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CONTACT: Jeff Mammenga, Media Coordinator, (605) 773-6000,
Jeff.Mammenga@state.sd.us

State Historical Society board approves property tax moratorium applications

PIERRE, S.D. — The South Dakota State Historical Society board of trustees recently approved 16 applications in 10 counties for the eight-year state historic preservation property tax moratorium for restoration and rehabilitation made to historic buildings.

“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.

One of the criteria for the approval was that the projects meet the U.S. Secretary of the Interior’s Standards for Rehabilitation.

Of the 16 properties receiving the moratorium, eight are private residences and eight are or will be income-producing properties. Investment per project ranged from \$1,000 to \$400,000. Private investments totaled over \$2 million.

For more information on how to qualify for the state historic preservation property tax moratorium, contact the State Historical Society at (605) 773-3458, or go online to history.sd.gov/preservation/FundingOps/SPTMOverview2016.pdf.

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

Aurora County

Hofmeister House, 209 E. 1st, White Lake; constructed in 1912; rehabilitation work to create usable living space in the basement.

Brookings County

Austin House, 719 8th St., Brookings; constructed in 1941; replaced foundation, updated electrical and plumbing to meet code.

Brown County

Olwin-Angell Building, 321 S. Main St., Aberdeen; constructed in 1903 with third floor added in 1914; continuing rehabilitation to create office/retail space on first floor and apartments on second and third floors.

Davison County

Mitchell National Bank, 217 N. Main, Mitchell; constructed in 1907; repaired water damage throughout building, removed non-original alterations, created new retail space,

installed new lighting and air conditioning, replaced crumbling sewer system, repointed exterior bricks as needed.

W.S. Hill House, 520 E. 6th Ave., Mitchell; constructed in 1910; replaced missing doors as needed to match original.

Fall River County

Minnekahta Block, 603 N. River St., Hot Springs; constructed in 1891; refinished wood floor on first floor and installed new bathroom fixtures; converted vacant third floor into banquet hall.

Hughes County

Miller House, 519 N. Huron, Pierre; constructed 1925; scraped and painted exterior wood siding and windows, replaced roof, replaced plumbing and electrical systems, installed new natural gas furnace and air conditioning, removed water damaged walls and ceilings throughout, removed heavily deteriorated garage.

Rowe House, 1118 E. Capitol, Pierre; constructed in 1907; finished a multi-year project to rehabilitate this stone house inside and out.

Lawrence County

35 Jackson St., Deadwood; constructed circa 1905; scraped, primed and painted exterior; repaired porch; updated electrical.

Walton Ranch, 221 Upper Valley Rd., Spearfish; constructed in 1889; installed new cedar siding and trim and new wood windows; reconstructed front porch that was removed at an unknown date; replaced roof; replaced all electrical and plumbing; installed new HVAC systems; rebuilt water damaged walls and ceilings; refinished original wood floors.

Minnehaha County

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

Odd Fellows Home, 100 W. 10th St., Dell Rapids; constructed circa 1910; replaced roof and repaired cupola; removed non-original windows and installed new wood windows; began updating electrical and plumbing; began removing 1970s alterations to create new apartment/condo units.

Rohde House, 101 E. 24th, Sioux Falls; constructed in 1922; repaired foundation.

Pennington County

Aby's Feed and Seed, 408-412 5th St., Rapid City; originally a grain elevator and industrial building complex constructed circa 1930; replaced roof; installed new sewer, gas and electrical; rebuilt original loading dock.

Fairmont Creamery, 201 Main St., Rapid City; constructed in 1929 as an industrial building; removed non-original windows to restore original window openings.

Yankton County

215 W. 3rd, Yankton; built circa 1880 as a furniture store, rehabilitated vacant space into new restaurant/retail space and three apartment units; replaced all electrical and plumbing; repaired or replaced windows as necessary.

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The South Dakota State Historical Society is a division of the Department of Education. 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 www.history.sd.gov for more information. The society also has an archaeology office in Rapid City; call (605) 394-1936 for more information.