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State Historical Society board approves property tax moratorium applications

PIERRE, S.D. — The South Dakota State Historical Society board of trustees recently approved 19 applications in nine counties for the eight-year state historic preservation property tax moratorium for restoration and rehabilitation made to historic buildings. The projects meet the Secretary of the Interior's Standards for Rehabilitation.

"These approvals are significant because if an historic building qualifies for the tax benefit, an eight-year delay is placed on the property tax assessment of any certified improvements," said Jay D. Vogt, director of the State Historical Society, headquartered at the Cultural Heritage Center in Pierre. "Property tax assessments may not be increased due to certified rehabilitation of the building."

"The property tax moratorium is an incentive for owners of properties listed in the National Register of Historic Places to maintain and rehabilitate their homes and businesses," Vogt added.

Of the 19 properties, five are private residences and 15 are or will be income-producing such as retail, office, hotel or rental housing. The investment totaled \$9.4 million. The investment per project ranged from \$3,950 to \$4.4 million.

For more information on how to qualify for the state historic preservation property tax moratorium, contact the State Historical Society's Historic Preservation Office at (605) 773-3458, or go online to history.sd.gov/preservation/FundingOpps/SPTMOverview2014.pdf.

Following is a list by county of the sites approved for the property tax moratorium.

Brookings County

Masonic Temple, 225 Main Ave., Brookings; constructed in 1894; first floor converted to retail use.

Brown County

Olwin-Angell Building, 321 S. Main St., Aberdeen; constructed in 1903 with the third floor added in 1914; originally a department store, now being rehabilitated for retail/office space on the first floor and apartments on the second and third floors.

Davison County

Whittier School, 410 W. 2nd Ave., Mitchell; constructed in 1935 as a school; being rehabilitated for multi-family residential housing.

Hughes County

Walter Rowe House, 1118 E. Capitol Ave., Pierre; continued rehabilitation work on stone house constructed in 1907.

Hutchinson County

First National Bank, 394 S. Main St., Freeman; constructed in 1906 to house a bank; undergoing rehabilitation to become retail and office space.

Lawrence County

35 Jackson St., Deadwood; exterior rehabilitation work on private home constructed around 1905.

Clark/Mullen & Munn Block (Gold Dust Hotel), 25 Lee St., Deadwood; constructed around 1903; vacant for many years; rehabilitated into a 42-room hotel.

Lown Mercantile Building, 701-703 5th St., Spearfish; mercantile building constructed in 1893; rehabilitated for use as restaurant and event center.

Lincoln County

Kennedy Mansion, 903 N. Dakota St., Canton; exterior rehabilitation work on private residence constructed in 1917.

Minnehaha County

Farley-Loetscher Company Building I /Frank Transfer & Storage Warehouse, 322 & 324 E. 8th St., Sioux Falls; constructed around 1900 for commercial/industrial/warehouse space; converted to a mixed use building.

State Theatre, 316 S. Phillips Ave., Sioux Falls; constructed in 1925 as a vaudeville house and later used as a movie theater; undergoing rehabilitation to become a film and performance center.

Avery House, 103 S. Prairie Ave., Sioux Falls; private residence constructed in 1889; undergoing rehabilitation for continuing residential use.

L & A Baking Company, 910 N. Main Ave., Sioux Falls; constructed in 1914 as a commercial building; being rehabilitated for commercial and office space.

Odd Fellows Home, 100 W. 10th St., Dell Rapids; constructed around 1910 as a home for the elderly and orphans; undergoing rehabilitation to become apartments.

Pennington County

Lampert & Frease Building, 608-610 St. Joseph St., Rapid City; constructed as a mercantile building in 1886, rehabilitated for mixed use, retail on first floor and apartments on second floor.

Fairmont Creamery, 201 Main St., Rapid City; constructed in 1929 as an industrial building; rehabilitated for use as offices, retail and housing.

Motor Service Company/The Garage, 402 St. Joseph St., Rapid City; constructed in 1929 as an automobile showroom and repair shop; rehabilitated for use as a contemporary office-sharing space.

911 West Blvd., Rapid City; rehabilitation of 1924 home for continued use as private residence.

Aby's Feed and Seed, 408-412 5th St., Rapid City; originally a grain elevator and industrial building complex constructed between 1911 and 1944, complex being rehabilitated for use as retail and office space and a dance studio.

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The South Dakota State Historical Society is a division of the Department of Tourism. The Department of Tourism is comprised of Tourism, the South Dakota Arts Council, and the State Historical Society. The Department is led by Secretary James D. Hagen. The State Historical Society, an Affiliate of the Smithsonian Institution, is headquartered at the South Dakota Cultural Heritage Center in Pierre. The center houses the society's world-class museum, the archives, and the historic preservation, publishing and administrative/development offices. Call (605) 773-3458 or visit history.sd.gov for more information. The society also has an archaeology office in Rapid City; call (605) 394-1936 for more information.