

## ***Historic Preservation Commission Meeting***

Tuesday, July 9th, 2019, 3:00 pm

**Council Present:** R. Scott Phillips

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

**Staff Present:** Brad Abrams

**Others Present:** Farah Lefevre, Trinity Pajon

**Call to Order:** Aleese Cardon

**Pledge of Allegiance:** Paula Mitchell

**Aleese Cardon:** We will not approve the minutes for our last meeting until next month.

### **Public Agenda:**

**Aleese Cardon:** Do we have any items for the public agenda?

**Farah Lefevre:** I liked the Final Friday's event—it was amazing!

**Aleese Cardon:** I thought it turned it out nicely.

**Scott Phillips:** It's on the agenda, we will need to talk more about it.

**Maria Twitchell:** Thank you to Ryan Paul.

**Brad Abrams:** Please make sure that we all sign in because we need to keep track of our time for the grant.

**Aleese Cardon:** I invited Farah again.

**Scott Phillips:** Great! She is invited at all times.

**Ryan Paul:** [speaking to the Iron County Today reporter Trinity Pajon] It was a nice article and a good picture.

**Trinity Pajon:** Thank you.

**Scott Phillips:** I need to get a copy of last week's paper.

**Ryan Paul:** You said some very nice things about me.

**Scott Phillips:** Well it was all true!

**Aleese Cardon:** Mine is still stacked in my to-do list. If there is nothing else, we will move on to the business agenda.

### **Business Agenda:**

#### **Item 1: Walking Tours Discussion**

**Scott Phillips:** I think the tour is a vital thing for our Historic Preservation Committee to be involved in because it highlights the amazing things that happened in our community, giving us more visibility which, in turn, gives us more credence as we do future projects. I would like to have a little critique of our tours (not of the tour guide) but the process and how we can make it better next time. As you know, we've reached out to the Arts Council to coordinate these tours with their Final Friday's event. I've received an email from Sara Penny that next Friday is the Arts Council summer social, and she would like us to move the tour time to 4:30 pm or not do a tour this time. I'm not in favor of either one of these options because I think it's important for us to build consistency in this program, and the Arts Council socials are not consistent. Sometimes they are on a Thursday night, sometimes they are on a Monday, and now they are on a Friday. I

don't think that we should be altering our schedule for the benefit of theirs. This is the first time they have done their summer social in conjunction with Final Fridays. I think they are trying to see how well it will go for them. I tend to think (now this is just me), but I think it's a bad idea because most of the art people tend to spend a couple of hours there, and then they're done; they don't want to go to another art social. I could be wrong; maybe they'll have a great turnout. I would like to be consistent about what we do and keep it at 7:30 pm. I don't want to speak for everyone.

**Ryan Paul:** Well, I agree, and 4:30 pm is too early to start. It's too hot and noisy. I ran into her last night while doing orientation, and she said that she wanted some decisions made, but she will still publicize it at 7:30 pm. We just need to let her know what we plan on doing.

**Aleese Cardon:** If we do it at 7:30 pm, are we going to burn some bridges or offend anyone?

**Ryan Paul:** She said that she didn't have a problem with it.

**Scott Phillips:** I don't think so; do you think so Maria?

**Maria Twitchell:** It is really not the same type of people that attend both events.

**Scott Phillips:** You might offend 5-6 people, but the majority... I'm hoping to get more locals and maybe even some out-of-town guests. I want to make a motion that we keep it on the same date and at the same time for the following three months.

**Aleese Cardon:** I second it.

**Aleese Cardon:** All in favor.

### **Approved Unanimously**

**Maria Twitchell:** Ryan, are you okay with these dates?

**Ryan Paul:** We're talking about the final Friday in each month. Yeah, there shouldn't be any problems.

**Scott Phillips:** We can talk about logistics; for example, I had no idea that we would have the turnout that we did. If we have a similar situation happen again, we need to get a microphone for Ryan. It's hard for people to hear him. What resources can we use? I know the Heritage Theater may have a microphone. Is that something that I should visit with Jason or Brad?

**Brad Abrams:** Yes, I would reach out to Jason.

**Paula Mitchell:** It's low tech, but do we have a bull horn available?

**Brad Abrams:** I know that Todd Hageman, the Event Director, has one. I can visit with him about this. I don't know what it sounds like?

**Scott Phillips:** I'll reach out to Shakespeare as well, and if we have to rent something, I'll cover the cost of the rental. I think we should also create a very simple survey with 4-5 questions that they can fill out at the end. With questions on how we can improve?

**Aleese Cardon:** I like that idea.

**Brad Abrams:** A better way to collect the information might be on the phone?

**Scott Phillips:** Some, but some of the older people might not have their phones.

**Brad Abrams:** I'm just thinking about how you could collect and tally all the information.

**Maria Twitchell:** It is nice to give them a link to Google Forms, and it puts their information into a spreadsheet.

**Brad Abrams:** And it would also be a good way to get their email.

**Scott Phillips:** I can't do that.

**Maria Twitchell:** I could probably do that. If your good with Google Forms.

**Scott Phillips:** So, what do we need to know from them to help us do a better job?

**Ryan Paul:** You reverse engineer it, and if I was standing in that crowd, I would say there are too many people, and you couldn't hear. For me, the biggest thing was access to the images. I had my iPad, but the experience is enhanced by having those images for people.

**Maria Twitchell:** What if we made an image booklet that we could hand out? This would be another opportunity to share who we are and ask for donations?

**Scott Phillips:** Are you talking about a master book? Would they hand it back in at the end of the evening?

**Maria Twitchell:** Just a quick and dirty booklet that they could either hand back in or take home with them. They aren't that expensive.

**Ryan Paul:** Even if we had 5 or 6 comb-bound books available without the narrative.

**Maria Twitchell:** Another thing we could do is also post the pictures on a website and then QR code it.

**Aleese Cardon:** I'm thinking big posters.

**Ryan Paul:** We could do both.

**Maria Twitchell:** The easiest thing would be pictured on the website with the QR code.

**Aleese Cardon:** I do like the printed version.

**Ryan Paul:** What works is to go the same route every time. It would be good to put the pictures together in the order **we should go.**

**Paula Mitchell:** I'm a little bit nervous about having them posted on the web just because. I really don't want people to use the photos somewhere else. I can put the booklet together. I'm just a little nervous about putting them on the web. I don't want anybody to download the photos and hang them in their office. I don't want somebody making a calendar out of them to make money?

**Brad Abrams:** And why would that be a problem?

**Aleese Cardon:** You're just a little protective of them.

**Paula Mitchell:** I would like to know what they're being used for. I don't want somebody making a calendar out of them to make money.

**Brad Abrams:** Are they copyrighted pictures?

**Paula Mitchell:** Probably not now.

**Brad Abrams:** So, there's probably not much you can do.

**Ryan Paul:** Well, it depends on where you get the pictures from.

**Maria Twitchell:** We can watermark them.

**Brad Abrams:** There's a law that says after a period of time, maybe 75 years or so...

**Paula Mitchell:** Yeah, you're right, but the digital image is copyrighted.

**Maria Twitchell:** On a website, they are so low-resolution that I doubt that anybody would do anything with them. We could watermark them if you're concerned. Let's just do the printed book then, and let's ask people for money while we're at it.

**Ryan Paul:** Making clear that the money is going to historic preservation. At the end of the tour, I could ask for a contribution. Will there be another member of the commission on the tour with me?

**Scott Phillips:** I think that we should always have someone there, and maybe we just sign up.

**Ryan Paul:** It would help me if someone else was there.

**Aleese Cardon:** I counted about 75-80 people.

**Farah Lefevre:** I think it would of been helpful if there were a microphone and speaker there. You did a pretty good job with what you had.

**Scott Phillips:** Are we going to have a survey or are we doing it on the google link? Can we get someone to write up the 5-6 questions?

**Maria Twitchell:** I think that we'll do both. I can do the questions.

**Paula Mitchell:** You get me the questions, and I'll print the papers and bring golf pencils.

**Ryan Paul:** I think that we also need to make a pitch for images and stories that people have. Mike Bleak said he had boxes of slides of Main Street. The idea is to document the rise and fall of the buildings on Main Street.

**Aleese Cardon:** Also, after people pass away, we should collect information and photos, etc.

**Ryan Paul:** I will get with Paula and get the images in the correct order.

**Scott Phillips:** Do we need any other signage out there? Do we have a logo? I was going to order badges, but we don't have an official logo.

**Aleese Cardon:** On the things we've mailed out we just used the City logo.

**Brad Abrams:** In the past minutes, you had talked about using the City Seal and putting historic preservation beneath it.

**Scott Phillips:** Are you okay with me ordering some Historic Preservation name badges for us to wear?

**Ryan Paul:** Did Fred Adams have any feedback?

**Scott Phillips:** He got tired and needed to sit down. It might be good to stop places where people could gather and have a chance to sit down.

**Maria Twitchell:** It also might be good to make people aware beforehand that they might want to bring water and a hat, etc.

**Ryan Paul:** Would you be willing to email Sara Penny with our decision?

**Scott Phillips:** Yes.

**Brad Abrams:** We can also put information on the City Facebook page and website.

**Scott Phillips:** Aleese, can you write something up and get it to Brad?

**Aleese Cardon:** I will try.

**Ryan Paul:** We could try and get it in the Mayor's newsletter as well.

**Scott Phillips:** I'll talk to the Mayor about that.

**Aleese Cardon:** I'm glad we discussed this. Let's move on to the Historic Preservation Budget.

**Scott Phillips:** I met with the Mayor and the City Manager. They have assured me that they will have \$2,000 available in cash for our portion of the grant match. And then where are we for the CLG grant?

**Maria Twitchell:** And you still need to bill me for my portion of the grant.

**Scott Phillips:** And did we send any thank you to Janet McCrea and Maria Twitchell for their portion of the signage?

**Maria Twitchell:** And we need to send a thank you to Susan Wooten with the Bed and Breakfast Association.

**Aleese Cardon:** What do you want me to include on those?

**Maria Twitchell:** Just a thank you for their generous donation to the Historic Preservation signage with the amount. \$1600 for each of them.

**Scott Phillips:** We also need to talk about funding those other signs. We need at least one more, and then I don't know what else.

**Maria Twitchell:** Well, the thought was to put it on the far corners of each street. I think it was 6 signs total. But we need permission from property owners. We need one by the Randall Jones Theater on 300 West where the pine tree is. We need another on the other side of 300 closer to 400.

**Scott Phillips:** President Neuman still own that home? Would you ask Aleese if he would still be willing?

**Maria Twitchell:** And we need one up the block from there on 100 across the street from the dental office.

**Aleese Cardon:** Or the old stone rock house on the other side would be cool.

**Paula Mitchell:** Isn't that on the other side of the street?

**Aleese Cardon:** Yes, but isn't that part of the district?

**Scott Phillips:** I don't think so. It only goes to 4th South. If we put a sign over there, nobody will stop us.

**Maria Twitchell:** I'm more concerned about raising the money. I think if we can get a sign at the Randall Jones and one on 300 W it will kind of complete it.

**Scott Phillips:** So, we're talking \$3,200. I'll talk to some people. This is a perfect segue way. The people in the Historic District are throwing a block party, and they've invited our committee. This would be the perfect opportunity to make a pitch at this block party. Put it on your calendars. How long does it take to produce the signs?

**Maria Twitchell:** Not very long. Do we have a CLG Update?

**Brad Abrams:** I'm still waiting for numbers from Aleese.

**Aleese Cardon:** I'm still working on these.

**Brad Abrams:** I put the map up if I can figure out how to turn it on. There it goes. So, we've been working on getting the boundary of what should be surveyed, and Aleese has been counting structures. So, the pink is the current district, this one is our historic downtown. Scott Phillips: Why does it poke out there by Founders Hall?

**Aleese Cardon:** I bet that was the little cottages that were right there.

**Brad Abrams:** This is historic downtown per the sign ordinance. This is the RLS survey pool. And then this what we're proposing to survey for the upcoming survey. Once we get the information on the buildings, I'm going to send it to Cory Jenson at State History.

**Scott Phillips:** If this is what we're proposing, then why are we only doing either part of the existing historic district, or why are we doing any of it?

**Maria Twitchell:** Because it's already been surveyed? Maybe because Troy hasn't taken that part of yet.

**Brad Abrams:** I think that the survey of the district itself, and the boundary increase area, are possibly two different things. I don't have clarification on this.

**Maria Twitchell:** We're just waiting on the number of structures within the green area, which we think are in the hundreds.

**Brad Abrams:** We may send this to State History and they will propose something different for our boundary increase. We need to have something to send them and then get their expertise.

**Maria Twitchell:** Would you add the RLS Survey back up on the map?

**Scott Phillips:** What was that survey?

**Brad Abrams:** This was the survey they conducted to get the current boundary of the National Historic District. The game is that you have to have a high enough concentration of historic structures to be considered a national historic district.

**Ryan Paul:** So, they had to broaden it to get the concentration they needed, and then they shrunk it down to the purple boundary.

**Brad Abrams:** In 2003, they surveyed the green area to designate the pink area.

**Maria Twitchell:** If they survey our downtown, it may not qualify, so we may need to broaden the area to get a greater concentration.

**Brad Abrams:** We're hoping that this proposed area will be big enough. If they come back and say this area isn't big enough, we may have to consider some other options like doing a multiple designation, which doesn't sound like the best option because they will have to register each structure.

**Scott Phillips:** So, what is the concentration that is necessary, is it 60%, 80%?

**Brad Abrams:** I think it's 50%.

**Scott Phillips:** I can't imagine we don't have that in the downtown core...

**Brad Abrams:** The problem is that the structure has to be contributing, meaning it shouldn't have the historical characteristics remodeled, etc. For example, Scott's house isn't a contributing structure, even though it's in the district because it has been remodeled.

**Brad Abrams:** Right now, we're waiting for Aleese to count structures.

**Maria Twitchell:** Let's count rooftops. Or one of us can do it.

**Brad Abrams:** We've made progress on the RFP. Let's just get the approximate on the houses and send it off to them for feedback— which kind of segue ways into our next agenda item on the downtown resolution.

**Aleese:** I'm still working on this one.

**Maria Twitchell:** How desperate are our two landowners on this one?

**Brad Abrams:** You know that we have the Jolleys building and Pop N Sweets building, both of which have called and talked to our office.

**Aleese Cardon:** Okay, and that's why I was trying to hurry and get it in. When I get it close, I'll send it to both of you to polish it up a bit. I've taken the water tank resolution and started tweaking it but got messed up on the boundary because I was taking it all the way to 400 South.

**Brad Abrams:** The local resolution wouldn't be for tax credits or for national designation but would establish an area for ADA compliance code breaks. I don't know what the code breaks would be. I've checked with Renon, and we don't have anywhere that officially states that our downtown is historic.

**Scott Phillips:** I received an ordinance that Paul Bittmenn sent that was not the sign ordinance, but stated the downtown area as historic. We're also trying to get UDOT to allow Historic Downtown on the signage. I think that the boundary that they established in this ordinance was a good one.

**Brad Abrams:** We may still want to establish a specific area as historic downtown.

**Scott Phillips:** I know I've got what I sent to UDOT somewhere. Hang on, and I'll find it. It was the boundary that we set when we established the Historic Downtown Economic Committee.

**Maria Twitchell:** I think that we still need a resolution.

**Ryan Paul:** Was it approved by City Council?

**Scott Phillips:** It was and is included in the bylaws when we established that committee.

**Aleese Cardon:** It includes the entire block of Main Street from 200 S to the Iron County Tourism building, 100 East to 300 West.

**Brad Abrams:** If we can use that description?

**Scott Phillips:** Why can't we, it's in the ordinance and was approved by City Council.

**Brad Abrams:** I will take that to Drew Jackson. I think the question is if this boundary applies outside of the Historic Downtown Economic Committee.

**Scott Phillips:** It's what the City has said they designated as Historic Downtown. Because we're the Economic Development Committee established to help downtown.

**Brad Abrams:** I think that's awesome if we can use that. If we can, then let's use that. I will talk to Renon. We had the architect come and talk to us about the Jolley's building, and we weren't able to find an official designation. So, I will get **a new boundary that matches that description.**

**Scott Phillips:** Now, in all honesty, it's a little vague, because it says from Iron County building to 200 S, and from 100 E to 200 W. Does this mean it goes all the way up to 300 West to the Iron County Tourism building? How far north does it go?

**Aleese Cardon:** I think it goes clear down.

**Brad Abrams:** I'll run it by Drew and see what he says.

**Aleese Cardon:** Should I continue to work on this?

**Scott Phillips:** Yes, we should keep working on it.

**Brad Abrams:** I think that even if this does handle the ADA compliance issues, we should still have a local resolution to set the boundary more clearly.

**Maria Twitchell:** Yeah, let's get a boundary for historic downtown.

**Aleese Cardon:** Do we have anything else?

**Maria Twitchell:** Don't forget to walk Center street for the pedestrian study. Has Farah Lefevre been officially designated on our committee?

**Aleese Cardon:** I still need to talk to the Mayor. I have a little snippet to add. I've come across a building that a gentleman says is the oldest building in Cedar City. He is willing to donate it. It is an ice house that belonged to the Rail Road on 100 West. There was a freight building that burned next to it.

**Aleese Cardon:** It's all tongue and groove wood. They would cut ice and store food and vegetables there. This building was next to the freight building that burned, and this gentleman took the ice house and moved it to his property. It's a very pretty building, but he said that he doesn't know what to do with it now. So, I don't what we can do with it.

**Scott Phillips:** Do you know how large the building is? The issue is where to put it. The only place to put it would be the Frontier Homestead Museum.

**Aleese Cardon:** I just want to make you aware of it.

**Scott Phillips:** What kind of time frame are we looking at?

**Aleese Cardon:** He doesn't have one.

**Scott Phillips:** It's very interesting. You've put it out there and we'll have to think about it. The other building we need to keep an eye on is the pawn shop. It's an iconic building. We need to keep our radar on that.

**Paula Mitchell:** Did the railroad build it?

**Aleese Cardon:** Yes.

**Ryan Paul:** It makes sense that their would be an ice house. The challenge is what you would do with it, especially if it's **going to cost a lot to restore the building.**

**Aleese Cardon:** I just wanted to bring it up and let everyone know about his willingness to donate the building. I'll be in touch with him and give an update.

**Scott Phillips:** Motion to Adjourn.

**Maria Twitchell:** Second

**Aleese Cardon:** Adjourned.