



## Historic Preservation Commission Agenda

9:00 a.m. Regular Meeting  
Wednesday February 5, 2020  
City Hall: Large Conference Room  
25 Center Street  
Vermillion, South Dakota 57069

1. **Roll Call**
2. **Adoption of the Agenda**
3. **Approval of the Minutes**
  - a. January 8, 2020
4. **Visitors to be Heard**
5. **Old Business**
  - a. Prentis Park Archway Feature Renovations - Jose Dominguez and Jim Goblirsch.
  - b. Clay County Courthouse Presentation – Jim Stone.
  - c. Update on S. University Historic District Report.
6. **New Business**
  - a. Possible small cell poles on USD campus.
  - b. Discussion regarding CLG annual report.
7. **Adjourn**

Access the Historic Preservation Commission Agenda on the web – [www.vermillion.us](http://www.vermillion.us)

**Addressing the Commission:** Persons addressing the Commission shall be recognized. Please raise your hand to be recognized and state your name and address.

**a. Items Not on the Agenda** Members of the public may speak under Visitors to Be Heard on any topic NOT on the agenda. Remarks are limited to 5 minutes and no decision will be made at this time.

**b. Agenda Items:** Public testimony will be taken at the beginning of each agenda item, after the subject has been announced by the Mayor and explained by staff. Any citizen who wishes may speak one time for 5 minutes on each agenda item. Public testimony will then be closed and the topic will be given to the governing body for possible action. At this point, only commission members and staff may discuss the current agenda item unless a commission member moves to allow another person to speak and there is unanimous consent from the commission. Questions from commission members, however, may be directed to the public through the presiding officer at any time.

**Meeting Assistance:** The City of Vermillion fully subscribes to the provisions of the Americans with Disabilities Act of 1990. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Manager's Office at 677-7050 at least 3 working days prior to the meeting so appropriate auxiliary aids and services can be made available.

As a courtesy to others, we ask that cellular phones and pagers be turned off during the meeting.



The City of Vermillion is a proud official partner of the 2020 Census

Unapproved Minutes  
Historical Preservation Commission  
Wednesday January 8, 2020 Regular Meeting

The regular meeting of the Vermillion Historical Preservation Commission was called to order in the Large Conference Room at City Hall on January 8, 2020 at 9:02 a.m.

1. Roll Call

Present: Susan Keith Gray, Gloria Hensley, Ed Gerrish (9:04 a.m.), William Dendinger, Dietrik Vanderhill (9:04 a.m.), Cindy Chaney

Absent: Jim Wilson

Staff present: Jose Dominguez (City Engineer), John Prescott (City Manager), and Jim Goblirsch (Parks and Rec Director)

2. Adoption of the Agenda

Hensley motions to adopt the agenda as published, second by Chaney. The motion carried 4-0.

3. Approval of the Minutes

Hensley moved to adopt the December 11, 2019 minutes with corrections, seconded by Chaney. The motion carried 6-0.

4. Visitors to be Heard

None

5. Old Business

5a. Prentis Park Archway Feature Renovations.

James Goblirsch (Parks and Rec Director) presented the plan of the renovations that will be done to Prentis Park in 2020. Goblirsch explained that work will be occurring to both of the archways leading into the park. The work to the archways will consist of replacing some of the brick, tuck pointing some of the areas, and repainting some of the metal work. Goblirsch also mentioned that a new sidewalk will be constructed along the Plum Street side of the park. This new sidewalk is part of the City's project to make the park more accessible. Goblirsch explained that the work to the archways will be performed in a manner that will maintain its historic value. Discussion followed. The Commission expressed that it was in favor of all of the work occurring at the park and that it was important to maintain its historic value.

5b. CLG Annual Report

John Prescott (City Manager) reported that the City had been in contact with the State regarding the contents of the CLG Annual Report. City Staff will complete a draft of the document and present it to the Commission at a later meeting for the Commission to review and make any changes deemed necessary. Discussion followed.

5c. Educational Outreach to Historic Property Owners.

Susan Keith Gray reported that she has been contacting realtors in Vermillion to discuss how the Historic Preservation Commission (HPC) can assist owners of properties in historic districts. Keith Gray will continue to reach out to the realtors in Vermillion and to other organizations in order to increase the public's awareness of the HPC. Discussion followed.

5d. S. University Historic District Report

Ed Gerrish explained that the committee working on the report completed its review of the information, and discussions with the State's SHPO office. Gerrish informed the Commission that the committee had to combine the information gathered from the survey and what SHPO had. The final report is the combined information. If the new historic district is created the composition of the structures would fit within the 1890 through 1940 range. These could be adjusted, but that would affect the number of structures and the size of the proposed district. Discussion followed.

The Commission recommended that further discussions needed to occur with SHPO on how to proceed with the creation of the new historic district.

6. New Business

6a. Zoning Question

Jose Dominguez (City Engineer) stated that the University Historic District asked if there were planning options to control the number of multi-family structures within the district. Dominguez explained that there are a few options that may be followed to accomplish the request. Dominguez presented the following options: downzoning the area that the historic district encompassed from R-2 Residential to R-1 Residential, creating a new residential zoning district that would restrict the construction of multi-family dwellings, and creating an overlay district to add additional regulations to the area occupied by the historic district. Discussion followed.

The Commission asked that the maps presented at the meeting be made available to the Commission members. Additionally, they would be discussing the presentation with other members of the University Historic District. City Staff will get additional direction once they discuss the item with the members of the historic district.

7. Adjourn

Moved by Gerrish to adjourn, seconded by Vanderhill. Motion carried 6-0. Keith Gray declared the meeting adjourned at 10:15 a.m.

**MEMORANDUM**

**Vermillion City Engineer's Office**

**25 Center Street  
Vermillion, South Dakota 57069**

**To:** Historic Preservation Commission  
**From:** Jose Dominguez, City Engineer; and Jim Goblirsch, Parks and Rec Director  
**Date:** February 5, 2020  
**Re:** Prentis Park Archway Feature Renovations

**Background:**

At the January 8, 2020 meeting Jim Goblirsch, Parks and Rec Director, presented a plan to renovate the columns and archways located at the Plum Street entrances to Prentis Park. At that meeting it was explained that the work would consist of replacing some of the bricks on the columns and repainting the archways. This work would be done in a manner that would preserve the historic value that the columns and archways contribute to the parks historic registration.

**Discussion:**

Since the meeting with the Commission, Staff has been in contact with the South Dakota State Historical Society (SHPO) regarding the above mentioned project. Staff explained the project to SHPO and asked if as a result of the project the columns and archways could become a non-contributing factor and affect the park's historic designation. SHPO explained that although it is preferred for the original bricks to be reused, or replaced with the similar historically accurate bricks, they realized that this is not always possible. Staff explained that the plan is to reuse as many of the existing bricks as possible so that each of the columns is made up of a majority of reused bricks. This was acceptable to SHPO.

SHPO recommended that due to the simplicity of the project, and that the City is trying to maintain the historic value of the columns and archways, a complete 11-1 review is not necessary. However, they still recommended that the Commission be made aware of the proposed brick usage.

Staff has been in contact with a local mason/bricklayer with extensive knowledge of projects that utilize historic material. Based on his survey of the existing columns it was determined that each column is made up of 300 bricks (so 1,200 bricks total). Out of the 300 bricks roughly 75 bricks need to be replaced (so 300 bricks total). Once all of the existing bricks are removed they will need to be cleaned. The cleaning process will damage an additional 35 bricks per column (so 140 bricks

total). This means that after the deconstruction and cleaning process roughly 190 historic bricks could be reused on each column. The remaining 110 bricks per column would need to be new (not historic) bricks. The majority of the new columns would be made up of reused bricks.

At this point Staff recommends that the new columns start with the reused bricks at the bottom and finish with the new (not historic) bricks at the top. This would give a tapered effect to the column (the slight change in width is 1-inch). The tapered effect is due to the fact that the existing bricks are larger than the new bricks. See included drawing.

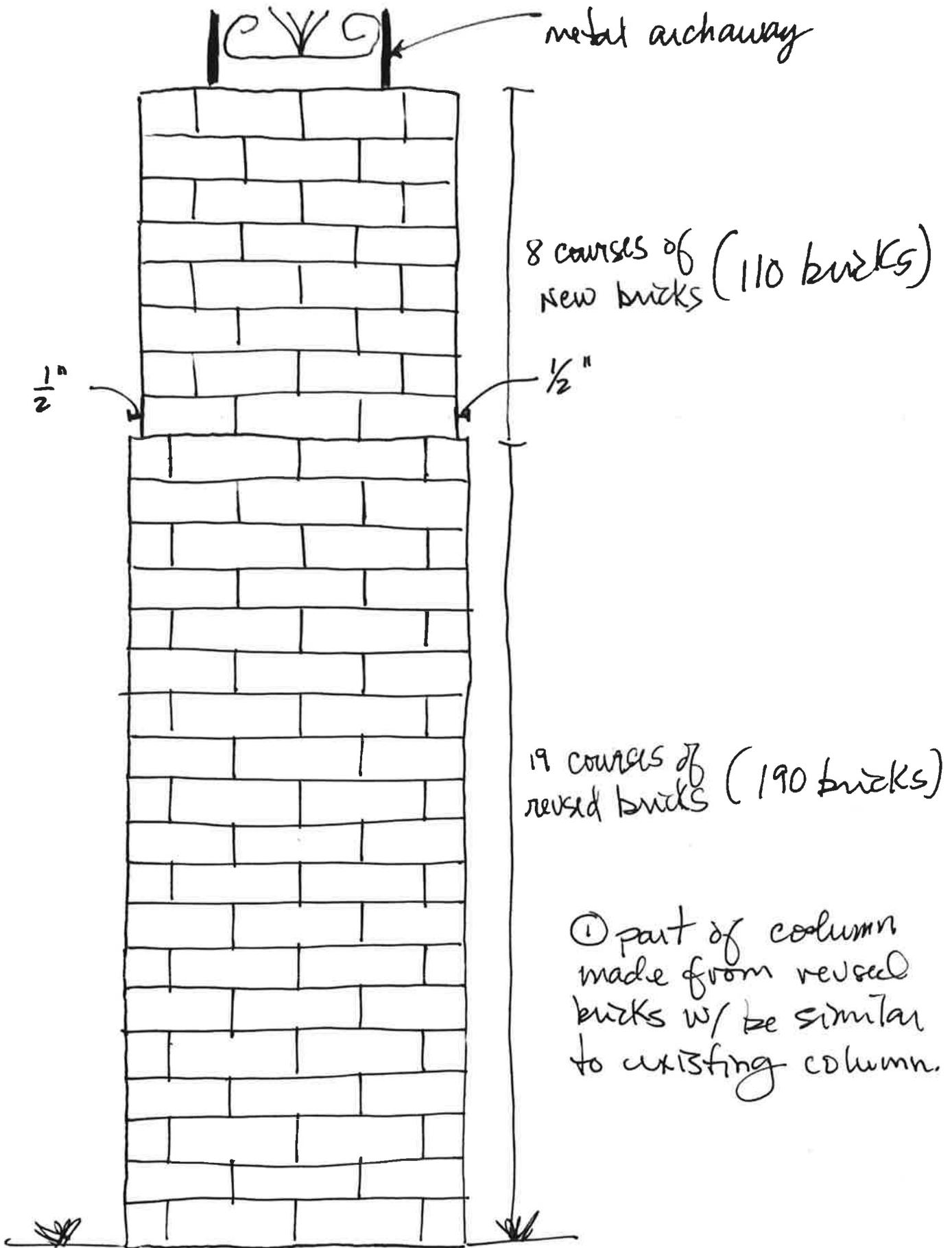
**Recommendation:**

It is recommended to allow Staff to continue with the proposed work on the columns and archways. As mentioned, this was discussed with SHPO and they were in agreement that the work is being done with the intent to preserve the historic value that the columns and archways provide Prentis Park and that a formal 11.1 review is not necessary. The City will be using a majority of existing (historic) bricks, and the new (not historic) bricks will match as close as possible the existing bricks. The proposed work will maintain the columns contributing factor, and extend the life of the columns.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. L. Dominguez', written in a cursive style.

CITY OF VERMILLION  
Jose L. Dominguez  
City Engineer



metal archaway

8 courses of new bricks (110 bricks)

$\frac{1}{2}$ "

19 courses of reused bricks (190 bricks)

① part of column made from reused bricks w/ be similar to existing column.

same dimension ①