

Historic Preservation Commission Meeting

Tuesday, June 11th, 2019, 3:00 PM

Council Present: R. Scott Phillips

Historic Preservation Commission Members Present: Aleese Cardon, Janet McCrea, Ryan Paul, Maria Twitchell, Paula Mitchell

Staff Present: Brad Abrams

Others Present: Farah Lefevre, Natalie, Trinity Pajon

Call to Order: Aleese Cardon

Pledge of Allegiance: Paula Mitchell

Scott Phillips: Move to approve the minutes.

Paula Mitchell: Second

Approved Unanimously

Public Agenda:

Aleese Cardon: I would like to introduce Farah Lefevre. This is the person I had recommended as our architectural design advisor.

Farah Lefevre: I'm an architectural designer as well as an interior designer. I have an interest in the preservation of historic buildings. I'm local, and my dad was Mitch Baldwin.

Scott Phillips: If we are to make this official, then we will need to speak with the Mayor.

Aleese Cardon: Yes, I will speak with the Mayor.

Scott Phillips: I'd like to make a brief public comment. We started this process about a year ago, and I think the fact that we have gotten as organized as we have and accomplished the things we did do... it was July of last year that the City Council approved the restoration of the Historic Preservation Commission. So, I just wanted to congratulate everyone for their work and service to what I think is an essential part of our community. I just came from a meeting with the owners/developers of Jolley's Ranchwear, and I stressed to them how important that building is to the downtown and that it remains a historic building. They are very committed to keeping the building historic. I told them that we were working on trying to get our downtown designated as a historic district.

Janet McCrea: I wanted to thank Maria for getting the two historic signs up. Don't I owe you some money for that?

Maria Twitchell: Yes, I have an invoice for you. Also, we need to watch the signs for general upkeep issues and make sure we weed around them, etc. We also have sponsorship plaques on order.

Ryan Paul: I would like to say something as well. I am leaving the museum for a full-time appointment at the history department with the university. I talked to Scott, and if this requires me to step down off the commission, I will do so.

Scott Phillips: And I assured him that his expertise is still needed, and this doesn't change his ability in the position.

Aleese Cardon: What will you be doing for the university?

Paula Mitchell: My understanding is that Ryan is now designated as the public historian, which we have not had at the university, and now we'll have somebody local that understands Utah and Cedar City history. I'm thrilled.

Ryan Paul: Right now, it's filling in the general ed. classes, and things will change with the new trimester system. We will be developing some courses on public history and doing more historical projects with students. My contract with the museum ends July 27th, and I start on campus on August 16th.

Janet McCrea: Since we are on public comments, I just wanted to let everyone know (since I am in the Historic District) I got my letter from Aleese. It was so fun to get it in the mail—so professional— and it really adds some gravitas to this.

Aleese Cardon: If there is nothing else public, let's move on to the business agenda.

Business Agenda:

Item #1: Establish Historic Main Street Tours in Coordination with Final Fridays.

Ryan Paul: I was supposed to coordinate that with Sara Penny. If my changing jobs didn't crawlfish chances to be on the commission, I have not done this yet.

Scott Phillips: Since it's your expertise that we will rely on for this, is it too late or too difficult for you to do this? I happy to reach to Sara and ask her, but obviously you'll have to be the one that does the tour.

Ryan Paul: It's one Friday a month, right? I don't think that it's a problem.

Paula Mitchell: Ryan, I could help you if you need a helper.

Ryan Paul: What time do these start?

Scott Phillips: They go from 5 PM to 8 PM. I think that we could set the time for the tours in conjunction with the Art Walk.

Ryan Paul: Yes, that would be fine.

Scott Phillips: I think it's a great way to get more people walking down our main street. What do you think, timewise? Here's my concern. People love what they do so much that they give you too much information. I don't want that much information, so I want to make sure that we keep these only an hour.

Maria Twitchell: I think that the tour you did for us was great.

Ryan Paul: We could just do the block of Main Street and not go behind the stores. I don't think it will be a problem. Would we just do one?

Scott Phillips: I think one would work. I know Sara very well, and I'm happy to speak to her. Where would you like to begin, on the corner near Boomers?

Maria Twitchell: I think Boomers would be the most appropriate place to meet.

Scott Phillips: When would you like to meet?

Ryan Paul: Let's meet at Boomers at 7 PM.

Scott Phillips: What could we, as a commission, do to support this event? Brad, could we put this on our website?

Maria Twitchell: I think that an A-frame sign would be helpful.

Aleese Cardon: Are we going to do a different tour on each Friday or just the same one?

Scott Phillips: I think just the same one. I think some people will think that this is very cool. I tell everyone about the Brigham Young sign on the TDS building.

Aleese Cardon: I guess that I don't know what that is.

Ryan Paul: At the TDS building is a plaque which is where Brigham Young came down in the 1850s and specified where people should build, advising them not to build on the east side of coal creek, which is one reason why the university is further down.

Item #2 Randall Jones Marker

Ryan Paul: Last time we met there was some discussion about getting the Jones' family to move the marker. It's really not on their (Shakespeare's) radar, but I have a meeting with Donn Jersey this Friday and will bring it up.

Scott Phillips: I have an update. Fred Adams met with Ben Johnson from facilities, and they are more than happy to accept the marker. They went out and looked at it. From what I understand, they want to cut the concrete base and move it over. I have spoken to Paul Bittmenn to make sure the City is okay with giving the marker to the university as a gift. He is fine with that. It is moving forward, but I don't know timelines.

Ryan Paul: I think that they had two potential sites. I'll meet with Donn and then update everybody.

Item number #3: Christmas Home Tour Follow-up

Aleese Cardon: I talked with Paulie Jones, and she said absolutely. She said just to get her the dates, etc.

Janet McCrea: Awesome. Scott, it didn't seem like you wanted your house on the tour?

Scott Phillips: I'm going to be heavily involved with the Shakespeare Festival Guild and the decorating of the Shakespeare Center this Christmas. We have plans to really upgrade the decorations. It will be challenging to do this and get my home ready for a Christmas tour. I'd be happy to do it, but not this year.

Paula Mitchell: Four homes would be fine.

Janet McCrea: So, then the four homes would be Paulie Jones, Jackie Jackson, Brad and Melanie Orton, and my house. Is everybody okay with just four homes?

Maria Twitchell: Yes, but have you set a date?

Janet McCrea: We would like to do Saturday, December 21st? Would this date work for everybody?

Maria Twitchell: It's a great date.

Scott Phillips: It's probably a pretty good date.

Brad Abrams: I have an idea, what about having the Beverley Taylor Sorenson Center as the 5th house (location) on the tour?

Scott Phillips: It's not historical, but it's in the historic district.

Maria Twitchell: I think that SUMA has something planned that evening.

Janet McCrea: We're proposing 4–7 PM. She was saying maybe we should limit the number of tickets for exclusivity. This way, you would know how many people are coming.

Scott Phillips: Obviously you wouldn't want 3000 people because you couldn't accommodate that. You would want to create a sense of demand.

Maria Twitchell: Where do you get the tickets?

Janet McCrea: We'll have to work that out, but, for me, I don't want that many people going through my house. I want some sort of limit.

Ryan Paul: Does the committee have responsibilities there as well? I would imagine you wouldn't want to make the homeowner the ticket taker and the bouncer.

Janet McCrea: At my house, I wasn't thinking of asking anyone for their ticket.

Scott Phillips: But if we make it exclusive, we probably *do* want to ask them for a ticket. I think that a member of the commission could be assigned to one of the houses.

Janet McCrea: Okay, so the commissioners are docents at each house.

Maria Twitchell: The ability to talk about the house is important as well.

Janet McCrea: I was thinking about a one-page handout with historical facts about each house.

Scott Phillips: Would this be possible to bring before our meeting in November so that we would have time to peruse it and that we're all comfortable with it?

Janet McCrea: Yes, I was just thinking of doing one list with all four houses. I think less is more.

Maria Twitchell: And a map on one side might be helpful.

Ryan Paul: We could have the ticket booth at the historic sign and advertise it to meet there for tickets. We just limit the number of tickets, instead of having places sell them.

Scott Phillips: I would assume that they would pre-purchase these tickets.

Janet McCrea: I would assume that we would do this online. Brad, is there a way to do this on the City website?

Maria Twitchell: We could do this through Eventbrite.

Scott Phillips: Are we selling tickets to this event? Not a bad idea since we need to raise money.

Janet McCrea: Jackie said that last time it was \$10 and it was for restricted to ages 10 and up. You don't want little kids going in these houses.

Ryan Paul: I would suggest that we do it online or at the visitor center or Frontier Homestead.

Maria Twitchell: The easiest thing is to do it online through Eventbrite.

Ryan Paul: You will still want to have a central location because if you put the address of the homes, people might show up on a later date and ask to see the home.

Janet McCrea: How about using the Beverley Taylor Sorenson Center? Would that be an excellent place to have people come and pick up a map for the tour?

Scott Phillips: Possibly.

Ryan Paul: What we don't want is to do something like that on the university campus; personally, I believe it could be a conflict, and we could get into trouble.

Maria Twitchell: Eventbrite would allow you to put the information on it once they get their tickets.

Janet McCrea: Yeah, I think when they get the tickets, they should get the addresses.

Maria Twitchell: I can have tickets available at our place, but I think online is the simplest way to do it.

Scott Phillips: Could I ask our public, is this something that would interest you, that you would come to it?

Public: Nodding heads in agreement.

Farah LeFevre: Can I add something? I was on the home builder's parade committee for ten years. To counteract anybody showing up without a ticket we would have two or three tickets at each home available for purchase.

Janet McCrea: That's a good idea, and we may have sold out all our tickets, so they wouldn't be able to go through. You didn't ever have a maximum during the home show?

Farah LeFevre: We didn't ever have a maximum, but the most we had come through was about 5,000.

Janet McCrea: That's scary for my house.

Maria Twitchell: There's not as many people during the winter that will want to go on the home tour.

Ryan Paul: It will be a lot of your neighbors and some local people.

Janet McCrea: Should set the limit as 300, 200...

Scott Phillips: I would say 300 and just see how it goes.

Farah LeFevre: I would just put one address, so you're not giving out additional addresses.

Janet McCrea: I'd like everybody just to be able to go where they want. We don't want a bottleneck.

Scott Phillips: Since you are one of the homes, are you okay spearheading the organization of this event?

Janet McCrea: I will definitely organize it but will need some help.

Scott Phillips: I was just going to suggest that maybe Farah could help you on this?

Janet McCrea: That would be wonderful! Limit it to 300, ages 10 and up, and the price will be \$10. And put some type of publication in Iron County Today.

Trinity Pajon: We can do that.

Scott Phillips: Are we okay when the money comes in that we can put it into our account with the City?

Brad Abrams: I'm not sure that the City will want to do this, but I can check on this?

Scott Phillips: Can the County do this? We need a way to collect these funds so that we can then deposit one check or amount.

Janet McCrea: I told Jackie that we will just have the refreshments at our house because we're really set up for that. Hot chocolate and LouAnn Jones' pretzels. Not complicated. Jackie also wants to get some carolers outside the houses.

Brad Abrams: I'll check with Finance about receiving payments.

Maria Twitchell: I think that we can run it through the Homestead Foundation.

Item #4: Next steps with the RFP Grant Process.

Scott Phillips: Is that you, Brad?

Brad Abrams: Yes, partially. I probably should not be the only that does this RFP. It should probably have input from multiple people. I have a list of consultants and RFP template examples from the Division of State History, and I'm just wondering how the commission wants to proceed.

Scott Phillips: The State doesn't have someone that comes and does this?

Brad Abrams: They don't, but we have a list of recommended consultants. Part of their process for the grant is to do an RFP. We want to make some of the decisions on what we want to survey and what we don't want to survey, etc. It's been somewhat difficult to get a response from State History.

Scott Phillips: How did you get the list? Are they the ones that provided the list?

Brad Abrams: From Alena Franco. In my opinion, it's just a list, but they do have a consultant in the Saint George area.

Scott Phillips: Well, we have to get on this because nothing is going to happen until we get the RFP out there.

Brad Abrams: I thought that I could send out the list, and then you guys could overview that. I can help write the RFP, I have no problem helping with this, but some of the decisions of what to survey, etc. need to be made by you guys.

Scott Phillips: To me, the number one priority is Historic Downtown.

Brad Abrams: Yes, that is what we need to discuss.

Scott Phillips: I am discussing it right now.

Janet McCrea: Seize the moment.

Paula Mitchell: Can you send that stuff around?

Brad Abrams: Yes, I can put the information in Google Docs.

Scott Phillips: How long does the RFP have to be out there?

Brad Abrams: I'm not sure.

Maria Twitchell: Depends on if it's an RFP from the City or an RFP from...

Brad Abrams: It's an RFP from our commission.

Maria Twitchell: Okay, so it's whatever our requirements are.

Brad Abrams: For our match, we need to have \$2000 from the City and another \$1000 from the Tourism Bureau.

Maria Twitchell: Can you bill me?

Brad Abrams: We do have an account now?

Scott Phillips: I need to talk to the Mayor and Paul about doing an internal transfer. Maybe if I get it done before June 30th, I can get some year-end money.

Brad Abrams: I went and talked to Cory Jenson, at the Historic Preservation Conference, and he was very helpful. It was beneficial to be up there and talk to them. I know we talked about the Multiple Property Submission, but one thing that is a hindrance on during the MPS is that they have register each individual home on the National Register, which can become quite expensive. So, Cory's recommendation was to see if we can expand the district.

Janet McCrea: Isn't the risk with doing this, that we'll lose our designation?

Brad Abrams: We won't lose our designation unless we file the paperwork for expansion. If the survey comes back and tells us we can't expand our district, then we will not submit the paperwork for expansion.

Maria Twitchell: I think that's a good idea. Can we incorporate the university into that district because there are historic buildings in their boundaries?

Brad Abrams: I'm not sure about that, I think we should be able to, but then we would need to involve the university in the process, right?

Ryan Paul: I'm not really sure how many buildings the university has that would qualify?

Scott Phillips: Why wouldn't they qualify?

Brad Abrams: If they have remodeled too much, etc.

Scott Phillips: That's why we're getting the survey done.

Maria Twitchell: Old Main is the only one on the register, but we have the Braithwaite building, Hunter Conference, Adams Theater...

Ryan Paul: The Adams Theater is the crawfish, it's why the university wouldn't get involved.

Brad Abrams: But again, if it's on the National Register, it doesn't necessarily mean...

Ryan Paul: I don't know if the Adams Theater would qualify, but the Braithwaite may.

Scott Phillips: No, because it was built in 1970, but it's close. Seems to me the biggest thing is to have 2 or 3 people work on the RFP. I was hoping Maria would help us work on this.

Maria Twitchell: I can help work on this, but not until after the next 10 days.

Scott Phillips: If I could be so bold, I would like to make a recommendation that after we've looked at it, that we put Brad, Aleese, and Maria to formalize the RFP.

Maria Twitchell: Have we set a deadline?

Scott Phillips: Maybe we have it to review for our next meeting?

Brad Abrams: That's a lofty goal, Scott.

Scott Phillips: Maria's written a lot of RFPs.

Brad Abrams: I'll look at it and see.

Ryan Paul: We should have looked at it by the next meeting.

Maria Twitchell: Let's aim for that.

Scott Phillips: Let's just move forward and do the best we can with the RFP.

Item #5: Historic District Expansion Discussion.

Scott Phillips: I keep talking to people about trying to get our Historic Downtown designated as a Historic District. We need to work on this and include this idea when we get the RFP out there.

Brad Abrams: Are we talking about two different things, because we are looking to do a local designation to bring before the City Council as well.

Scott Phillips: That's one.

Brad Abrams: And then you're talking about being on the National Register so that people can qualify for the tax credits.

Scott Phillips: Correct.

Brad Abrams: The federal tax credit is more difficult to get and is only for residential, like if someone is going to put apartments above commercial.

Scott Phillips: An investor I just talked to is going to do just that.

Maria Twitchell: Maybe, the resolution to create a local designation of historic downtown is something that this group can work on. I'm sure that there is a template resolution.

Scott Phillips: Absolutely. On this expansion, where do we want it to go, does it go from Coal Creek to 400?

Aleese Cardon: I think that we want to incorporate the new Rainbow Sign building and the century building across the street.

Janet McCrea: And it would have to go to at least 400 S. to include all the houses on 200 W. that are currently in the historic district.

Scott Phillips: You're already in the historic district, so we're just talking about expanding to the east. I'm fine with that, but I just want to know what everybody thinks. Ryan, what do you think? I think that the Lunt Motor Building should be included as a historic building.

Ryan Paul: I think that if it works and doesn't cause too much grief — give it a shot. It's kind of nebulous, right? Why not shoot for what we think is important?

Maria Twitchell: I think that it would be nice to expand to 300 East and if we can incorporate 300 West all the way to Coal Creek.

Scott Phillips: Would that be considered as part of our historic downtown district? I think that's awfully big for our historic downtown district.

Maria Twitchell: I don't know.

Janet McCrea: You could have a separate downtown district from the residential one that we already have? Is that what you're saying?

Scott Phillips: We have a larger boundary here, but within that, we have a historic downtown district. I'm thinking about this politically, and I want to make sure that the City Council will buy into this. If we start making this too large it might... I want to make sure that we have the ability for a local designation.

Maria Twitchell: I'm wondering if our job is to start designating these areas as well. Maybe it's part of our survey as well to determine where these neighborhoods are located.

Brad Abrams: When we do our survey for the RFP, those are the things we will need to determine.

Maria Twitchell: I think our idea here is to determine some of these areas and neighborhoods and figure out how to designate them historically.

Ryan Paul: I would suggest that we go all the way past the cemetery and all the way to 2nd as the cemetery district. Then we have the downtown district, etc. We just start creating districts and different zones to identify them.

Maria Twitchell: Let's determine that area of scope now in the RFP and state that overall the Historic Preservation Commission has identified these areas of importance for our community as priority.

Brad Abrams: And it will all be contingent on how much money is required to do the various surveys.

Maria Twitchell: So, we will continue to ask for money to survey these areas.

Ryan Paul: Once we do this, then the City Council can decide what areas to designate as historic.

Brad Abrams: That is what we were talking about before, we wanted to do the survey before we decide what areas and then the local designations would match the national ones. I think that's wise. If we go around calling areas historic and then the survey comes back and says it isn't, that's a problem.

Maria Twitchell: But if we can help with defining what the areas are.

Ryan Paul: Historic is a relative term. For the City Council, historic is different than what it is for the Feds.

Brad Abrams: I just want it to match up. I would hate to get a survey done and then have the areas we consider historic, not actually be historic.

Scott Phillips: And some of this will depend on the temperament of the council. Some buildings they might not consider historic.

Brad Abrams: They look at all kinds of things as historic.

Ryan Paul: Well, obviously, and that's the point. We either decide that being historic means something or it's just a political tool. Because if it's a political tool all of us are wasting our time.

Brad Abrams: I just want it to coordinate with what we're doing with the National Historic District.

Scott Phillips: The concern with our historic downtown is that we are working on some signage for UDOT, and one of the things we have found out, is unless we are designated historic downtown, they will not put historic downtown on the freeway.

Maria Twitchell: The signage is being held up by the historic downtown designation. What if Scott, Aleese, and Paula work on the resolution for the next meeting.

Scott Phillips: When working on the resolution with Paula, what area are we looking at?

Brad Abrams: It's not official. We don't really have an official boundary.

Maria Twitchell: Under the sign ordinance the boundary is 100 E to 100 W on the east side to 200 N to 200 S.

Ryan Paul: I think that is a good historic downtown. It wouldn't include the Depot.

Scott Phillips: Paula and I will work on a resolution that can come before this body next meeting. I'll get the template from Tyler, and then we can talk about this.

Paula Mitchell: Motion to Adjourn

Janet McCrea: Second

Adjourned.