



CITY OF SIOUX FALLS

BOARD OF HISTORIC PRESERVATION

Wednesday, July 8, 2026 4:00 p.m.
City Center, Cooper Conference Room, 110
231 N. Dakota Avenue, Sioux Falls, SD

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Nolan Hazard, Board Chair
Gail Fossum Shea, 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 | Nolan |
| 2. Welcome and Introductions | Nolan |
| 3. Approval of Regular Agenda | Nolan |
| 4. Approval of Minutes of Last Meeting | Nolan |
| 5. Public Input | Nolan |

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. 350 N, Duluth Avenue, Cathedral Historic District
Rehabilitate Sunroom | Steve Mogle, Homeowner |
|--|------------------------|
- 7. Unfinished Business**
- | | |
|---|--|
| a. Certificate of Recognition for six years of service to the Board of Historic Preservation to
Gail Fossum Shea and Adam Nyhaug | |
|---|--|
- 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 May 13, 2026
City Center, Cooper Conference Room, 110**

Members Present:

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

Members Absent

Tamra Ronning, Homeowner
Kristofer Ronning, Homeowner
Travis Stuntebeck, VanDeWalle Architects

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 and guests.

ITEM 3. Approval of Regular Agenda

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

ITEM 4. Approval of January 14, 2026, Meeting Minutes

- a. Member McGrath made a motion to approve January 14, 2026, meeting minutes. Member Nyhaug 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. 601 E. 21st Street, McKennan Park Historic District
The homeowners, Kristofer and Tamra Ronning are interested in adding an additional bedroom and bathroom to the second story, over the existing garage. The existing garage roof will need to be removed to expand. A dormer will be added and the two current dormers on the rear will be expanded. The addition will match the existing stucco. The applicant

brought in a sample of Brava, a synthetic cedar shake roofing proposed to replace the roof shingles.

After additional discussion and clarification of dormer windows, Member Urlacher made the motion that the proposed addition would not have an adverse effect on the McKennan Park Historic District. Member Druley seconded the motion and the motion passed unanimously. Board members were complimentary of the addition and respect the historic structure of the home.

- b. The Minnehaha County Commission has removed the Coliseum from possible future demolition for county offices.
- c. SD State Penitentiary has two buildings identified on the National Register and board members are interested in plans for their future use and also saving the buildings from demolition. One of the buildings is the oldest Wallace Dow buildings. Board members have asked if a tour of the building might be possible.

ITEM 7. Announcements

- a. Next meeting of the board is scheduled for June 10, 2026.

ITEM 8. Adjournment

- a. The Board of Historic Preservation meeting adjourned at approximately 4:55 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	July 8, 2026
Property Address	350 N. Duluth Avenue
Property Owner	Steve Mogle
Historic District	Cathedral
Year Built	1886
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 Joe Kirby home is a two-and-one half-story structure of impure Richardsonian Romanesque style. All of the building's exterior walls are of Sioux Falls granite, or red jasper. The main windows are flat with solid rock lintels and most of the windows are two-sash with stone transoms. The windows on the upper story are flat and are divided by stone mullions. There is also one large semi-circular window on the north side surrounded by a round Roman arch. The roof type is an irregular gable with several triangular pediments which are decorated by dentils. A polygon shaped tower with a conical roof and spire is located at the northwest corner of the house. The windows in the tower are flat and divided by stone mullions. The entrance is supported by a porch with a small conical roof covered by metal. The floors are oak and pine as is the trim.</p> <p>The Sunroom is not original to the home. No date available as to when it was added on to the home.</p>
Project Representative	Steve Mogle
Neighbor Notification	No
Staff Recommendation	The proposed project should not have an adverse effect on the Cathedral Historic District.
Board Action	Required
Photos	*Historic photos provided by the Siouxland Heritage Museums

CATHEDRAL HISTORIC DISTRICT
350 N. Duluth Avenue



Historic Photo



Joe Kirby Residence - 6th St. & Duluth Ave.

M.T. 51

Historic Photo



HISTORIC PRESERVATION COMMISSION SUBMITTAL

Sunroom Rehabilitation

Prepared for the Sioux Falls Board of Historic Preservation
Wallace Dow Residence | July 2026



PROJECT BACKGROUND

A Non-Historic Addition in Need of Repair

- Added in the 1980s as a screened-in porch — the structure is not part of the home's original historic fabric.
- Later enclosed and “finished” as a sunroom: plywood panels were installed and painted, and basic windows were added.
- Decades of Sioux Falls weather have left the structure in serious disrepair — structurally, visually, and functionally.
- This submittal requests approval to rebuild the room using period-appropriate materials and proportions.



Current view of the home with the south sunroom addition

CURRENT CONDITIONS

Exterior Overview



South elevation: sagging roofline, deteriorated shakes, and mismatched windows



East wall: no window currently exists on this face of the room

CURRENT CONDITIONS

Roof & Structural Issues



Flat roof is sagging and holds standing water, causing ongoing leaks



Structure has settled and is separating from the original house



Daylight visible through the resulting structural gap

CURRENT CONDITIONS

Windows, Door & Interior Damage



Window openings are inconsistent sizes, and paint/wood are failing throughout



Exterior door and surrounding frame are rotted and failing

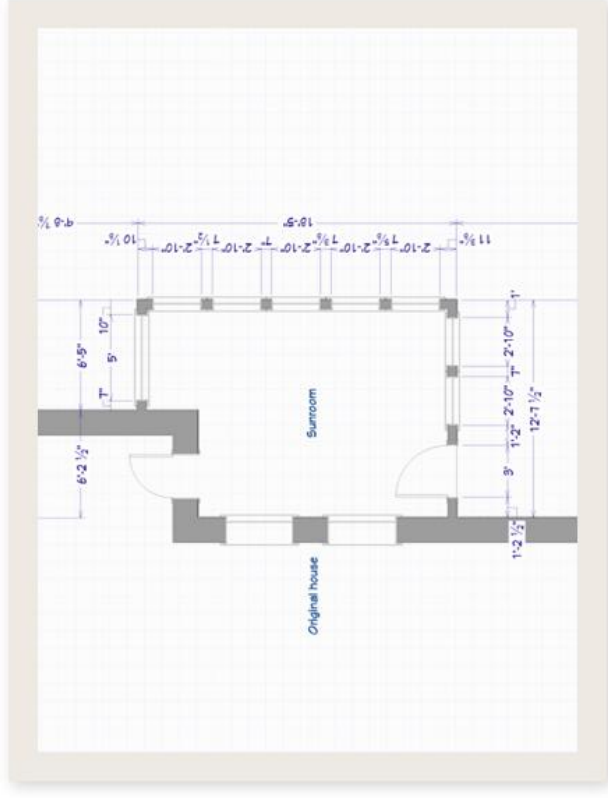


Interior ceiling shows water staining from the leaking roof above

PROPOSED WORK

Framing, Windows & Door

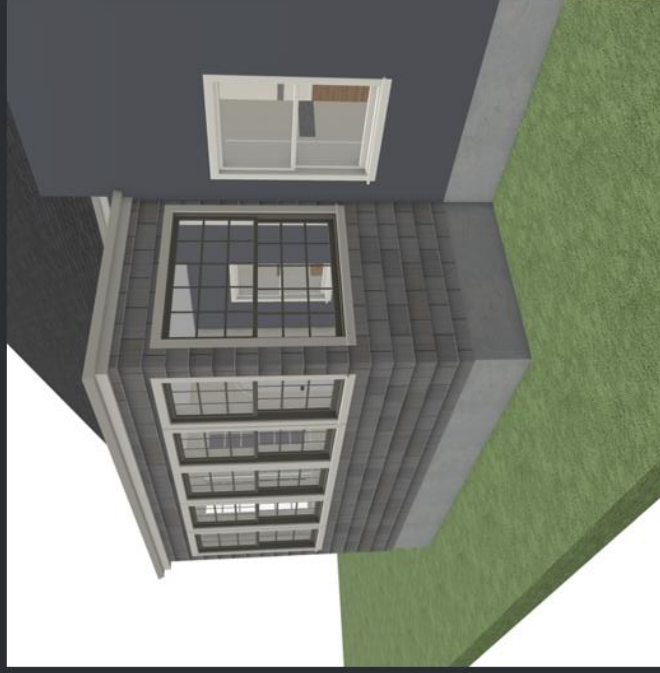
- Demolish and re-frame all exterior walls of the sunroom.
- Frame all window openings to a uniform, matching size — and enlarge them to bring in more natural light.
- Add a new window on the east-facing wall, where none currently exists.
- Window material will be wood, aluminum-clad, or fiberglass — vinyl will not be used.
- Remove the existing exterior door along with the openings above and beside it; reframe to accommodate a new rounded-top door.



Designer's floor plan showing new framing and window layout

DESIGN VISION

Proposed Finished Appearance



Renderings illustrate uniform window sizing, the added east-wall window, rounded door surround, and shake-profile siding

PROPOSED WORK

Insulation & Siding

- Add proper wall insulation — the room currently has none.
- Re-clad the exterior in a Hardie fiber-cement siding product, cut and profiled to replicate the look of traditional wood shake siding.
- This durable, low-maintenance material preserves the historic shake aesthetic seen elsewhere on the home while eliminating the rot and paint failure of the current wood shakes.



Reference example: Hardie shake-profile siding on a comparable home

SUMMARY & REQUEST

Restoring a Failing Structure with Historically Sympathetic Materials

- Rebuild and re-frame the walls and roof of a failing, non-historic sunroom addition.
- Uniform, enlarged windows in wood, aluminum-clad, or fiberglass — plus a new east-wall window.
- A reframed, rounded-top exterior door opening.
- Proper insulation and Hardie shake-profile siding matching the home's historic character.