



"From Concept to Completion...Your Full Circle Building Solution"

Case Report Notes –

Former Fabric & Textile Warehouse
401 North Main Street
Mitchell, SD

Response to SD Historical Society Letter of August 6, 2019 on the above building regarding ARSD 24:52:07:03, Items 1, 5, 6, & 7

1. A description of any impending project which may adversely affect historic property:

The existing building (built in 1940) is proposed to be renovated with new interior walls and finishes. The exterior porcelain metal panels are proposed to be replaced with prefinished metal panels of a similar size and shape. The existing boarded up openings along Main Street are proposed to be opened back up and new storefronts installed. The existing brick façade along 4th Avenue is proposed to be painted to compliment the new colored metal panels and new openings cut in to allow for multiple tenants.

5. A description of potentially affected historic property with any relevant physical, economical, or situational information on the property:

The existing building is in disrepair. The roof structure has failed and is in danger of collapse as inspected and noted by a structural engineer. The porcelain cover metal panels on the Main Street façade are chipped, loose, and have miscellaneous holes in them from previous work. The brick on the 4th Street side appears to be in good shape.

6. A description of the potential effects of the proposed project on historic property and the basis for determination of effect:

While the renovation of the existing building will not historically restore the property to its original state, it will restore it a state that is closer to the original condition than it is now by replacing the damaged porcelain metal panels with new metal panels and reopening the boarded up storefronts.

7. A historic preservation plan or description and evaluation of all feasible and prudent alternates which a state entity or political subdivision proposes in order to minimize adverse effect of a project on historic property and alternatives which the state entity of political subdivision has examined and rejects:

An earlier plan proposing an exterior insulation and finish system (Dryvit) along with some exterior awnings and canopies was proposed and reviewed. Changes to the exterior finishes and exterior canopy elements were suggested. These suggestions were taken into account in the revised exterior design.

Respectfully,

Herm Harms
Architect
Puetz Corporation