CITY OF SIOUX FALLS

BOARD OF HISTORIC PRESERVATION

Wednesday, October 14, 2026 4:00 p.m.
City Center, Cooper Conference Room, 110
231 N. Dakota Avenue, Sioux Falls, SD

The city of Sioux Falls is committed to providing access and accommodation in its services, programs, and activities. To make a request connected to a disability, please contact the Human Relations Office at 605-367-8745 or humanrelations@siouxfalls.gov at least 48 hours in advance of the meeting.

Levi Pfeil, Board Chair
Luke Urlacher, Board Vice Chair

Nick Lanning, Residential Plans Examiner
Sydney DeSprenger, Urban Planner
Diane deKoeyer, Neighborhood & Preservation Planner

MEETING AGENDA

1. **Call to Order and Quorum Determination** — Levi
2. **Welcome and Introductions** — Levi
3. **Approval of Regular Agenda** — Levi
4. **Approval of September Meeting Minutes** — Levi
5. **Public Input** — Levi

Public input will be received at this time for any items appearing on the agenda and for any other items not appearing on the agenda. Please be advised that this will be the only time public input will be received during this meeting. Each speaker will have a time limit of five (5) minutes and the total amount of time devoted to public input shall not exceed fifteen (15) minutes.

6. **New Business**
   a. 1111 S, Center Avenue, Sherman Historic District Request to Demolish — Travis LaQua, LK Contracting
   b. 1115 S. Cetner Avenue, Sherman Historic District Request to Demolish — Travis LaQua, LK Contracting
7. **Unfinished Business**.
   a. Next board meeting is scheduled for November 11, 2026 — Diane
8. **Adjournment**

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

Regular Meeting Minutes for September 9, 2026
City Center, Cooper Conference Room, 110

Members Present:
Levi Pfeil, Chair
Nolan Hazard
Delia Druley
Mark Thomas
Mason O'Farrell
Luke Urlacher

Members Absent
Delia Druley

Public in Attendance:
Kevin Gansz, Siouxland Heritage Museum

Staff Present:
Nick Lanning
Sydney DePrenger
Jon Parsons, Property Maintenance
Diane deKoeyer

ITEM 1. Call to Order and Quorum Determination

a. Board Chair Levi Pfeil called the meeting to order at approximately 4:12 p.m.
b. Diane noted that the applicant for the properties at 1111 and 1115 S. Center Avenue in the Sherman Historic District notified Jon Parsons in the past few minutes that he was unaware that he was required to attend today's meeting and was not able to come in. Therefore, the items listed under New Business will be deferred until the October 14 board meeting. There were three members of the public in attendance that left the meeting following the announcement. New letters will be sent to adjacent property owners for the October 14 meeting when they are welcome to attend again.

ITEM 2. Welcome and Introductions

a. Board Chair Levi Pfeil welcomed board members and guests.

ITEM 3. Approval of Regular Agenda

a. Member O'Farrell made a motion to approve the regular agenda, and Member Thomas seconded the motion. The motion passed unanimously.

ITEM 4. Approval of August 12, 2026, Meeting Minutes

a. Member Thomas made a motion to approve the August 12th meeting minutes. Member Urlacher seconded the motion to approve the minutes. The motion passed unanimously.

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

a. None

ITEM 6. New Business

a. No new case reports were reviewed.

ITEM 7. Unfinished Business

a. Member Hazard nominated Member Urlacher to serve as board vice-chair starting in October. Member Thomas seconded the nomination, and the nomination was approved unanimously. A vice chair nomination will be reviewed at the next board meeting. Kevin Gansz will be seated on the board at this meeting, replacing Adam Nyhaug.
b. The next scheduled board meeting is October 14, 2026.

ITEM 8. Adjournment

a. The Board of Historic Preservation meeting adjourned at approximately 4:20 pm.

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.

CITY OF SIOUX FALLS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 7402, Sioux Falls, SD 57117-7402

SIOUX FALLS BOARD OF HISTORIC PRESERVATION

Project Review	October 14, 2026
Property Address	1111 S. Center Avenue
Property Owner	Steve Austin
Historic District	Sherman
Year Built	1897/1925
Project Description	Property Maintenance received an anonymous complaint regarding the property to evaluate the existing structure for safety and health issues. The home has been vacant of tenants since 2010 and has been used for storage by the owner who lives in the house to the south at 1115 S. Center. The applicant is requesting to demolish this house and the adjacent structure (see separate report). The foundation and roof have severe damage and deterioration due to years of neglect. In addition to the dilapidated structure, there is a health and safety concern of the structure and rodents on the property. The applicant plans to purchase the property and demolish the four-unit structure and rebuild it based on the Secretary of Interior Standards for New Construction. Jon Parsons, Property Maintenance Inspector, will attend the meeting to describe photos and answer questions based on his on-site observation of the property.
National Register	This two-story Craftsman residence has an asphalt shingled roof and narrow clapboard siding. The house was originally side-gabled with a shed dormer and an asymmetrical entrance, but a hipped addition was later added on the north side. The hipped addition mimics the details of the earlier portion with exposed rafter tails, similar framing, and the same three-over-one double-hung sash windows. The large shed dormer, which also has exposed rafter tails, contains a ribbon of windows. Two large square columns support the gabled roof above the entrance. A second story entrance and wood stairs were added to the south elevation when the home was remodeled for apartments. A non-contributing one-story, single stall garage with a front gable roof, drop channel wood siding, and a fiberglass roll-up door is located in the rear. The garage is non-contributing due to alterations.
Project Rep.	Travis LaQua, LK Contracting
Neighbor Notification	Yes
Staff Recommendation	Due to the foundation and roof issues of the structure, staff recommends approval to demolish the house. Given the current condition of the house, it is an adverse property in the historic district. Rebuilding the property for safe housing
Board Action	Required
Photos	*Historic photos provided by the Siouxland Heritage Museums

SHERMAN HISTORIC DISTRICT

1111 S. Center Avenue

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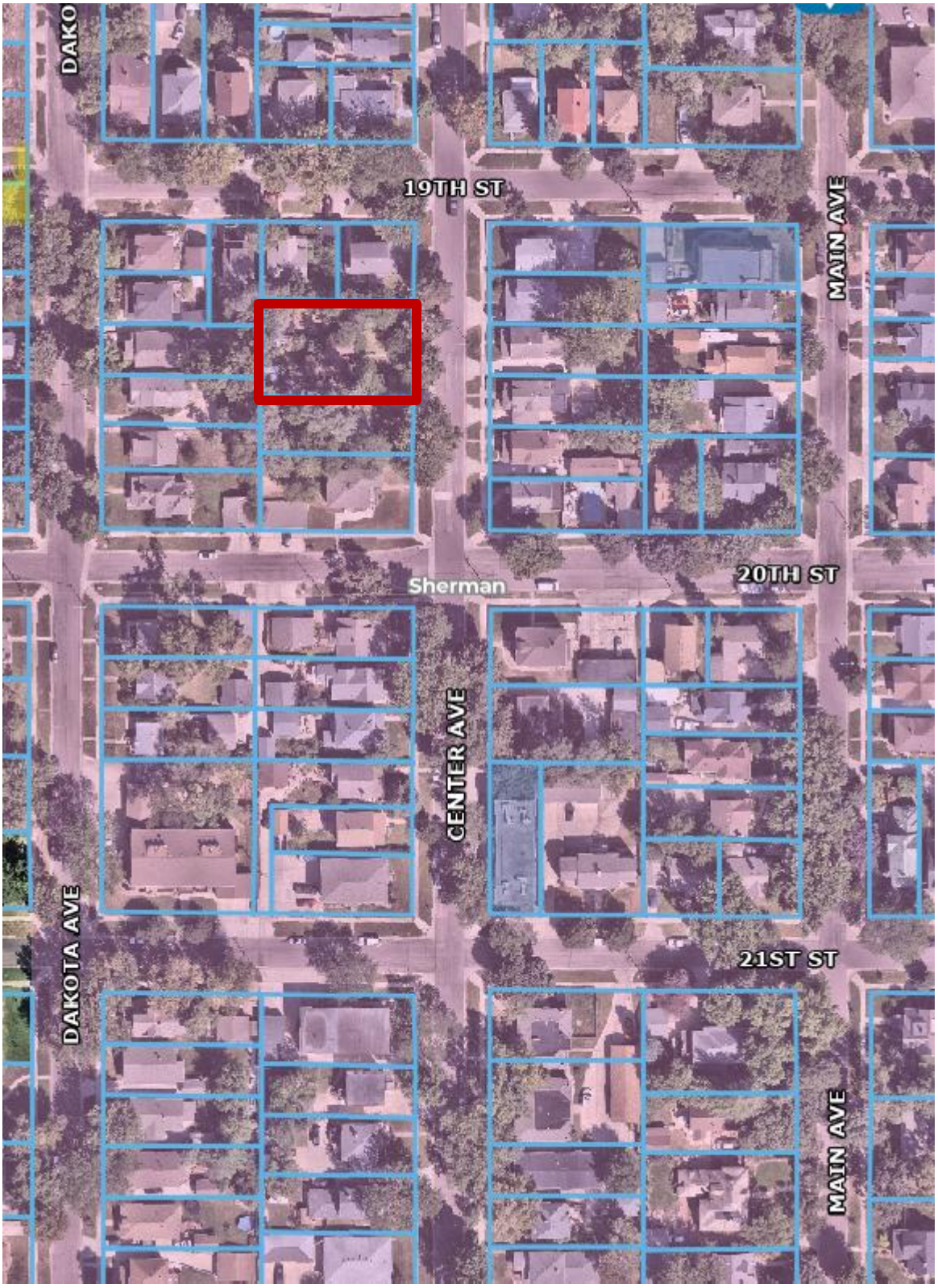

Historic Photos






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pure gum
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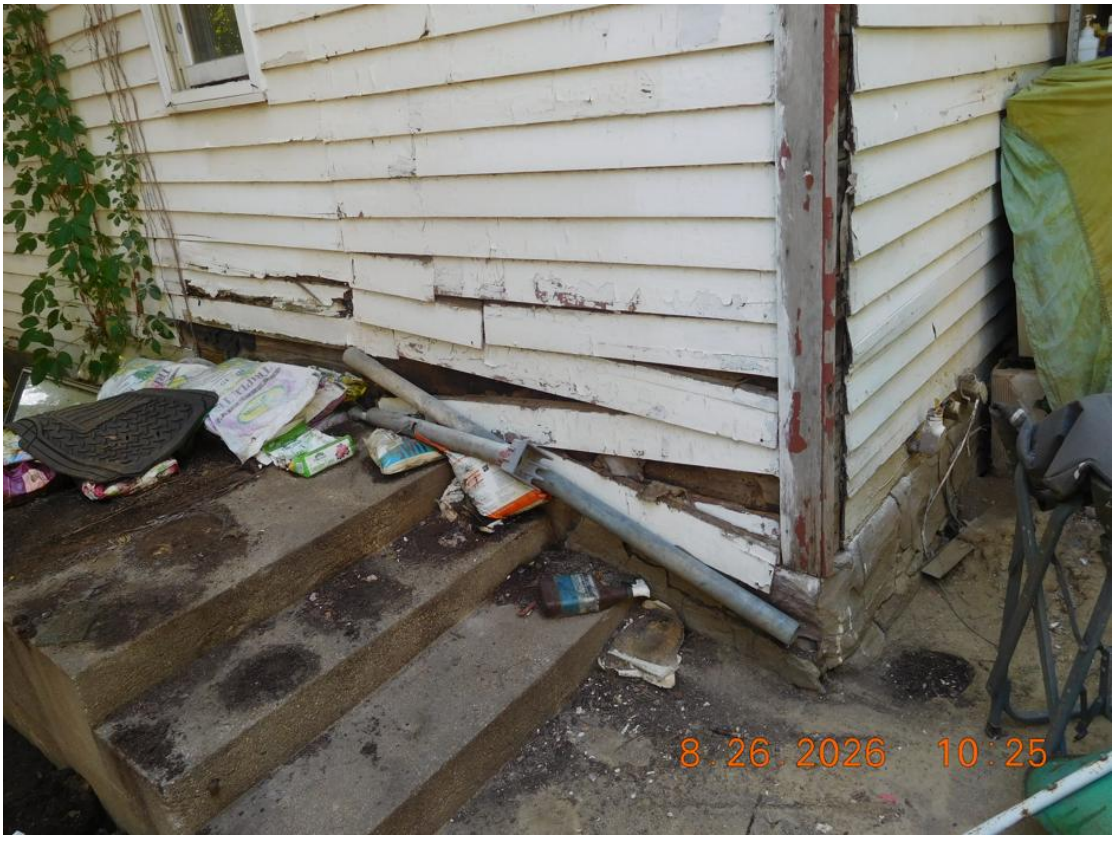
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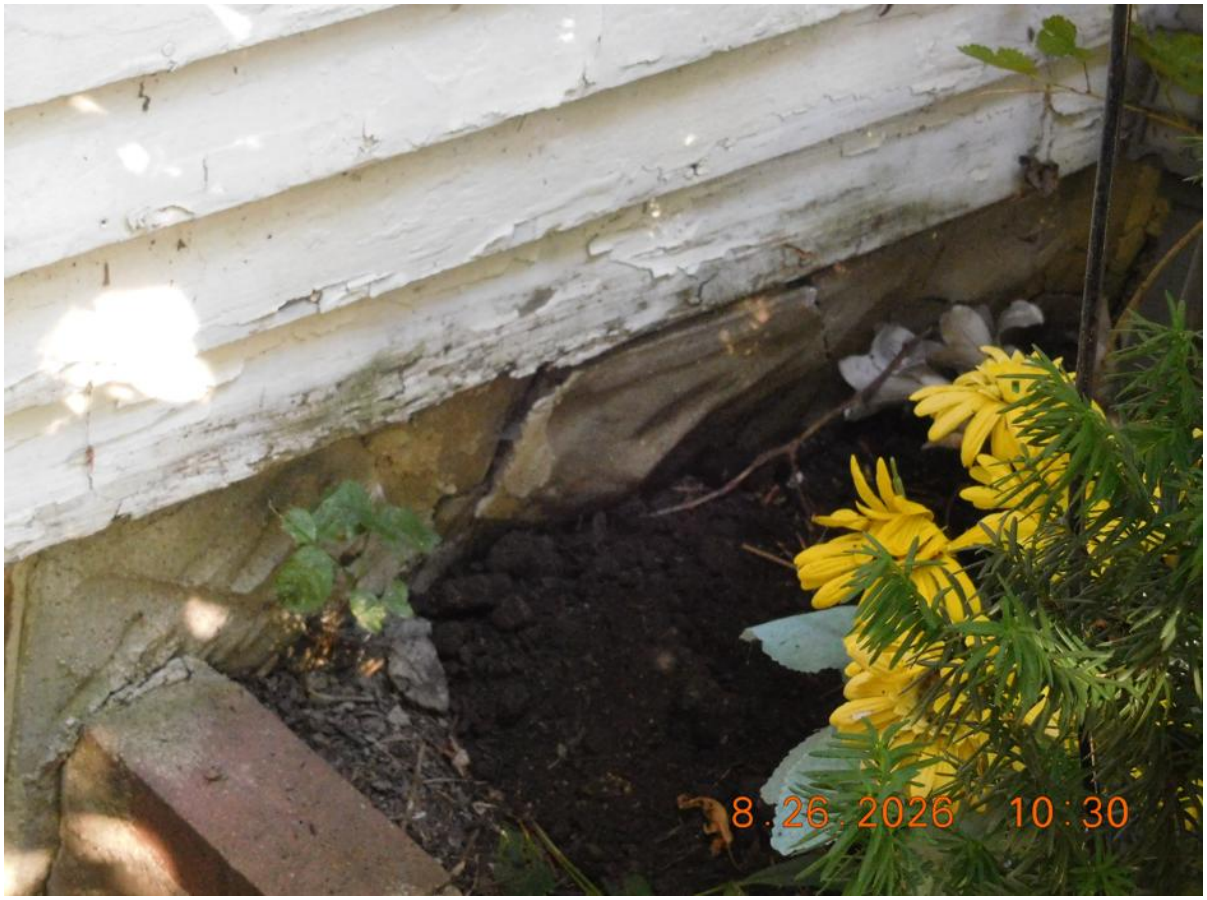
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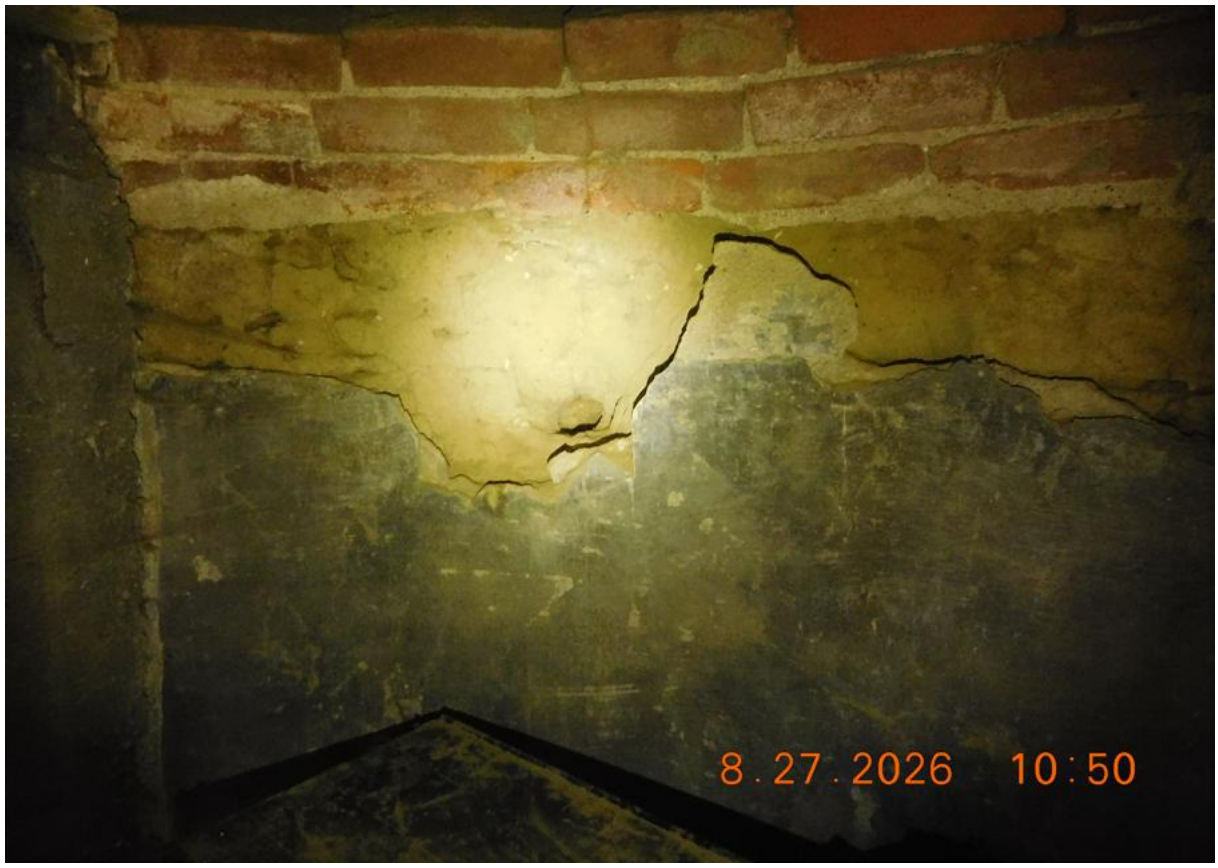
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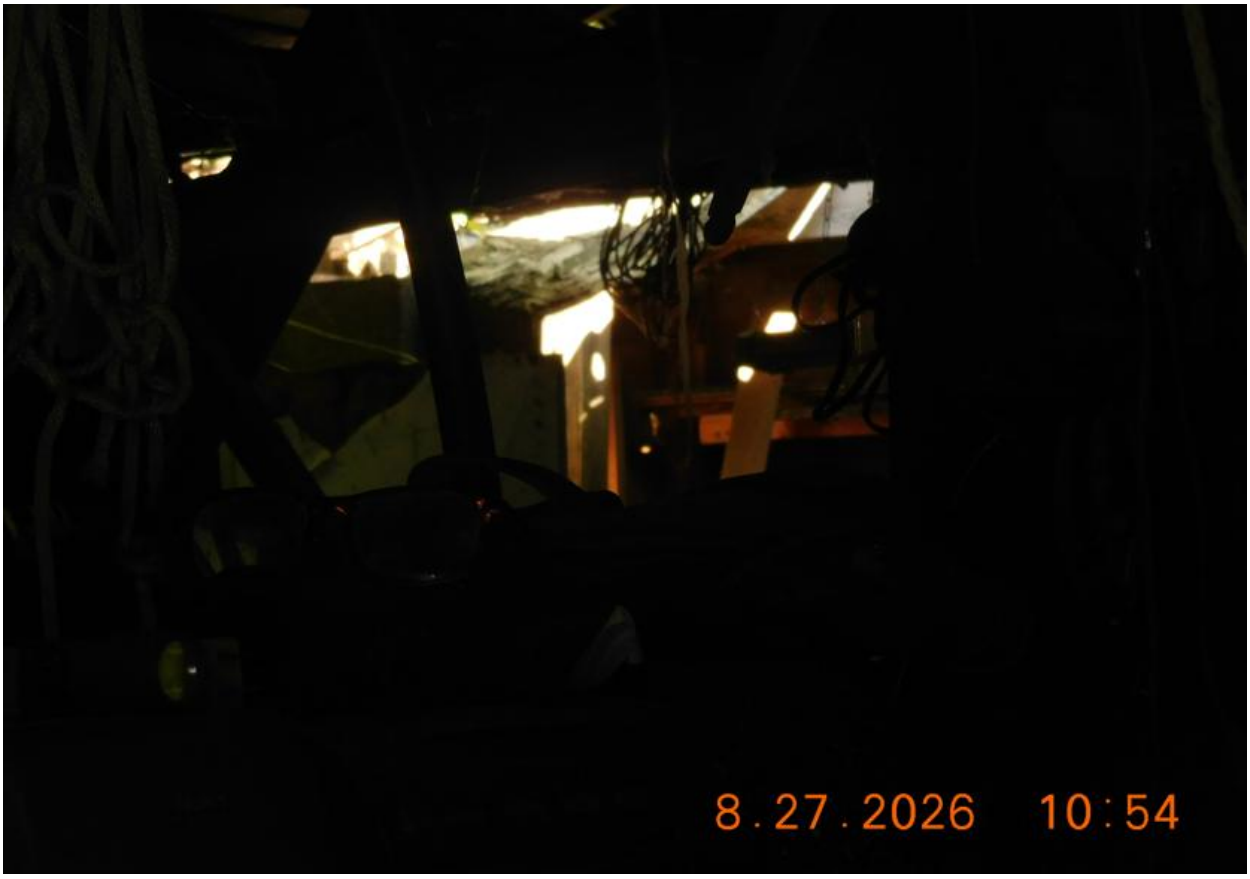
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Video of basement level will be shown at the board meeting.

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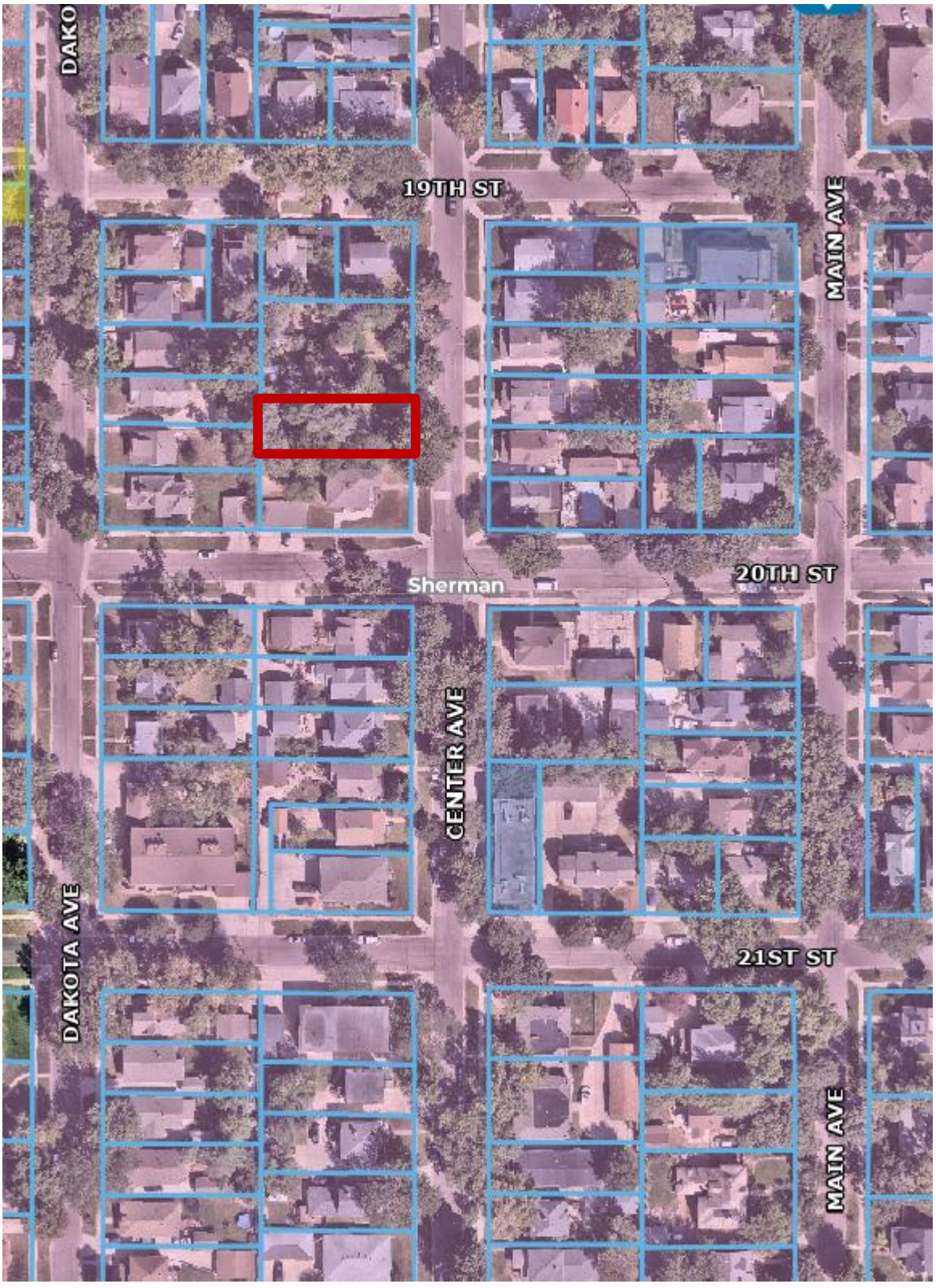
SIOUX FALLS BOARD OF HISTORIC PRESERVATION

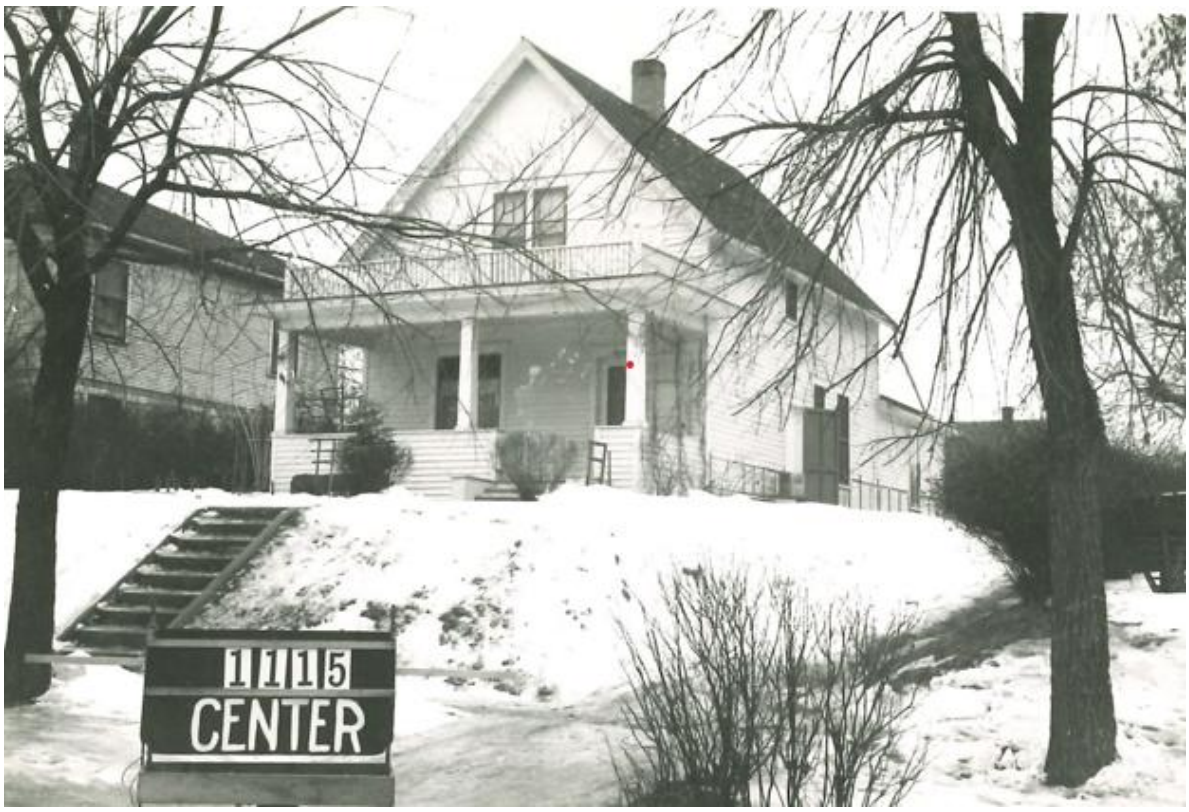
Project Review	October 14, 2026
Property Address	1115 S. Center Avenue
Property Owner	Steve Austin
Historic District	Sherman
Year Built	1890, Addition in 1963, Remodeled in 1972
Project Description	Property Maintenance received an anonymous complaint regarding the property to evaluate the existing structure for safety and health issues. The home is occupied by the owner. Property Maintenance toured the home and found several areas of the basement where the floor and foundation have deteriorated, and temporary posts have been placed to support the structure. The applicant is requesting to demolish the house and the adjacent structure (see separate report). The foundation has severe damage and deterioration due to years of neglect. In addition to the dilapidated structure, there is a health and safety concern of the structure and rodents on the property. The applicant plans to purchase the property and demolish the structure and rebuild it based on the Secretary of Interior Standards for New Construction. Jon Parsons, Property Maintenance Inspector, will attend the meeting to answer questions based on his on-site observation of the property.
National Register	This front-gabled National-style home originally had an open porch on the façade. The original siding has been covered with vinyl siding. The original simple window framing has been preserved. However, the windows have been replaced with steel one-over-one double-hung sash windows. A single stall garage has been added to the north side as well. But one can still see the National influence on this home with the steep roof of the front gabled house.
Project Representative	Travis LaQua, LK Contracting
Neighbor Notification	Yes
Staff Recommendation	Due to the foundation issues of the structure, staff recommends approval to demolish the house.
Board Action	Required
Photos	*Historic photos provided by the Siouxland Heritage Museums

SHERMAN HISTORIC DISTRICT

1115 S. Center Avenue



Historic Photos





Property Exterior Photos



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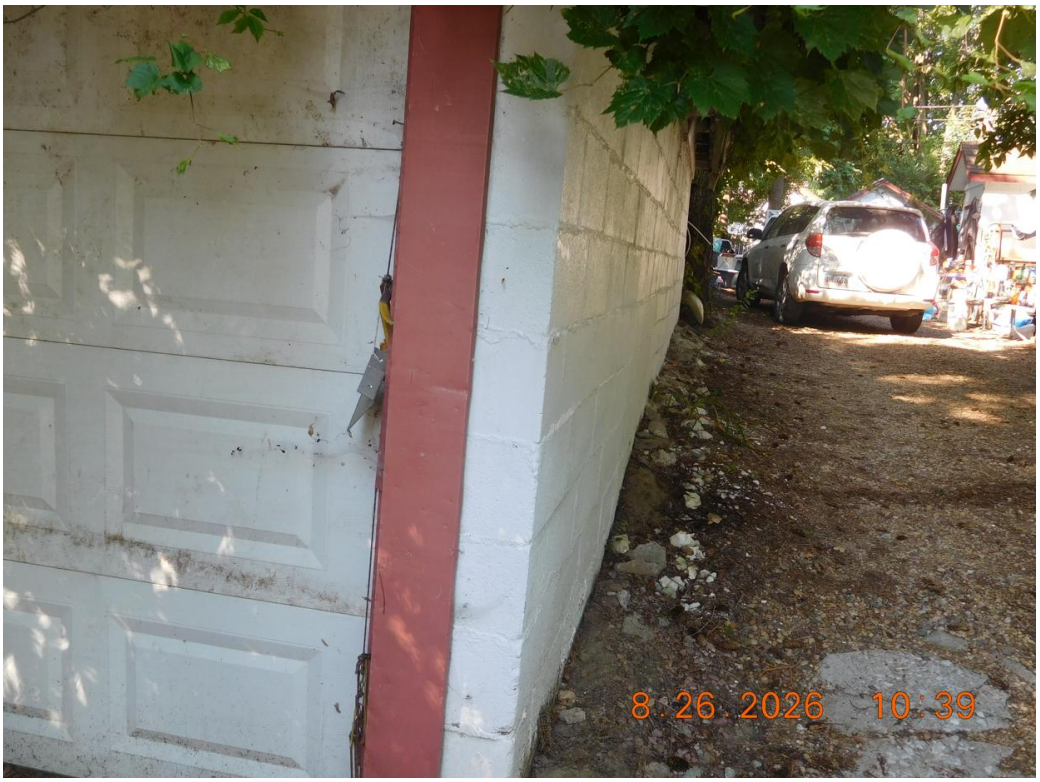
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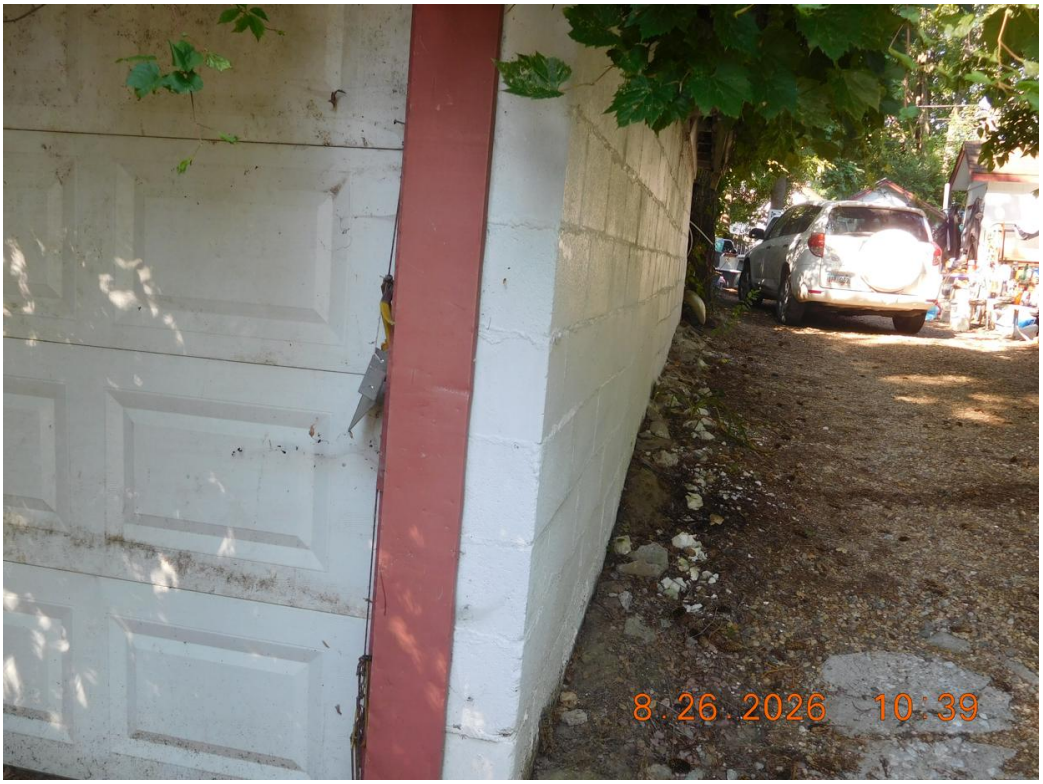
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Property Interior Photos - Basement






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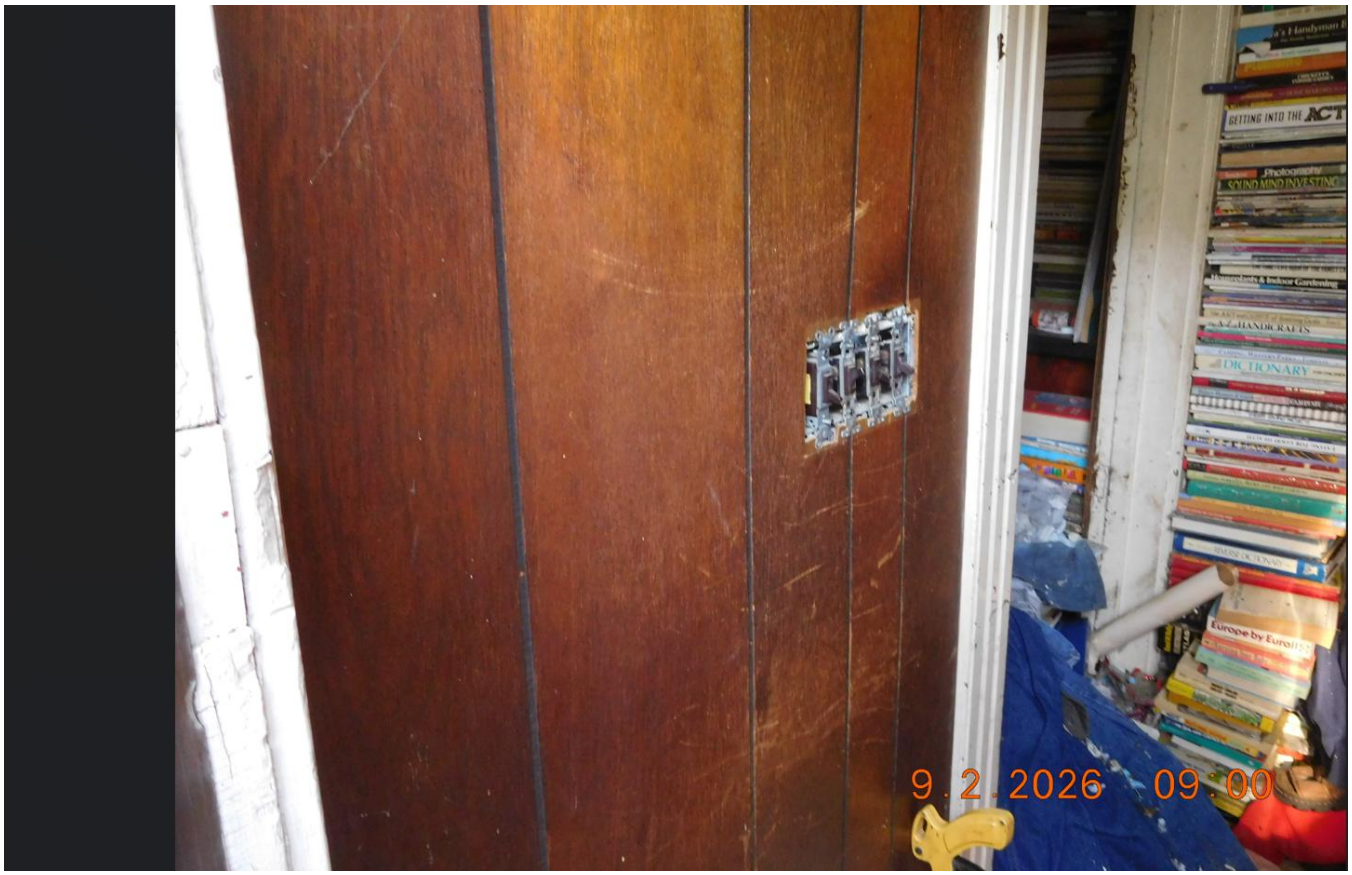
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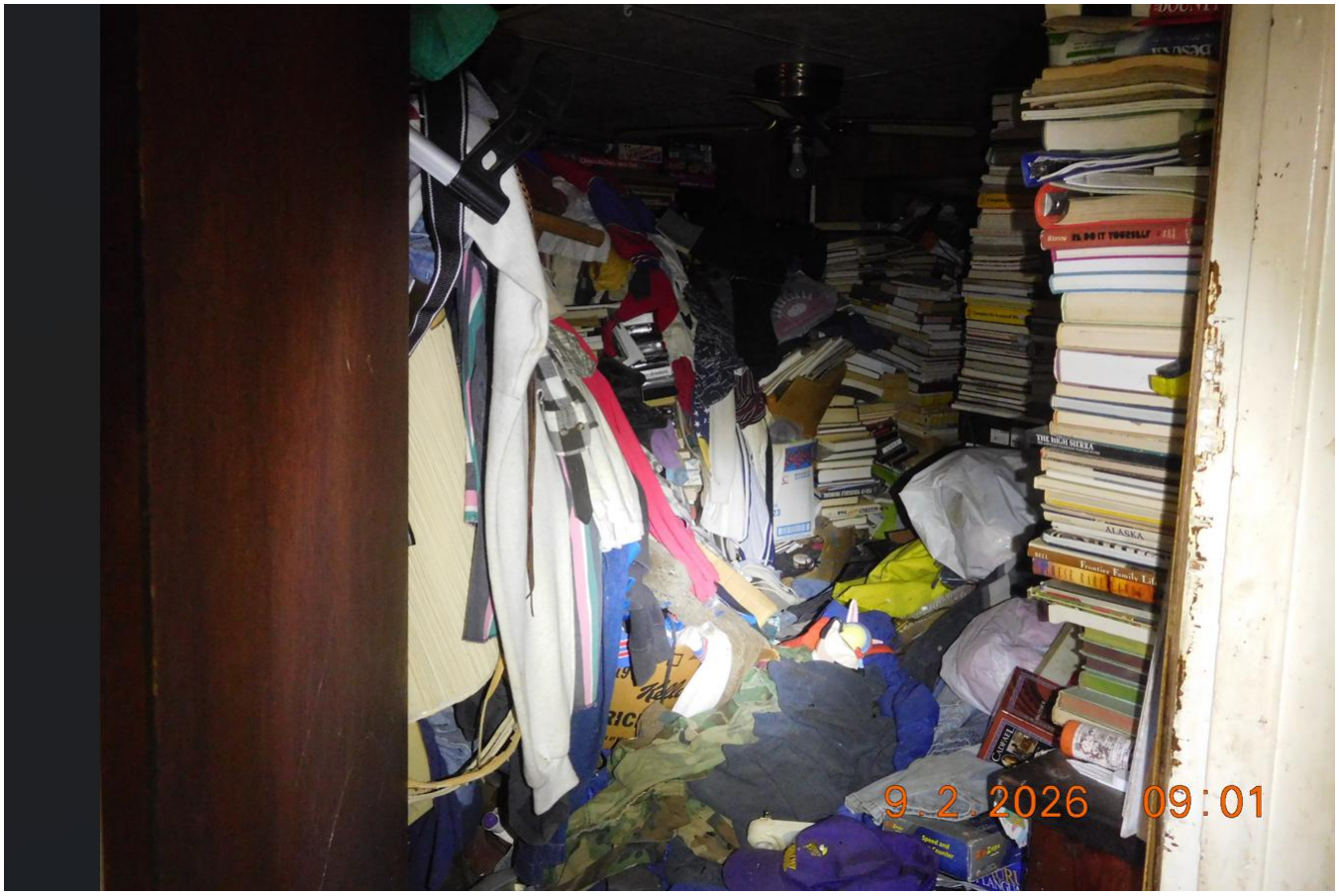
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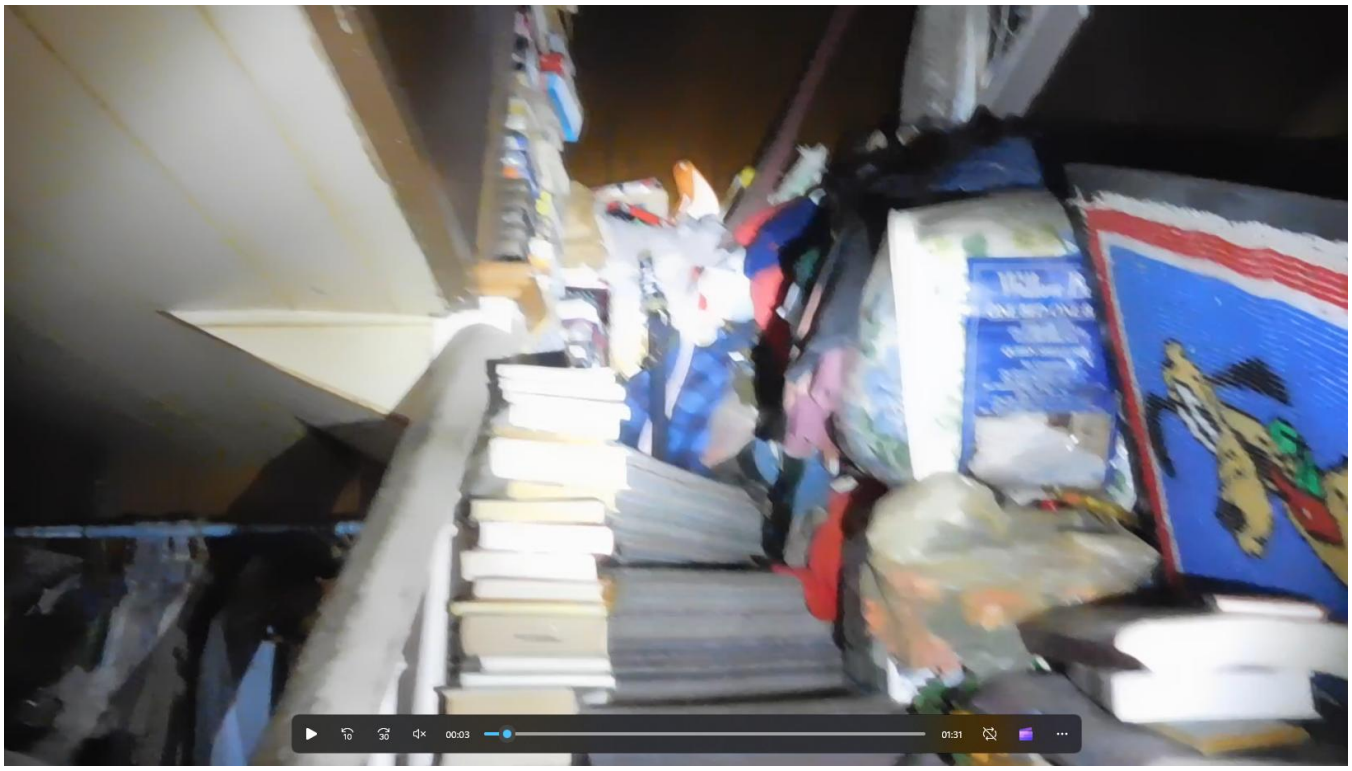
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