



Historic Preservation Commission  
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 visibility 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 Buechler, 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.

A handwritten signature in cursive script that reads "Jeff Logan". The signature is written in dark ink and is positioned above a horizontal line.

Jeff Logan  
Historical Preservation Commission Chairperson