



Historic Preservation Commission 10-28-25 Agenda
City Council Chambers, City Hall, 612 N. Main Street
October 28, 2025

- 1. 5:30 PM Call to Order**
- 2. Roll Call**
- 3. Election of Officers**
- 4. Declaration Of Conflicts Of Interests**
- 5. Approve Agenda**
- 6. Approval of Previous Minutes: October 4, 2023**
- 7. Review and Comment: Proposed Revision to the Mitchell Historic Commercial District-Draft**
- 8. Other Business:**
- 9. 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.
- 10. 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
October 4, 2023

1. Call to Order

Chairperson Logan called the October 4, 2023 Historical Preservation Commission meeting to order at 5:15 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, Genzlinger, Jirsa (telephonically, Logan, Schwam.

Absent: Pooley, Swenson.

Staff Present: Jenniges.

3. Election of Officers

Logan called for nominations for Chairperson for a 1-year term from July 1, 2023 to June 30, 2024.

Motion by Genzlinger, seconded by Clark to nominate Logan as Chairperson.

There being no other nominations, motion by Buechler, seconded by Schwalm, that nominations cease and a unanimous ballot be cast. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – aye, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 8 aye, 0 nay, 2 absent; motion carried.

Logan called for nominations for Vice-Chairperson for a 1-year term from July 1, 2023 to June 30, 2024.

Motion by Buechler, seconded by Bradley to nominate Clark as Vice-Chairperson.

There being no other nominations, motion by Beuchler, seconded by Genzlinger, that nominations cease and a unanimous ballot be cast. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – aye, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 8 aye, 0 nay, 2 absent; motion carried.

Logan called for nominations for Secretary for a 1-year term from July 1, 2023 to June 30, 2024.

Motion by Genzlinger, seconded by Beuchler to nominate Jenniges as Secretary.

There being no other nominations, motion by Beuchler, seconded by Enders, that nominations cease and a unanimous ballot be cast. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – aye, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 8 aye, 0 nay, 2 absent; motion carried.

4. Declaration Of Conflicts Of Interests

Bradley with item #7.

5. Approval of Agenda

Motion by Genzlinger, seconded by Clark to approve the proposed agenda. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – aye, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 8 aye, 0 nay, 2 absent; motion carried.

6. Approval of Previous Minutes: April 27, 2023

Motion by Clark, seconded by Jirsa to approve the proposed minutes of the April 4, 2023 Historic Preservation Commission meeting. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – aye, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 8 aye, 0 nay, 2 absent; motion carried.

7. Review and Comment: SHPO 11.1 case Review for 514 N Main St

Sienna Wegehaupt presented on behalf of Bradley's Pub & Grille. She is the lead architect for Puetz Design+ Build. Puetz Design + Build will also be the general contractor for the job. Her response to the primary brick facade comment is that the existing building is stone stucco or osb covered in sand and is deteriorating. They intend to highlight the brick on the exterior as well as the interior. The front facade has been covered up and with demo from the interior they have found a few more windows that they intend to open up. The horizontal bands and curve on the front will remain. In reference to the rooftop seating she noted there are only a couple of buildings in the Mitchell Commercial Historic District that are four stories high. They have created a 6.5' setback from the edge of the roofline to reduce visablility and for safety purposes. Image #9 in the 11.1 case review shows the true scale looking at the building and roof with the fence and chairs partially visible. The Corn Palace to the north has a balcony roughly the same height. The red brick on the north, south and east will remain. They found the entrance was moved to the current location and they are moving it back to where it used to be. The current location is not ADA compliant. They will use new brick to piece the entranceway and half walls. The south side of the building has two different colored bricks because a building used to be there but they are leaving the two toned brick.

Jirsa has lived downtown for many years, from the 1940's- 60's and then again from 1990 to the present. He has never seen a rooftop bar in Mitchell and doesn't feel it's appropriate.

Downtown Mitchell is meant for sidewalk activity. He feels there are a lot of architectural elements within this remodel that are nowhere else downtown. He believes they should build a new place somewhere else and have a rooftop bar with that, but still believes that outdoor dining is not conducive in Mitchell. The exterior stairwell is not on other buildings in Mitchell and there are horizontal elements on the building that are changing to vertical.

Jason Bradley, owner, said that the existing Scoreboard patio double or triples his sales. He gets questions all the time from people asking if there will be rooftop seating and their reasoning for asking is because they want to have a view of Mitchell's main street and not be crept on while eating. He said they want to be part of the historical downtown and expand dining. The stairs on the south side are for a fire escape as required by building code and they will not be an entrance to the roof, a one-way locked gate at the top. On the south side of the

building, the bottom window panes have panels on them because that is where their kitchen and staff area is and they don't want people looking in or staff looking out.

Genzlinger asked if this was a tax credit project to which was answered it is not. He noted that this project probably could be but would have to follow recommendations from SHPO in order to get the tax credits. He noted he does not disagree with the overall design but agrees with most of Jirsa's comments. He feels like it's 90% historic and just didn't quite get there.

Clark noted that Hill City and Rapid City have rooftop seating and are very popular. He doesn't feel this building is very historic or has a lot of personality. The Corn Palace domes were changed to metal and didn't remain as a historical feature. He believes this remodel to be an asset.

Logan noted that he looks at rooftop seating as drive thru's. They didn't exist previously. There is a shift to people wanting to be outside. He believes SHPO rules were written for larger cities and not rural areas. There are only two buildings in the downtown district that are 4 stories tall. He would like to see some changes to some of the materials.

Logan read Mel Pooley's email into the record questioning what some of the materials are going to be. Wegehaupt showed some of the materials they are proposing for the building as well as directed them to the last page of the packet, the color and materials schedule.

Beuchler noted that there are some additions as well as some subtractions from the historical nature of the building from then to now for what they are proposing. He noted the covered-up windows as well as the recessed entryway.

Schwalm noted that when her and her husband go out to eat they pick based on the best outdoor seating. She noted that she wished the rooftop seating were larger. Jason Bradley commented that Nashville is filled with outdoor and rooftop seating and they are packed. They have been to many towns looking at rooftop seating areas.

Jen Bradley stated this project has been in the works for five years. They looked at building in other towns but decided to help rejuvenate Mitchell's downtown instead. They have travelled to many locations and taken hundreds of photos to figure out what will work best for them.

They have owned the Scoreboard for about 2 1/2 years and have realized the city needs more options for sitdown and outdoor venues. She loves historic buildings and they plan on leaving the interior open for people to view the historic nature of the interior. In the end this project helps Mitchell.

Jenniges showed the flow chart of the SHPO review process. He noted that this 11.1 case review will go back to SHPO for their comments and, based on those comments, it could go to council for their decision on the project.

Motion by Schwalm, seconded by Clark to agree with the 11.1 case report to remodel the building.

Genzlinger noted that he will be voting against this but believes it will be a good thing for Mitchell and looks forward to eating there if approved.

Roll call vote: Bradley – abstain, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – nay,

Jirsa – nay, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 5 aye, 2 nay, 2 absent, 1 abstain; motion carried.

8. Other Business

None.

9. Public Input:

None.

10. Adjourn

Chairperson Logan asked for a motion to adjourn the meeting. Motion by Enders, seconded by Beuchler, to adjourn the meeting at 6:05 P.M. Roll call vote: Bradley – aye, Buechler – aye, Clark – aye, Enders – aye, Genzlinger – aye, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye, Swenson – absent. 8 aye, 0 nay, 2 absent; motion carried.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Mitchell Historic Commercial District (Additional Documentation, Boundary Increase, and Boundary Decrease)

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Roughly bounded by Lawler St., Railroad Ave., Rowley St., and 6th Ave.

City or town: Mitchell State: SD County: Davison

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 X A B X C D

<p>_____ Signature of certifying official/Title:</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p> <p>_____ Title :</p>	<p>_____ Date</p> <p>_____ State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

Category of Property

(Check only **one** box.)

Building(s)

District

Site

Structure

Object

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Number of Resources within Property: ADDITIONAL DOCUMENTATION

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>61</u>	<u>20</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>61</u>	<u>20</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- COMMERCE: business
- COMMERCE: professional
- COMMERCE: financial institution
- COMMERCE: specialty store
- GOVERNMENT: courthouse
- GOVERNMENT: post office
- GOVERNMENT: city hall
- RECREATION AND CULTURE: auditorium
- TRANSPORTATION: rail-related
- RELIGION: religious facility
- EDUCATION: library

Current Functions

(Enter categories from instructions.)

- COMMERCE: business
- COMMERCE: professional
- COMMERCE: financial institution
- COMMERCE: specialty store
- COMMERCE: restaurant
- GOVERNMENT: courthouse
- GOVERNMENT: post office
- GOVERNMENT: city hall
- RECREATION AND CULTURE: auditorium
- RECREATION AND CULTURE: museum
- TRANSPORTATION: rail-related
- RELIGION: religious facility

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Romanesque

LATE VICTORIAN: Italianate

LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival

LATE 19TH AND 20TH CENTURY REVIVALS: Beaux Arts

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

MODERN MOVEMENT: Art Deco

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK

STONE: Sioux Quartzite

STONE: Limestone

STONE: Granite

CONCRETE

METAL: Aluminum

GLASS

CERAMIC TILE

TERRA COTTA

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Mitchell Historic Commercial District is a substantially intact core group of commercial buildings that represent the early history of Mitchell and reflect local and regional architectural trends for late nineteenth and early twentieth century commercial architecture. The city of Mitchell is located in the center of Davison County, in southeastern South Dakota, along the James River and Interstate-90. Its historic commercial district extends seven blocks north from the railroad track along Main Street between Railroad Avenue and 6th Avenue. The district also, at points, extends west to Rowley Street and east one block across Lawler Street. Further north on Main Street there is more modern commercial development and to the east and west are residential areas. Architectural styles throughout the district are predominantly one- or two-story masonry commercial blocks, with a few architect-designed Romanesque, Neoclassical, Beaux Arts, Prairie School, and Art Deco style examples throughout the district. Most of the buildings are substantially brick or concrete, but several use Sioux quartzite (local to southeastern South

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Dakota), limestone, sandstone, or other cut stone. Significant modernized facades and storefronts from the mid-twentieth century use large panes of glass, aluminum, mosaic tile, and polished stone.

The Mitchell Historic Commercial District was originally listed in the National Register of Historic Places as NRIS #75001716 (later updates assigned #95000275 and #13000042). With this update, the nomination for the Mitchell Historic Commercial District is revised to update the contributing/non-contributing status for several properties, note demolished properties within the district boundary, add to the boundary area to include a c.1978 addition to the First United Methodist Church, reduce the district boundary for a concentrated area that has lost integrity, and provide an updated map.

The historic district continues to have sufficient integrity overall to convey significance to the histories of architecture, commerce, transportation, politics/government, and entertainment/recreation for the city of Mitchell. Of eighty-one (81) total buildings that remain in the district, sixty-one (61) are contributing buildings that were constructed or had historically significant alterations within the period of significance between 1883 and 1963, and which retain sufficient integrity to contribute to the district's significance. There are twenty (20) buildings that do not contribute to the historic district, because they were constructed outside of the period of significance or because they have lost integrity.

Narrative Description

The sixty-one (61) buildings that contribute to the significance of the district reflect the evolving character of the district between 1883 and 1963. There was an initial building boom in the 1880s, when the new city of Mitchell experienced rapid growth, and then a second wave of development between 1900 and 1930, corresponding with general economic health as property owners invested in more substantial buildings with more masonry and new metal internal structural systems. In the 1930s, landmark governmental buildings were constructed in the Art Deco style using federal work relief funds, and, from 1944 to 1963, there was a trend to modernize downtown businesses by redesigning their storefronts. About twenty-seven percent of the buildings within the Mitchell Historic Commercial District were either built or had significant modernizations in that latter period.

The visually prominent Corn Palace sits near the north boundary of the historic district, while the 1909 railroad depot sits on the southern boundary. The Corn Palace is, at its core, an auditorium/gymnasium, but the exterior is styled with rotating cycles of artist-designed murals composed of corn cobs, husks, etc. The core of the Mitchell Historic Commercial District runs along Main Street, which is a wide, two-lane street with parking lanes on both sides of the street. The iconic Corn Palace has inspired the city to erect fluted streetlights lining Main Street that are set on square concrete pedestals with corn designs in relief on all four sides. Wide sidewalks exist along Main Street, making the area friendly for foot traffic. Most buildings are set along the sidewalks of the street, excepting some of the landmark public buildings, like the courthouse, Carnegie library and the former post office, and some of the non-historic modern banks and gas

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stations, which have deeper setbacks from the sidewalks. The Carnegie library additionally has a short, wrought iron fence.

The eligibility of contributing and non-contributing resources was determined according to the National Register Criteria for Evaluation. Properties that were constructed within the period of significance, contribute to the significance of the district, and retain sufficient integrity were deemed to be contributing resources within the district. Properties with alterations, such as mid-century storefront modernizations, that have achieved significance in their own right and retain sufficient integrity to the period of significance (through 1963) are included as contributing resources. Non-historic alterations to storefronts, upper stories, and roof lines were weighed against the surviving significant features of the building in evaluating contributing and non-contributing status.

Boundary Increase

This amendment increases the district boundary a small amount to include an addition on the north elevation of the First United Methodist Church that is part of that resource, and the boundary should not bisect the resource. This does not impact the Resource Count (above) for the district. Below is an expanded description of the church that includes the addition.

310 North Rowley Street First United Methodist Church	DV00400092	Contributing	1907
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This building is a two-story Richardsonian Romanesque style church built using a hip roof with prominent cross gables, rough-cut and coursed purple and pink-colored Sioux quartzite masonry, a large square bell tower at the southwest corner, and a raised basement. The west façade has three entrances with concrete steps. The central recessed entrance has a heavy round-arch surround and is flanked by one-story polygonal bays with asphalt shingle tower roofs, then by two higher entrances with round arch surrounds. In each gable end, stained glass windows are set behind exterior square-paned glass within massive Romanesque arches. The prominent gables have stone finials and corner turrets with rounded caps. Other windows, of varied size and placement, have purple quartzite sills and lintels. There are purple stone courses in the wall and a pink stone dentil band beneath the eaves. The bell tower has a pyramidal roof with two rows of dentils above three tall narrow arched openings on each side. On the east end of the south façade, there is a wing with a tall arched entrance, stained glass gable, and a canted corner. Concrete block planters have been installed at the sidewalk level on the south façade. The architect of the church was the Sioux City firm Eisentraut, Colby & Pottenger, and the contractor was A.J. Garner. Construction plans included the use of Spencer granite (quartzite) and Kettle River sandstone.¹

A low-profile single-story addition was built to the north in c.1978. It is considered a non-historic section of the church as it is outside the district’s period of significance. The addition has a flat roof and red brick walls. It has three sections; the lowest section abuts the historic church and has a recessed entrance door at the south end, the center section is slightly taller

¹ *Improvement Bulletin* 32 (May 12, 1906), 20; *Madison Daily Leader* (SD), June 24, 1907.

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and has two recessed vertical bands of stained-glass windows at either end, and the small northern section is only half the width and has a long concrete ramped walk leading from the street sidewalk to double doors in a glass enframement.

Boundary Decrease

This amendment reduces the district boundary, cutting an area that has lost integrity along N. Lawler St. between E. 1st and E. 2nd Ave. This area includes ten properties from the 2013 district amendment, listed below. Six of those along E. 1st Ave. (five Contributing and one Non-Contributing) have recently been demolished. Some of the demolitions were exacerbated by a vehicle collision that caused structural instability. They were mostly one- and two-story brick commercial buildings, several of which had altered storefronts and fenestration.

In the reduction area are also three resources on that same half-block that do not contribute to the district. Two are of recent construction and the building at 123-135 East 2nd Avenue is an early building but has had extensive alterations to its wall surfaces, now stucco, as well as its windows and storefront.

Maybe add: comparison historic & present photos for 123-135 E 2nd and for 201 E 2nd: [Mitchell Area Historical Society photo?]; [new photo of that block]

Across Lawler Street to the east, the area includes one contributing building (201 East 2nd Avenue, Mitchell Steam Laundry) that, given these demolitions and non-contributing resources, has lost continuity to the historic district. As it has an altered storefront and fenestration, it does not have integrity to be individually listed in the National Register of Historic Places.

Properties to be removed from the historic district:			
Address	SHPO ID	2013 Status	Note
112 East 1st Avenue	DV00400135	Contributing	Demolished in November 2023
114 East 1st Avenue	DV00400141	Contributing	Demolished in November 2023
116 East 1st Avenue	DV00400137	Contributing	Demolished in November 2023
118 East 1st Avenue	DV00400138	Contributing	Demolished in November 2023
120 East 1st Avenue	DV00400153	Contributing	Demolished in November 2023
124 East 1st Avenue	DV00400152	Non-Contributing	Demolished in May 2021
113-115 East 2nd Avenue	DV00400129	Non-Contributing	Extant, built or new exterior in c.2000
123-135 East 2nd Avenue Central Hotel	DV00400113	Non-Contributing	Extant, built 1879 ²

² This was listed in the 2013 nomination amendment with an estimated construction date of c.1945, but was an earlier house moved from Firesteel to Mitchell in 1879 by R.F. Alterton for use as a hotel and expanded over the years. Early names: Forrest City Hotel, Gleason House, Arlington House, Plotner House (Plotner Hotel), and Hotel Waverly (Waverly House). Sanborn Fire Insurance maps in 1898-1923, *Daily Republic* (Mitchell SD), April 10, 2017.

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117 North Lawler Street	DV00400119	Non-Contributing	Extant, built c.2000
201 East 2nd Avenue Mitchell Steam Laundry	DV00400156	Contributing	Extant, built 1910

Additional Documentation

Below are updated descriptions for 208 and 210 North Main as Contributing properties. Following the removal of non-historic coverings at their cornices, upper-floor windows, and storefront transoms, the two were previously amended to a Contributing status in a Supplemental Listing Record to NRIS #13000042, which was added to the National Register listing in January 2023.

208 North Main Street Becker Building; J.J. Newberry Co.	DV00400068	Contributing	1906
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The Becker Building at 208 North Main Street is a two-story commercial block. The west façade has a c.1970 storefront with two recessed entrances, both flanked by plate glass display windows with light-colored brick veneer surrounds. To either side of the storefront, the brown brick side piers of the façade have historic tall bases of stone with carved moldings at their caps. The six windows on the second floor are one-over-one wood sash windows with transoms, as well as stone sills and lintels. The parapet cornice has a stone cap and central raised section with three corbelled pilasters with stone peaked caps. The center pilaster has a cut stone block that reads “1906,” and centered on the section is a cut stone block reading “BECKER” between two ornamental square blocks with carved flower motifs. The side bays of the cornice have shallow corbelled dentils, and each end has a tall pier with a peaked stone cap. In 1929, owner Emil Becker sold the building to the J.J. Newberry Co. (department stores).³

210 North Main Street Larrison Drug Store; D.T. Becker Building	DV00400023	Contributing	1906, 1930
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The D.T. Becker Building is a two-story commercial block. The storefront has wood bulkheads, overhanging glass display cases, and a deeply recessed entrance flanked by cantilevered, aluminum-frame plate glass display windows. Above the storefront is a transom window with a brick surround that has rounded corners. An additional recessed entry to the south of the storefront provides access to the second floor, which is communicating with the adjacent 208 North Main. Above the recessed doorway is a tall transom with a two-light wood window. Although the south edge of the building meets directly against 208 North Main, the other points of the wall that reach the ground feature a low concrete base with a beveled top edge. The second floor has four windows; the three northernmost are six-over-one with stone sills and transoms. The southernmost window has been replaced with a one-over-one window that also has a stone sill and transom. A band of stone spans the width of the façade just above those transoms. A stone sign plate is framed

³ Mitchell Republic (SD), January 21, 2023.

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in brick with small square stone tiles and reads “19-D.T. Becker-30,” from when Delvan T. Becker bought the building for the Becker clothing store and remodeled the façade.⁴ The parapet cornice has a concrete cap that steps up slightly at the center over a band of soldier-bond brick.

Below are updated descriptions for 100 North Main, 118 North Main, and 514 North Main, which this amendment changes from Contributing to Non-Contributing status. Alterations to their exterior façades have resulted in a loss of integrity of design, materials, workmanship, and feeling.

100 North Main Street	DV00400031	Non-Contributing	c.1950
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This building is a single-story commercial block with an asymmetrical west facade. The façade had blond Roman brick, which was covered in 2024 by a manufactured board cladding. The recessed angled entry has three fixed metal frame glass display windows, door, and sidelight. These replaced a mid-20th century aluminum framed storefront with brick base. An aluminum display case on the northern corner of the storefront was removed. A large sign panel is angled forward above the storefront. It was refinished with a manufactured board product colored to look like dark stained wood. The south elevation has common blond brick and a long horizontal band of windows with a concrete sill and soldier brick lintel, and two single doorways. The windows were glass block and are now fixed rectangular lights with opaque glass. The east end of the south elevation has an additional storefront with a central entry flanked by plate glass display windows in a soldier brick surround. The historic integrity of the façade has been affected by remodeling in 2024, which included, as noted above: new cladding that affected material and design of the Roman brick and sign panel, replacement of original storefront windows/door, loss of the corner display case, and replacement of glass block windows along the south elevation.

118 North Main Street	DV00400049	Non-Contributing	1920, c.1950
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This building is a single-story concrete block commercial building. A recessed entry at the northwest corner has large, fixed angled display windows to the south. A fixed flat metal canopy spans the width of the storefront. The parapet roof slopes down to the east. In 2021, the façade was remodeled with a new canopy over the storefront, new display windows with thicker frames, brown brick veneer at the base and sides of the storefront windows, wide manufactured board siding over the upper part of the façade, and removal of the perpendicular, programmatic neon sign.

514 North Main Street Northwestern Public Service Co.	DV00400001	Non-Contributing	1961
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This building is a single-story commercial building with a polygonal northwest corner. A deeply recessed entrance bay with a single-leaf door and an integrated planter is located at the south end of the west façade. This entrance area was reduced in size, the door relocated to

⁴ *Mitchell Republic* (SD), January 21, 2023.

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face west, and the planter replaced with a red brick version during remodeling in 2024. The south wall of the entranceway was removed and a square metal support post added. Window units have three tall lights, surrounded by vertical board cladding. The historic beige and dark brown glazed tile block walls and horizontal banding above and below the storefront area were covered with manufactured board cladding along the upper section and metal coping along the banding. Additionally, a rooftop dining area was added to the front west half of the roof. It features a smaller central rooftop walled addition and metal railing near the building edges; on the south side of the building an exterior metal staircase to the roof was also added at a midpoint on the building. On the north elevation, after an adjacent building (522 N. Main) was demolished, two doors, four large window units, and a fenced ground-level dining patio were added to this building.

Inventory

Below is a full list of the buildings remaining within the district, including both those with new descriptions above (noted with an asterisk [*]) as well as those previously listed and described in the 2013 nomination amendment.

As in the 2013 amendment, they are arranged in numerical order by street: working from the southernmost street, Railroad Avenue, north to 5th Avenue, and then from the easternmost street, Lawler Street, west to Rowley Street. Their State Historic Preservation Office identification numbers, current contributing/non-contributing status, as well as dates of construction and historically significant alterations are noted for each resource.

Historic names and architects/builders have been added if known. Some dates of construction are adjusted to align with research from the Mitchell Area Historical Society and the Mitchell Historic Preservation Commission.

Address (Historic Name)	SHPO ID	Status	Date
112 East Railroad Avenue Mitchell Furniture Co.	DV00400142	Contributing	1907 ⁵
115 East 1st Avenue	DV00400158	Contributing	c.1908
117 East 1st Avenue	DV00400155	Contributing	c.1952
119 East 1st Avenue	DV00400131	Contributing	1910
110 East 2nd Avenue O.L. Branson & Co. Bankers; Branson Bank Building; Mitchell Abstract Co. (1929) <i>Architect: Purcell & Elmslie</i> ⁶	DV00400055	Contributing	1916
112 East 2nd Avenue J.R. Reihsen Building	DV00400130	Contributing	1911

⁵ Granite basement and concrete block upper walls, masonry contract to Gottlieb Scheurenbrand; carpentry contract to John Slater. *Mitchell Capital* (SD), May 17, 1907.

⁶ *The Prairie School Review* 2(1) (January 1965), 17.

Mitchell Historic Commercial District (AD, BI, BD)

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Name of Property

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114 East 2nd Avenue	DV00400132	Contributing	c.1920, 1949
119 West 3rd Avenue Mitchell Carnegie Library <i>Architect: W.L. Dow & Sons</i> <i>Builder: A.J. Kings</i> ⁷	DV00400096	Contributing	1903
112 East 3rd Avenue	DV00400116	Non-Contributing	c.1920
113 East 3rd Avenue Dakota Central Telephone Co.	DV00400136	Contributing	1912
115 East 3rd Avenue	DV00400117	Contributing	c.1925, c.1960
116 East 3rd Avenue	DV00400118	Non-Contributing	c.1970
117-123 East 3rd Avenue Johnson Furniture Co. Building <i>Architect & Engineer: (1922) Luvine O. Berg</i> ⁸ , (1928) Walter J. Dixon	DV00400128	Contributing	1922, 1928-1929
117 East 4th Avenue U.S. Post Office (former) <i>Architect (Treasury): James Knox Taylor</i> ⁹ <i>Builder: Moore & Danner</i> ¹⁰	DV00400090	Contributing	1909, c.1920
200 East 4th Avenue Davison County Courthouse <i>Architect: Kings & Dixon</i> <i>Builder: Peter W. Kuipers</i> PWA Project No. 4045	DV00400101	Contributing	1936
112 East 5th Avenue Mitchell Masonic Temple <i>Architect: Kings & Dixon</i> ¹¹	DV00400066	Contributing	1924-1925
109 South Lawler Street	DV00400123	Contributing	1910, 1925
117 South Lawler Street	DV00400125	Contributing	1948
120 South Lawler Street	DV00400143	Contributing	1920
205-209 North Lawler Street	DV00400120	Non-Contributing	c.2005
215 North Lawler Street	DV00400121	Contributing	c.1925
300-312 North Lawler Street W.H. King Automobile Co.; King Building	DV00400144	Contributing	1919
305 North Lawler Street	DV00400122	Non-Contributing	c.1965

⁷ *Improvement Bulletin* 26 (August 16, 1902), 17; *South Dakota Library Bulletin* 49 (1963), 53.

⁸ *The American Contractor* 43 (May 20, 1922), 72.

⁹ *Mitchell Capital* (SD), April 5, 1907.

¹⁰ *Mitchell Capital* (SD), January 13, 1910.

¹¹ *The American Contractor* 43 (December 23, 1922), 61A.

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309 North Lawler Street Educator School Supply Co.	DV00400140	Contributing	1911
403 North Lawler Street	DV00400170	Non-Contributing	c.1987
100 South Main Street *	DV00400172	Non-Contributing	c.2000
101 South Main Street Navin Hotel; T.P. Navin Building; Hotel Roberts (1945) ¹² <i>Architect: S.C. Wherry</i> ¹³	DV00400109	Contributing	1911-1912, c. 1956
122 South Main Street The Cassem Building	DV00400041	Contributing	1913
124 South Main Street Mitchell Motor Co.	DV00400043	Contributing	1914, c.1958
210 South Main Street Chicago, Milwaukee, & St. Paul Depot <i>Architect: J.A. Lindstrand</i> ¹⁴	DV00400094	Contributing	1909
100 North Main Street	DV00400031	Non-Contributing	c.1950
104 North Main Street	DV00400034	Non-Contributing	c.1900
106 North Main Street Michels Building	DV00400037	Non-Contributing	1912
108 North Main Street	DV00400039	Non-Contributing	1918
112 North Main Street	DV00400044	Contributing	c.1905, c.1937
114 North Main Street	DV00400045	Non-Contributing	c.1915
116 North Main Street	DV00400047	Non-Contributing	c.1915
118 North Main Street *	DV00400049	Non-Contributing	1920, c.1950
121 North Main Street	DV00400107	Contributing	1910
123 North Main Street First National Bank; Branson Building <i>Architect: S.C. Wherry</i> ¹⁵ <i>Builder: R.K. Hafsos</i> ¹⁶	DV00400106	Contributing	1906-1907 ¹⁷
200 North Main Street <i>Architect (1916): Purcell & Elmslie</i> ¹⁸	DV00400053	Contributing	1887, 1916

¹² *Daily Republic* (Mitchell SD), July 27, 2015.

¹³ *Mitchell Capital* (SD), April 28, 1910; *Madison Daily Leader* (SD), May 3, 1911.

¹⁴ *Mitchell Capital* (SD), February 4, 1909–May 27, 1909.

¹⁵ *Mitchell Capital* (SD), March 23, 1906.

¹⁶ *Mitchell Capital* (SD), November 2, 1906.

¹⁷ Built with quartzite stone from Sioux Falls, Missouri sandstone, and pressed brick. *Mitchell Capital* (SD), November 2, 1906–April 12, 1907.

¹⁸ *The Prairie School Review* 2(1) (January 1965), 17.

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203-205 North Main Street Medical Arts Building <i>Architect:</i> Walter J. Dixon	DV00400105	Contributing	1936
206 North Main Street	DV00400079	Contributing	c.1928
207 North Main Street Kresge Co. Building; Geyerman's Building	DV00400084	Contributing	1931, c.1961
208 North Main Street * Becker Building	DV00400068	Contributing	1906
210 North Main Street * D.T. Becker Building	DV00400023	Contributing	1906, 1930
211 North Main Street Toggery Building	DV00400030	Contributing	1944
212 North Main Street	DV00400036	Contributing	1883, 1950s
213 North Main Street	DV00400022	Contributing	1883, 1950s
214 North Main Street G.A. Clark Building	DV00400021	Contributing	1886, c.1953
215 North Main Street J. Harrer Building	DV00400104	Contributing	1892, c.1946
216 North Main Street	DV00400082	Contributing	c.1910, 1951
217 North Main Street Mitchell National Bank <i>Architect:</i> A.J. Van Duesen ¹⁹ <i>Builder:</i> A.J. Kings & Son ²⁰	DV00400093	Contributing	1907
218 North Main Street	DV00400080	Contributing	1886, 1960-1962
223 North Main Street Western National Bank; Western Bank Building; J.C. Penney's (1926) <i>Architect:</i> F.H. Ellerbe ²¹ <i>Builder:</i> A.J. Kings & Son ²²	DV00400102	Contributing	1906-1907
300 North Main Street Realty Building (Baron Brothers); Woolworth's (1916)	DV00400111	Contributing	1915-1917 ²⁵

¹⁹ Alt: VanDusen. Front façade of white stone from Carthage, Missouri. *Improvement Bulletin* 32 (May 12, 1906), 22; *Mitchell Capital* (SD), May 25, 1906, June 28, 1907.

²⁰ *Mitchell Capital* (SD), May 17, 1907, June 28, 1907.

²¹ Ellerbe of St. Paul, Minnesota. *Mitchell Capital* (SD), June 28, 1907.

²² *Mitchell Capital* (SD), April 26, 1907–April 10, 1908.

²⁵ *Mitchell Capital* (SD), November 18, 1915–January 25, 1917.

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<i>Architect: W.W. Beach</i> ²³ <i>Builder: H.E. Bjodstrup</i> ²⁴			
308 North Main Street J.W. Elliott Building	DV00400075	Contributing	1912, c. 1956
310 North Main Street	DV00400073	Non-Contributing	c.1890
312 North Main Street	DV00400057	Non-Contributing	c.1885
314 North Main Street	DV00400070	Non-Contributing	1909
316 North Main Street	DV00400161	Non-Contributing	c.1910
317 North Main Street Feinstein Brothers	DV00400087	Contributing	1908, c.1949
318 North Main Street	DV00400086	Contributing	1900, 1959
319 North Main Street	DV00400063	Contributing	c.1905
320 North Main Street	DV00400013	Non-Contributing	c.1915
322 North Main Street J.N. Crow Building <i>Architect: F.C.W. Kuehn</i> ²⁶	DV00400027	Contributing	1900
323 North Main Street S.T. Greene Building	DV00400026	Contributing	1908
400-408 North Main Street Beckwith Building; Midtown Plaza <i>Builder: Fred Bjodstrup</i> ²⁷	DV00400025	Contributing	c.1915, 1961
401 North Main Street	DV00400024	Contributing	1938
405 North Main Street	DV00400019	Non-Contributing	c.1922
412 North Main Street J.C. Penney's Department Store	DV00400020	Contributing	1960
413 North Main Street	DV00400091	Contributing	c.1902, c.1954
415 North Main Street	DV00400065	Contributing	c.1920, 1954
423 North Main Street Montgomery Ward & Co.	DV00400018	Contributing	1951 ²⁸
424 North Main Street Elks Home; Elks Lodge #1059	DV00400069	Contributing	1910-1911

²³ *Mitchell Capital* (SD), November 18, 1915.

²⁴ *Mitchell Capital* (SD), November 18, 1915.

²⁶ *The American Contractor* 35 (June 6, 1914), 94.

²⁷ *The American Contractor* 37 (October 7, 1916), 110.

²⁸ *Daily Republic* (Mitchell SD), September 26, 2016.

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<i>Architect: S.C. Wherry</i> ²⁹ <i>Builder: A.J. Kings & Son</i> ³⁰			
425 North Main Street Pence Buick; Western Chevrolet Co.; Montgomery Ward & Co.	DV00400058	Contributing	1914
501 North Main Street Wilson Motor Co.	DV00400060	Contributing	c.1920
514 North Main Street *	DV00400001	Non-Contributing	1961
604 North Main Street Corn Palace Auditorium <i>Architect: Rapp & Rapp</i> ³¹	DV00400061	Contributing	1921
612 North Main Street Municipal Armory; U.S. National Guard Armory; City Hall <i>Architect: (1937) Floyd F. Kings; (1960) J.E. Peterson with Dixon</i> ³²	DV00000038	Contributing	1937, 1960
310 North Rowley Street * First United Methodist Church <i>Architect: Eisentraut, Colby & Pottenger</i> ³³ <i>Builder: A.J. Garner</i> ³⁴	DV00400092	Contributing	1907

The following five properties are still within the historic district boundary but have been demolished. Their lots are currently vacant or used for parking.

Address	SHPO ID	Status	Note
301-303 North Main Street	DV00400100	Contributing	demolished in November 2019, following the partial collapse of its south elevation
305 North Main Street	DV00400076	Contributing	demolished in November 2019 with 301-303 N. Main
307 North Main Street	DV00400099	Contributing	demolished in November 2019 with 301-303 N. Main
512 North Main Street	DV00400059	Contributing	demolished in October 2018
522 North Main Street	DV00400162	Non-Contributing	demolished in September 2024

²⁹ *Mitchell Capital* (SD), November 15, 1907, October 6, 1910.

³⁰ *Mitchell Capital* (SD), November 15, 1907, October 6, 1910.

³¹ *The American Contractor* 41 (December 11, 1920), 59.

³² *Daily Republic* (Mitchell SD), July 6, 1960.

³³ *Mitchell Capital* (SD), May 4, 1906; *Improvement Bulletin* 32 (May 12, 1906), 20.

³⁴ Of Madison, South Dakota. *Mitchell Capital* (SD), March 15, 1907–August 30, 1907.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

- COMMERCE
- TRANSPORTATION
- POLITICS/GOVERNMENT
- ENTERTAINMENT/RECREATION
- ARCHITECTURE

Period of Significance

1883-1963

Significant Dates

1907
1909
1921
1936
1937

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

- Beach, Wilford W. (architect)
- Dixon, Walter J. (architect)
- Dow, Wallace L. (architect)
- Ellerbe, Franklin H. (architect)
- Eisentraut, Colby & Pottenger (architect)
- Kings, Andrew J. [& Son] (builder)
- Kings and Dixon (architect)
- Kuehn, F.C.W. (architect)
- Lindstrand, J.A. (architect)
- Purcell and Elmslie (architect)
- Rapp and Rapp (architect)
- Steele, William (architect)
- Wherry, S.C. (architect)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Mitchell Historic Commercial District has local significance under Criterion A in the areas of Commerce, Transportation, Politics/Government, and Entertainment/Recreation. The Mitchell Historic Commercial District is also eligible for the National Register of Historic Places under Criterion C for Architecture because it embodies important local expressions of trends in architectural forms, styles, and functions. Mitchell's downtown was established with the railroad in the late nineteenth century, grew exponentially from 1900 to 1930, and then participated in the national trend of modernizing storefronts and facades in the automobile age of the 1940s-1960s. Its buildings represent trends in commercial forms and modernization, as well as Romanesque, Neoclassical, Beaux Arts, Prairie Style, and Art Deco stylistic influences on commercial and institutional architecture. The district conveys a historical sense of time and place through its architecture and setting. The district contains an intact core of local commercial resources from the latter decades of the nineteenth century to the mid-twentieth century. The period of significance of 1883-1963 reflects the full expanse of resources, from the earliest constructed buildings to mid-century modernizations, that speak to the significant periods of development in downtown Mitchell.

Justification for Boundary Increase

This amendment increases the district boundary to include a c.1978 addition on the north elevation of the First United Methodist Church that is part of that resource, and the boundary should not bisect the resource. This does not impact the Resource Count (in Section 5) for the district.

Justification for Boundary Decrease

This amendment to reduce the boundary for the historic district encloses the historic core of downtown Mitchell and eliminates an area on the southeast edge of the district that has lost integrity. In that area, a row of buildings along E. 1st Street have been demolished. There are also three modern or substantially altered Non-Contributing buildings and one Contributing building that has lost continuity with the historic district in context to these other losses (listed in Section 7 above).

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Mitchell Historic Commercial District remains eligible for the National Register of Historic Places under Criterion A for its association with Mitchell's early commercial development, trends in transportation, county and municipal politics and government, and the Corn Palace's significant role in state tourism and entertainment. The district is eligible for the National Register of Historic Places under Criterion C as the buildings that were constructed in downtown Mitchell during active and important periods in the town's history accurately reflect local and

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regional trends in architectural form, style, and function. They represent historically significant changes over time. The district consists of commercial buildings that reflect the historic commercial development of the town as well as core buildings that reflect the political and social life of city residents.

The construction dates of the buildings correspond with the periods of economic prosperity and opportunity in the Mitchell area, with the first buildings being constructed in the early 1880s as the town was established and another large group constructed between 1900 and 1930 during a period of economic growth. The erection of Art Deco public landmarks in the 1930s and the modernization of commercial storefronts through the 1940s to the early 1960s correspond with periods of transition when owners continued to strive for downtown development despite the respective challenges of economic depression and a shifting commercial landscape as businesses moved to developing highway routes outside the city core. Early-twentieth century photos show a downtown characterized by two-part commercial blocks and large fabric awnings over the sidewalks. Photos from the automobile age show a greater diversity in building forms, a transition from awnings to metal canopies, and the popularity of perpendicularly hung neon signs.

The Mitchell Historic Commercial District is most significant for its association with local commercial development from the first buildings constructed on Main Street through its first wave of modernized storefronts. The first extant building in the district dates from 1883, shortly after the town was made county seat in 1879 and received a railroad line in 1880. Commercial developments in downtowns show the interconnectedness of early Midwestern towns—how governmental and transportation activity brought with it economic health. Similarly, business leaders worked as boosters to attract additional political and recreational activity.

By 1884, Mitchell's downtown already stretched along Main Street from Railroad Avenue to 4th Avenue within the original 1879 platted boundaries, and the densest part of the downtown remained in those four blocks for much of the early twentieth century. The earliest businesses of hotels, saloons, lumber companies, and mills served both rail travelers and area farmers coming to trade. Economic successes and societal growth led to the construction of specialty stores like millinery, jewelry, furniture, hardware, and drug stores as well as banks and meeting halls for fraternal organizations. Industrial development occurred horizontally along the two railroad lines at Railroad Avenue and 8th Avenue with warehouses, coal sheds, mills, and foundries. Eventually, in the early twentieth century, businesses opened between 4th and 7th Avenues in Rowley's First and Second Additions; they were often larger buildings (including the Corn Palace) and constructed at a lower density. In that same era, harness shops and liveries were replaced with automotive showrooms and filling stations, opera houses were replaced with air-conditioned movie theatres, and storeowners replaced iron and wood storefronts with neon signs, aluminum, colored panels, and open-front display cases.

The district's significance in the area of transportation begins with Mitchell's actual location—chosen to fall along the prospective route of the Chicago, Milwaukee, and St. Paul Railroad. The town incorporated in 1879, and the rail line reached it in 1880. In 1884, the establishment of Milwaukee Road's division headquarters and maintenance shop, as well as the 1887 arrival of the Chicago, St. Paul, Minneapolis, and Omaha line, further tied the town's work force to either

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the railroad itself or the businesses that catered to travelers and traders. These two rail lines set the initial geographical boundaries for commercial development between their depots along Railroad Avenue to the south and 8th Avenue to the north. The extant Milwaukee Road depot, built in 1909, represents this historic tie between Mitchell's transportation and commercial history even though other railroad buildings have been demolished or have lost the ability to convey their significance to the district.

The Davison County Courthouse, Mitchell Armory (City Hall), the Carnegie Public Library, and the U.S. Post Office made downtown Mitchell the hub for county and municipal civic activities. The 1902 Carnegie library was constructed through financing from city government and the Carnegie Corporation. It succeeded an 1884 wood shack library run by the Women's Christian Temperance Union and the storage of books at the YMCA. In 1909, the Classical style architecture Post Office reflected the central civic role of that institution. The Post Office constructed a new facility and relocated in the early 1960s, at which time the city school district's administrative offices moved into the 1909 building. It is currently occupied by a private business. The current 1936 Davison County Courthouse was designed by the local firm of Floyd F. Kings and Walter J. Dixon and replaced a previous 1883 building. Mitchell's Armory, built in 1937 next to the Corn Palace, served as training facilities, offices, and storage for the National Guard until the building became City Hall in 1960. Both the courthouse and Armory are the most prominent examples of Art Deco architecture in the district and reflect a push in the 1930s for public improvements that used federal relief funding.

The Mitchell Historic Commercial District is significant in the area of entertainment and recreation because of the long history of the Corn Palace in the city's development and its many entertainment functions. The city built the first Corn Palace in 1892 to display the area's agricultural richness for the Corn Belt Exposition. The current structure was built in 1921 and designed by Chicago-based firm, Rapp and Rapp, who primarily specialized in movie palaces. Its exterior walls are decorated with corn and other grains in murals designed by different artists over time including Alexander Rohe, William Kearney, Oscar Howe, Arthur Amiotte, and others. Since 1892 (with intermittent skipped years during the early period), the Corn Palace has served as an auditorium hall for music concerts, dances, sporting events, exhibitions, and political lectures. It still hosts events, from major concerts to basketball tournaments, and is one of South Dakota's best-recognized tourist attractions. After the Corn Palace became a permanent building, the city has continued to hold an exposition or celebration for Corn Palace Week that also extends out along Main Street and includes a variety of exhibition booths, performances, and a traveling carnival.

The significant architectural styles in the Mitchell Historic Commercial District cover a range of late nineteenth and early twentieth century commercial blocks that used Italianate, Neoclassical, Romanesque, Commercial (Chicago) Style, and Prairie School. Landmark buildings used Richardsonian Romanesque, Neoclassical, Beaux Arts, Prairie School, and Art Deco architecture. The district includes mostly two-part commercial blocks with retail space on the first floor and residential or office space above, one-part commercial blocks with decorative cornices, and several free-standing landmark buildings. Through the 1940s to the early 1960s, the trend to modernize commercial storefronts swept through Mitchell and many businesses

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remodeled their storefronts, rearranged display cases and plate glass windows, and added large signboards to attract consumers in the automobile age. Of the buildings in the district, about twenty-five percent have modernized storefronts or facades from that period. Architects that contributed to the district include the national firms of Purcell & Elmslie, J.A. Lindstrand, and Rapp & Rapp. There are also notable examples by regional and local architects Kings & Dixon; S.C. Wherry; F.C.W. Kuehn of Huron SD; William Steele of Sioux City IA; Eisentraut, Colby & Pottenger of Sioux City IA; F.H. Ellerbe of St. Paul MN, and Wallace L. Dow & Son of Sioux Fall SD; as well as the prolific local builder Andrew J. Kings (& Son).

[Additional historic context in 2013 nomination update.]

DRAFT

Mitchell Historic Commercial District (AD, BI, BD)
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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

The American Contractor 35 (June 6, 1914), 94; 37 (September 30, 1916), 85; 37 (October 7, 1916), 110; 41 (December 11, 1920), 59; 43 (May 20, 1922), 72; 43 (December 23, 1922), 61A.

Daily Republic (Mitchell SD), July 6, 1960; July 27, 2015 – July 29, 2020.

Improvement Bulletin 26 (August 16, 1902), 17; 32 (May 12, 1906), 20, 22.

Madison Daily Leader (SD), June 24, 1907 – May 3, 1911.

Mitchell Capital (SD), January 8, 1904 – October 6, 1910.

Mitchell Historic Preservation Commission, *Historic District Walking Tour* (brochure).

Mitchell Republic (SD), January 21, 2023 – June 7, 2025.

The Prairie School Review 2(1) (January 1965), 17.

Sanborn Fire Insurance Co. Mitchell, South Dakota, 1898-1923.

South Dakota Library Bulletin 49 (1963), 53.

[More sources accompany the expanded historic context in the 2013 update.]

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): Noted with each in Section 7

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10. Geographical Data

Acreege of Property: 32.7 acres
Acreege previously listed in the National Register: 34.2 acres
Acreege of boundary increase: 0.5 acre
Acreege of boundary decrease: 2 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------|-----------------|-------------------|
| 1. Zone: 14 | Easting: 578505 | Northing: 4840725 |
| 2. Zone: 14 | Easting: 578603 | Northing: 4840728 |
| 3. Zone: 14 | Easting: 578607 | Northing: 4840507 |
| 4. Zone: 14 | Easting: 578717 | Northing: 4840510 |
| 5. Zone: 14 | Easting: 578720 | Northing: 4840409 |
| 6. Zone: 14 | Easting: 578608 | Northing: 4840409 |
| 7. Zone: 14 | Easting: 578611 | Northing: 4840343 |
| 8. Zone: 14 | Easting: 578647 | Northing: 4840345 |
| 9. Zone: 14 | Easting: 578648 | Northing: 4840297 |
| 10. Zone: 14 | Easting: 578610 | Northing: 4840298 |
| 11. Zone: 14 | Easting: 578615 | Northing: 4840182 |
| 12. Zone: 14 | Easting: 578564 | Northing: 4840182 |
| 13. Zone: 14 | Easting: 578567 | Northing: 4840061 |
| 14. Zone: 14 | Easting: 578616 | Northing: 4840061 |
| 15. Zone: 14 | Easting: 578618 | Northing: 4839965 |

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16. Zone: 14	Easting: 578682	Northing: 4839966
17. Zone: 14	Easting: 578684	Northing: 4839923
18. Zone: 14	Easting: 578531	Northing: 4839950
19. Zone: 14	Easting: 578532	Northing: 4839880
20. Zone: 14	Easting: 578450	Northing: 4839897
21. Zone: 14	Easting: 578454	Northing: 4839919
22. Zone: 14	Easting: 578499	Northing: 4839913
23. Zone: 14	Easting: 578500	Northing: 4840032
24. Zone: 14	Easting: 578453	Northing: 4840034
25. Zone: 14	Easting: 578453	Northing: 4840054
26. Zone: 14	Easting: 578499	Northing: 4840057
27. Zone: 14	Easting: 578499	Northing: 4840139
28. Zone: 14	Easting: 578451	Northing: 4840140
29. Zone: 14	Easting: 578447	Northing: 4840237
30. Zone: 14	Easting: 578399	Northing: 4840237
31. Zone: 14	Easting: 578399	Northing: 4840356
32. Zone: 14	Easting: 578442	Northing: 4840357
33. Zone: 14	Easting: 578443	Northing: 4840535
34. Zone: 14	Easting: 578490	Northing: 4840535

Verbal Boundary Description (Describe the boundaries of the property.)

The Mitchell Historic Commercial District begins along N. Main St. at E. 7th Ave. and extends east to N. Lawler St. From there it goes south to E. 5th Ave. and around the Davison County Courthouse block going east to N. Kimball St., south to E. 4th Ave. and returning west to N. Lawler St. Mid-block it goes east and south and returns to N. Lawler St. along E. 3rd Ave., to encompass 300-312 N. Lawler St. At E. 2nd Ave., the boundary turns west to the alley mid-block and goes south to E. 1st Ave. where it runs east to N. Lawler St. Past mid-block, it goes east and south to E. Railroad Ave., to encompass 120 S. Lawler St. The boundary then runs along E. Railroad Ave. to a point before S. Main St. where it turns south and goes around the depot building at 210 S. Main St. before returning to the intersection of Main St. and Railroad Ave. It then goes north until turning west, north at the alley, and then returning to Main St., to encompass the building at 101 S. Main St. It continues north until a point turning west and north along the alley to encompass 121 and 123 N. Main St. It continues along the alley to the center of the 200-block where it turns west to N. Rowley St. It follows N. Rowley St. and turns east to the alley after encompassing the First United Methodist Church and its addition. The boundary continues

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north along the alley past E. 5th Ave and turns east after 501 N. Main St. At Main St. it goes north until reaching the starting point at E. 7th Ave.

Boundary Justification (Explain why the boundaries were selected.)

The boundary for this district has been selected to encompass the historic core of the downtown Mitchell area. This amendment reduces an area along N. Lawler St. between E. 1st and 2nd Aves. that has lost integrity with demolished properties and vacant lots, non-contributing resources, and a contributing building that has lost continuity to the historic district because of losses in its vicinity.

11. Form Prepared By

name/title: Liz Almlie, Historic Preservation Specialist
organization: South Dakota State Historic Preservation Office
street & number: 900 Governors Drive
city or town: Pierre state: SD zip code: 57501
e-mail: shpo@state.sd.us
telephone: 605-773-3458
date: 26 September 2025

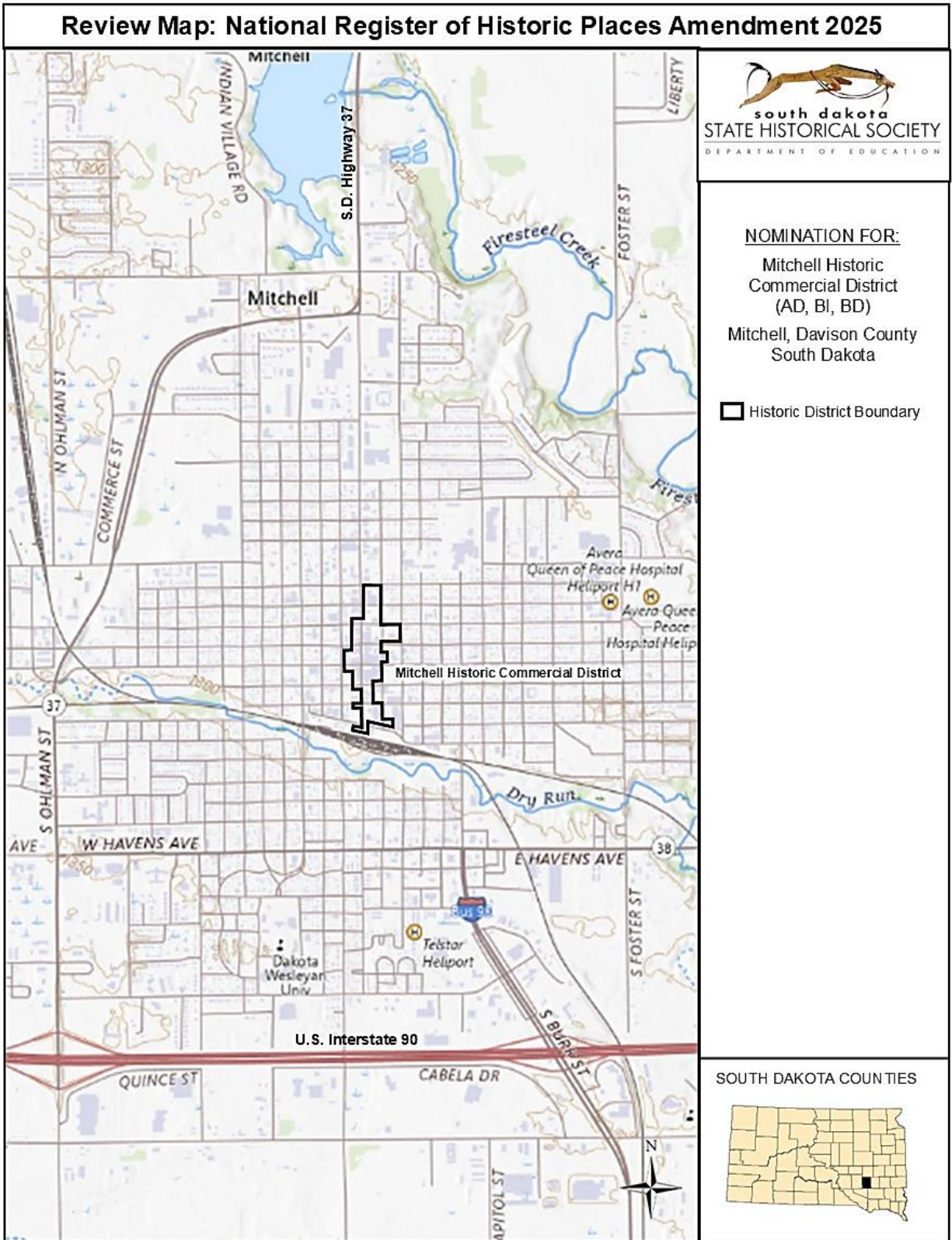
Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

Mitchell Historic Commercial District (AD, BI, BD)
Name of Property

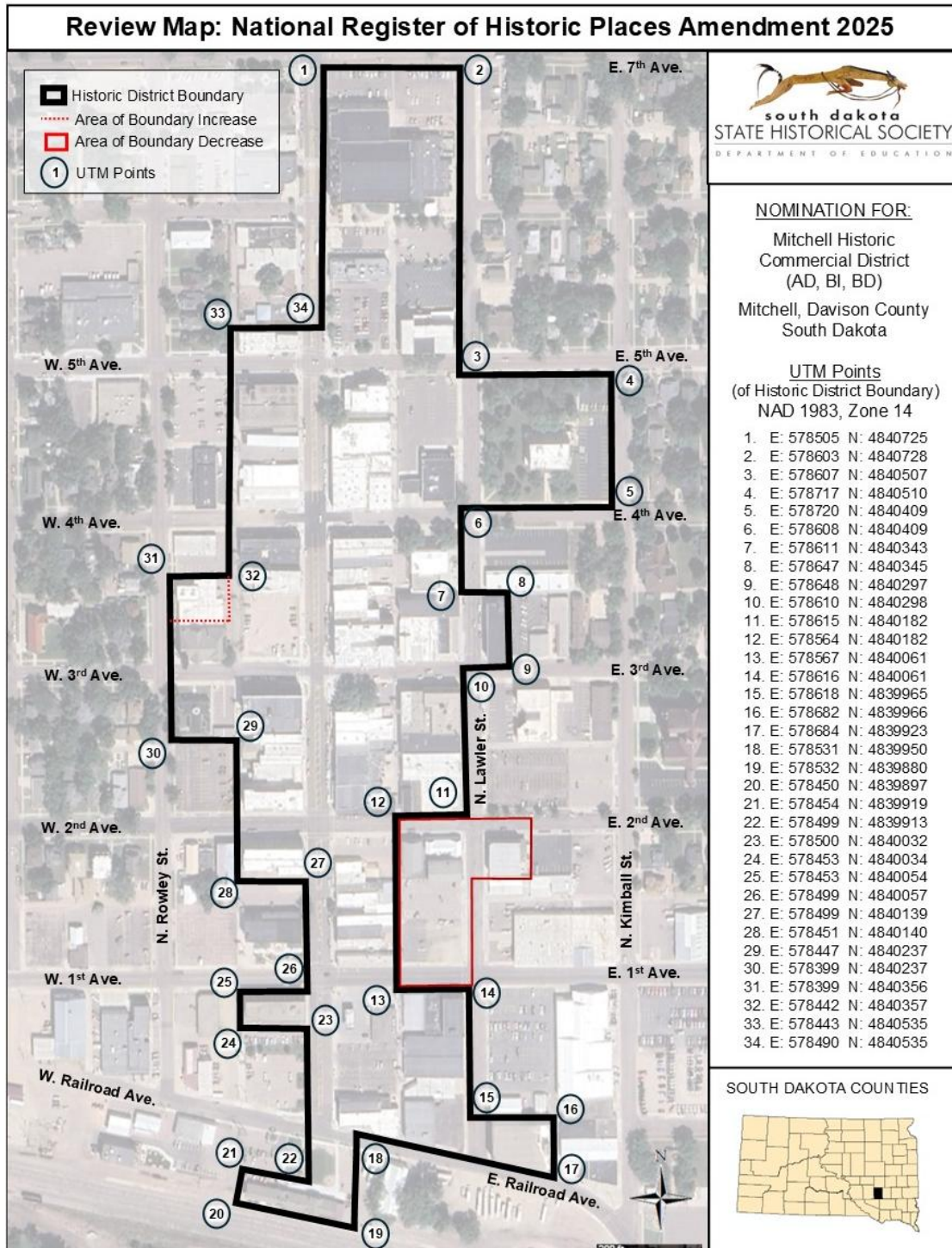
Davison County, SD
County and State



Mitchell Historic Commercial District (AD, BI, BD)
 Name of Property

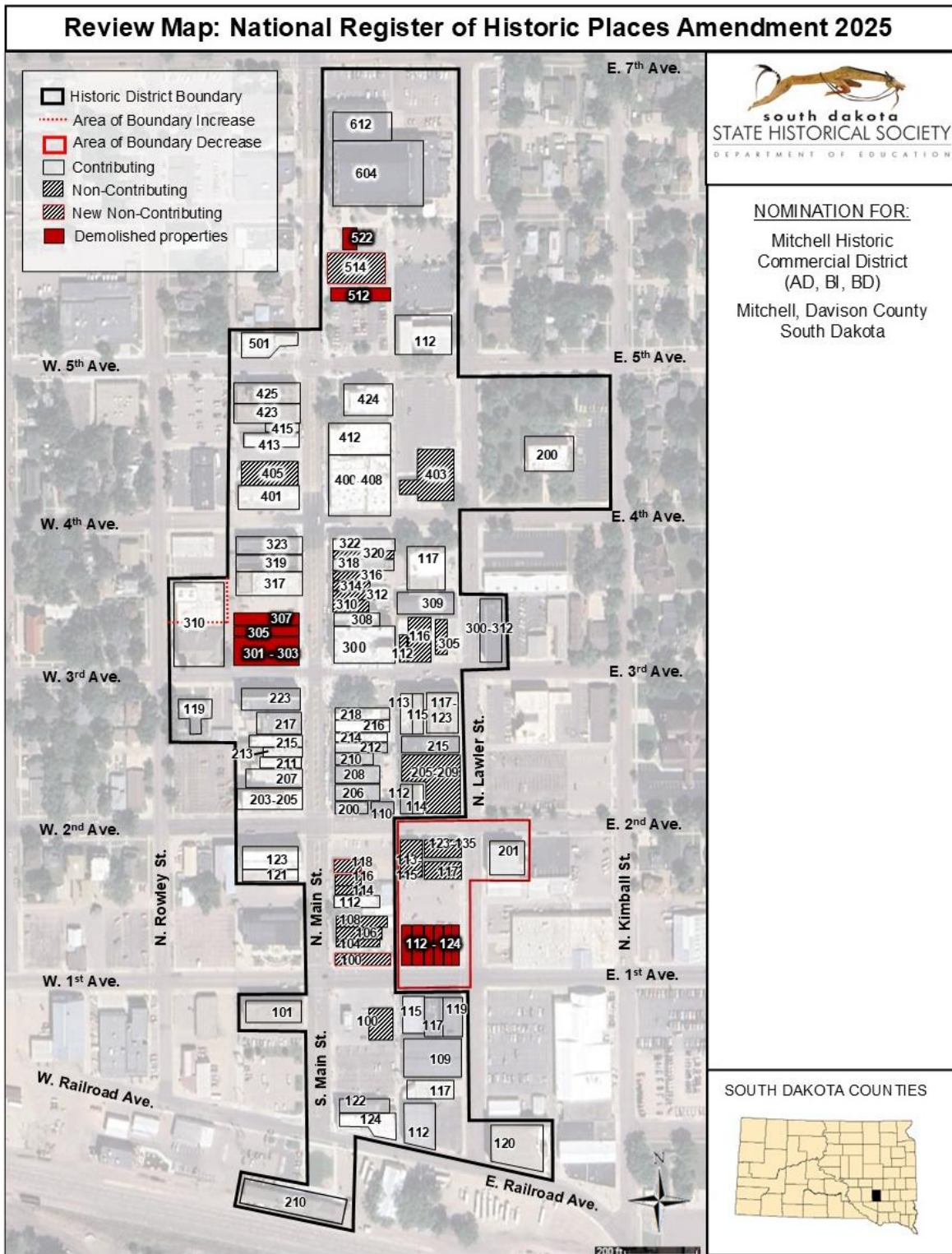
Davison County, SD
 County and State

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.



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- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

May still take new photographs of 208-210 N Main and 118 N Main, and/or add 'befores' to the 'afters' for status changes.

Name of Property: Mitchell Historic Commercial District (boundary decrease; additional documentation)

City or Vicinity: Mitchell

County: Davison

State: SD

Photographer: Liz Almlie

Date Photographed: 29 September 2025 unless otherwise specified.

Description of Photograph(s) and number, include description of view indicating direction of camera:



SD_Davison County_Mitchell Historic Commercial District (AD, BI, BD)_0001
View of 210 and 208 N. Main Street, camera looking southeast. Date: July 12, 2022

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SD_Davison County_Mitchell Historic Commercial District (AD, BI, BD)_0002
View of 100 N. Main, camera looking northeast.



SD_Davison County_Mitchell Historic Commercial District (AD, BI, BD)_0003
View of 118 N. Main, camera looking southeast. Date: September 13, 2022

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SD_Davison County_Mitchell Historic Commercial District (AD, BI, BD)_0004
View of 514 N. Main Street (512 and 522 N. Main – demolished) with Corn Palace in background, camera looking northeast.



SD_Davison County_Mitchell Historic Commercial District (AD, BI, BD)_0005
View of west side of 300-block N. Main Street (In background: First United Methodist Church at left and Feinstein Brothers [317 N. Main] at center-right), camera looking northwest.

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SD_Davison County_Mitchell Historic Commercial District (AD, BI, BD)_0006
View of north side of 100-block E. 1st Ave. at Lawler St. (Area of boundary decrease),
camera looking northwest.



SD_Davison County_Mitchell Historic Commercial District (AD, BI, BD)_0007
View of south side of 100-block E. 2nd Ave. at Lawler St. (Area of boundary decrease),
camera looking southwest.

Mitchell Historic Commercial District (AD, BI, BD)
Name of Property

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SD_Davison County_Mitchell Historic Commercial District (AD, BI, BD)_0007
View of 201 E. 2nd Ave. at Lawler St. (Area of boundary decrease), camera looking southeast.



SD_Davison County_Mitchell Historic Commercial District (AD, BI, BD)_0008
View of First Methodist Church addition (Area of boundary increase), camera looking southeast.

Mitchell Historic Commercial District (AD, BI, BD)
Name of Property

Davison County, SD
County and State

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

DRAFT