

Historic Preservation Commission Meeting

Tuesday, January 14th, 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:

Call to Order: Aleese Cardon

Pledge of Allegiance: Ryan Paul

Scott Phillips: Motion to approve minutes for November and December.

Ryan Paul: Second.

Approved Unanimously

Public Agenda:

Aleese Cardon: Do we have any public comments?

Janet McCrea: Is this the place where we can add things to the agenda? I think it would be a good idea to add the proposed master plan change to the historic district that came up last Thursday.

Aleese Cardon: I second that.

Approved Unanimously

Business Agenda:

Item 1: Discussion of Main Street Park Flagpole

Wade Orme: This came up in a conversation with Brad. It was brought up that the base on the flagpole in Main Street Park is crumbling with the pole leaning a bit. We don't want to remove it, but we don't want it to fall down. We are trying to figure out a way to preserve it or maybe put it into a better location. It has an erection date of 1929, which is close to a hundred years ago. Ideas have been bounced around about putting it by the electrical transformer and boxes in the park. At one time, these boxes were going to be relocated, but it wasn't financially feasible. The active transformer is us; the transformer and prior is Rocky Mountain Power's jurisdiction. They are never eager to move a transformer because of cost, so we've thought about concealing it from view with a display or something that would go along with the flagpole. Something 4-5 feet high with a picture or some historical facts, etc.

Scott Phillips: Is it just a transformer?

Wade Orme: There's a transformer and what we call a "goal pole" —meaning there are some uprights with cross pieces that have electrical panels that control the electrical outlets on the parameter of the park that are used during events by vendors. It would be quite extensive to relocate it out of the park.

Scott Phillips: If we were even to relocate it, where would we relocate it too?

Wade Orme: The only thing they suggested was to push it towards the north end of the park behind Hermes and the library.

Ryan Paul: So, basically, you want to move the flagpole to where the transformers are?

Wade Orme: More or less, and if we could have your support.

Aleese Cardon: If you did a historical wall, could we put the Randall L. Jones Marker there?

Wade Orme: As far as I understand, it was in the park at one time.

Aleese Cardon: We could have it there, and it would tie in with other things.

Wade Orme: It wouldn't bother us, anything that would be there would have to be finished, and it would probably get wet by sprinklers.

Scott Phillips: What kind of access would they need to have to the transformer?

Wade Orme: I think that they would need to have about 3 feet. The transformer is on the east side, and the electrical panels are on the west side, and if we put a wall, I would suggest we put it on the west side of the electrical panels. It would still be exposed on the east side, but we could do some landscaping and shrubbery on the backside of it to conceal it.

Scott Phillips: Has the location of the flagpole been a detriment to concerts, festivals, fairs, fun runs, etc.?

Wade Orme: No.

Scott Phillips: Where moving it 4-5 feet?

Wade Orme: Probably closer to 25-30 feet to the north.

Aleese Cardon: Where are the trees? Are there more trees where you're moving it?

Wade Orme: No trees in the way.

Scott Phillips: I would assume when we move it that we will enhance it and make sure it has adequate lighting, etc.

Wade Orme: Absolutely. It would be nice to put a new coat of paint on it, maybe some powder coating, which might not be feasible because of the length.

Maria Twitchell: At one time, it was the longest flagpole in the state.

Scott Phillips: I don't have a problem relocating it, but I would hope that the base has a little bit of architectural style.

Wade Orme: Right now, the concrete base has some design to it, it tapers up, and there might be some decorative element to it. I would say that we try to do something similar that is reinforced.

Scott Phillips: Can it still say erected in 1929?

Maria Twitchell: I don't think it's a big deal.

Wade Orme: If you wanted to get technical, you could say initially erected in 1929 and relocated in 2020.

Aleese Cardon: Is there a plaque on it that we would keep?

Maria Twitchell: It says that it's the Liberty Pole.

Wade Orme: We would try to keep as much of it as possible.

Scott Phillips: Would this come out of the Parks Department budget, because the commission has no budget?

Wade Orme: Do you have lots of friends?

Scott Phillips: Yes.

Wade Orme: That might help. Brad just said that I should bring this to your attention. This is something that is on our radar. We're not starting this immediately, and when the opportunity presents itself, we will move forward. It's probably a good candidate for RAP tax money.

Maria Twitchell: I can tell you that one of your predecessors said that he was just going to tear it down. I wasn't okay with that. I think that we need a vote to ensure that it's preserved, if and when, they move forward maybe there will be something we can do to help.

Wade Orme: If it becomes an action item, I'll let you know and keep you guys involved. There could still be things that would prevent preservation once we get the flagpole down.

Ryan Paul: If we're still that far out, I second Maria's motion.

Scott Phillips: I'm in favor of doing this with the idea that we maintain the historical integrity of the flagpole.

Unanimously Approved

Aleese Cardon: I appreciate you bringing this to our attention.

Item #2: Discussion of lot line adjustment between 250 South and 100 West and 238 South and 100 West.

Janet McCrea: As a homeowner in the Historic District, I recently received a letter from the Leavitt Group that they are wanting a lot line adjustment between these properties.

Scott Phillips: And this is on 100 West.

Janet McCrea: Yes, they bought the back part of the building in between and converted into a parking lot before they got approval. As a homeowner, I had the opportunity to object, and so I did. It will be going to the Planning Commission next Tuesday.

Scott Phillips: And they've already put the parking lot in?

Janet McCrea: Yes, the parking lot is in, but all of that paved area is the reason those five trees in the historic district came down before Thanksgiving, mainly because the trees couldn't get enough water. That's destroying the character of the Historic District. I will obviously be at the Planning Commission to voice my objection. It would help for anybody else to be there. Aleese and I were both at Planning Commission and City Council because of all the historical things. It's just disheartening to see these things continue to happen and especially without approval.

Scott Phillips: Well, there's no chance to change this is there?

Janet McCrea: Oh yeah, there's a chance to change it.

Scott Phillips: They would have to rip out the asphalt.

Janet McCrea: And put grass back in.

Scott Phillips: I'm all in favor of that, but I didn't realize there was an opportunity.

Janet McCrea: Well, I think they thought they could go ahead and do it as a *fait accompli*, and then say you're sorry afterward. It's important for us to object to these things because these paved areas are destroying the character of the district.

Scott Phillips: Do we have an expert that might say that there is a good probability that these trees came down because of something like this.

Brad Abrams: Wade Orme is a certified arborist. He has a tree business as well.

Scott Phillips: I think it would add some clout.

Janet McCrea: Does anybody have Wade's contact information?

Scott Phillips: I do, and I'll give it to you after the meeting.

Brad Abrams: Even if Wade Orme isn't the one, he has connections and might know somebody that could help.

Ryan Paul: Let's just say they aren't going to make them tear the lot up, but there is a penalty for violating or fine assessed. What if that fine becomes the beginning budget for the Historic Preservation Commission?

Janet McCrea: Oh, I like that.

Ryan Paul: Let's just say \$10,000.

Scott Phillips: I honestly don't think we could say that publicly. We could say there was a fine assessed, but we couldn't say it was the start of the Historic Preservation Commission. We could speak internally with the City and have an understanding that those fines should be for the beginning of a Historic Preservation budget.

Janet McCrea: That's a great idea. The problem with this lot line adjustment is that it creates another street. This would be a street going up to the parking in the lot, and then you've got the parking in the back of the house, and then you've got another street. I don't think you would want to do that anywhere in the City.

Scott Phillips: I think they're doing that to save face and save the character in the front. I'm speaking for them and making an assumption. I mean, I don't really know that.

Aleese Cardon: I was shocked. My daughter's boyfriend worked for Leavitt Land and showed us the knocked down trees and the road in the back.

Janet McCrea: Even if we don't win, I feel it's important for me to object. We want to protect the community.

Scott Phillips: I agree. So, that planning commission is next week? Will you send all of us an email.

Item #3: Discussion of SUU Faculty/Staff Parking Lot behind a single-family dwelling at 156 South 200 West

Janet McCrea: The next one is the same thing; it's the house next to Bonnie Shar's house. There are 22 parking spaces in the back of that little red house. I talked to Drew, the building inspector, and he thinks that was grandfathered before Jackie Jackson had the ordinance change about a year and a half ago that made it so that parking couldn't be unrelated to the property. But this parking lot is for faculty and staff.

Aleese Cardon: It wasn't there; they only tore that out recently.

Maria Twitchell: They changed that area to residential because before it used to be R2, and then they changed it, so they can't put parking.

Janet McCrea: The municipal code was silent on the issue of parking, and that's how they were doing that a year and a half ago. That's why Jackie Jackson and Judy Higbee went to City Council to change the ordinance

wording that parking must be for inhabitants of the structure only. You can't have a parking lot for outside people.

Maria Twitchell: But the parking lot behind the red house has only been there for a short period of time.

Janet McCrea: But it was there before the ordinance changed. I didn't realize it was so big.

Scott Phillips: I think that only part of it was there a year and a half ago because they came and dug behind there about a year and a half ago. There was a parking lot further to the south, right by the old Jones property. That's been there for about three years, and they just extended it and added on to it.

Janet McCrea: That's all about that time, and when I talked with Drew, he thought it was happening. I thought that I should bring it up because it's not the best use of property in the Historic District.

Scott Phillips: I agree, but Dixie and Ann have made it very clear that they intend to buy all the property they can on 300 West and donate it back to the University for their use upon their demise or whatever. They think they're doing the right thing by doing this.

Janet McCrea: Well, anyway, at least on item 2, I can object to the planning commission next week.

Item #4: Discussion of Historic Preservation Ordinance Appendix A

Scott Phillips: I think you all got a copy of this (See Exhibit A). There is nothing sacrosanct. It can all be adjusted. It was taken from different cities and put together, so a lot of it is from other areas. I'm here to take comments.

As you know, we had to build Appendix A onto the ordinance from 1993. They will have to make adjustments probably, but I wanted to know how you guys felt. Ryan and I did not want to get too specific about what type of materials are used because that's going to come later way down the road when we do the design guidelines. These are guiding principles when dealing with historic districts.

Ryan Paul: And when you read what the ordinance says, it didn't want specifics.

Scott Phillips: We think that there might be enough teeth in it to get people to think about it, but not so much to prevent people from using certain materials. We aren't there yet.

Janet McCrea: I have a question on question 2 about the wording when it reads, "provide appropriate consideration and study to prevent the demolition." I'm wondering if there's wording about how we would do that. I guess I don't understand because, in the middle of where I am now, I don't know how I'm doing what I'm doing, because it's not producing any fruits.

Scott Phillips: Now, this is me, but it might be as simple as going to an architect and asking them to tell you what kind of period the home was built in and other information. Or it might be calling the State Historic Preservation Office, etc. I think Ryan felt (and he's right) that we should not make it so hard to prevent the demolition but provide an opportunity for input for them to consider, before the demolition. If they are planning to do a demolition, they need to show just cause before they do it.

Ryan Paul: Right, because when we take it to City Council, they are not going to stand in the way of property rights. Originally, it said that we would prevent the demolition of historical sites; but, ultimately, I don't know...

Scott Phillips: It used to say, "prevent the demolition," and if you go to number 2, we've added, "to prevent."

Janet McCrea: "To prevent" still stuck out to me. How are we to word that? And who is supposed to provide appropriate consideration? Is that the property owner?

Scott Phillips: Yes, it's the person wanting to make the changes or demolition. These are for anybody that wants to make changes to buildings.

Brad Abrams: For buildings on the list?

Scott Phillips: Yes, for the buildings in the historic districts.

Brad Abrams: Doesn't the ordinance reference a list that the commission would approve?

Scott Phillips: It says that this commission would create a comprehensive list.

Brad Abrams: So, these guidelines are for that list?

Scott Phillips: When it's developed, but it would go into effect for any of the existing historic districts, which we have one.

Paula Mitchell: And we can't do any penalties if they don't follow the guidelines?

Janet McCrea: That will never work.

Scott Phillips: It is a great symbol to be listed on the National Historic Register, but it is no guarantee that people have to follow the guidelines. We can't tell people what they can't do.

Brad Abrams: Basically, this is an educational opportunity where you can talk about the tax credits.

Scott Phillips: Then you hope people have a sense of pride about their house. It happened in the avenues 50 years ago when they revitalized the area in the 1970s. I'm happy to change it, but I'm not sure what you want.

Janet McCrea: I am just trying to understand it and get some words of wisdom to go forward with the current problem that I have. On number 3, it says protect relationships of groups of buildings. I like that, but how do you do that, and what are those relationships? Is it those that coexist close to each other?

Scott Phillips: Yes, or across the street, if they have a harmony with each other, such as a spatial or architectural relationship. Again, these are just guiding principles, not rules. My thinking is that we want this to fly through without too much scrutiny so we can get it approved. Then we can go back and make it a little tougher with our guidelines and design guidelines and things of aesthetic nature. We are not ready for that yet.

Aleese Cardon: I completely agree.

Janet McCrea: Along the same lines, in the next paragraph where it reads, "the CCHP expects," that's probably a little strong for the property rights people. Maybe we could change that to, "the CCHP would like or encourages the owner." "Expects" sounds so final. Which one would you like, encourages, recommends, etc.?

Scott Phillips: Are you okay with that, Ryan?

Ryan Paul: I think "expects" is fine myself. Ultimately, is that not what we expect? We don't want to make it so wishy-washy.

Janet McCrea: I don't think it's wishy-washy. After sitting through two nights of Planning Commission and City Council, I can see that this is going to be a real sticking point to have "expects" in there.

Ryan Paul: I think "encourages" is fine then.

Scott Phillips: Okay, we'll make the change and see what happens. Tyler may also make other suggestions and recommendations.

Janet McCrea: And then a grammatical error in the next paragraph. "There 'are' no hard and fast rules." Instead of "is." And the last bullet should be "buildings" plural. After the garden house issue at Planning Commission, I really liked the part you put in about scale. This is so important.

Scott Phillips: Yes, it is important, because you don't want a 20-story building next to a house.

Janet McCrea: On the last page, it reads, "will be" —and we may want to consider changing this to "should be."

Scott Phillips: I'm fine with that.

Ryan Paul: I make a motion to approve these.

Janet McCrea: Second.

Approved Unanimously

Scott Phillips: When I present them, I'll let them know that this portion is new because we could not find the other part of the ordinance from 1993.

Aleese Cardon: The ordinance is still there, right?

Maria Twitchell: How does the existing ordinance come into play with lot line adjustments, etc.? How does all this come into play, now?

Scott Phillips: The Historic Preservation Commission hasn't had any teeth. I think that people haven't looked at it.

Brad Abrams: Essentially, it would come before Historic Preservation if it was on the list. You guys would make some recommendations, and then it would proceed back before City Council.

Scott Phillips: When somebody comes to sketch review, and they propose this minor lot adjustment, Mr. Jackson or Mr. Boudreau, would then need to ask if they've been before the Historic Preservation Commission and then let them know they can't address the issue until they have.

Brad Abrams: Only if they are on the list.

Scott Phillips: Yes, but they have to be trained to do that, and I don't think we've been crying wolf enough.

Janet McCrea: Does that have to go into the ordinance; to say they have to go before the HPC before sketch review?

Scott Phillips: It does say that.

Brad Abrams: It's within a 100 ft.

Scott Phillips: 300 ft I think. What I need to do is take it upon myself and have a meeting with Mr. Jackson. Mr. Boudreau can I nab you and talk with you in this meeting for a bit. (Don Boudreau, City Planner was walking past the Council Chambers.)

Don Boudreau: Yeah, sure, I was on my way to the trails meeting.

Scott Phillips: We were talking about the Historic Preservation Ordinance that we're updating right now. There are some things that have come up. We're trying to figure out the sequence of items. It seems to me that this is not on the radar. This commission is relatively new, and we had a minor lot adjustment thing come before sketch review, and it's in a Historic District. What we need to do is make sure that you and Mr. Jackson have the ability to ask if they've been before the Historic Preservation Commission on the issue. Because in historic districts they need to come before the HPC. Can I come and visit with you and Drew about this? Right now, we only have one historic district. If the issue comes up in the district it says in the ordinance that they need to come before us prior to moving forward. I just need to sit down and get it into the psyche that they got to come before us.

Don Boudreau: It seems like something we need to iron out.

Scott Phillips: Okay, great, thank you, I'll come to visit with you in the next week or so. The only other thing I wanted to share is that I did visit with the Mayor, and I was very explicit that we had a couple of members that didn't live within the Cedar City boundaries. She said to not worry about that, and that it's a matter of protocol, but she would rather have effective working committees. She is fine with us not saying Iron County in the document. I'll get word from Tyler on what he wants me to do about that. That's all I have on that. I'll get this to Tyler, and hopefully next month, it will come before City Council. I'll let you all know, so that you can be there to support it.

Aleese Cardon: When was the ordinance passed?

Scott Phillips: March 23rd, 1993. The 1984 ordinance was the original one we found, but 1993 is the new one and is a little more in-depth. Do you want me to send it after the copy is changed or after Tyler has looked at it?

Janet McCrea: After Tyler has looked at it.

Item#5: Update on Historic District signs.

Maria Twitchell: One homeowner has put her sign back up, which didn't have any damage. It looks like they were installed with S hooks, and to save money, it looks like the signs will need to come down in the winter. We'll put them back up with better hooks, and we're having one of the signs rebuilt because it isn't repairable.

Janet McCrea: My husband is an engineer, and he mentioned that there is an obvious design failure. That there needs to be some type of strut to keep it from flapping.

Maria Twitchell: Sometimes, with the wind, it's better to have them go with it. So, for now, we'll fix them and get them back up. If it happens again, we will have to look at something else similar to the new Historic Downtown sign.

Scott Phillips: While we are on historic signs, what do you think I should request for next year's budget? I was going to ask for \$10,000 for this committee.

Maria Twitchell: It's something to work with. We can get a lot done for \$10,000.

Aleese Cardon: Speaking of signs, have you guys seen the new sign on Center Street. I love it.

Scott Phillips: That's the one we're talking about, right by the Ames theater as your entering downtown.

Maria Twitchell: Hopefully, Don won't tear it down. I need to ask him about it, but it's not in the right-of-way.

Brad Abrams: We thought it was in the right-of-way. I don't think he was upset.

Scott Phillips: It's not, is it?

Maria Twitchell: It's not.

Janet McCrea: There was a vicious rumor that surfaced at Planning Commission last week that somebody stole all the historic district signs. Aleese and I clarified that they were damaged by the wind.

Scott Phillips: I got an email about it. Jack Hill was upset about it. Okay, let's get into the meat of it.

Item#6: Community Collection Event

Ryan Paul: Here's a new version of what we discussed. We set the date for Feb 29th at the Tourism Bureau. The public history class has started, and I have 11 students assigned to be there to help. I didn't change the partners but took off some of the purposes of the event. We have six items. We would go 10-2 pm with a different presentation every hour. There would be one about preserving family treasures, photos, etc. Another about disaster recovery of documents, etc. I'll also do my *Gone But Not Forgotten* program. The fourth hour we will do Main Street stories and introduce Main Street Minutes, and then encourage people to share stories of Cedar City's glory days. That's the program part, but we will also encourage people to bring their photos and documents that we can digitize and have a table where we can educate people about the Historic Preservation Commission.

Scott Phillips: Brad, remind me of when the RFP closes, will we have selected somebody by Feb 29th?

Brad Abrams: January 20th is when it closes. Probably not.

Scott Phillips: We might have. We can just mention the survey and other things we're working on.

Ryan Paul: We haven't talked about some type of exhibit that we could have up. Hopefully, the DUP (Daughters of the Utah Pioneers) will be open. My suggestion would be to farm out the work. Paula and I can provide the digitizing and speaking part. Maybe Maria could take over the marketing and design. Aleese, Janet, and Scott, your job will be number 5. You can spread the word, find your storytellers, etc.

Scott Phillips: How long do you want them to take?

Ryan Paul: So, it's like a campfire or panel. What do you think, Maria?

Maria Twitchell: 10-15 minutes.

Ryan Paul: We also will have a recording booth.

Scott Phillips: Can Wyatt handle that?

Maria Twitchell: We're planning on it.

Ryan Paul: This is a good way to start. We're about 6 weeks out.

Aleese Cardon: What about decorations?

Paula Mitchell: We'll have stuff on display.

Scott Phillips: Do we have scanning machines?

Paula Mitchell: I have one or two, I think.

Scott Phillips: I think that will be big.

Ryan Paul: We could get a slide projector and show slides. Paula and I can talk about programming and digitizing, if the three of you can get the storytellers, etc. I'll also talk to Jessica Farling and Coral to see if they want to be involved.

Scott Phillips: Don't you think that some people are going to bring their children? Maybe we can talk to Jessica about having something to do for them.

Maria Twitchell: Is there a time frame for the photographs? 1850s to 1980s?

Ryan Paul: To the 1980s would work, I think.

Scott Phillips: Did anybody see the book the Chamber put out?

Maria Twitchell: We should ask the Chamber to have those on sale.

Scott Phillips: Would you all be okay if I provide some funding for punch and cookies or something?

Maria Twitchell: Something to nibble on would be great.

Brad Abrams: Economic Development can help with the refreshments.

Scott Phillips: I'll get with you and we'll work that out.

Ryan Paul: I'll add recording booth as number 7 and send this out to all of you.

Maria Twitchell: Why don't we have a logistics meeting and lay it all out.

Item#7: Update on Historic District signs.

Janet McCrea: I don't know if you've had a chance to read the email I sent out. There is a new legal opinion put out by the City Attorney that the General Plan/Master Plan trumps zoning. So, if a person buys a piece of property that is mixed-use in the General Plan, even if it says R-2 in the zoning, Tyler is saying that the General Plan trumps that. This is why Scott Hunt moved quickly to get the historic district master plan changed to R2. This is a huge departure from the City's position last year when the City's Student Housing District (SHD) was being created. They said that each individual property owner would have a chance to object, and now they are saying you don't have a chance to object because in the General Plan it has been changed to a SHD. It cannot be subject to public clamor (as he is calling it) to oppose a change to an SHD. There are several issues there. This decision was made with information that has now been changed. I don't know what legally the position is for the property owners; that the general plan trumps any zoning.

Scott Phillips: That's coming down from the state law. He's trying to comply with this law. If the City were to deny it and the Council vote against it, we could do that. However, if the landowner challenged it, and it went to court, the state says that the general land use (how the City projects land to be used) is the law. And if we don't allow that to happen, and becomes part of our general plan, then it's saying we're breaking the law, and we could be sued.

Janet McCrea: Yeah, and I think we're all very shocked as we found out at the Council Meeting last week. And so, I know Scott Hunt and some other people put together a map of the historic district, which includes some of the stuff to 300 West. This is going to sketch review on Thursday to change the General Plan of the historic district. The zoning is still the same, but we've got to get the Master Plan to match the zoning. On the Planning Commission agenda, last Tuesday was the Garden House, and they wanted to change the zoning from Central Commercial to Mixed-Use, which would have allowed a large apartment building on the lot, while Central Commercial limits that to 50% for commercial. The Planning Commission voted 4-1 to deny the request to change it to Mixed-Use. Aleese and I both spoke at the meeting. I noticed that there was a little chatter at that meeting. It's really making a difference and they voted 4-1 to defeat that measure. We were surprised. The Master Plan for that area is Mixed-Use, and that is why Scott Hunt moved to get that submitted.

Scott Phillips: Part of it is, not all of it.

Janet McCrea: The pink is mixed-use. The yellow is R-2.

Scott Phillips: And that's where you live, but Jackie Jackson is not.

Janet McCrea: Right, she is in mixed-use.

Maria Twitchell: She's zoned in R-1

Janet McCrea: She's zoned R-2. I just looked it up.

Maria Twitchell: They changed it 10 years ago, and she was in R-3, and they changed it to R-2-2.

Scott Phillips: I don't know, but that's not what the General Land Use says.

Janet McCrea: Right, and the General Plan trumps any zoning, and the General Plan is Mixed-Use, which is very scary. So that's going to sketch on Thursday and fast-tracked to Planning Commission and City Council. Stay tuned.

Scott Phillips: I don't think it will be fast-tracked. I think he'll run into all kinds of opposition. It doesn't mean he should not do it, but I don't think it's going to be fast-tracked because the Iron County Homebuilders are going to come out in mass.

Janet McCrea: Oh yeah, absolutely. It's not going to be easy, but Tyler said that this is what had to be done to protect...

Scott Phillips: As a follow-up to that. Not because of this issue, but because of issues like this, we are putting out an RFP for a new General Plan for the City. It will probably take a year to complete, with a lot of town meetings, etc. Any number of things could change in the General Land Use Plan, but this but it won't solve your issue that we're voting on tomorrow night. Thank you for that update, Janet.

Janet McCrea: To the extent that anybody can attend these meetings, it would be helpful.

Aleese Cardon: It was in Planning and Zoning, the old Paxman home that they're trying to do apartments on 400 West. They are putting apartments behind it. I did get up and say something about this in the meeting. If you have apartments on the west and east side, what is that going to do? They listened nicely.

Scott Phillips: The only silver lining is that they are going to save the house.

Maria Twitchell: How good is the house with apartments behind it?

Scott Phillips: Are meeting is next month on February 11th. I make a motion to adjourn.

Ryan Paul: Second

Approved Unanimously

Adjourned.

Cedar City Historic Preservation Guiding Principles: Appendix A

1. Protect, preserve and enhance the outward appearance and architectural features of structures within designated districts or designated landmarks and monuments;
2. Provide appropriate consideration and study to prevent the demolition or removal of significant historic buildings or structures within historic districts including designated landmarks and monuments;
3. Preserve, protect and enhance the essential character of historic districts by protecting relationships of groups of buildings, landmarks and monuments;
4. Accept new buildings and structures in historic districts that are designed and built in a manner that is compatible with the character of the district;
5. Promote the educational, cultural, economic and general welfare of historic preservation to the people of Cedar City and Iron County.

Work on Existing Buildings

When rehabilitating an existing building, the building itself provides the best model. In general the CCHPC expects the owner to preserve as much of the original character, details, and materials as possible. When original features cannot be restored, replacement of a similar kind is preferred. Alterations, which reflect the building's original character and style, will enhance its value.

There is no hard and fast rules, but keep in mind the following guidelines:

- Don't over-restore.
- Don't try and make a building look older—or newer—than it really is by using details from other styles.
- When in doubt, keep as much as possible of the original design and materials.
- Don't assume a detail cannot be saved. If necessary, talk with a builder, architect, or designer experienced in preservation.
- Study similar building in the neighborhood or community for ideas.

New Construction

The CCHPC encourages applicants to design new buildings or additions, which reflect the present day design ideas and techniques, while respecting the value and character of surrounding buildings in the area from earlier periods. New construction should reinforce existing patterns, style, scale, proportion and texture in the city's historic districts.

Cedar City Historic Preservation (CCHP) General Guidelines

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old feature in design, color, texture, and where possible materials. Replacement of missing features will be substantiated by documented, physical or pictorial evidence.
7. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion to protect the integrity of the property and its environment.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.
9. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic material will not be used.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.