

CITY OF MITCHELL
CITY HISTORIC PRESERVATION COMMISSION
March 3, 2022

NOT APPROVED

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

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

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

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

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

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

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

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

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

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

Discussion on the motion.

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

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

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

Review and Comment: Razing Hughes/Science Hall.

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

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

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

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

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

8. Other Business-None.

9. Public Comment-None.

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

Jeff Logan
Historical Preservation Commission Chairperson