

Historic Preservation Commission Meeting

Tuesday, April 9th, 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: Makenna Wilde, Maryssa Fusselman, Natalie Beenan

Call to Order: Aleese Cardon

Pledge of Allegiance: Janet McCrea

Janet McCrea: Move to approve the minutes.

Aleese Cardon: Second

Approved Unanimously

Public Agenda: No public comments

Business Agenda: Discussion of property owner letter and changing information as suggested by Maria

Maria Twitchell: I think that we should add the state history contact's name and phone number and not just the link. We should also make them aware that they may get some phone calls from Cedar City residents.

Janet McCrea: Do we just want to have a phone number opposed to just the link?

Scott Phillips: Both. I wouldn't put the person, just the phone number.

Janet McCrea: What's the name of the department then?

Brad Abrams: Utah Division of State History

Janet McCrea: I'll edit this and send it to you, Brad.

Ryan Paul: If we are going to personalize this, we should put our names at the bottom.

Janet McCrea: I can add these.

Maria Twitchell: We are not allowed to put the City logo on this letter?

Scott Phillips: I don't see why not, we are an official City standing committee? And we're not asking them to do anything, other than we're sharing this information with them. I don't see a problem.

Janet McCrea: Letterhead is a great idea.

Ryan Paul: At some point, we may be able to deduct the postage, etc., from our grant.

Scott Phillips: We haven't gotten into the grant yet.

Janet McCrea: Who is going to send the letter?

Scott Phillips: It should come from the City. Brad will run it off on the City's letterhead.

Janet McCrea: Do we have a list of property owner names and addresses? It seems to me it ought to be personalized instead of just, "Dear Historic Property Owner."

Scott Phillips: We agree. Is this going to the entire district?

Brad Abrams: I'm not sure that I'll will be able to mail it out.

Scott Phillips: What do you mean you won't be able to mail it out?

Brad Abrams: It's a matter of time to mail it out.

Aleese Cardon: I can put them together.

Scott: She'll put them together, and we can mail them out through the City.

Maria Twitchell: I think that the more important thing is the property list.

Aleese Cardon: How do you we find that?

Brad Abrams: The intern wasn't instructed to get property owner names with the addresses.

Maria Twitchell: We would be better off going to GIS to get those names and addresses. This will take a bit of work.

Paula Mitchell: If someone shows me how to do it, I have students who will be able to do it.

Ryan Paul: Isn't there some way to get the addresses from the water bills?

Maybe we create a formula in Excel?

Maria Twitchell: Paula and I will figure this out.

Aleese Cardon: I would love to help with this too.

Janet McCrea: I will finalize the letter and get it to Brad.

Scott Phillips: And then Brad can get the letter on the letterhead.

Aleese Cardon: That would be my concern as well, Maria. We can send it to the house, but we want it to go to the property owner, especially if there is a renter.

Business Item #1: Discussion and follow up on the Historic Preservation Commission Action Items.

Aleese Cardon: Number one on our agenda is the survey and inventory community historic resources, and the short-term action items were to continue and complete the SHPO survey, submit properties for state and national historic designation.

Scott Phillips: And where are we on that?

Brad Abrams: Our lawyer has looked over the CLG grant contract. I talked with Roger Roper today and he said that generally speaking more money comes along as you get the process going.

Scott Phillips: But our grant application was very clear about what we were proposing.

Brad Abrams: Yes, but they are not very clear about what a 50 percent cash match really is. If a 50 percent cash match is required for the entire project, or just for only our portion of the match. We do have 50 percent cash for just the match, which means that we have \$4,000 in cash (including my professional time as an expenditure) and \$4,000 in-kind, which will match their \$8,000. Again, we don't know how much the professional time for the RLS survey is going to cost. I feel comfortable moving forward because it's not a large amount of money.

Scott Phillips: Can Roger Roper give us an idea of what he thinks this consultant is going to cost?

Brad Abrams: They are outlined on the contract. I think we're okay. I'll sign it and send it back to them. We will still have some things to work out, and we still have to put together a work plan with them. We now have a line item in the Economic Development budget for the grant.

Business Item #2: Nominate and have the Mayor appoint a licensed architect to the Historic Preservation Commission.

Aleese Cardon: I talked with Farah LeFevre, and she was very excited to sit on the committee, but when talking with her, she mentioned that she's not an architect, but an architectural designer. We need some discussion about this.

Scott Phillips: I'm not clear what that difference is.

Aleese Cardon: The difference is that when she draws up plans, she does everything that an architect would, but she doesn't have the same amount of schooling. She has all the qualifications.

Maria Twitchell: Architectural designers are not as involved in the construction aspect, but mostly involved in the design.

Scott Phillips: I think that's fine.

Maria Twitchell: We probably need an official nomination from this group.

Aleese Cardon: She works on architecture and engineering, mostly residential since she was 13. She is currently working on 25 houses.

Scott Phillips: I think that she has enough skills. For me, there are two steps. We need to have an official nomination from this group to bring to the Mayor, and I need to visit with the Mayor and Tyler because we need to have an exception to the five committee members allowed to serve. I'm happy to visit with her about this.

Scott Phillips: Does anybody want to make that motion to add the position?

Paula Mitchell: I'll make that motion.

Aleese Cardon: Second.

Unanimously approved.

Scott Phillips: Now that this is approved, if somebody wants to bring Farah Levre's name forward and make a motion for the position?

Aleese Cardon: I nominate Farah Baldwin Levre to be our Architectural Designer.

Scott Phillips: I would second that motion.

Unanimously approved.

Business Item #3: Write an introduction on the purpose of historic preservation.

Scott Phillips: That's been done.

Business Item #4: Develop key points as to why historic preservation is an important economic development and quality of life resource.

Paula Mitchell: I've started this and will continue to add to it. I'd also like Ryan's input on the history.

Scott Phillips: It's going to take time, and I don't think that it will ever be done. We will just continue to add to it.

Business Item #5: Ask the Mayor to designate a historic preservation commission position on sketch review and planning commission.

Scott Phillips: I haven't done this yet because there really isn't anyone that sits up here that can do this right now. I want to find out what I need to do to get that person acknowledged as part of the review process. In other words, when a project comes up after the developer makes it, they will turn to the gas, power, etc. for input. I want Historic Preservation to be part of this process. Most of the time they won't need to have input being that most building is new construction, but when something does come up, we want to make sure we have a voice at that table. I will visit with the Mayor about this in the next two weeks.

Janet McCrea: And that's why we want to have the architect on the committee because she will know what they are talking about.

Business Item #6: Place links to tax credits and National Park Service Standards on the website.

Brad Abrams: This has been done. I could also shorten that URL, and we could put this link in the letter we send out as well.

Business Item #7: Establish Historic Main Street tours and Final Fridays, etc.

Ryan Paul: That's not a problem. I can do the tour but coordinating the entire Final Friday's tours would need somebody else to be involved.

Scott Phillips: I think it was taking an event like that and making that the moment where we would do that. I don't know if anybody has had any communication between our last meeting. The person to coordinate with would be Sara Penny.

Ryan Paul: I have not.

Scott Phillips: I think that you'd be a good person to do that. Just sharing that we're trying to enhance the event, not take away anything from the event.

Ryan Paul: When do those start?

Scott Phillips: June, July, August, September.

Paula Mitchell: Ryan, I can help you with that as well. I know many in the art community.

Business Item #8: Create a Christmas Home Tour of the District.

Janet McCrea: I've been talking with property owners, and I've got four people who have agreed. Of course, Scott and I are two of the people. I've talked to Jackie Jackson, and she is so excited, her house is one of the most historically significant because it was built in the late 1800s. Brad and Melanie Orton, who live across from me in the English Tudor house, have agreed. I've also asked the Dixon and Linda Leavitt, but they are unable to at this time. Maria, did you talk to those people over on 100 West?

Aleese Cardon: Pauly and Jeff Jones?

Janet McCrea: Does anybody know them?

Aleese Cardon: Yes.

Janet McCrea: If we got that one, would five houses be good?

Maria Twitchell: What about any of the bed and breakfasts?

Scott Phillips: I think a BnB would be a good one to add to it.

Aleese Cardon: Would Scott and Barbara be open to it?

Scott Phillips: They might.

Janet McCrea: So, you'll ask them?

Aleese Cardon: Yes.

Scott Phillips: Maybe by next month we can establish a date?

Janet McCrea: It's probably optimal to do it in mid-December.

Scott Phillips: Let's talk about that next month.

Business Item #9: Create maps and apps on historic sites and markers.

Maria Twitchell: Our office with Ryan is starting the Main Street Minutes program. We'll be shooting our first version this month. I think we'll start with these video vignettes. We will need to start coordinating some signs on Main Street where they stop and access something mobile. It's kind of scary with all the signage that we already have on Main Street. Other communities have just done little post-it type things, something that doesn't take a lot of stuff.

Janet McCrea: Back to the previous item, is it okay to have the Big Yellow BnB even though it isn't historic?

Scott Phillips: It's just barely across the street.

Ryan Paul: I think that we should err on the side of historic first.

Scott Phillips: Can I talk about the Main Street minutes, if we're looking at a little sign, what are we going to have as our historic moniker for these types of things? Do we want to take our City seal and put historic preservation down at the bottom? What do we want as our moniker?

Maria Twitchell: I'd just go with the seal, I like it.

Scott Phillips: We could put historic preservation down where the juniper berries are. Well, let's think about it.

Maria Twitchell: With AI, artificial intelligence, you can take that symbol and change it into a link.

Scott Phillips: It would be fairly easy, since we already have the artwork and we'd just add the words to the bottom. Is this something we should have a motion for, Aleese?

Aleese Cardon: I would say yes, I think.

Scott Phillips: I will make a motion to take our City's official seal as our prototype, and from that create the same element with the words Historic Preservation Commission at the bottom.

Aleese Cardon: I second.

Approved Unanimously

Business Item #10: Relocate the Randall L. Jones Marker to the Randall L. Jones Theatre.

Ryan Paul: After we met, I chatted with Bruce Lee and he was going to talk to Donn Jersey at the Festival and I haven't heard back yet. My personal opinion is that the ball is in their court. I can talk with Donn when I see him next. I need them to show some interest in relocating it as well. There seems to be a bigger debate about location and where to put it.

Scott Phillips: I've talked to Wade Orme in the Parks Department and they're happy that it would find a new home. I have asked Tyler and will check back with him to find out if there is anything legally that the city will need to do to release it as a gift to Southern Utah University.

Ryan Paul: I will make another effort to talk with Donn Jersey, and we'll move on from there.

Aleese Cardon: I think that my part was to talk with City Council, but I will wait until we find out more.

Business Item #11: Continue to place markers in the historic district and place a historic marker on the Rainbow Sign building.

Maria Twitchell: Two additional markers have been ordered. They are not going to cost as much as we thought. They will be \$1,600 apiece. Janet will be paying for one. I'm still finding out if the Bed and Breakfast Association will pay for the other one. If not, I'll just cover it.

Maria Twitchell: There will be a plaque recognizing those who have donated. Janet, I'll need to get an address of where you want the sign.

Janet McCrea: I will get that to you. I spoke with Jill and Sam Johnson and they are so excited to have it on their corner.

Maria Twitchell: With the Rainbow Sign, I just need to ask them about it.

Aleese Cardon: Do we want that one to hang or go on the side of the building?

Maria Twitchell: We may want it to be something that people step up to and read. It should also probably include the history of the building and the National Park Story.

Scott Phillips: Maybe Rainbow would be willing to do that because it enhances their building?

Maria Twitchell: I think that they would.

Business Item #12: Meet with University and Historic Downtown Committee to ensure efforts to move forward are aligned. Encourage future construction on University property and downtown matches historic character.

Scott Phillips: Maria and I had a meeting with one downtown property owner to discuss this and if we could get buyin from the downtown businesses. We don't want to move counter to what they are trying to do. She felt if we approach it in the right way, ensuring that businesses could remain viable, she didn't think it would be a big problem. Am I characterizing this correctly?

Maria Twitchell: I think that she wanted to focus more on people who are moving into downtown, not the existing businesses. We did also meet with Leavitt Land and had a nice conversation.

Scott Phillips: They were responsive to it. They were concerned about the historic nature of it and want to keep downtown viable. We are still trying to arrange a meeting with some members of the Leavitt family. We have not met anybody with the University. We will need to decide who will be the best person to do this, and who we need to talk with at the University.

Paula Mitchell: Probably Marvin Dodge. I'm not sure who you would talk to over there.

Scott Phillips: They own that block over by the Alumni House, so it's really key that we talk with them and find out what their plans are. Marvin is probably going to know what the plans are, so I think he and Mindy Benson. May I offer the suggestion that Maria Twitchell and Ryan Paul be the two people who visit with the University, and then report back to us. Also, when we talked with the downtown business owner—it was Jennie Hendricks—she said that this would be a good time because they are thinking of doing an addition to their building. She was glad that we talked to her because if they do the remodel she wants to keep the historic feel of the building, even though its new construction.

Aleese Cardon: I think I will also talk with my mother-in-law about their feelings with that.

Scott Phillips: She would be a good one to check with.

Janet McCrea: Back to the letter, do we need to put the five commissioners at the bottom.

Scott Phillips: Yes, but you don't need to put my name because I'm already on the letterhead.

Brad Abrams: Do we need to put all the names, or can we just put Aleese's name?

Aleese Cardon: I think that there would be some name recognition by putting all of them.

Business Item #12: Develop Historic Preservation Commission roadshow and public relations campaign to disseminate information.

Aleese Cardon: That's you and me, Maria.

Maria Twitchell: Yes, we will need to work on this.

Scott Phillips: It could be something that is simple. I think that sometimes you have to start with the young people. I think that with Paula's connections we could take some very neat photos of some of these old buildings and go into elementary schools and give a little lesson on the history of Cedar City.

Aleese Cardon: I like that idea.

Scott Phillips: That's just one idea. We don't have to digest it here now.

Business Item #13: Present commission updates to the City Council on a quarterly or semi-annual basis.

Scott Phillips: I think that we've discussed this. I think that at least twice a year we are in front of them.

Aleese Cardon: At least, I have no problem doing that.

Business Item #14: Review nominations to the National Register of Historic Places. With the completion of the survey designate specific homes and/or districts and assist in completing the nomination process.

Scott Phillips: This is in process with the survey.

Business Item #15: Submit a resolution to City Council to establish a City historic downtown district from the cemetery to 400 S to 300 W and 100 E. This will create a pathway to National Historic District Status.

Scott Phillips: I have visited with a couple members of city staff about this, and they questioned why we want it so big, but they said let's see what we need to do when you get ready. I don't know if we want jump into it now.

Paula Mitchell: I think that we have a lot going on right now. Maybe we just keep that on the agenda.

Scott Phillips: Maybe it's in 6 months.

Brad Abrams: I think that once we get our National areas defined it might be easier to define what our local ones should be.

Maria Twitchell: I think that the survey will help us determine that.

Aleese Cardon: I would just hate for us to jump into City Council with that and have people think we're trying to take over.

Brad Abrams: Maybe we should present the national ones and then say we want to have some local areas defined as well.

Scott Phillips: I know with the Historic Downtown Committee we are trying to get the Downtown Business Alliance active again. If that happens, then we could certainly go to that group and tell them what we are thinking, and then come back to the City Council after that. You will want to have the downtown community behind us, not fighting us on it.

Business Item #16: Enforce state preservation laws and review the state preservation codes.

Paula Mitchell: Brad's got those posted, and I've just started looking at them.

Aleese Cardon: And then through the inventory process, identify state-owned buildings that may follow under the preservation code.

Brad Abrams: That will take place with the survey.

Scott Phillips: We just have to remember this should be done as part of the survey.

Maria Twitchell: We don't think that there are any state buildings, but we want to make sure.

Ryan Paul: Well, University buildings would be considered state-owned. We will need a discussion with the University at some point as well.

Paula Mitchell: I have something to add to the agenda next month. I've been approached by Laurel Glidden. She is the new forest service archeologist, and she would like to talk about the forest service buildings.

Maria Twitchell: I thought they were going to tear those down for the new building?

Paula Mitchell: I think that they are, but she just wants some ideas or suggestions from this group about how she can move forward...

Ryan Paul: We should talk about the feasibility of moving some of them to the homestead.

Scott Phillips: I know that we should do that right away because they are going to start on that project this summer.

Paula Mitchell: I won't be here next meeting.

Maria Twitchell: We could just meet with Laurel in meeting with Ryan and Scott.

Paula Mitchell: I'll check with her and get back with you.

Scott Phillips: Our final agenda item is about a possible visit from Amber Anderson or Roger Roper. I had suggested our next meeting, but since some of us are not all going to be here that won't work.

Aleese Cardon: How about June?

Scott Phillips: Everyone look at your June calendars and make sure that they will be here. Okay, that works for me.

Aleese Cardon: Do we have anything in Cedar City left from the CCC camps?

Scott Phillips: I don't think so.

Aleese Cardon: That's just a shame.

Ryan Paul: The Duck Creek campground, but the living facilities are all gone.

Scott Phillips: Can I come back to the last agenda item, are we going to try and do June 11th for the visit? Who is going to contact them?

Paula Mitchell: I'm going up to the Rio Grande next Wednesday and will stop by their office.

Maria Twitchell: I have one item of business. Wade Orme told me that they need to move the liberty flag pole in Main Street Park. The base is falling apart, and they wanted to know if there was desire to keep it. He wanted to move it further into the park.

Ryan Paul: I have an idea of where it should go.

Scott Phillips: I don't think that we should move it from our Main Street Park.

Ryan Paul: I just know that they've been working on a project at the cemetery for a memorial for the firefighters and policeman where a flag pole has been discussed. My thought was that the Main Street Park flag pole might work here.

Scott Phillips: Is there another flag pole in the cemetery?

Ryan Paul: No, the one that was there was falling apart.

Scott Phillips: I thought there was one by the veterans?

Ryan Paul: Well, there is that one. They want another flag pole. I know that an Eagle Scout has been working on the project. If they wanted to relocate the flag pole.

Scott Phillips: Is there a flag pole right behind the Cedar City sign on the corner?

Maria Twitchell: Yes, there is. They have one on the corner and then one in the center.

Scott Phillips: I always thought it would be nice to have the flag pole at the entrance of the park.

Aleese Cardon: Could we trade them or remove the one?

Maria Twitchell: Wade's hope was to move it into the center by the utility boxes to hide them with something built around the boxes.

Scott Phillips: Is his office going to pay for something like this?

Maria Twitchell: No, that is why he called me.

Aleese Cardon: Can we put the rock drinking fountain there too? I've had several people ask to save the drinking fountain. It's out at the cemetery.

Scott Phillips: Let's look at this as a project. Ryan, you make a good point, but I don't think it should be removed from the park, but if it has to be then I think Ryan's solution is a good one.

Ryan Paul: What is the history of the flag pole?

Maria Twitchell: The Daughters of the Utah Pioneers put it in in the early 1900s. At the time it was the tallest flag pole in Utah.

Scott Phillips: That's a cool story to put around the base.

Maria Twitchell: The base is deteriorating. The former Park's director wanted to remove the flag pole, but I'm thankful that Wade was thinking a little more proactively. I just wanted to get back to him. I don't have the money now, but maybe in next year's budget.

Scott Phillips: If we had to, we could go to groups like the Rotary and Lions for donations.

Ryan Paul: I guess what it comes down to is what the function of the park is for the City. That's why they moved the cabin to the museum because they wanted more open park space, instead of creating islands of stuff. They didn't want the park to be full of monuments. I think it's great, I think the flag pole will be expensive to move. We should look at it and see what the overall plan is for Main Street Park.

Maria Twitchell: The park does have a master plan and I don't remember the flag pole being a part of the master plan.

Scott Phillips: But, those electrical boxes are there and unless they are going to invest a lot of money to move them, then they're not going away. There is also a big water feature as part of the master plan.

Ryan Paul: Don't we have a big water feature up on the hill?

Maria Twitchell: There some fundraising going on to put an ice rink or whatever it is.

Ryan Paul: So, anyway, I think that it's important to move that, I think that the drinking fountain is another opportunity.

Aleese Cardon: I think that this is a good opportunity for us as a commission to say what we can do to help.

Scott Phillips: Honestly, I don't know how much the drinking fountain would be used because everyone drinks bottled water. That's not the issue though, but the history of it is.

Ryan Paul: Another option we could consider is that some of these things could go to Frontier Homestead. We need to start thinking about where different things are going to go.

Scott Phillips: I'd prefer to not have the flag pole leave the park. If it has to go somewhere else I understand, but I'd rather not have it leave the park. I don't know how other commission members feel.

Maria Twitchell: I'd prefer it to stay. If it was me, I would have the extra flag pole in the park taken to the cemetery.

Ryan Paul: So, you would move the small flag pole to the cemetery and the big one to where the little one is?

Maria Twitchell: Or to the center of the park. Wade's going to tell us what is the most feasible. Covering the utility boxes would be a big deal because they are a safety issue and they do hinder some of the events that we try to have there.

Ryan Paul: The flag pole would cover the boxes, is that what you're saying?

Maria Twitchell: He is trying to protect the boxes and have them blend in more, and then possibly move the flag pole into that area so that there is a center to the park.

Scott Phillips: I think that makes some sense. There might even be a way to get some RAP funding.

Aleese Cardon: After you speak with Wade, will you let us know on that and if there's something we need to do?

Scott Phillips: I would make a motion to adjourn this meeting.

Paula Mitchell: Second.

Adjourned.