CITY OF SIOUX FALLS

Board of Historic Preservation
PLANNING & DEVELOPMENT SERVICES

P.O. Box 7402, Sioux Falls, SD 57117-7402

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 October 14, 2026
City Center, Cooper Conference Room, 110

Members Present:
Levi Pfeil, Chair
Luke Urlacher, Vice Chair
Delia Druley
Kevin Gansz
Nolan Hazard
Andrew Leach
Mason O'Farrell
Mark Thomas

Members Absent

Public in Attendance:
Travis LaQua, LK Contracting
Mallory Kuiper, LK Contracting
Kennedy Marlow, Neighboring property owner
Gary Pekas, Neighboring property owner
Pamela Kitchens, Neighboring property owner
Daniel Kitchens, Neighboring property owner

Staff Present:
Nick Lanning, Residential Plans Examiner
Sydney DePrenger, Urban Planner
Jon Parsons, Property Maintenance
Diane deKoeyer, Preservation Planner

ITEM 1. Call to Order and Quorum Determination
a. Board Chair Levi Pfeil called the meeting to order at 4:00 p.m.

ITEM 2. Welcome and Introductions
a. Board Chair, Levi Pfeil welcomed board members and guests.

ITEM 3. Approval of Regular Agenda
a. Member Thomas made a motion to approve the regular agenda, and Member Druley seconded the motion. The motion passed unanimously.

ITEM 4. Approval of September 9, 2026, Meeting Minutes
a. Member Urlacher made a motion to approve the September 9th meeting minutes. Member Thomas 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. 1111 S. Center Avenue, Sherman Historic District
Travis LaQua provided an overview of the project.

Travis reported that he has met with the property owner, Steve Austin and on review of the home found that due to mold, water damage, and major foundation issues, they are requesting approval to demolish the structure.

Jon Parsons, a licensed contractor and Inspector with the City of Sioux Falls Property Maintenance team toured the homes and described the state of the property with support of photos and videos of the basement and foundation to the board.

After board discussion and questions for the applicant and staff, Member Druley made the motion that the proposed demolition request of 1111 S. Center Avenue would not have an adverse effect on the historic district. Member Druley further stated that due to the requirement of replacing the foundation and repair of the structure it would not be economically and technically feasibility to repair the existing structure. Member Thomas seconded the motion. The motion passed unanimously.

b. 1115 S. Center Avenue, Sherman Historic District
The report by the applicant and Property Maintenance was provided for this property due to similar issues with the foundation.

After board discussion and questions for the applicant and staff, Member Druley made the motion that the proposed demolition request of 1115 S. Center Avenue would not have an adverse effect on the historic district. Member Druley further stated that due to the requirement of replacing the foundation and repair of the structure it would not be economically and technically feasibility to repair the existing structure. Member Thomas seconded the motion. The motion passed unanimously.

ITEM 7. Unfinished Business

a. Diane presented Nolan Hazard with a Certificate of Recognition award for his six years of service to the board.
b. The next board meeting will be rescheduled as November 11th is Veterans Day and the city offices will be closed.

ITEM 8. Adjournment

a. The Board of Historic Preservation meeting adjourned at approximately 5:00 pm.

CITY OF SIOUX FALLS

PLANNING & DEVELOPMENT SERVICES

P.O. Box 7402, Sioux Falls, SD 57117-7402

October 16, 2026

Re: Site Evaluation for 1111 & 1115 S. Center Ave. Sioux Falls

Per the request of Diane deKoeyer, Neighborhood and Preservation Planner for the City of Sioux Falls, SD, I am writing a formal report regarding the conditions of the listed properties. Each of these properties has, what appears to be, unreinforced fieldstone foundations. On the interior of the foundation there was dirt packed against the unreinforced fieldstone foundations, then covered with a mortar-like product to keep the dirt in place and stabilize the foundation (laterally) against the exterior backfill (earth). These inspections revealed areas where the foundation has failed, revealing cracks, voids and providing evidence that these structures are no longer structurally sound or capable of providing a safe foundation for the structures to stand on.

Each of these foundation areas has openings that allow water to enter the basement. As the water comes through, it is also carrying dirt and backfill from outside into the basement. This has caused the dirt along the inside of the foundation walls to wash away and spread throughout the basement. In some of the worst areas, the displaced dirt has nearly buried the cinder blocks that were being used to support or brace the foundation walls.

The most significant damage shows where the foundation wall has completely caved in, falling into the basement and undermined the exterior wall structure of the home by roughly 36 inches. Tree roots are growing into the basement through the collapsed section of wall, where the backfill has been undermined. This has allowed soil and roots to enter the basement. The homeowner built a “new foundation wall” out of cinderblocks along the south side of 1115 S. Center Ave. This wall was constructed to stabilize the home and help keep the original foundation from continuing to fail. The new wall fell short of reaching the floor joists and caused the sill plate on the existing foundation wall to become compromised as the load was no longer evenly distributed. In the basement of this home, there are more than 15 posts, jacks and shoring poles in place to keep the structure from falling.

To conclude, The City of Sioux Falls is recommending demolition for both homes due to the severe dilapidation and severe safety risks these pose. This is also the recommendation of the *Board of Historical Preservation* for the City of Sioux Falls.

Jonathon Parsons
Property Maintenance Inspector // City of Sioux Falls
Licensed Residential Contractor
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