

## **Historic Preservation Commission Meeting**

Tuesday, March 10th, 2020, 3:00 pm

**Council Present:** R. Scott Phillips

**Historic Preservation Commission Members Present:** Janet McCrea, Ryan Paul, Maria Twitchell, R. Scott Phillips, Paula Mitchell

**Staff Present:** Brad Abrams, Don Boudreau

**Others Present:** Farah Lafevre

**Call to Order:** Maria Twitchell

**Pledge of Allegiance:** Paula Mitchell

**Maria Twitchell:** We do not have minutes at this time to approve, so we will move on to the public agenda.

### **Public Agenda:**

**Scott Phillips:** We have Don Boudreau here, and he will be attending on a regular basis, and we will talk about this later in the meeting.

### **Business Agenda:**

#### **Item #1: General Plan: Amber Wood Hicken**

**Brad Abrams:** She's with a group working on the City's new general plan. She asked to be placed on the agenda to get this group's perspective and ideas of how historic preservation should be included in the City's general plan.

**Janet McCrea:** Isn't she the one that was at City Council from up North?

**Scott Phillips:** She's part of the team, and she wanted to know how historic preservation should factor into this. It's on every single facet, from transportation, business, economic development, culture, arts, and recreation. But I don't know if she had specific questions she wanted to ask.

**Brad Abrams:** She reached out to me by email, and I forward her information to Aleese, who said to put this on the agenda.

**Don Boudreau:** I can speak to this. I'm not familiar with Amber, but the contract was just signed, so that's probably why she is not here.

**Scott Phillips:** She should talk with Aleese and go through those channels. We all may be tasked with specific things as we help with this. The whole point of the general plan is to update the plan with all facets of historic preservation which should be right front and center of those discussions.

**Ryan Paul:** And those guidelines we submitted from Appendix A should be a starting point.

**Maria Twitchell:** And I would suggest our group review our goals and objectives that we came up with, and see if we need to update it, and maybe be prepared when she comes to visit with us.

**Scott Phillips:** That would be great. Could you resend those out to all of us?

**Maria Twitchell:** Yes

#### **Item #2 Historic Veterans Park Bridge - Wade Orme**

**Wade Orme:** This came up from our Risk Management inspection. So, this is a bridge that is over between Veteran's Memorial Park and the Ballfields. I'm assuming that this was the original road. Now that it's a pedestrian walkway, URMMA came through, and the sideboards are degraded, bolts rusted, etc. They put a sheet of plywood over a big hole underneath. They've

asked us to address this. We're going to put a thicker piece of board over it for now. This will be an ongoing thing as these boards continue to rot and break. We need to replace the wood, bolts, and the angle iron.

**Scott Phillips:** Which angle iron are we speaking about?

**Wade Orme:** You will see that there is angle iron underneath that the wood is sitting on, and then there is angle iron on top. Those would have been removed. This would be a very large undertaking. The question came up of how much those side things get used. They don't get used ever, because everybody uses the asphalt in between as the walkway. A long-term fix may be just to remove those sides. If you can go back to the first picture, you'll see that most people walk right through the center. These side things just don't get used.

**Michelle Jorgenson:** Were they added later? I don't remember them.

**Wade Orme:** They might have been. They are just welded on. As far as the long term, it would be easier just to remove them and then keep the original bridge.

**Janet McCrea:** Aleese and I went out there to look at the bridge, and I suspect that those side things are pretty old. How old do you think those things are?

**Wade Orme:** Older than me, they are rusted and degraded.

**Scott Phillips:** I agree that we've got to look at the safety issue behind this. Would it be possible to have a structural engineer to look at this, and see if the side structures are necessary as part of the bridge or if we should remove them as you've recommended?

**Wade Orme:** I think the bridge is in good shape. It has a good coat of paint.

**Ryan Paul:** Why would they have added those side things in the first place? Because of cars?

**Wade Orme:** That's my assumption, but it's a guess.

**Paula Mitchell:** I think they've been added on.

**Maria Twitchell:** I think they were added on. I don't remember them as a kid.

**Ryan Paul:** So, if Maria doesn't remember them as a kid, I personally don't think they meet any kind of historic... I think they are a safety issue. They don't add any historical value to the bridge. They were an afterthought because the bridge was going to be used by cars.

**Scott Phillips:** But until we remove them, we will need to repair them because people will continue to use them.

**Wade Orme:** Right, and all we will do now is replace with wood and metal.

**Scott Phillips:** Paula, would it be possible for you to find a picture of this bridge?

**Ryan Paul:** Even if it did, there would be nothing original to the side pieces anyway.

**Janet McCrea:** But it would be preserving the character. They did the Rockville Bridge with a grant.

**Ryan Paul:** My argument is that if it's less than 50 years old, than it doesn't fall under historic preservation.

**Wade Orme:** Long term, the wood would need to be replaced.

**Ryan Paul:** My thought is that it would cost to maintain integrity, and we could use that money to preserve other more relevant things. Because if Maria doesn't remember them being there...

**Maria Twitchell:** I think the trestle bridge is more historically interesting, but what do you need from us to move forward?

**Wade Orme:** I don't need anything to move forward. I'm going to fix the risk management aspect, but I'm looking long term, where eventually we might need to remove the sides. If we want to keep it, we will need to look for funds because it will be costly.

**Scott Phillips:** If we are going to restore the bridge, we may want to look at removing the asphalt and taking it back to the original wood. It's a pedestrian bridge now.

**Ryan Paul:** I would move that if Paula looks and see that the side things are not there, that we email and let Wade know.

**Scott Phillips:** Wade will move ahead on the risk management side.

**Wade Orme:** I just wanted to make sure that you guys are involved and aware.

**Janet McCrea:** In the meantime, maybe you should block them off so people can't walk on them.

**Wade Orme:** I don't think that's necessary because our risk management people were only worried about the piece of plywood.

**Maria Twitchell:** So, we have a motion from Ryan, do we have a second?

**Paula Mitchell:** I'll second.

### *Approved Unanimously*

**Scott Phillips:** Wade, could you stick around for item 4 on the agenda. I would like to suggest that we switch items 3-4.

**Maria Twitchell:** So, we'll move on to the next item.

### **Item #3 & 4: Randall Jones Marker and Field Trip**

**Scott Phillips:** I mostly wanted you to know that I've spoken with Dan Jones, and they are fine with us moving the monument to the visitor's center. They want to come and see where it's going to be. The issue is that it is still at the University. We will need to work out the transportation of it from the University to the new site.

**Maria Twitchell:** The county has agreed to be the new home for the Randall Jones Monument. We will put in the cement so it will have a solid base. We are not interested in being responsible for the transport of the monument. This is something that I'm asking this committee to figure out. I am not going to select the site, so I recommend that we have a field trip with the commission and select the site.

**Scott Phillips:** I'd like to suggest that we ask Wade Orme to be in contact with Tiger Funk, the head of University Facilities. They have it stored right now. When it was moved from the cemetery to the University, it was moved on a front-end loader, laid on a heavy tarp. Are you able to help with this?

**Wade Orme:** It depends, we're about ready to shift into fifth gear.

**Scott Phillips:** Good, the University said they would do it, but I'd like them to be in contact with you. I'll follow up with them.

**Wade Orme:** If we really have to, we can find someone for a half a morning. We are short staffed right now and catching up on stuff.

**Scott Phillip:** Great, we can get it moved.

**Maria Twitchell:** We will probably not have the cement in anytime soon. It will probably be a couple of months.

**Scott Phillips:** Let's shoot for Memorial Day.

**Wade Orme:** The closer you get to Memorial Day, the less available I will be.

**Maria Twitchell:** In the meantime, when can the commission come to choose a place?

**Scott Phillips:** I'd like to do it on the first of next week.

**Maria Twitchell:** March 16th at 11:00 am.

**Maria Twitchell:** Let's move on to Main Street flagpole.

### **#Item 5: Main Street Park Flagpole**

**Scott Phillips:** Wanted to know updates on this and what we need to be working on. Wade, were you planning on getting us any examples on this.?

**Wade Orme:** I wasn't planning on it, but I wanted to give you information that needed to be addressed. I didn't have plans to address it this season unless something changed.

**Scott Phillips:** Could you provide some costs on what it would take to take it down, paint, and recement it? We'd like to have some idea of what we're talking about.

**Wade Orme:** Okay. When would you like that by?

**Scott Phillips:** Probably 30 days.

**Wade Orme:** I can get you a rough estimate.

### **Item #6: RFP Selection Update**

**Brad Abrams:** I was filling in for Janet.

**Janet McCrea:** I presented this to City Council last Wednesday. They seemed very interested, with no real big objections. I presented it as a win-win, with the opportunity to get up to 40 percent tax credits with residential and commercial properties. This has been a source of contention with the rentals.

**Scott Phillips:** I think it went extremely well, and you presented very well.

**Maria Twitchell:** What are the next steps?

**Janet McCrea:** The City Manager said that it doesn't have to get approved by Council.

**Brad Abrams:** We are waiting for Kirk Huffaker from Preservation Strategies to get insurance, and once he gets that, the contract will be signed by the Mayor. The contract management will switch over to planning at the start of the fiscal year. The next grant cycle will be through Don.

**Scott Phillips:** Although you may help with writing the grant.

**Janet McCrea:** How long does it take to get insurance?

**Brad Abrams:** He sent an email, and it may take about a week. He wanted to have a kick-off call with the commission and planning.

**Janet McCrea:** The City Manager also told the council members that property owners are not required to abide by the historic guidelines, however, once they take a tax credit, they must abide by the terms.

**Brad Abrams:** I think there is a five-year period where they must abide by the tax credit, but don't quote me on this.

**Maria Twitchell:** So, the next steps are that he will get back to us and we will have a kick-off call, and then move forward from there. Any idea when that kick-off call might occur?

**Don Boudreau:** I'll get in touch with him.

### **Item #7: Historic Downtown Ordinance Update**

**Scott Phillips:** I'll ask Don to come to the mic because he's going to need to participate in this. I've met with Tyler Melling on the submission of the Downtown Historic Ordinance, which is based on the 1993 ordinance. Tyler looked at it very carefully and sent it out to staff, and staff

provided a lot of comments. I sat down and met with staff, Tyler, and Mr. Bittmenn. There are a lot of concerns that they have with the ordinance. Not so much that we're trying to designate an area. There is so much subjectivity is written into it. They are trying to work out a way that we'll still get our desired outcomes, but give staff a tool to say, "this is allowed, and this is not allowed." In terms of our guiding principles and the appendix, I think those can be guiding posts, but it's going to take a lot longer to get the ordinance through. Part of this process is the concern that so much of this is falling on our Economic Development Department and not on our Planning and Zoning Department. The City Manager and the Mayor have decided to readjust some of this, so Don will be involved in Historic Preservation more than he probably ever wanted to. He is going to help us in the rewriting of the ordinance. Making sure it has some teeth, but that it also is something that is clear to development and staff as far as the rules and regulations. One of the things that we wanted was to get a designation of a downtown historic district, to start saving buildings and allow us to get signage in the City. I'm happy to say that we now have the signage on our freeways. Don is going to start attending these meetings. One of the things that came out of this is that they would like to see an architect on the commission. They did say that they would be happy to work with us to get a resolution passed designating a defined historic downtown district. Did I misinterpret any of that Don?

**Don Boudreau:** No, I think you were spot on. The geography should be coming pretty soon. We focused on clarity, but another issue is the subjectivity not be put on staff shoulders. It's very difficult to do.

**Ryan Paul:** To be fair, we wrote it that way. That was the concern. We didn't want to use concrete language because certain members of other groups wouldn't be receptive. I want you to know that we weren't trying to be flowery, but we purposely couched it that way. The nuts and bolts are easier to come by, but I don't think people will like them.

**Scott Phillips:** I said to Mr. Bittmenn and the Mayor, that we wrote it this way to get this approved by City Council. We were working towards some guidelines as the next step. Not too specific, but what you can and can't do in the district.

**Ryan Paul:** I don't think it should fall on their shoulders either. The more specific guidelines are a better way to do it. It's just steering it through the rabbit hole...

**Scott Phillips:** Through the process. I think Don will start coming to all these meetings. And Brad, he will need to be included on all email chains and correspondence for these meetings. Let's be thinking about getting an architect on our commission.

**Ryan Paul:** I thought that we already did that.

**Scott Phillips:** We talked about it, but it hasn't become official.

**Maria Twitchell:** Do we need to move forward a name?

**Scott Phillips:** What do you think, Don?

**Don Boudreau:** The sooner, the better.

**Maria Twitchell:** Does somebody want to make a motion for a representative?

**Janet McCrea:** I do. I nominate, Farah LeFevre...

**Farah LeFevre:** I'm not an architect, but an architectural designer.

**Janet McCrea:** We discussed that a year ago.

**Scott Phillips:** We didn't get into an in-depth conversation. We want to make sure that somebody has enough knowledge to be able to look and assist staff when looking at buildings to refurbish or demolish. If you feel confident with that, then I'm more than comfortable with that.

**Janet McCrea:** Do you feel confident in that?

**Farah LeFevre:** I've had schooling in it. I teach in it, but if you want to take it to some other architects, I get it.

**Scott Phillips:** Do you have a resume? I don't want to make you create something. Maybe just let me run it by a couple of members on staff.

**Farah LeFevre:** I do. Yes. Absolutely.

**Maria Twitchell:** Why don't we complete the nomination with the idea it is subject to staff approval. So, we have a first, do we have a second?

**Paula Mitchell:** I'll second.

*Unanimously Approved.*

**Ryan Paul:** Is your team going to red pencil the resolution?

**Scott Phillips:** Yes, they have already, a lot.

**Don Boudreau:** It was a lot of process from Drew and me.

**Ryan Paul:** So, what's the next step?

**Don Boudreau:** We will get that geography defined, and then it's a matter of cranking through the ordinance. It will take a few months.

**Scott Phillips:** It will come to us first, and we will be able to add or question things. It will then be incumbent on us to help lobby the resolution to the Council and help them understand it.

**Janet McCrea:** That's a good point. That's why we took the RFP before Council, even though we didn't have to get their approval.

**Scott Phillips:** Another thing we are trying to do is making sure that all of our historic boundaries match. Mr. Bittmenn informally charged us to get all of the current historical boundaries to align

**Maria Twitchell:** Is that our charge?

**Scott Phillips:** I think that falls under Don. But what we need to know, Brad, is what those three areas are.

**Brad Abrams:** Don should know what they are.

**Don Boudreau:** You have your downtown zoning designation, sign designation, and the one we're working on. So, is my direction to get these aligned with the new boundary?

**Scott Phillips:** With what zone is the question. I think, off the top of my head.

**Don Boudreau:** Maybe we can get together and chat about it.

**Maria Twitchell:** It will be interesting to see where the boundaries are conflicting. Layer it and see what we're looking at.

**Brad Abrams:** I have a GIS map with all of those boundaries.

**Scott Phillips:** Can we look at that next month?

**Don Boudreau:** Troy has all those on a map, maybe just send that out to us.

**Maria Twitchell:** My other question is that, as we go through the general plan process, is this the time to make those alignments?

**Don Boudreau:** That's kind of difficult to say. It's all part, but it depends on how fast you want to move.

**Scott Phillips:** From what I remember, the differences are not that drastic. You may see a half of block, etc. Let's get the maps first and look at them to see where the overlay is.

**Maria Twitchell:** We will add that as a discussion item at the next meeting.

### **Item #8: Leap into the Past**

**Scott Phillips:** Applause to everyone for the great job at the event.

**Maria Twitchell:** We did record 81 people in attendance. Our front desk person said that people stuck around to participate in the sessions. Any thoughts?

**Paula Mitchell:** It was a long day for people to come the entire time.

**Scott Phillips:** It was, maybe we shorten it by an hour next time. But the people that came really found it informative and educational. I learned something.

**Ryan Paul:** People weren't required to stay; they could come and go. To be frank, if we had cut the time, we may have cut those interviewing. My students thought it was great.

**Maria Twitchell:** There are 8 complete interviews, one is 2 minutes, and most of them were around 15 minutes.

**Paula Mitchell:** Do you want my students to transcribe those?

**Maria Twitchell:** I'm assuming that those will be housed with you at Special Collections? The transcribing could be turned into a book that could be handed out next year. Let's share the file, but we just wanted to make sure it had a permanent location where people could listen to it.

**Scott Phillips:** On a side note, I was wondering if we can incorporate something around the time of the Livestock and Heritage Festival, with stories about agriculture, focused more on stories of cattle coming down Main Street, not on the history of Main Street. These could tie in with the Livestock Festival.

**Ryan Paul:** Each year Janet Seegmiller and Paula Mitchell produce oral histories of the Livestock in Cedar City. We're at 7-8 volumes now. We could do current stories. I think the idea of having a recorded event is a good one if we have the people and the ability to do that. If we could work with Wyatt, to do the recording in a portable way, even on campus at the Shakespeare Festival.

**Maria Twitchell:** We did record the one session of the Main Street Stories. I'd love to see that transcribed.

**Scott Phillips:** It's just a thought. That festival is on Thurs, Fri, and Sat. Do we do something on Thursday night? I don't know if we're ready to take that on, but it could be an interesting complement to the heritage festival.

**Maria Twitchell:** Who knows what the future of that festival will be with Chad Reid passing. We will want to keep that in mind. My question is, do we want to repeat this particular event for next year?

**Scott Phillips:** I think so, it's a nice thing to do in the mid-winter doldrums. I think the visitor center was a good location.

**Maria Twitchell:** We are willing to host again. My thoughts, even though there weren't a lot of kids there, we could incorporate a kid activity. The coordination and communication with the Frontier Homestead were off. I'm not sure what happened with that.

**Ryan Paul:** I'll take the hit for that. I thought they were going to move their table over. We can also bring other people to the event. The biggest hit was the storytelling event. I'd like to do that again but in the evening.

**Scott Phillips:** I think an hour is good, so people know it's not all night long. Let the stories guide it.

**Janet McCrea:** Well, I thought Ryan's presentation was the coolest thing. It was good to have this presentation before the Main Street Stories to give context to them.

**Scott Phillips:** I think it was a great event that we should do again next year.

**Maria Twitchell:** My final thing was that we didn't have any brochure or a way to donate to the Historic Preservation Commission. We will need something like that.

**Ryan Paul:** Maybe we could have Wyatt put something up on our website?

**Maria Twitchell:** Maybe we just put the whole thing on the website.

### **Items #9 & 10**

**Scott Phillips:** I got an email from Alena Franco about the History Days looking for judges. It listed St. George, Salt Lake, etc. Why doesn't Cedar City do this?

**Paula Mitchell:** I've done that before. Cedar City doesn't do it anymore. It's through the schools

**Scott Phillips:** As a Historic Preservation Commission, do we want to work with the schools and get the kids involved in history days.

**Ryan Paul:** We've noticed at Frontier Homestead, that the core curriculum has written out history. It used to be that in 2nd grade they did local, county, and state history. They don't do that anymore. We saw field trips go down.

**Scott Phillips:** In the Iron County schools?

**Ryan Paul:** Statewide.

**Scott Phillips:** Then why are they still doing it in St. George?

**Paula Mitchell:** The library folks are the ones that promote it in St. George. I went down to judge this past time. They had ten judges, but only three showed up.

**Maria Twitchell:** So, County reports are not a regular curriculum item?

**Ryan Paul:** No, not as often.

**Scott Phillips:** So, how do our school children learn about the history of Iron County?

**Ryan Paul:** They don't.

**Scott Phillips:** So, how can we help that?

**Ryan Paul:** We could develop educational resources that could go on the website. We could create a small history of Iron County program that could be presented to classes or at an assembly. What schools would appreciate is us coming to them with materials already created. We could do a costume cavalcade.

**Paula Mitchell:** It should be coming from the administrators. Could we get it on their radar?

**Ryan Paul:** I was working with Jessica Farling on other programs, and even they were struggling to get class time.

**Paula Mitchell:** They are just so packed with the things that they are teaching for the testing.

**Ryan Paul:** We could talk to the school district and say that we're willing to do this. Maybe we do a Leap into Past day focused on teaching kids Iron County history.

**Scott Phillips:** This kind of leads to my second item. When Aleese and I were working on the Main Street Stories, we started looking back at 1978, 1981, etc., and the Cedar City Birthday Celebration used to be a big thing. It's no longer a big thing. If I dare say, we pass it off on the Frontier Homestead Museum. I'm wondering if the Cedar City Historic Preservation Commission should be lead in helping us celebrate Cedar City's birthday. That doesn't mean we don't do it in conjunction with Frontier Homestead. We probably shouldn't do a big dance, but we don't celebrate the founding of Cedar City.

**Ryan Paul:** The birthday used to be a big dutch oven dinner, but that is not going to work anymore. With Mayor Sherratt, we developed Iron Mission Days. We had a week of programming, and the Mayor said great let's do it, but two weeks later, the Children's Cavalcade came and took Iron Mission Days out of the running. They didn't want to schedule a big

Christmas thing, and another City festival at the same time. We just did Iron Mission Days on our own, but eventually, it shrunk down to just a Saturday. Eventually, Mayor Wilson came on and said that they'd provide the cake. There was never any traction after that stuff. I think Iron Mission Days is a great way to celebrate Cedar City's birthday, but it didn't resonate as an event.

**Scott Phillips:** Well, if you say, "Iron Mission Days," I don't automatically think of that as the founding of Cedar City. It could be in how the city sold it.

**Ryan Paul:** The City's efforts went behind the Children's Cavalcade and not Iron Mission Days.

**Scott Phillips:** I've talked to the Mayor and City Manager about it, but if we are open to taking the lead and coordinating it, they would be behind it to the tune about \$3,000. We have that much budget to work with. It's natural for us to be the ones to celebrate this.

**Ryan Paul:** It would be a fall event. Of course, we were going to do the Christmas Home Tour.

**Maria Twitchell:** I'm okay with replacing the Christmas Home Tour.

**Ryan Paul:** I think Frontier Homestead would still be a great venue.

**Paula Mitchell:** Does the City have anything planned for the event?

**Scott Phillips:** Nope, they will provide a birthday cake.

**Ryan Paul:** I think Iron Mission Days was on the downslide, before I left, we were close to canceling the event.

**Scott Phillips:** We are an advisory body to the City, and this is a perfect way to preserve history. I don't know what we want to do, but we have time to think it through.

**Ryan Paul:** I think it's a good idea. The only thing I worry about is Frontier Homestead's bandwidth in the fall, with their Haunted Homestead event.

**Maria Twitchell:** Let's talk to them and see where they are at moving things forward.

**Scott Phillips:** Let's put this on the agenda for next month. In the meantime, let's visit with them and see if there is any interest for a celebration.

**Ryan Paul:** I'll talk with Frontier Homestead.

**Maria Twitchell:** I would suggest that everyone think of how to produce a birthday celebration that's worthy of our time. I kind of wonder if it's the Leap into the Past being morphed into the birthday celebration. With a children's component, a treasure hunt to learn our history, etc. I just don't want it to morph into cake. I know St. George does a big celebration. We could look at what some other communities have done.

**Scott Phillips:** Maybe.

**Ryan Paul:** That was the other thing. It was Haunted Homestead, the Livestock Festival, and then Christmas. We were wedged between all this and a massive sheep parade.

**Maria Twitchell:** Maybe there are some other areas, in addition to the Frontier Homestead, to do something more community oriented.

**Janet McCrea:** Along those lines, it might be a good idea to combine it with the Livestock Festival because that has so much visibility and participation?

**Scott Phillips:** But it's not our birthday.

**Maria Twitchell:** So, we have an assignment to think about this.

**Scott Phillips:** Motion to adjourn.

**Ryan Paul:** Second.

*Adjourned.*

