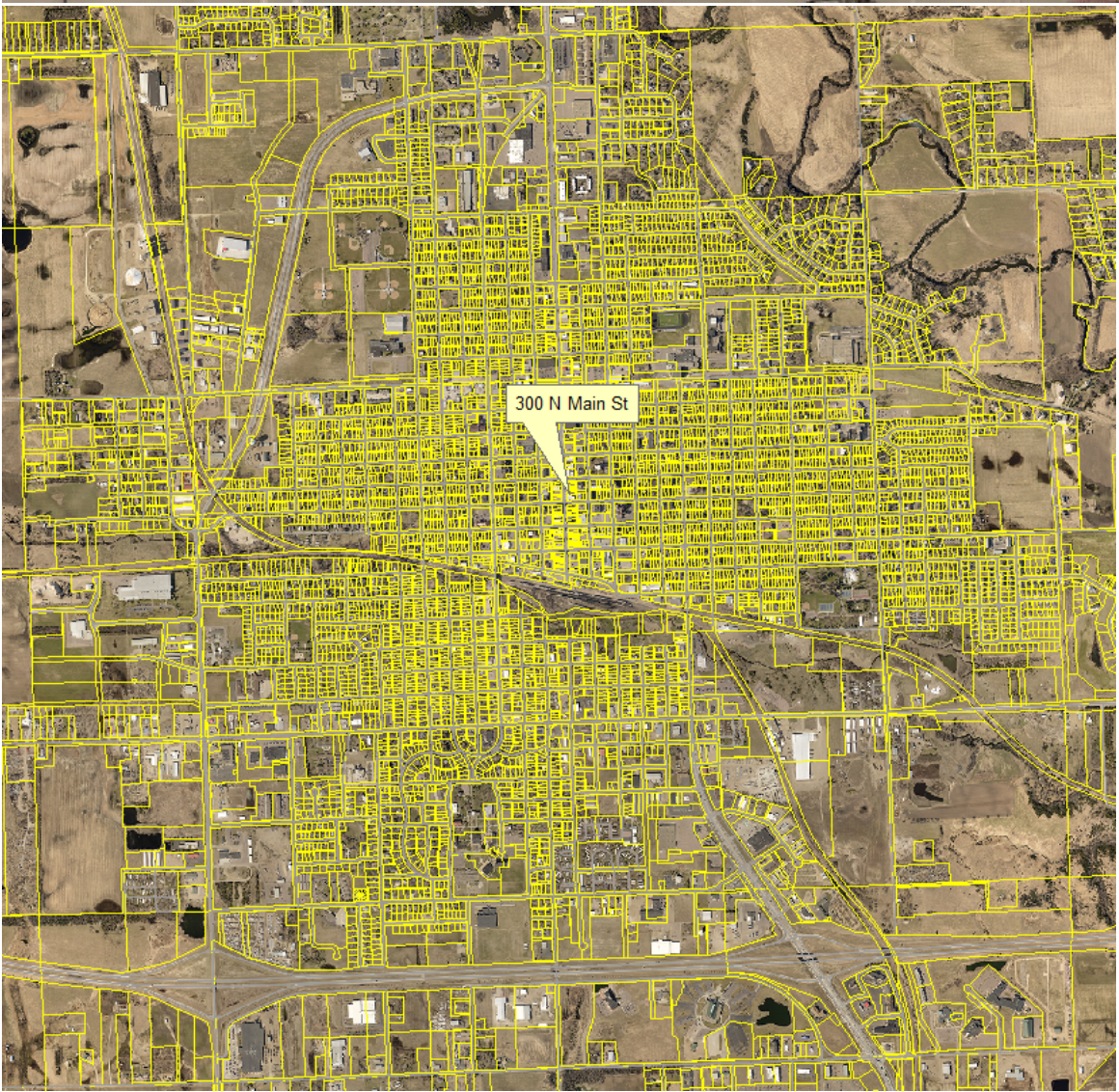


State Historic Preservation Officer

A handwritten signature in black ink that reads "Duncan Trau".

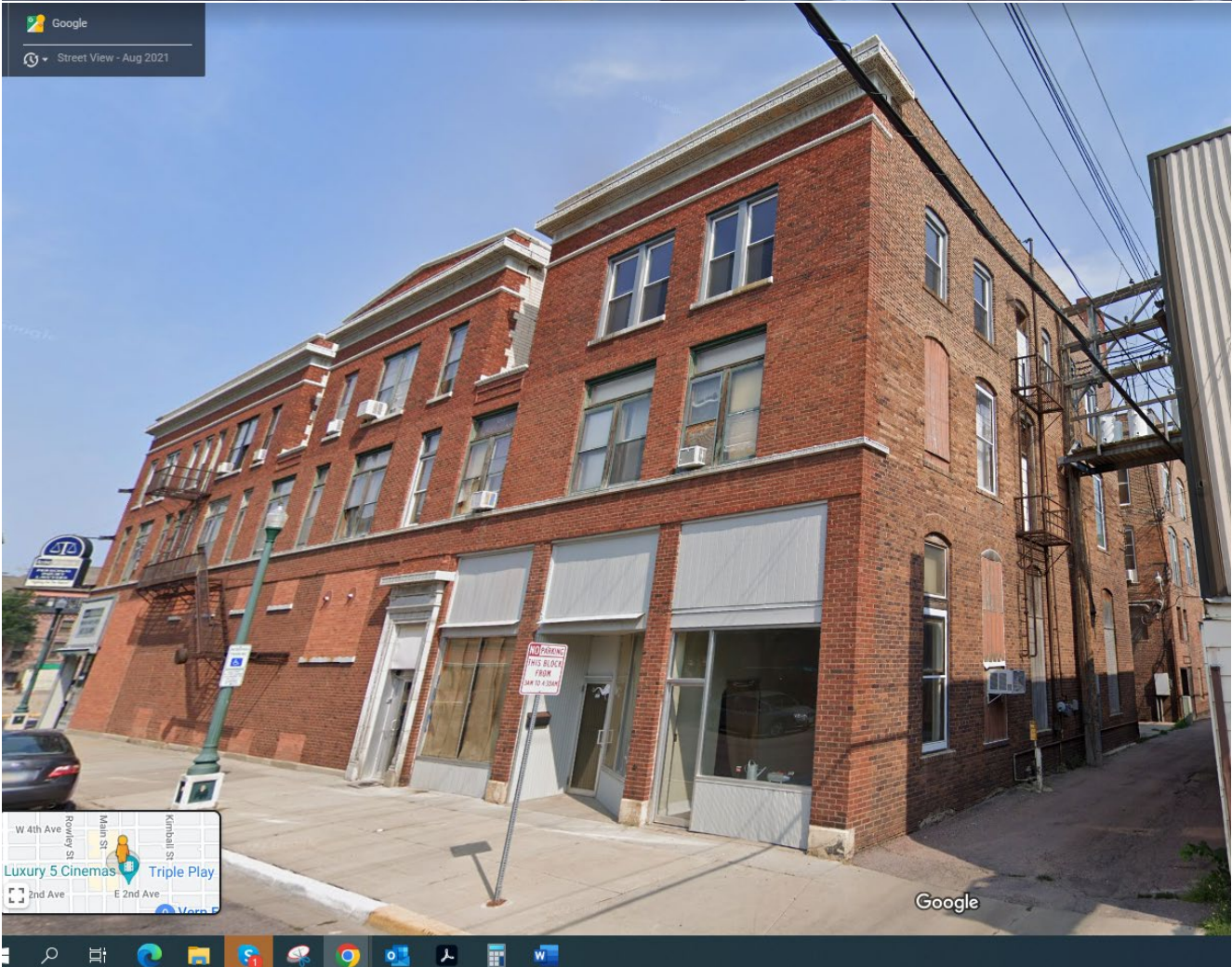
Duncan Trau
Historic Preservation Spclst







Google
Street View - Aug 2021





**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

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:

(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.

**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>



Photo 1

South side of building along 3rd ave proposed location of of new commercial access. Approximately 15' to include a door and sidelight and match existing fronts adja

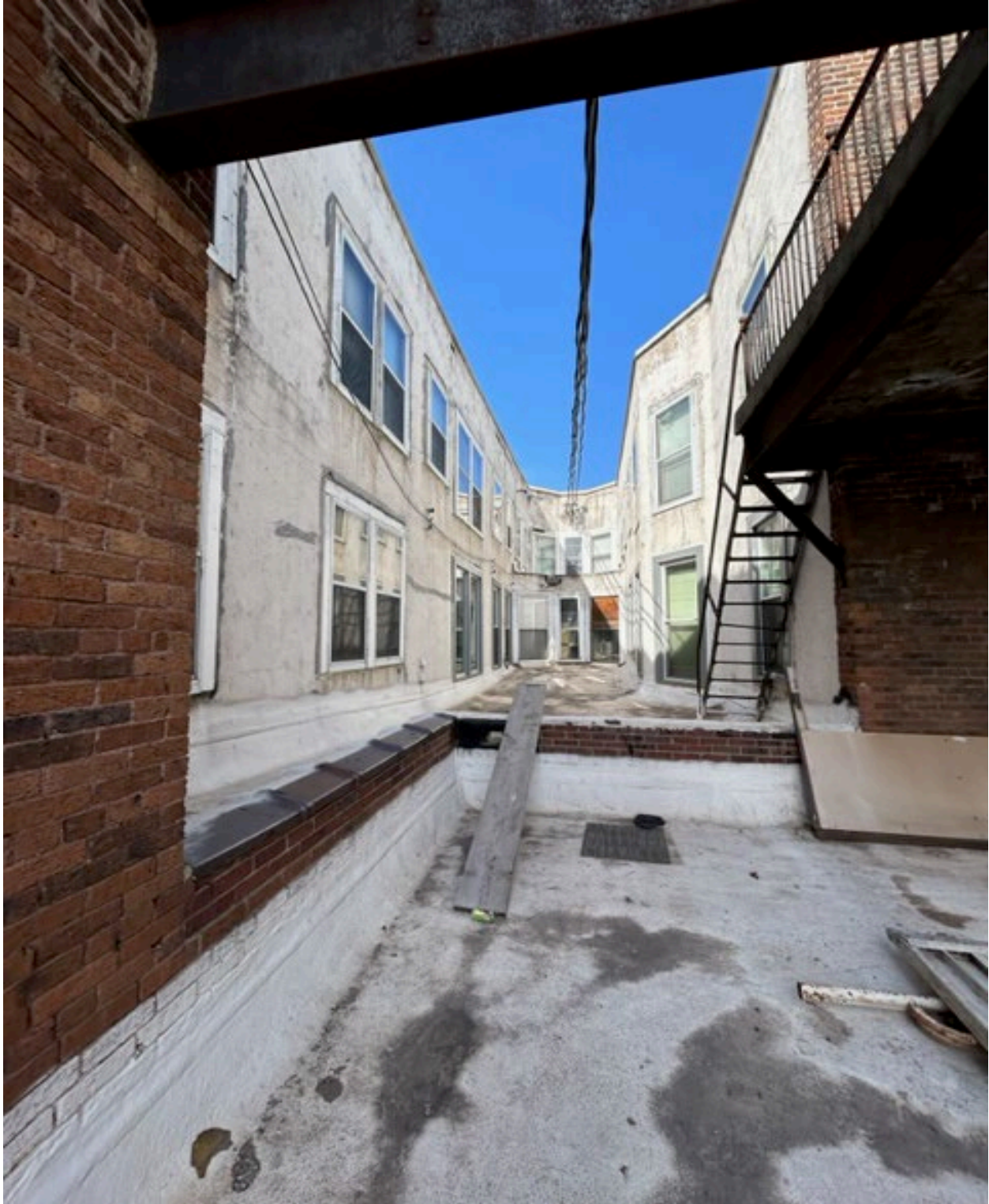


Photo 2

Windows 2nd and 3rd floor Center court roof top from alley side



Photo 3

Center windows from alley

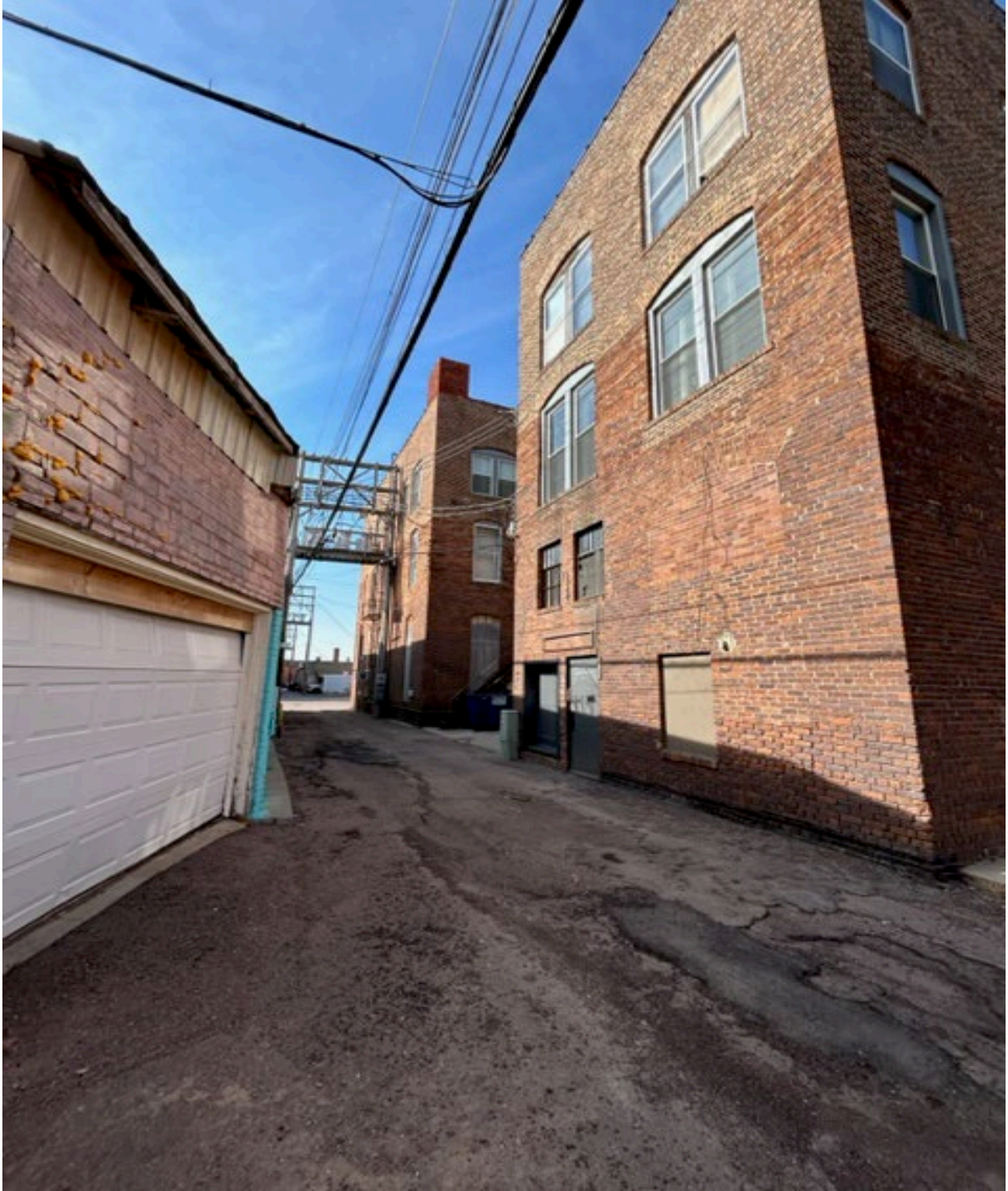


Photo 4

Windows east alley side



Photo 5

Windows south side 3rd ave

