

*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, MAY 13, 2026  
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 9<sup>TH</sup> 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 deKoeyer, Neighborhood & Preservation Planner

## **AGENDA**

- |   |                                    |
|---|------------------------------------|
| <b>ITEM 1 CALL TO ORDER &amp; QUORUM DETERMINATION</b>  | Nolan Hazard                       |
| <b>ITEM 2 WELCOME &amp; INTRODUCTIONS</b>   | Nolan Hazard                       |
| <b>ITEM 3 APPROVAL OF REGULAR AGENDA</b>  | Nolan Hazard                       |
| <b>ITEM 4 APPROVAL OF 1/14/2026 MEETING MINUTES</b>   | Nolan Hazard                       |
| <b>ITEM 5 PUBLIC INPUT ON NON-AGENDA ITEMS</b><br>(5-minute comment period per individual)              | Nolan Hazard                       |
| <b>ITEM 6 NEW BUSINESS</b>  |                                    |
| a. 601 E. 21 <sup>st</sup> Street, McKennan Park Historic District<br>Second-story addition over garage | Kristofer Ronning, Homeowner       |
| b. Minnehaha County Master Plan update  | Adam Nyhaug, SHM<br>Diane deKoeyer |
| c. SD State Penitentiary Review   | Adam Nyhaug, SHM                   |
| <b>ITEM 7 ANNOUNCEMENTS</b>   |                                    |
| a. Next meeting – June 10, 2026   |                                    |
| <b>ITEM 8. ADJOURNMENT</b>  |                                    |

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**Regular Meeting Minutes for January 14, 2026  
City Center, Cooper Conference Room, 110**

**Members Present:**

Nolan Hazard, Chair  
Adam Nyhaug  
Levi Pfeil  
Luke Urlacher  
Karen McGrath  
Gail Fossum Shea  
Delia Druley  
Mark Thomas

**Members Absent**

Mason O' Farrell

**Public in Attendance:**

None

**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.

**ITEM 3. Approval of Regular Agenda**

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

**ITEM 4. Approval of December 10, 2025, Meeting Minutes**

- a. Member McGrath made a motion to approve the December 10, 2025, meeting minutes. Member Urlacher seconded the motion. The motion passed unanimously.

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

- a. None

**ITEM 6. New Business**

- a. Review of Bylaws. Diane reviewed the following.

Article II Membership and Appointment Section 5: In the event that a member has three consecutive unexcused absences or five absences in a calendar year, the member's position on the Board will be reviewed.

Article IX Quorum and Voting Requirements: To ensure a quorum is met by the board, 50% of the members are required to attend. With nine members, five members create a quorum.

- b. Secretary of the Interior Standards for New Construction and Rehabilitation  
On review of the SOIS and the Standards for the Treatment of Historic Properties Guidelines, board members discussed providing additional information to applicants. Visual examples would be beneficial to homeowners and contractors to explain the SOIS. The following board members will form a committee to create supplemental information to the standards:

- Karen
- Levi
- Mark
- Nolan

Four members of the board will not create a quorum. Meetings could be held at 3:00 p.m. prior to the monthly board meeting in Room 110.

- c. Standards for the Treatment of Historic Properties Guidelines.  
Board members to review and reference as needed.

**ITEM 7. Announcements**

- a. Next meeting of the board is scheduled for February 11, 2026.

**ITEM 8. Adjournment**

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

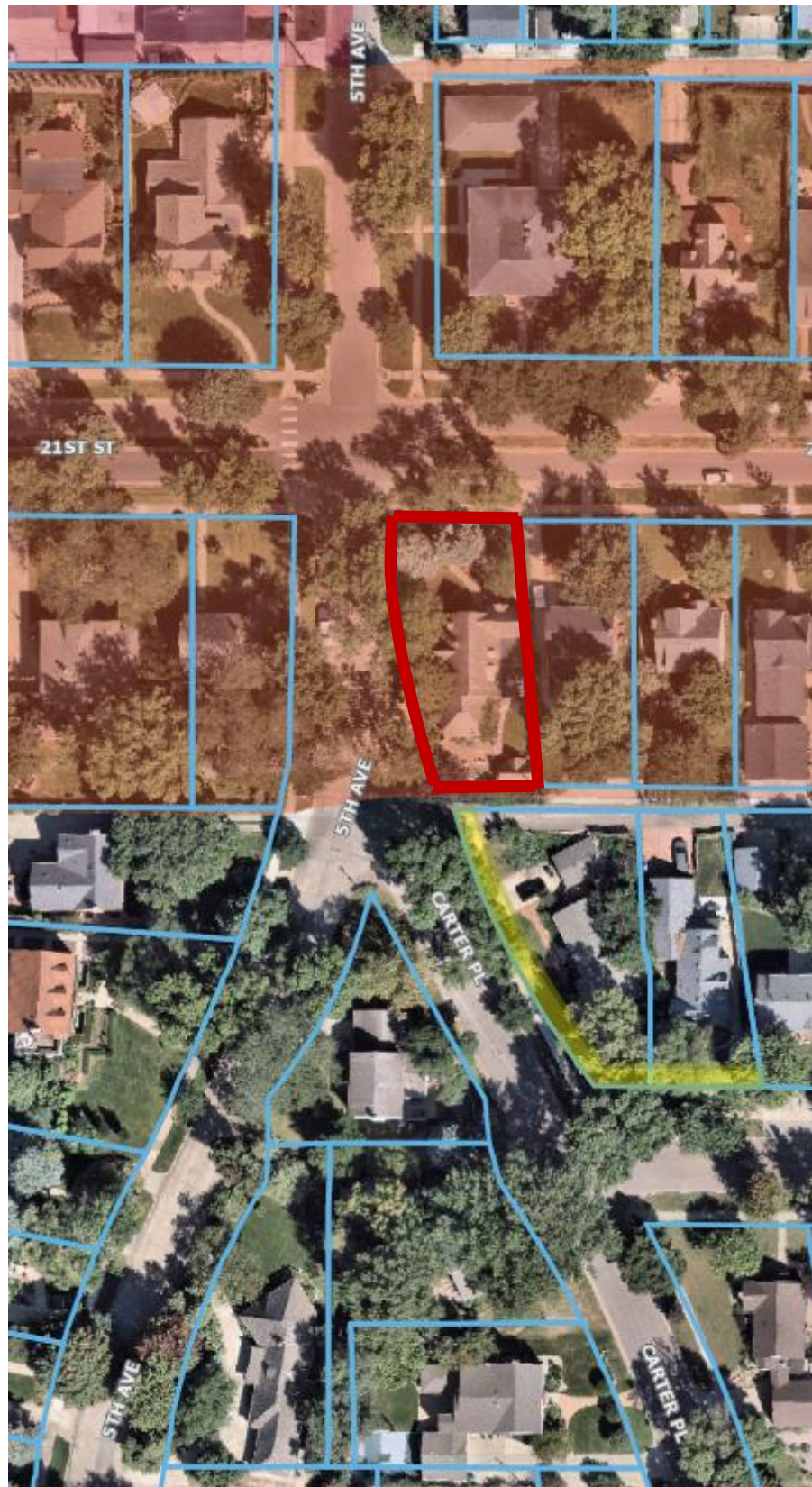
**SIOUX FALLS BOARD OF HISTORIC PRESERVATION**

Project Review	May 13, 2026
Property Address	601 E. 21 <sup>st</sup> Street
Property Owner	Kristofer & Tamra Ronning
Historic District	McKenna Park
Year Built	1926
Project Description	<p>In order to add an additional bedroom and bathroom to the current floor plan, we plan to renovate the attic space above the garage. To do so, it is advised to raise the current roof over the garage to match the existing roofline, add a dormer to the garage roof, and expand two current dormers in the rear of the home. The owner plans to match the exterior finishes of the home with new stucco, shake-style shingles, and windows.</p>
National Register	<p>The landscaping and design make this cottage significant.</p> <p>The unusual massing, combined with the materials used, makes this building visually distinctive. Finished with stucco, this large one-and-a-half-story residence has a birch foundation and a randomly laid wooden shingle roof, which gives the appearance of thatch. The main portion of the front façade is gabled and contains the main entrance and two windows. To the east is a large chimney and a partial bay window. A two-car attached garage is located to the south of the residence.</p> <p>The first resident of this house was Thomas W. Townley, a traveling salesman, later a salesman at Rierden Motor Company. He and his wife Bessie lived here until 1941. Attractive landscaping and excellent design make this large cottage a significant element of the district.</p>
Project Representative	Kristofer Ronning
Neighbor Notification	No
Staff Recommendation	The proposed project should not have an adverse effect on the McKenna Park Historic District.
Board Action	Required
Photos	*Historic photos provided by the Siouxland Heritage Museums



# MCKENNAN PARK HISTORIC DISTRICT

601 E. 21<sup>st</sup> Street



Historic Photos – No historic photos of the garage are available from the museum



Above and Below: North façade







Above: West garage façade

Below: South garage facade







Above: East garage facade

Below: West facade







Above: North façade

Below: Northwest view







Above: Northwest façade.

Below: Southwest façade.







Above: East adjacent property. North facade

Below: North adjacent property. South facade







Above: West adjacent property. North facade

Below: West adjacent property. East facade





Above: Northwest adjacent property. South facade





04/29/2026

Tamra & Kris Ronning  
601 E 21<sup>st</sup> Street  
Sioux Falls, SD 57105  
Tamra.ronning@gmail.com  
Kristofer.ronning@gmail.com

Re: Structural Memorandum  
Garage Addition – Feasibility Study  
601 E 21<sup>st</sup> Street  
Sioux Falls, SD 57105  
RISE Project No. 26165

Tamra & Kris,

As requested, we performed two site visits on April 29, 2026. The purpose of our site visits was to visually observe the existing garage structure and to determine the feasibility of adding a living space above.

We observed that the stud walls are in good shape and no observable cracking is occurring in the brick, located along the bottom of the stud walls. The brick located along the bottom of the stud walls is roughly 2'-8" tall and is 8" thick. The absence of cracked brick indicates minimal to no differential settlement of the existing garage foundation.

During our 2<sup>nd</sup> site visit, we probed the soil along the south edge of the garage, roughly 2" adjacent to the exterior face of the garage wall and hit refusal at 48". This indicates that a frost-protected footing, at least 10" wide, exists below the concrete foundation wall.

Prior to our site visits we roughly calculated that the required footing width, assuming a code minimum soil bearing pressure of 1,500psf, will be 10". Based on our observations, we believe that the existing garage foundation can support the addition of a 2<sup>nd</sup> story living space above the garage.

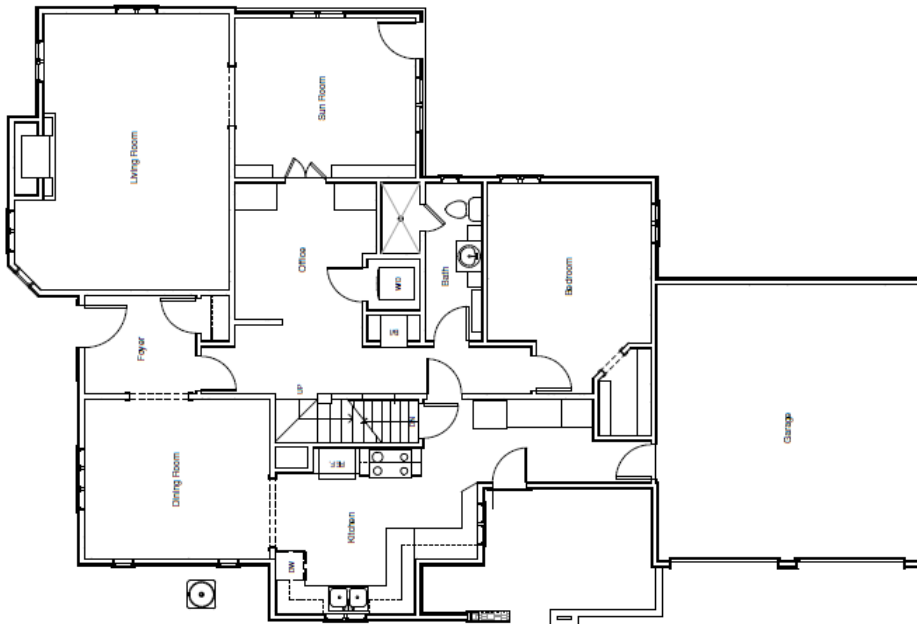
If you have any questions or would like additional clarification, please feel free to contact our offices at your convenience. Thank you.

Respectfully Submitted,

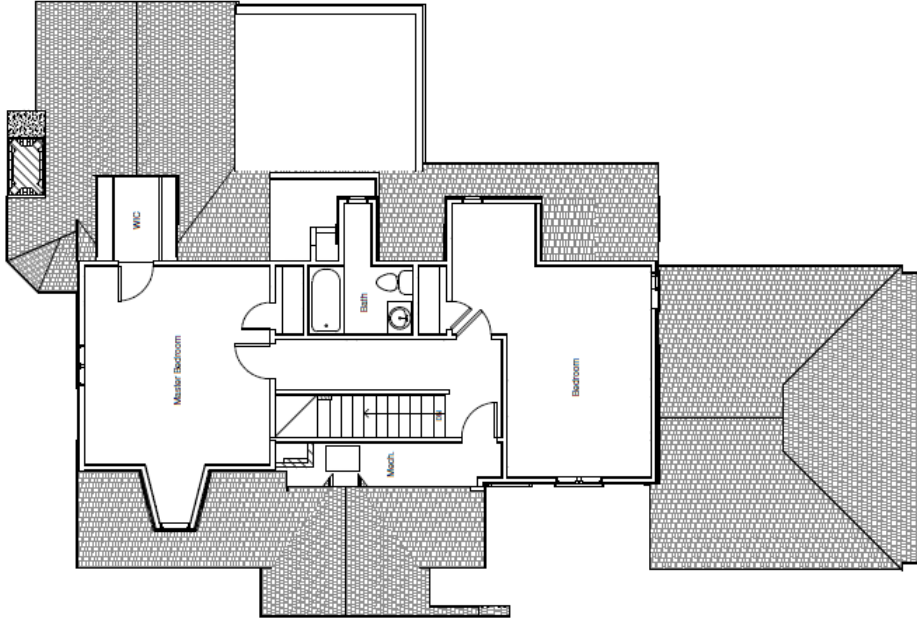
RISE Structural Associates, Inc.

Christopher Hamilton, PE  
Structural Engineer





**1 Existing Main Floor Plan**  
Scale: 1/4" = 1'-0"



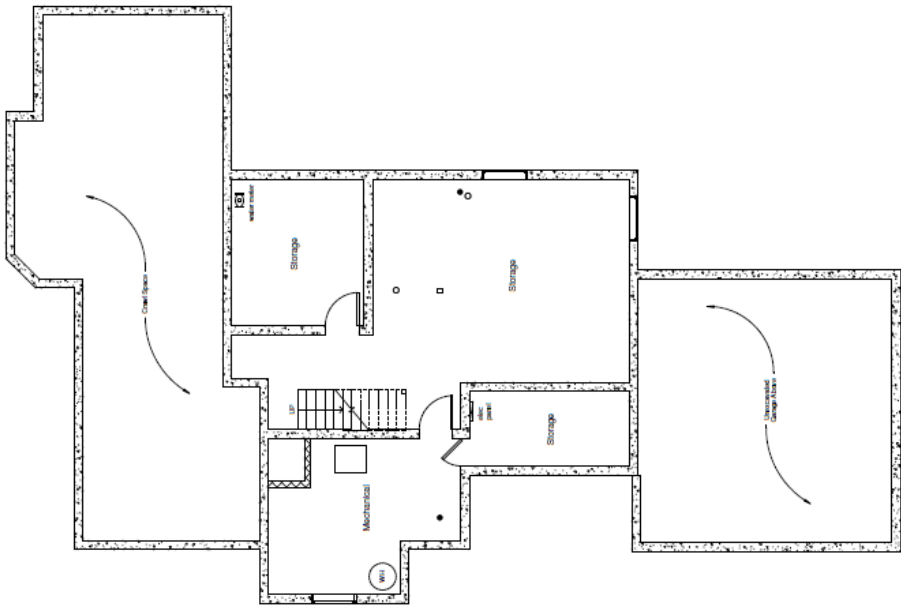
**2 Existing Second Floor Plan**  
Scale: 1/4" = 1'-0"

- General Notes:**
1. Coordinate all mechanical, electrical, civil, & structural items with the respective disciplines.
  2. Verify existing conditions prior to construction.
  3. Coordinate all structural elements prior to construction.
  4. Obtain all necessary permits prior to construction.
  5. Install all exterior finishes per mfr. standard details to maintain warranty.
  6. Coordinate all trade design w/ mfr.
  7. Verify window & door S.D. dimensions w/ selected mfr. prior to construction.
  8. Verify minimum attic ventilation per the 2021 I.R.C.
  9. Match all exterior finishes w/ existing.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

<b>A2.0</b>	<b>Existing Main &amp; Second Floor Plan</b>	Project No. 20004 Date: 04/22/20 Drawing No. 00191817213.0
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17th Ave. SW Suite 100 Denver, CO 80202 (303) 733-1111 www.17thavenue.com	17th Ave. SW Suite 100 Denver, CO 80202 (303) 733-1111 www.17thavenue.com	<b>A2.1</b> <b>Existing Basement Floor Plan</b>
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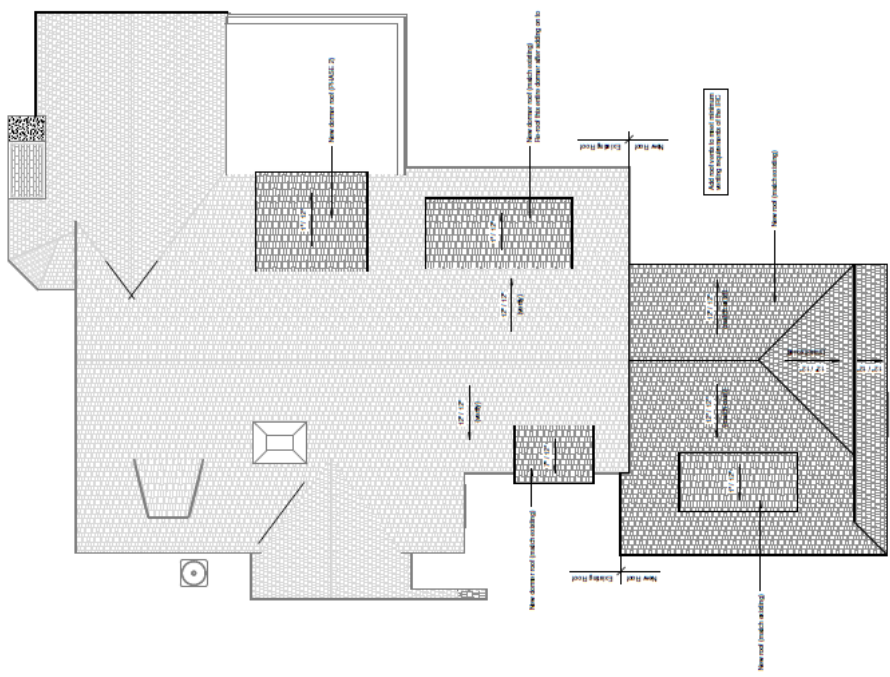


**1** Existing Basement Floor Plan  
 Scale: 1/4" = 1'-0"

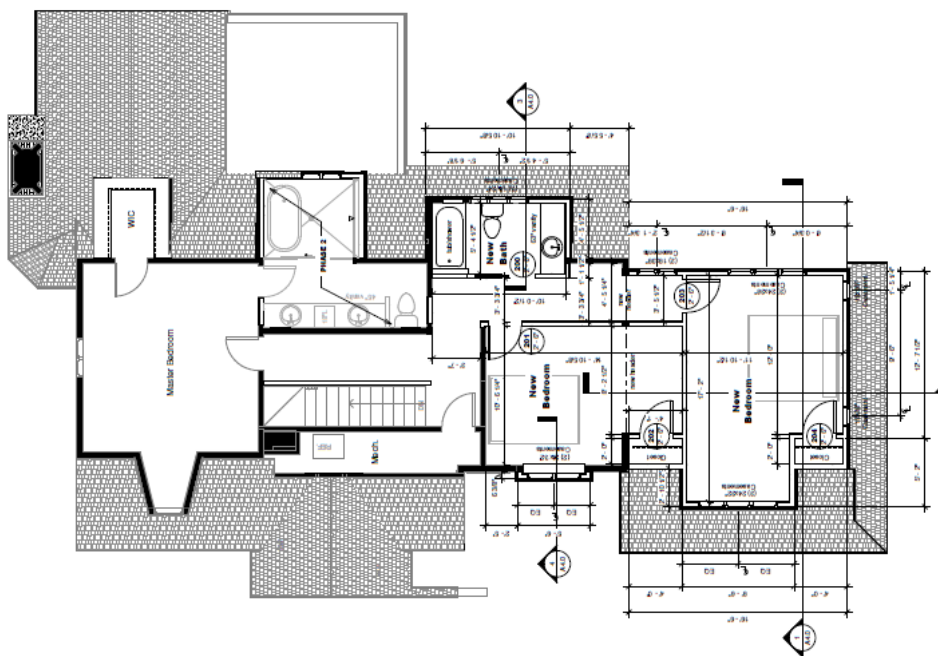
- General Notes:**
1. Coordinate all mechanical, electrical, civil, & structural items prior to construction.
  2. Verify all existing conditions prior to construction.
  3. Coordinate all structural elements prior to construction.
  4. Coordinate all interior finishes w/ owner.
  5. Verify all exterior finishes per mfr. installed within 10 days of warranty.
  6. Coordinate truss design w/ mfr.
  7. Verify all truss design & shop drawings w/ selected mfr. prior to construction.
  8. Verify all truss design & shop drawings w/ selected mfr. prior to construction.
  9. Verify all truss design & shop drawings w/ selected mfr. prior to construction.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION





**2 New Roof Roof Plan**  
Scale: 1/4" = 1'-0"

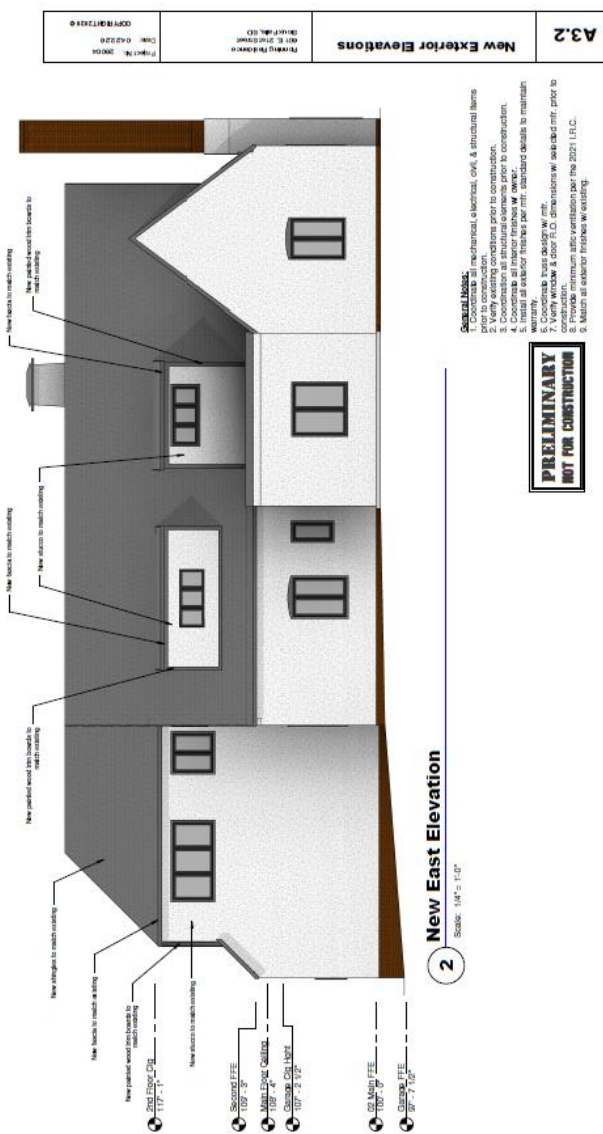
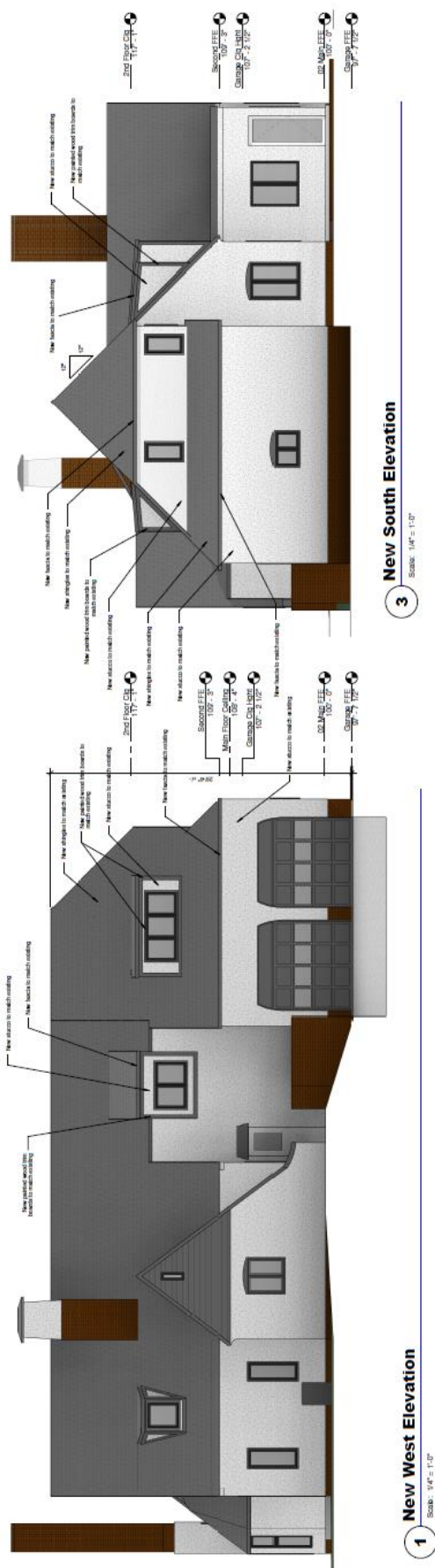


**1 New Second Floor Plan**  
Scale: 1/4" = 1'-0"

Door Number	Width	Height
101	3'-0"	7'-0"
102	3'-0"	7'-0"
103	3'-0"	7'-0"
104	3'-0"	7'-0"

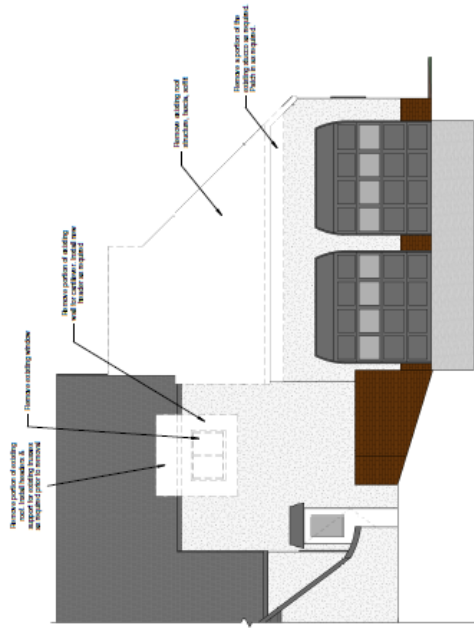
Symbol	Description
[Thin Line]	New Wall
[Thick Line]	Existing Wall



Project No. 9222226 Date: 04/22/26 COPYRIGHT ©	PROJECT INFORMATION 401 E. 21st Street BUILDING ID	<b>Demolition</b> <b>Exterior Elevations -</b>	<b>A3.3</b>
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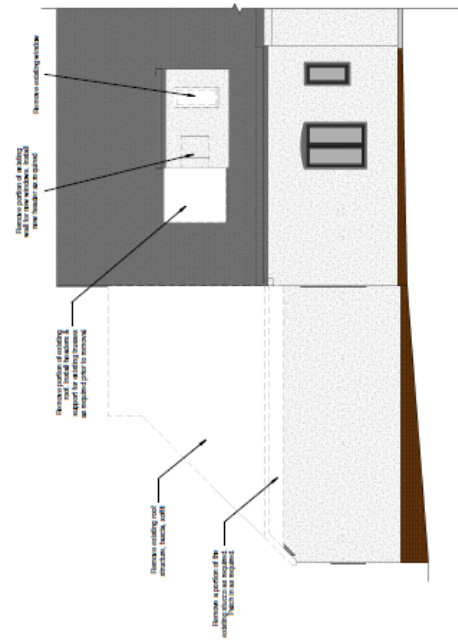
- General Notes:**
1. Coordinate all mechanical, electrical, civil, & structural items prior to construction.
  2. Verify window & door F.L.O. dimensions prior to construction.
  3. Coordinate all structural elements prior to construction.
  4. Coordinate all interior finishes w/ owner.
  5. Match all exterior finishes per mfr. standard details to maintain uniformity.
  6. Coordinate truss design w/ mfr.
  7. Verify window & door F.L.O. dimensions w/ selected mfr. prior to construction.
  8. Provide minimum attic ventilation per the 2021 I.B.C.
  9. Match all exterior finishes w/ existing.

**PRELIMINARY  
NOT FOR CONSTRUCTION**



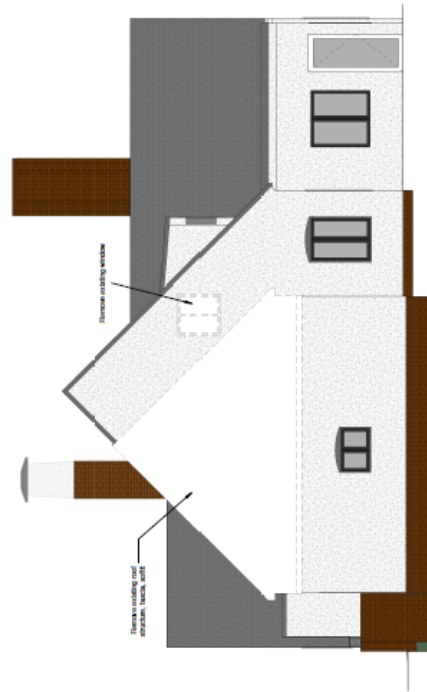
**2 West Elevation- Demolition**

Scale: 1/4" = 1'-0"



**1 East Elevation - Demolition**

Scale: 1/4" = 1'-0"



**3 South Elevation - Demolition**

Scale: 1/4" = 1'-0"

**New Section @ Bath**

Scale:  $3/8" = 1'-0"$ 

## New Garage Section-2

Scale:  $3/8" = 1'-0"$



## New Garage Section-1

Scab:  $3/8'' = 1'-0''$ 

## Window Detail

Scale:  $1/2'' = 1'-0''$ 