

**Historic Preservation Commission**  
**Minutes**  
**February 7<sup>th</sup>, 2023**

The Cedar City Historic Preservation Commission held a meeting on Tuesday, February 7th, 2023 at 3:00 p.m. in the City Administration Conference Room, 10 North Main Street, Cedar City Utah.

**Board Members Present:** Chairwoman Aleese Cardon; Paula Mitchell; Ryan Paul; Kearney Wood; City Planner Don Boudreau; Executive Assistant Natasha Nava.

**Excused:** Farah LeFevre; Maria Twitchell; Councilmen Scott Phillips.

**Others Present:**

1. **Call to Order:** Aleese welcomed everyone.
2. **Pledge of Allegiance:** No Pledge of Allegiance.
3. **Approval of Minutes:** No minutes to approve.
4. **Public Agenda:** None.

5. **Business Agenda:**

CLG – Cedars Hotel Nomination

**Don** the districts are all on hold, we might be able to move forward in the future after some public outreach and education. My recommendation is to focus on the Downtown. Because the districts are at a standstill, the tax credits and nominations are also not available. Specifically the Cedars Hotel, they have a lot of time and resources into the restoration of that building, however, they are unable to collect any of the tax credits to help them continue the restoration. In speaking with Kirk, he has advised us to move forward with the nomination of the Cedars Hotel as an individual nomination while we get the districts on board. In speaking with Corey at SHPO, it appears we cannot move forward with an individual nomination until the project is complete. Tom has been working diligently; however, the project is not complete. (see attached email from Corey at SHPO) Tom anticipates having the 2<sup>nd</sup> floor finished by end of Summer and the 3<sup>rd</sup> floor finished in the next grant cycle. If we get his district on the registry he is able to get those tax credits before the project is complete. **Aleese** is he counting on those tax credits to continue the restoration? **Don** I do not know the answer to that. I do know he is in support of the nomination, the district, and the tax credits. **Aleese** to confirm, if it's in a district it would qualify for tax credits, if it's an individual nomination it would not? **Don** that is my understanding. If the Cedars Hotel is in a district, they would phase out the tax credits. I do not have the breakdown of how they determine the amount of tax credits in relation to the project, however, those credits would be available before the completion of the project. I need direction from this board on how to proceed. (see attached map) Shows the different possibilities for this years grant. If you see the red section, we could do an RLS. The State likes RLS Surveys. **Paula** I think we should continue with what we have committed to and see what happens. **Ryan** I think we should go with whatever direction Don feels is best. **Kearney** I second that. **Ryan** I think we should pursue what is most likely to get funded. **Don** I think we should go for the RLS. It would be cheap, around \$2,000 as the ILS has already been completed.

***Paula motions to pursue an individual nomination for Cedars Hotel contingent upon SHPO's guidance. Second by Kearney; all in favor for unanimous decision.***

Build schedule for Al Runte

**Ryan** he is giving his APEX lecture on April 13<sup>th</sup>. He will be in town from the 12<sup>th</sup> to the 14<sup>th</sup>. I do not have any travel plans yet. **Paula** is he planning to speak at the Iron County Historical Society? Or is this just an academic and school visit? I'm not sure about school aged kids. I can talk to the public library and see if we can set something up.

## Historic Markers

**Natasha** (see attached wording for markers) **Paula** I like your story on the Bus Garage. **Ryan** we are limited on character space on the markers. I decided to go more story based than building specific. We are focusing on train related markers. The Adams Theatre will be finalized later this year. I've sent them to Maria and the designer Wyatt. I have not heard back. **Aleese** I really like all of them, good job. What I like about the markers is you get this insight into what the building use to be.

## 6. Other Business:

### Historic District in green

**Don** we motioned to pursue this district in our last meeting. Are we still wanting to do that? Alena had advised that we might want to hold off on nominating a new district until we get the support of the community for the current districts we have nominated so far. I think with public outreach and education we could get the community on board. Especially the Historic Downtown District. The grant application is due next week.

### Town hall meeting regarding Historic Districts

**Natasha** Scott would like to hear everyone's opinion on having a town hall meeting regarding the Historic Downtown Districts. Have a meeting bringing together the people from the State, SHPO and CLG to answer property owner questions so that everyone is on the same page. Ultimately if the property owners are not in support after the information is out there, our board would have an answer regarding if we should move forward with future district nominations. Scott thinks outreach and education are what's causing the pushback from property owners. The Council vote will take place 2/8 to rescind the 1993 Ordinance. **Aleese** Don, what are your thoughts? How do you think it will be perceived? **Don** I trust that Scott knows the politics better than me. If he thinks education and communication will change how the community feels about this and future districts, I trust him and think we should move forward with future nominations. **Kearney** I think rescinding that Ordinance is a step in the right direction. Without that ordinance, there's nothing for the property owners to be worried about. **Aleese** I agree. **Kearney** by the time the green district goes through the community might be on board and accepting of the districts. **Don** SHPO was very supportive of the red district, they were less supportive of the green district. (see attached email from Alena regarding the red and green districts) **Paula** I think we can wait and see. **Kearney** let everything cool down. And go after the red district with next years grant cycle. **Don** Scotts opinion was to wait and see how the town hall meeting is received. **Natasha** if we can't get these initial districts support, I don't know if future districts are going to be supportive.

## 7. Adjourn: The meeting adjourned at **4:04 p.m.**