

Historic Preservation Commission Meeting

Tuesday, January 8th, 2018, 3:00 PM

Council Present: R. Scott Phillips

Historic Preservation Commission Members Present: Aleese Cardon, Janet McCrea, Paula Mitchell, Ryan Paul, R. Scott Phillips

Staff Present: Brad Abrams

Others Present: Bryan Middleton

Call to Order: Aleese Cardon

Pledge of Allegiance: Maria Twitchell

Aleese Cardon: Approval of the minutes

Scott Phillips: Motion to approve the minutes.

Paula Mitchell: Second

Approved Unanimously

Public Agenda: No public comments

Business Agenda:

Item 1: Discussion of match funds for upcoming CLG grant match opportunity.

Scott Phillips: The second Friday of February is the deadline for the grant and they will accept a cash match in addition to in-kind donations.

Brad Abrams: On the grant application, there is a place where it shows costs. It shows a range of 5,000 to 8,000 for a National District nomination (if surveys are completed) and \$4,000 to \$7,000 for Multiple Property Submissions (MPS).

Scott Phillips: Is that \$4,000 to \$7,000 have to be cash? For example, if we were going to submit a grant proposal for \$5,000 and we had \$5,000 in-kind, is that part of the \$4,000 - \$7,000 or do we have to have \$4,000 - \$7,000 to pay the consultant...

Brad Abrams: I think that is to pay the consultant.

Ryan Paul: It says here the consultant charge a fee per individual nomination. We would have to pay this out of the grant or in-kind.

Scott Phillips: How would we pay it in-kind? Let's say we were asking for a \$10,000 grant of which we were asking them for \$5,000, and we came up with \$5,000 in-kind. If we then do a survey that costs more than \$5,000 we don't have enough money to pay for the consultant.

Brad Abrams: Correct. We will have to work that out.

Maria Twitchell: So, what are we going after? Are we asking for the National Register Nomination, are we asking for preservation planning, survey, and inventory?

Scott Phillips: My understanding was that we were going to go after the survey and inventory. We were going to bring a professional down and verify our district and what we already have contributing.

Brad Abrams: We talked about that but realized that if we do another survey of the Historic District, we may have a chance of becoming delisted. In our cursory survey, we decided that we would be well below the threshold.

Aleese Cardon: Yes, we've lost so many buildings. There were so many that were eligible or were already contributing that have since been added on to or remodeled.

Maria Twitchell: So, maybe what we need to ask for is the multi-designation.

Brad Abrams: Yes, we could get a bunch of homes that fall underneath specific architectural types, and then do a multi-submission.

Scott Phillips: But we are having a professional do this. I'm assuming once we're a CLG we will remain as such. If we go this direction, we have small pockets of homes that may qualify.

Brad Abrams: And we could do this by architectural type.

Ryan Paul: And this wouldn't be for surveying, but just for the multiple property submission documents.

Maria Twitchell: I think that what we're asking for is the survey...

Brad Abrams: We can go out and do much of the survey work and then they can help with the paperwork.

Scott Phillips: From an amateur's point of view

Maria Twitchell: But we're not amateurs, were a group of people that have some historic skills.

Scott Phillips: When we were looking at the current district we didn't know how to designate per architectural type?

Brad Abrams: So, maybe we should find someone with the expertise to do the survey before we submit the multi-property submission?

Scott Phillips: That is what I thought we were doing.

Ryan Paul: I think the surveys are a different animal than the paperwork.

Brad Abrams: I can reach out to Alena and check on these details.

Scott Phillips: We will want to do it soon, we don't want to miss this window of opportunity to apply for the grant.

Maria Twitchell: I'm wondering if some of the survey work could be in-kind. Identification and our walkthrough might qualify as in-kind.

Brad Abrams: You can count my hourly wage as in-kind.

Ryan Paul: You can count my wage as well.

Scott Phillips: I don't know how you count the time.

Maria Twitchell: Usually they have a formula on what wage they will accept. I know that there are definitions of homes and architecture available to guide people in making decisions on the type of home. I would say that there are probably some key homes and some research we could do before an expert comes in. Let's find the money and get the application in first.

Scott Phillips: Are we clear about what it is that we are asking for? Maybe we could do \$2,000 in cash and \$1,000 in-kind? I think that I can visit with Paul and the Mayor to get some money to match.

Maria Twitchell: Is \$5,000 the most we can ask for?

Brad Abrams: No, we can ask for up to \$10,000.

Ryan Paul: Maybe we should find out what we can do in-kind and then see what our ask is going to be for.

Maria Twitchell: I think that I could come up with \$1,000.

Scott Phillips: I think that I could get \$2,000 from the City.

Brad Abrams: Part of the grant can be used for preservation planning.

Scott Phillips: If we come up with \$3,000 in cash, do you think that we can come up with \$5,000 in-kind?

Brad Abrams: We might be able to, we'll have to look.

Ryan Paul: And you can use it for more than one thing.

Brad Abrams: Part of what we would like to use it for is GIS Mapping.

Scott Phillips: Wouldn't part of that be in-kind?

Brad Abrams: Sure.

Scott Phillips: Would the Historic sign qualify?

Brad Abrams: No, for some reason, historic signs don't qualify, but we could use the grant money for educational outreach, press releases, and social media. If you and Maria can figure out the cash, I'll figure out the in-kind.

Scott Phillips: I don't suppose that the Iron County Historical Society has any money for something like this?

Paula Mitchell: Yeah, we probably have \$50.

Ryan Paul: The program tomorrow is about Historic Buildings in Cedar City.

Scott Phillips: I would like to make a motion to ask Ryan Paul, on behalf of the Cedar City Historic Preservation Commission, to speak on the efforts we are working on as part of the presentation at the Iron County Historical Meeting.

Aleese Cardon: I will second.

Approved Unanimously

Ryan Paul: I would imagine in this document that you have to submit some type of budget.

Maria Twitchell: Scott and I will work out the money aspect, and Brad will work out the in-kind.

Paula Mitchell: If anyone does find photos, we can scan those at the University, and that would be an in-kind contribution as well.

Scott Phillips: My motion would be that we set forth a grant proposal for a total request of \$16,000, \$8,000 from the state, with our match of \$8,000 composed of \$3000 in cash and \$5,000 of in-kind services.

Ryan Paul: Second

Approved Unanimously

Scott Phillips: Brad, are you going to take the lead on this grant?

Brad Abrams: Yes, I've spoken with Danny about it, and it should be no problem. If everyone could email what time they think they will be able to contribute.

Aleese Cardon: Do we need to look at that original map again?

Brad Abrams: We can, but maybe we should talk about this later.

Aleese Cardon: The other map had a larger area.

Brad Abrams: On the original survey they had a larger area, so they could determine the largest concentration of historically relevant buildings.

Scott Phillips: Isn't it interesting that in the area with the largest concentration of buildings, they are taking down buildings for apartments and other things?

Item 2: GIS Historical Map

Aleese Cardon: Next item is the GIS map historical update.

Brad Abrams: This is the beginning of the GIS historic map. Black is the color of all the ones architecturally significant. I haven't had enough time to spend on this, and this is a work in progress.

Scott Phillips: I'm a little confused, because this is not accurate.

Brad Abrams: What we are looking at here is all the data we gathered to put into a spreadsheet and if we can get an intern to help, the information will be more up-to-date. There may be some errors now. GIS is layered data, and the county data is relatively up-to-date.

Ryan Paul: There are two maps, and you can see the changes from one map to another. If you look at the two structures on Shakespeare Lane on this map and then go to the other map, you will see that they have been demolished.

Scott Phillips: I get it now. Thank you.

Brad Abrams: This is just a visual way to show the changes to the historic district.

Ryan Paul: Even on the number one map, the Church isn't on the map.

Brad Abrams: Now the question is how we are going to pull all the information together to ensure that it is correct.

Maria Twitchell: I think that you are going to have to do it by hand.

Janet McCrea: This should be part of the grant.

Ryan Paul: Why isn't the church included on the survey data?

Maria Twitchell: Maybe they took it down before the survey data?

Ryan Paul: No, they didn't. For some reason, those properties are not on the original survey. It looks like some of the structures aren't there because the current GIS data isn't from 2004.

Brad Abrams: I don't know how you would get old GIS data.

Maria Twitchell: I would call Ken at the county and see.

Brad Abrams: We can do these several ways, we could show the 17 historically significant homes on a map with a picture next to them.

Maria Twitchell: I would think that they would be the most important structures to put up on a site because they're the ones at most risk.

Brad Abrams: If you're going to have a map and let people use it, it will make sense to have a map of the district with the 17 historically significant structures.

Scott Phillips: Another thing we want to do is to take pictures of those buildings that were torn down.

Ryan Paul: We have to get this map up to date, which will be a very big job.

Brad Abrams: We also might need the grant money to help with this.

Scott Phillips: Part of our whole PR campaign is to show what houses are now demolished and why we shouldn't let this happen again.

Ryan Paul: The problem is that the grant doesn't budget for interns and staffing in any way. From what I see, you couldn't pay an intern to do it, unless they had the qualifications.

Brad Abrams: We could get an intern through the Leavitt Center for Politics & Public Service.

Scott Phillips: We would be considered trained volunteers.

Ryan Paul: You don't want to spend two-weeks training someone on GIS.

Brad Abrams: You could set it up so that they could enter the information in.

Maria Twitchell: In the last week we've been in several meetings— there seems to be a lot of misunderstanding about the National Historic Designation.

Ryan Paul: It doesn't fit into current real estate trends as well. Everyone is looking for an open-concept floor plan. To remodel is going to cost money, and that is why people move out to Enoch where they can get three times the house.

Scott Phillips: Down the road, we need to work with our local leaders (including our building department). Part of the problem is the cost. We're running into this with the theatre where they are running into problems with the building.

Maria Twitchell: My husband and I are running into a similar situation in the downtown because of building codes. Once you pull that building permit you're looking at seismic and all kinds of things that no one can really afford.

Scott Phillips: It's really a tough struggle because you want people to be safe.

Maria Twitchell: It's the number one reason why people pull out of doing a viable project in the downtown.

Ryan Paul: Before Rainbow came into the bus garage we actually had the state come down and look at it, the risk management guy wouldn't approve it because of the cost. It's the big companies (Rainbow, Leavitt Group) that can actually afford it.

Maria Twitchell: When Roger comes down we need to talk to him about the ability to go around some of the building code.

Scott Phillips: Do we want to get him to one of these meetings?

Ryan Paul: I have emailed him. I think that we should have him here on-the-ground for a half a day for questions and site visits.

Scott Phillips: It's always best to do this in the afternoons so that Aleese can be there.

Ryan Paul: Are there funds for getting him a hotel room?

Maria Twitchell: I can help with that.

Scott Phillips: I can buy him dinner.

Maria Twitchell: Let's look at this and what can be done. We have an RDA that might be coming up in the next couple of years. Maybe it's revitalization grants like we had before.

Scott Phillips: Another thing that I wanted to tell you about was the big property by the old livestock building that the Dixie National Forest is going to revitalize. They are completely revamping the property this Spring or Summer. They will be demolishing a few buildings that they looked at the historical significance and couldn't preserve them, and they are going to build a brand-new building there.

Ryan Paul: I know that Laurel Heaton is the archeologist for the forest service and she may be someone we may want to speak with.

Scott Phillips: Those buildings are going to be coming down, so someone may want to reach out them.

Ryan Paul: I'll reach out to her and see what their plans are.

Scott Phillips: As soon as you hear from Roger, let us know.

Ryan Paul: As soon as he responds I'll let everyone know.

Item 3: Formalize plans for Historic District Unveiling

Aleese Cardon: Let's move on to the next agenda item.

Maria Twitchell: The sign is now in production and will be done in 2-3 weeks. It's proofed and approved by the state. It should be ready to install mid-February. Should we have some type of unveiling?

Scott Phillips: Absolutely! Perhaps Aleese should come to a City Council meeting and let them know about the unveiling, so we keep our presence in the City. We would like to invite the City Council and the Mayor.

Aleese Cardon: I can do that.

Maria Twitchell: If we are going to have the media there, we probably need to have a pretty good idea about where the next sign will be placed. Where are we going to put the next signs?

Janet McCrea: How about the other end of 200 West on 400. The Sunshine Health people own the house now.

Scott Phillips: Could you find out if they would like to have a sign placed there?

Janet McCrea: I can ask her.

Maria Twitchell: Rowena's house is being purchased by Jane. She's working on it and still not sure. If she purchases the house, we can ask her to place a sign on her property. It's not a historically significant home.

Paula Mitchell: But it enters the Historic District.

Maria Twitchell: Should we start looking at plaques for some of the historically significant homes? The Birch Mann house should have a plaque.

Scott Phillips: Obviously, we will need to speak with the homeowners and make sure they are okay with this.

Aleese Cardon: Why did they take the sign off the Birch Mann house?

Scott Phillips: It's University property and will remain offices, but we could ask the University. I think Shauna Medini would be the person to talk with.

Paul Mitchell: I can reach out to her and see what her plans were.

Scott Phillips: There would be no cost to her, correct?

Maria Twitchell: Well, no, the sign would come through us. We would find the money to purchase the sign.

Scott Phillips: It seems to me that those 17 homes would be the ones we should focus on, and we should figure out who the current owners are, and then make some assignments and divide and conquer.

Ryan Paul: To be consistent, instead of telling about Birch Mann, maybe we should put the period, the year it was constructed, and the type of home it is? Then we create something online with the story about who Birch Mann was.

Scott Phillips: And, more importantly, it was originally a Perry home.

Maria Twitchell: I'm okay with that, on the other side of that, people are very curious about the stories. We all refer to them by who owned them.

Ryan Paul: We can create the content online.

Scott Phillips: I think that you're correct for consistency.

Bryan Middleton: I'm actually here for the upcoming meeting, but I'm interested in historical stuff and I'm glad that I've stumbled on to this. My business partner and I have a company called Legend Masters, and one of the things we've wanted to do is bring Cedar City to life through interactive scavenger hunts. We want to do something like what you are talking about, where people can find clues in historical things. We have some experience creating these things for companies in Las Vegas and San Diego. I think that this would be a really neat way to get people interested in historical events and historical properties by bringing it to life where people have an actual goal—something to discover—to bring the past alive with modern technology.

Scott Phillips: Legend Masters?

Bryan Middleton: Legend Masters LLC is who we are. We also do a lot of business products. For your unveiling, we do custom printed shirts.

Aleese Cardon: And our last item on the agenda— arrange a meeting with Roger Roper at the division of state history—we have already talked about.

Scott Phillips: I have two things to discuss that are not on the agenda. I don't know how we do it, but I love the idea of placing large historical pictures in front of our historic buildings to show what was once in the same location. We have great pictures in this room, and the idea is to let people see what used to be part of our history.

Paula Mitchell: There is an app called Cleo that when you stand in front of it and take a picture it will show you what the building used to look like.

Ryan Paul: There is some data that you would have to put into it.

Scott Phillips: Wouldn't that be a worthy project for our commission. Just food for thought. And my other thought is about the Golden Spike 150 Commission, which I sit on. I know the City isn't doing anything as part of this celebration, and I'm not sure that anybody else is, but we should be participating in this celebration of the railroad in Iron County's history. So, I want everyone to be thinking about how we can commemorate this in Cedar City.

Ryan Paul: The historical society had a presentation on President Harding's visit last year, and we have some of the railroad at the museum.

Paula Mitchell: Right now, at the state capital, is a transcontinental railroad display which will be down at Southern Utah Museum of Art this October.

Scott Phillips: The celebration is going to be May 8th, 9th, and 10th.

Maria Twitchell: They are actually going to be celebrating with events all year. I know the library will do something the first week of May, and Brad and I have talked about doing a film screening of Union Pacific at some point.

Scott Phillips: I have a brochure on the activities that I'll get to all of you. And be thinking about how we can help represent Cedar City in the statewide celebration.

Scott Phillips: Make a motion to adjourn this meeting.

Paula Mitchell: Second.