

*Promoting the use and conservation of historic properties for the education, inspiration,
pleasure, and enrichment of the citizens of Sioux Falls*

BOARD OF HISTORIC PRESERVATION
WEDNESDAY, NOVEMBER 12, 2025
4:00 PM City Center, Cooper Conference Room, 110

MEETING ASSISTANCE: UPON REQUEST, ACCOMMODATIONS FOR MEETINGS WILL BE PROVIDED FOR PERSONS WITH DISABILITIES. PLEASE CONTACT THE HUMAN RELATIONS OFFICE, FIRST FLOOR, CITY HALL, 224 WEST 9TH STREET, SIOUX FALLS, SD AT 367-8745 (VOICE) OR 367-7039 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.

Nolan Hazard, Board Chair
Gail Fossum Shea, Board Vice Chair

Nick Lanning, Residential Plans Examiner
Diane deKoeper, Neighborhood & Preservation Planner

AGENDA

- | | |
|--|-----------------------|
| ITEM 1 CALL TO ORDER & QUORUM DETERMINATION | Nolan |
| ITEM 2 WELCOME & INTRODUCTIONS | Nolan |
| ITEM 3 APPROVAL OF REGULAR AGENDA | Nolan |
| ITEM 4 APPROVAL OF 10/8/2025 MEETING MINUTES | Nolan |
| ITEM 5 PUBLIC INPUT ON NON-AGENDA ITEMS
(5-minute comment period per individual) | Nolan |
| ITEM 6 NEW BUSINESS
a. 515 E. 21 st Street, Garage demolition request
McKenna Park Historic District | Tom Morgan, Homeowner |
| ITEM 7 ANNOUNCEMENTS
a. Next meeting – December 10, 2025 | |
| ITEM 8. ADJOURNMENT | |

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**Regular Meeting Minutes for October 8, 2025
City Center, Cooper Conference Room, 110**

Members Present:

Nolan Hazard, Chair
Gail Fossum Shea, Vice Chair
Mason O' Farrell
Adam Nyhaug
Levi Pfeil
Luke Urlacher
Delia Druley

Members Absent

Adam Weber

Public in Attendance:

Andrew Etriem, Architecture Incorporated
Eleanor and Mike Turner, Homeowners
Kyle Kirschten, Ironclad Construction
Ted Parsons, Homeowner
Karen McGrath

Staff Present:

Nick Lanning
Diane deKoeyer

ITEM 1. Call to Order and Quorum Determination

- a. Board Chair Nolan Hazard called the meeting to order at 4:00 p.m.

ITEM 2. Welcome and Introductions

- a. Board Chair Nolan Hazard welcomed board members and guests.

ITEM 3. Approval of Regular Agenda

- a. Member Nyhaug made a motion to approve the regular agenda, and Member Urlacher seconded the motion. The motion passed unanimously.

ITEM 4. Approval of August 13, 2025, Meeting Minutes

- a. Member Urlacher made a motion to approve the August 13, 2025, meeting minutes. Member Pfeil seconded the motion. The motion passed unanimously.

ITEM 5. Public Input on Non-Agenda Items (five-minute period)

- a. Ted Parsons noted that the historic light fixture at 25th and Main needs painting.

ITEM 6. New Business

- a. 301 N. Main Ave. – Downtown Historic District and Individually Listed on the NR
Andrew reviewed the garage addition to the existing garage at the Pavilion that was constructed in the mid-90s. The addition will match in design and material with what exists.
Member Urlacher made the motion to approve the proposed garage addition at the Pavilion, as it would have a non-adverse effect on the historic district. Member Druley seconded the motion. The motion passed unanimously.

b. 1016 S. Phillips Avenue – All Saints Historic District

Kyle with Ironclad Construction summarized the project to reside and provide modifications to the porch by removing two of the three columns in the northwest and southwest areas of the porch due to rotting wood. There is also lattice work at four locations of the porch that the homeowners would like to remove and continue lap siding. They feel that the lattice work, which is wood, will continue to rot and require constant maintenance. Along with residing the house with LP Smartsiding, they will replace soffits (no aluminum soffits are allowed), fascia, and a majority of the windows. Proposed windows will be Pella Lifestyle aluminum wood-clad windows. Kyle further explained that window locations are challenging for a proposed kitchen remodel. The sill height for the cabinets will be too low, so the homeowners are requesting modifications to two windows located on the north side of the kitchen. In addition, they are also asking to remove eight windows located in the sunroom to improve functionality. The homeowner is also asking for four windows from the southeast and northeast façades to be removed and to move the small window on the north façade, down 9". The homeowners noted that they are not removing or relocating any stained glass.

The board discussed the various requests. Member Nyhaug said that the columns are distinctive to the home and all should remain. Member Pfeil said that the removal of the sunroom windows is okay, as well as lowering the small window.

Member Urlacher made the motion that the proposed changes to the porch, including the removal of the columns and lattice work, would have an adverse effect on the historic district. The replacement of the 5" Smartsiding and removal of windows would not have an adverse effect. Member Fossum-Shea seconded the motion, and the motion passed unanimously.

c. 222 W. 25th Street – Hayes Historic District

The homeowner, Theodore Parsons, summarized his request to the board for new windows at the second-floor screened porch over his garage that was constructed in 1993. The Hayes Historic District was established in 2006.

The homeowner requested installation of vinyl windows that were purchased through 1-800- Hansons. The homeowner was notified that vinyl windows are not allowed in historic districts and that Hanson's only provides vinyl windows. Nick Lanning, Permit Tech, was contacted by Hansons that the windows had not been ordered. The attached quote from January 15, 2025, indicates that under "date ordered," the "quote not ordered" was provided by Hanson's (see attached). In August, the homeowner came in for a permit for the windows. Nick told Mr. Parsons that vinyl windows were not permitted in historic districts. Diane followed up with a phone call to the homeowner and reiterated what Nick had already told him. He indicated the windows had already been purchased and wanted to request the board's approval for them. Mr. Parsons provided a letter that was included with the board's packet for review, requesting the board's approval.

The board discussed the applicant's request for vinyl windows, and similar to previous requests for vinyl windows, Member Nyhaug made a motion that the windows would have an adverse effect on the historic district. Member Pfeil seconded the motion, and the motion passed unanimously.

ITEM 7. Announcements

- a. Next meeting of the board is scheduled for November 12, 2025.

ITEM 8. Adjournment

- a. The Board of Historic Preservation meeting adjourned at approximately 4:51 pm.

Sales Person:



Customer
Acknowledgement

Quote Date

1/15/2025

Date Ordered

Quote Not Ordered

Dealer Name:

354630 HANSONS WINDOW &
CONSTRUCTION-193-354630-0

Bill To:

HANSONS WINDOW & CONSTRUCTION
977 E 14 MILE RD
TROY, MI 48083

Ship To:

Phone: (248) 581-3030 Fax: 248-577-0572

Order Notes:

Delivery Notes:

Quote Name:

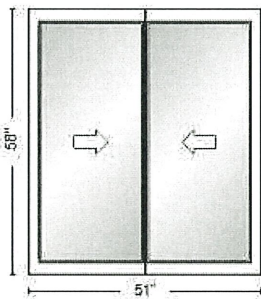
Project Name:

Price Quotes

Merrill

QUOTE #	RUSH	STATUS	PO#
4927105	No	None	

Line Item #	Qty	Width x Height	UI	Description
1	1	51" X 58"	109	



3002-Mezzo XX 51 x 58
Sash Split = Even
Operation / Venting = XX, Model Number = 3002
Steel Reinforcement, Frame Option = Standard Block
Frame, Enhanced Cavity Foam Inserts
Frame Color = White
ClimaTech TG2 Plus, Double Strength
Brickmould and Casing = No Brickmould, Frame Size

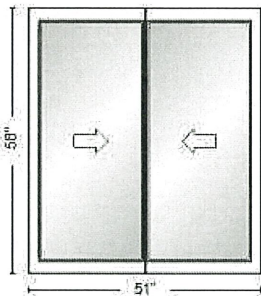
Line Item Notes:

← What is the Frame
made of

Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description
2	1	51" X 58"	109	



3002-Mezzo XX 51 x 58
Sash Split = Even
Operation / Venting = XX, Model Number = 3002
Steel Reinforcement, Frame Option = Standard Block
Frame, Enhanced Cavity Foam Inserts
Frame Color = White
ClimaTech TG2 Plus, Double Strength
Brickmould and Casing = No Brickmould, Frame Size

Line Item Notes:

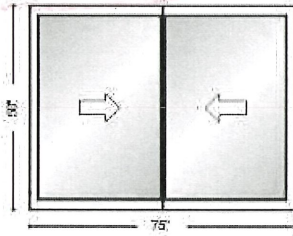
Comment / Room:

None Assign

QUOTE #	RUSH	STATUS	PO#
4927105	No	None	

Line Item #	Qty	Width x Height	UI	Description
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3 1 75" X 58" 133



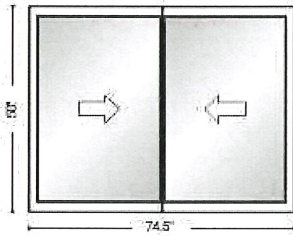
3002-Mezzo XX 75 x 58
 Sash Split = Even
 Operation / Venting = XX, Model Number = 3002
 Steel Reinforcement, Frame Option = Standard Block
 Frame, Enhanced Cavity Foam Inserts
 Frame Color = White
 ClimaTech TG2 Plus, Double Strength
 Brickmould and Casing = No Brickmould, Frame Size
Line Item Notes:

Comment / Room:

None Assig

Line Item #	Qty	Width x Height	UI	Description
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4 1 74.5" X 58" 133



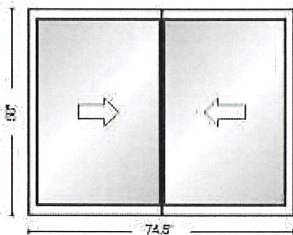
3002-Mezzo XX 74.5 x 58
 Sash Split = Even
 Operation / Venting = XX, Model Number = 3002
 Steel Reinforcement, Frame Option = Standard Block
 Frame, Enhanced Cavity Foam Inserts
 Frame Color = White
 ClimaTech TG2 Plus, Double Strength
 Brickmould and Casing = No Brickmould, Frame Size
Line Item Notes:

Comment / Room:

None Assig

Line Item #	Qty	Width x Height	UI	Description
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5 1 74.5" X 58" 133



3002-Mezzo XX 74.5 x 58
 Sash Split = Even
 Operation / Venting = XX, Model Number = 3002
 Steel Reinforcement, Frame Option = Standard Block
 Frame, Enhanced Cavity Foam Inserts
 Frame Color = White
 ClimaTech TG2 Plus, Double Strength
 Brickmould and Casing = No Brickmould, Frame Size
Line Item Notes:

Comment / Room:

None Assig

Secretary of Interior Standards for Historic Properties – New Construction

24:52:07:04. Standards for new construction and additions in historic districts. New construction or additions within a historic district must comply with **The Secretary of the Interior's Standards for the Treatment of Historic Properties** as incorporated by reference in § 24:52:07:02. In addition the following standards apply:

- (1) Compatibility of design. Massing, size, and scale of new construction must be compatible with surrounding historic buildings. Overall architectural features of new construction must be of contemporary design which does not directly mimic historic buildings. Architectural elements such as windows, doors, and cornices must be similar in rhythm, pattern, and scale to comparable elements in adjacent historic buildings. The overall visual appearance of new construction may not dominate or be distracting to the surrounding historic landscape;
- (2) Height. The height of new buildings or additions to existing buildings may not exceed a standard variance of ten percent of the average height of historic buildings on both sides of the street where proposed new construction is to be located;
- (3) Width. The width of new buildings or additions to existing buildings must be similar to adjacent historic buildings;
- (4) Proportion. The relationship between the height and width of new buildings or additions to existing buildings must be similar in proportion to existing historic buildings. The proportion of openings in the facades of new construction or additions must be compatible with similar openings in adjacent historic buildings;
- (5) Rhythm and scale. The rhythm, placement, and scale of openings, prominent vertical and horizontal members, and separation of buildings which are present in adjacent historic buildings must be incorporated into the design of new buildings or additions to existing buildings;
- (6) Materials. Materials which make up new buildings or additions to existing buildings must complement materials present in nearby historic properties. New materials must be of similar color, texture, reflective qualities, and scale as historical materials present in the historic district;
- (7) Color. The colors of materials, trim, ornament, and details used in new construction must be similar to those colors on existing historic buildings or must match colors used in previous historical periods for identical features within the historic district;
- (8) Details and ornament. The details and ornament on new buildings or additions to existing buildings must be of contemporary design that is complementary to those features of similar physical or decorative function on adjacent historic buildings;
- (9) Roof shape and skyline. The roof shape and skyline of new construction must be similar to that of existing historic buildings;
- (10) Setting. The relationship of new buildings or additions to existing buildings must maintain the traditional placement of historic buildings in relation to streets, sidewalks, natural topography, and lot lines; and
- (11) Landscaping and ground cover. Retaining walls, fences, plants, and other landscaping elements that are part of new construction may not introduce elements which are out of character with the setting of the historic district.

Source: 16 SDR 239, effective July 9, 1990; 21 SDR 50, effective September 21, 1994; 24 SDR 73, effective December 4, 1997; 28 SDR 182, effective July 10, 2002.

General Authority: SDCL 1-19A-5, 1-19A-11, 1-19A-29.

Law Implemented: SDCL 1-19A-5, 1-19A-11.1.

Secretary of the Interior's Standards for Rehabilitation

The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today, rehabilitation. Rehabilitation is defined as the process of returning a property to state of utility, through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

The Standards that follow were originally published in 1977 and revised in 1990 as part of the Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIoux FALLS BOARD OF HISTORIC PRESERVATION

Project Review November 12, 2025

Property Address 515 E. 21st Street

Property Owner Tom Morgan

Historic District McKennan Park

Year Built 1923

Project Due to structural issues with the (flat) roof of the garage, and the size, approximately 20' x 20', the homeowner is requesting to have the structure razed and replace it in the future with a larger and architecturally compatible design.

The homeowner will need to return to the board for approval for the new design of a replacement garage before applying for a building permit.

National Register A Mediterranean influence is evident in this large, two-story buff brick structure. The simple geometric massing of the building is combined with small circular windows and a Palladian-inspired door on the first story. Exposed beam ends separate the first story from the second and ornament the roofline of the attached garage. Wrought iron railings at the porch and at a small second-story balcony reinforce the Mediterranean flavor of this structure.

This house was built for Dr. Hadleigh and Eva Hyde. In addition to his optometry practice, he also served as secretary-treasurer of the Frank Hyde Jewelry Company. The Hydies lived here until 1953. A dominant building in the neighborhood, this dwelling is significant for its distinctive Mediterranean styling.

Project Representative Tom Morgan, Homeowner

Neighbor Notification No

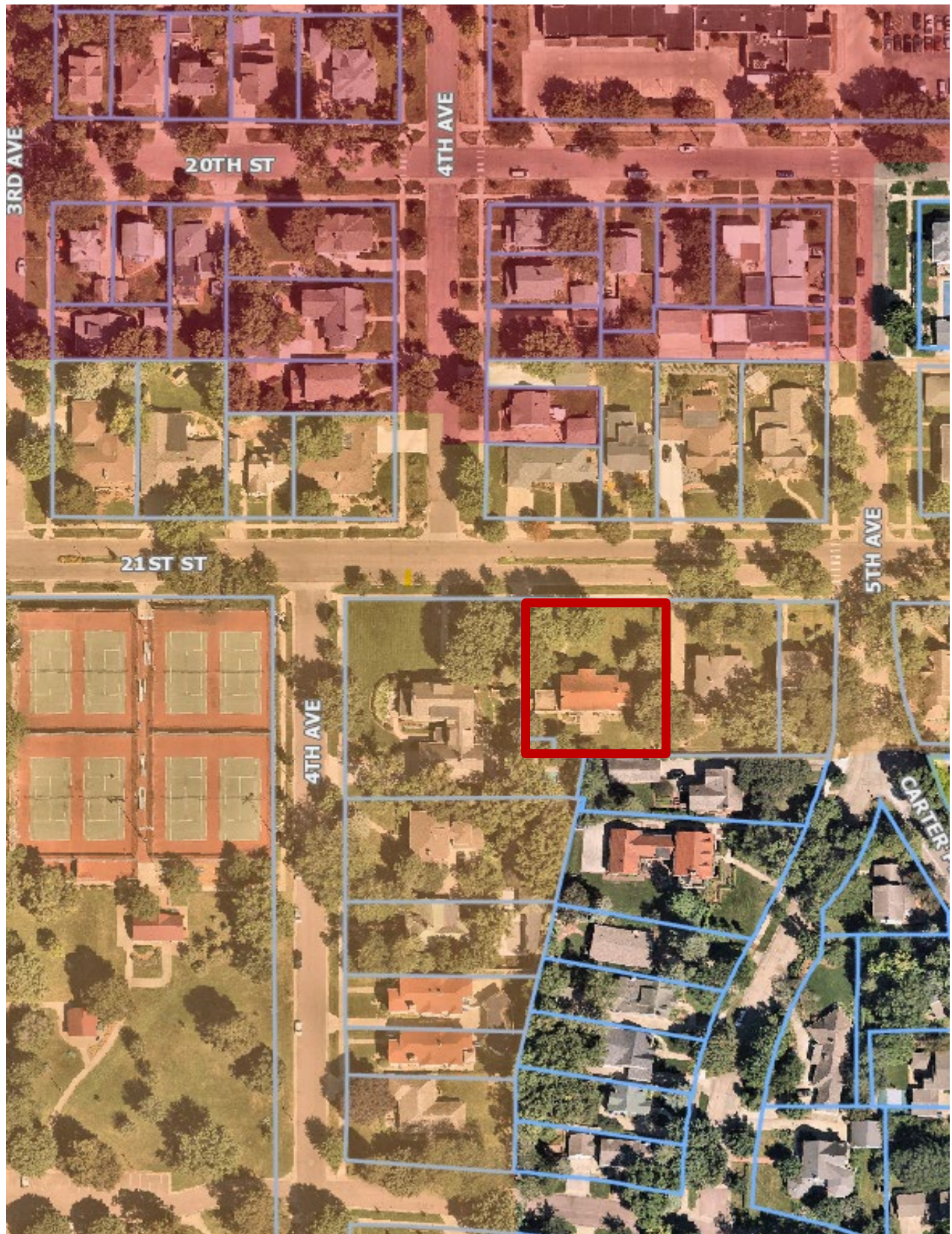
Board Action Required

Photos See attached

*Historic photos provided by the Siouxland Heritage Museums.

MCKENNAN PARK HISTORIC DISTRICT

515 E. 21st Street



Historic Photos





Above: North façade

Below: Garage facade





Above: Adjacent property to the west. Below: Adjacent property to the east.





Above: Adjacent property north of 515 E. 21st Street