

MINUTES  
OF  
MOUNT VERNON HISTORIC PRESERVATION COMMISSION  
May 3, 2025

The Historic Preservation Commission met at the Mount Vernon Visitors Center on May 3, 2025 at 8:30 a.m. Commission members present were Randy Brown, Duane Eash, Wade Squiers, Sue Astley, Sherry Brayton and Guy Booth. Also present was Nathan Countryman from the Mount Vernon-Lisbon Sun.

Minutes of the meeting of April 16, 2025 were approved. Joining the meeting via Zoom was Carolyn Gimbal, who is the design guideline project manager from JMT. Carolyn introduced herself and gave a report as to the work of JMT and the schedule of moving ahead on the project. She indicates we will continue to work with Samantha Smith, as the guideline rough draft is put together. Sue indicated that Samantha and Angela made a great impression on the Commission as they met with people and became familiar with the Mount Vernon Community.

There was an item on the agenda that indicated we may have a design pre-review for a building at 112 2<sup>nd</sup> Ave. NW. The realtor who has been interested in more information about the property did not attend so there was no discussion regarding the building. However, it is believed the issue will concern a request for demolition of the building. The Commission discussed several concerns that may need to be straightened out if there is an application for demolition.

First, Sue indicates that she is updating the list of properties that are considered to be of historical significance that are not in historic districts. Generally speaking, the Commission has agreed that the date for inclusion on historic significance would be 1940 and before. This does not exclude newer buildings, but is a general date with which historic significance may be considered. Sue has done an evaluation of pre-1940 properties as shown on the Linn County Assessors website. She has been able to match the address of the structures with the probable date in which they were constructed. The City had expressed concern that the addresses of some properties were not accurate and that some properties had not yet been placed on the list of historically significant structures. This review is being completed and updated.

The City also has suggested that there should be an evaluation of properties on this list to determine if they are historically significant. The discussion within the Commission was that the evaluation of a property should take place if there is a request for a demolition permit. Properties can change from time to time, and an evaluation will be required at the time of an application, so it may not be necessary to spend the time and money to get this done by a third party at this time. The Commission itself has a good understanding of which buildings should have an initial suggestion of historic significance. Sue mentioned that it would be beneficial to meet with Leigh Bradbury and Chris Nosbisch to discuss an understanding of the requirements set forth in the demolition ordinance.

Sue has had conversations with the City regarding the HPC budget. The City has contributed a substantial amount toward the preparation of the new design guideline booklet, however not all of those funds have been paid out to JMT as yet. The City will allow the carry over of the surplus in the HPC budget into the next fiscal year. The surplus will be expended as the Commission receives the final invoice for the preparation of the design guideline booklet.

There was a discussion as to whether we should have Saturday morning meetings on weekends when there are City festivals under way. For the most part, festivals would not be on the first Saturday of the month, which is the regular HPC meeting date. If there is a conflict, we can determine how it will affect the availability of meeting space and how it will affect the attendance. The Chair can gauge the necessity of a change of meeting date if the need arises.

The Commission has received the outline for the guideline book. There were suggestions that some of the chapters could be re-arranged in their placement in the table of contents. One instance would be having Chapter 3 become Chapter 2 and Chapter 2 become Chapter 3. There was also a suggestion that reference be made to solar panels and a suggestion that the residential chapter address porches. The outline gives the Commission a good view of how the booklet is being put together.

Scott Cannon has submitted his contract for the work that he is completing for the placement of the history tour material on the website. His proposal to rescue and redesign the tour has been accepted. Upon motion made by Guy Booth and seconded by Duane Eash, the Commission accepts the proposal for work to be completed by Market Street. Further, Scott has indicated he would grant a 15% discount on the contract price if it is paid in advance. The motion includes the approval of payment of \$1,997.50, which includes the discount for the work set forth in the contract.

The Commission will have to address the issue of paying Market Street for hosting the tour on the website and for any fees that will entail.

There being no further business, the meeting adjourned.

Respectfully Submitted,

Guy Booth, Secretary