

RE: 401 North Main, Mitchell, SD

To Whom It May Concern:

The undersigned representatives of the former Fabric and Textile Warehouse building located at 401 North Main, Mitchell, SD hereby request review and approval of the attached proposed interior buildout and structural repair, along with exterior repair and rehabilitation plan, as presented by Puetz Corporation. (See attached plan and comments)

Further, it is requested that pursuant to SDCL 1-19B-46, the certificate of appropriateness be issued forthwith, due to extreme hardship. Under SDCL 1-19B-31 and 1-19B-51, the City has the clear authority to issue a building permit for the interior work without input from the Historical Preservation Committee. However, the City appears reluctant to do so without the Committees' approval. Two separate structural engineering reports indicate that due to the original design of the roof, along with subsequent repairs and alterations, the roof trusses "are significantly overstressed" and "there is a significant risk of failure" in the event of heavy wind or snow events. Obviously, this would cause significant damage to both the interior and exterior of the structure, likely requiring the building to be demolished. Damage is already apparent in the interior space. It is imperative that these improvements, providing the structural supports recommended by the structural engineers, commence without delay.

It is our hope to avoid the demolition of this building, but economic realities must be taken into account in the attempts to save this structure. In its current condition the building has no value. This has been evidenced to us by multiple potential buyers, who upon being advised of the structural issues, would not purchase the building for a minimal consideration.

We are the second-generation owners of this structure, and believe the plan presented indicates our continued willingness to invest significantly in downtown Mitchell. The ability to convert the single use space into three viable and attractive units available for professional office and retail space, will add to the appeal of the downtown Historic Commercial District, and allow the project to make economic sense. We have researched many options for the exterior, including available materials to maintain its' historic look. The plan and materials presented represent the best options to achieve the desired results and protect the exterior from further damage which has occurred to the panels and awnings over time.

You will note that the primary focus of the historical nature of the building has been retained. The character-defining, unique curved nature of the main entrance, (Tenant 1) along with the overhead awning will remain. The window openings, previously boarded over, will be reopened, providing a pleasing exterior look, recalling the appearance of the original Buche Department Store. The existing panels are damaged and ill-fitting, and will be replaced with a more durable, similar looking panel.

The remainder of the building will retain the brick facades currently in place. They will be repaired and painted to present a clean, well kept appearance. One additional entrance will be added to access the Tenant 2 space. The existing entrances and windows will be expanded slightly to allow for natural lighting in the spaces, as well as providing a more pleasing exterior appearance.

It is our believe that the plan presented represents the best hope to rehabilitate the structure. We believe the proposal not only maintains the historic nature of the building, but also enhances and contributes to Mitchell's Historic Commercial District. We respectfully request the approval of the plan by the Committee in order to move forward with our investment in preserving the historic nature of this structure in downtown Mitchell.

Very Truly Yours,

Jeff Danielson

Chief Manager,

JDan Properties, LLC (successors to World of Fabrics (Mitchell), Inc.)