



## Historic Preservation Commission Agenda

9:30 a.m. Regular Meeting  
Wednesday December 11, 2019  
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. November 6, 2019
4. **Visitors to be Heard**
5. **Old Business**
  - a. Discussion of historic properties and commission involvement (roof and siding)
  - b. Educational outreach to historic property owners
6. **New Business**
  - a. Biennial Gathering of South Dakota CLG's in Rapid City March 25-27
7. **Adjourn**

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

**Addressing the Commission:** Persons addressing the Council 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 November 6, 2019 Regular Meeting

The regular meeting of the Vermillion Historical Preservation Commission was called to order in the Large Conference Room at City Hall on November 6, 2019 at 9:05 a.m.

1. Roll Call

Present: Susan Keith Gray, Gloria Hensley, Ed Gerrish, Jim Wilson, William Dendinger, Dietrik Vanderhill, Cyndy Chaney

Absent:

Staff present: James Purdy, Assistant City Manager  
Jose Dominguez, City Engineer

2. Adoption of the Agenda

Susan Keith Gray wishes to add a question about zoning in a historic district to new business. Ed Gerrish also asked to add an update about the noise from the med school building to new business. Gloria Hensley motioned to adopt the agenda as amended, seconded by William Dendinger. The motion carried unanimously.

3. Approval of the Minutes

Cyndy Chaney moved that the October 2, 2019 minutes be adopted as written, seconded by Gloria Hensley. The motion carried unanimously.

4. Visitors to be Heard

None

5. Old Business

5a. Discussion of historic properties and commission involvement (roof and siding)

5b. Update on deed research for potential historic district

5c. Educating the public/new property owners on historic preservation

5a. The Commission discussed the benefits of permitting roofing and siding. City Staff stated that upon review, most communities of similar size do permitting for roofing and siding. From the Commission's perspective, it would allow the Commission to review the permits and provide education to the homeowners about historic preservation. From the City's perspective, it would allow the City to know what's going on in the community, and protect the public from substandard work being performed, particularly after a major weather event. City Staff stated that if the work were to be permitted in the future, that they would like to see a very low and flat rate fee, similar to how windows are permitted, which are \$25 for the entire home.

5b. The graduate student has finished his research on the homes in the potential new historic district. The Commission discussed the findings and decided to designate 1880-1940 as the period of historical significance for this district. The next step for the Commission will be putting together a report to send to the state historic office. This report will summarize the findings of the survey, and will include a list of contributing structures and what makes them contributing, and the period of historic significance for each property.

5c. Susan Keith Gray stated that she believes it would be worthwhile to have a conversation with realtors in the area. The Commission agreed unanimously. Susan stated that the conversation would include how to best get information on historic preservation to members of the community, particular home buyers. The Commission will further discuss the issue at the next meeting.

## 6. New Business

- 6a. Discussion/formatting of permit response letter
- 6b. Historic District zoning question (added)
- 6c. Building noise from USD Medical School (added)

6a. The Commission came to the consensus that the letter should be two paragraphs. The first paragraph will contain standard information and language, and the second will contain information unique to the permit request. Each letter shall include an introduction to the Commission and its mission and information regarding tax credits and abatements that may be available to the property owner for historic preservation. The Commission will have Farrel Christensen, City Building Official, relay the letter to the applicant through the building permit process.

6b. Susan Keith Gray stated that citizens living within the University Historic District would like most of the district to be rezoned from R-2 to R-1. The question was asked if it could be rezoned in a way that would allow current single family uses to be zoned R-1 and current multifamily uses to remain zoned R-2. Jose Dominguez, City Engineer, stated that he would research the topic.

6c. Ed Gerrish reported that covers have been placed over the outdoor fans which seem to have reduced noise levels. Ed stated that a group will re-measure the noise levels on November 7<sup>th</sup>.

## 7. Adjourn

Moved by Commissioner Dendinger to adjourn, seconded by Commissioner Chaney. Motion carried at 10:25 a.m.

Vermillion Historical Preservation Commission

# South Dakota's Biennial Gathering of CLG's

March 25–27, 2020 | Rapid City

This gathering is an opportunity for the regional preservation community to convene for networking and continuing education. This year's theme "Planning for Preservation" offers a diverse and interactive program you won't want to miss. Greg Handburg will share the ArtSpace story, and their expertise on real estate projects in both small and large communities that support historic objectives, affordable housing, economic development, and artists/creatives. Susan Henderson of Placemakers will address zoning and planning approaches to reduce barriers to redeveloping historic properties and neighborhoods. A walking tour and moderated panel discussion will set the stage for a fun design exercise that ties together survey and inventory efforts in Rapid City's "east of 5<sup>th</sup> district" with goals for a downtown innovation district. Afterwards, we'll head to the Journey Museum and Learning Center to geek out on Black Hills' history and socialize over appetizers. On Friday, "Eric and Eric" two local historians working with the Rapid City HPC, will describe the current project underway to update the City's Historic Context Report and Preservation Plan. Learn how this project aims to be inclusive of broad community input, reflect changing ways communities think about their past, and help the HPC be strategic about building a strong sense of identity, beautifying the community, spurring economic development, and attracting visitors. Before concluding, we'll hear from each other about what CLGs across the state are up to and celebrate each others accomplishments.

*This event is made possible with the generous support from our sponsors:*



West Boulevard  
Neighborhood Association



## Program Highlights:

Wednesday 3/25

Evening Social at Vertex Lounge,  
cash bar

Thursday 3/26

Keynote Speakers

- Greg Handburg, Senior Vice President of Properties, ArtSpace
- Susan Henderson, Principal/Town Planner, Placemakers

Historic/Development District Tour

Panel Discussion

Interactive Workshop

Visit to Journey Museum &  
Learning Center + Appetizer Social

Friday 3/27

"A fresh look at Historic Preservation Documents and Plans" with Eric Abrahamson and Eric Zimmer, Vantage Point Historical Services

CLG Reports

Conclude @ Noon

**Accommodations:** A block of rooms has been established for this event at the Historic Hotel Alex Johnson for \$73/night available 3/25 and 3/26.

**Meals:** With support from our sponsors, registration of \$30 includes breakfast on Thursday and Friday as well as lunch and evening appetizers social on Thursday. Participants will have evenings to explore Downtown Rapid City's many offerings.