

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