



**NOTICE OF WORK SESSION MEETING
OF THE
PLEASANT GROVE CITY COUNCIL**

Notice is hereby given that the Pleasant Grove City Council will hold a **Work Session meeting at 6:00 p.m. on Tuesday, October 11, 2016** in City Council Chambers, 86 East 100 South, Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend. Work meetings are not designed to hear public comment or take official action.

AMENDED AGENDA

1. Call to Order
2. Pledge of Allegiance.
3. Opening Remarks.
4. Approval of Meeting's Agenda.
5. Tabitha's Way Presentation. *Presenter: Al Switzler*
6. Korman King to address the Council.
7. Discussion on the Pleasant Grove Chamber of Commerce. *Presenter: Assistant City Administrator Larson*
8. Discussion on street lights. *Presenter: Director Beaumont*
9. Review and discussion on the October 18, 2016 City Council Meeting Agenda.
10. Neighborhood, Staff, Council and Mayor Business.
11. Adjourn.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in three public places within the Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City websites (www.plgrove.org).

Posted by: /s/Kathy T. Kresser, City Recorder

Date: October 10, 2016

Time: 5:00 p.m.

Place: City Hall, Library and Community Development Building

*Note: If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, forty-eight hours in advance of the meeting and we will try to provide whatever assistance may be required.

Pleasant Grove Historic Preservation Commission
Statement on Pleasant Grove Old Recreation Building
October 2016

Role of the Historic Preservation Commission

Pleasant Grove Municipal Code, Title 2, Article C establishes the Pleasant Grove Historic Preservation Commission and outlines its roles and responsibilities. One of those duties stated in Section 2-2C-3, C is:

Provide Advice and Information:

- 1. The historic preservation commission shall act in an advisory role to other officials and departments of government regarding the identification and protection of local historic and archaeological resources.*

The purpose of the Pleasant Grove Historic Preservation Commission in submitting the following statement on the Old Recreation Building is to inform the Pleasant Grove Planning Commission, City Council, and citizens of the history of the building, its current historical status, and options to preserve or demolish the building. It is not the role or intent of the Commission to decide (nor to attempt to influence the decision) of whether to preserve or raze the Old Recreation Building.

History and Design

According to the *Bowen and Collins - Code Evaluation of Four Historic Building* report commissioned by the City in 2015, “[The Old Recreation Building] was built in 1909 and had an addition added on the rear end in about 1920.” Its original use was as a gymnasium for the Pleasant Grove High School and it has since been used for many purposes including school and community dances, sports and recreation, community events and meetings, rental space for fairs and boutiques and other functions. It continues to be used today for many of these functions, but is inadequate for others due to design and physical capacity, and to deterioration and disrepair.

The original building is a brick structure which, according to *Bowen and Collins*, is multi-wythe unreinforced masonry with concrete footings and foundations, and a bolt-laminated wood roof truss system. The 1920 addition utilizes slightly upgraded construction methods, but is still assumed to be unreinforced masonry.

Design of the original building and of the subsequent addition is consistent with the architectural styles prevalent at the times of their construction. The original recreation building is a simple rectangle with a pitched gable–end roof running the long direction, and a short parapet wall at the front. In addition to the double entry door at the center of the front wall of the building, the front wall includes four, one and one-half story windows with simple half-round arches, three smaller upper level windows, two small round windows, and a round vent. Brick detailing is located at the heads and sills of each opening on the front wall and serve as the building’s only ornamentation. Seven windows with a shallow arched-top are arranged in a regular rhythm along each side of the building.

The 1920 addition is also rectangular in form and is located on the north short wall of the original recreation building. It has a flat roof and a regular pattern of windows along the north wall on each of two levels, and has virtually no architectural ornamentation.

Although the building is simple, it is well designed and accurately represents construction methods, materials, and formal yet restrained architectural style of the period.

Historic Designation

The Old Recreation Building is listed in the National Register as "contributing" in the Pleasant Grove Historic District, which is an “honorific designation” but does not protect the building from demolition (see appendix, King / Roper emails). If the City elects to preserve and renovate the building, partial funding may be available from Utah State, Federal, or other sources. If the City opts to demolish and local, state, or federal RDA funds are used in the demolition of the building or in the construction of its replacement, the Utah State Historic Preservation Office must be involved in the process and certain mitigations may be required to commemorate the building (*Ibid*).

There are no historic designations currently associated with the building that would prevent its demolition. The City has full flexibility to evaluate the historic and architectural significance of the structure and to decide if the building should be renovated or demolished.

Old vs. Culturally and Historically Significant

The age of a building does not necessarily correlate with its cultural or historical value to a community. Many buildings constructed early in the history of Pleasant Grove are not connected with significant people in the history of the City, do not demonstrate unique architectural styles or techniques, and are not integral to the specific history or development of

the community. Those buildings, although old, do not generally warrant preservation and are usually best razed to free property for further development of the City. Other buildings in Pleasant Grove do warrant renovation and preservation due to their important place in the history of the community and / or their architectural significance. (The adaptive reuse of the Old BY Academy Building to the Provo City Library is a good example of a building that was culturally and architecturally significant and that warranted preservation.)

Pleasant Grove's Old Recreation Building has played a role in the history of Pleasant Grove and is a good example of Utah construction techniques and styles in the early twentieth century. And yet the building is in disrepair and is seismically unstable and would cost \$2 or \$3 million to fully renovate (see Bowen and Collins report, October 2015).

Conclusion

Although not an outstanding sample of early twentieth century architecture, the Old Recreation Building is a reasonably good example of simple and restrained design and represents an important part of the history of Pleasant Grove for some of its citizens. And although the building is currently in disrepair, the building can be renovated and made into a useful community asset if that is the desire of the City. There are no historic designations that prevent or promote the decision to demolish or to renovate.

Respectfully Submitted,

Pleasant Grove Historic Preservation Commission

Appendix

1. **Bowen and Collins - Code Evaluation Four Historic Buildings, October 2015**
2. **Orpheus Hall – Historic Site Form, November 1995**
3. **Pleasant Grove Historic District Map, 1995**
4. **Excerpt from email exchange between Korman King, Chairman of the Pleasant Grove Historic Preservation Committee, and Roger Roper of the Utah Division of State History**

In terms of the Rec Center, I assume this is the old Orpheus Dance Hall/High School Gym at 55 E Center. It is indeed listed in the National Register as a "contributing" building in the Pleasant Grove Historic District. I've attached a map of the historic district, which shows all the buildings in the district and indicates which ones are contributing and non-contributing (it looks like the Fire Station is non-contributing). I've also attached information from our file on the Rec Center.

Your straightforward question about what should be done if the building is going to be demolished has a bit of a complicated answer that, unfortunately, includes some gray areas. I'll try to keep this as clean and simple as possible.

- National Register listing does not automatically provide any protection. It is primarily an honorific designation.
- That said, if federal or state funds (or even city Redevelopment Area [RDA] funds) are involved with the demolition of the historic building or the construction of the new building, then our office, the SHPO, must be consulted. Ultimately, the project can go forward if they want it to, but mitigation might be required to make up for the loss of the historic building. There are many options for mitigation, but typically includes one or a combination of the following: thorough documentation of the building before it is torn down (not that beneficial to historic preservation in my opinion), public education (e.g. a plaque about the building installed on the site), or rehabilitation of another nearby historic building.
- If the city is using only non-RDA city funds, then there is not requirement that they contact our office (though we're happy to offer our opinion, if asked).
- Your Historic Preservation Commission should probably have a role in reviewing this project as well, though the city's historic preservation ordinance doesn't seem to be that clear on the point (at least the 1997 version of the ordinance that we have in our file).

The HP Commission's oversight may only apply to buildings formally placed on the local Landmark Register, which may not have happened. Everyone may have just decided that the National Register listing was plenty good, and they just left it at that.

HISTORIC SITE FORM
(UHCS version)
Utah State Historic Preservation Office

1. IDENTIFICATION =====

Name of Property:
Address: 55 E 200 SOUTH
City, County: PLEASANT GROVE, UTAH COUNTY

UHCS ID#: 004498

2. DOCUMENTATION/STATUS =====

Evaluation: (A) ELIGIBLE/SIGNIF.

Dates Surveyed or Added to Filing System:
General/Misc. File: /
Reconnaissance Survey: 06/84
Intensive Level Survey: /

National Register Listing:
National Register Status: PLEASANT GROVE HIST. DIST.*
Thematic or Multiple Property:

Other Documentation

106 Case Number:

HABS/HAER Number:

3. BUILDING INFORMATION =====

Date(s) of Construction: c. 1905
Height (in stories): 1.5
Plan/Type: OTHER/UNDEFINED
Original Use:
Materials: REGULAR BRICK
Styles: VICTORIAN ECLECTIC
Themes:
Outbuildings (total/contrib.): /
Comments:

Orpheus Hall
55 E. 200 South
Pleasant Grove Historic District

Pleasant Grove News, December 17, 1909 p.1
(from microfilm at the Marriott Library, University of Utah)

On the front page of this issue is an article about the recently completed Orpheus Hall and its recent naming. J.B. Clark, who built the hall "some time ago," had offered \$10 to the person who came up with the best name. Two young women collaborated on the Orpheus name and were chosen to receive the \$10. The article ends with the following paragraph.

"The Orpheus is sixty by one hundred and thirty feet. The floor is of white maple and is supported by one hundred and thirteen steel springs which makes it a desirable dancing hall. The building costs \$12,000."

55 E 200 S

National Register



Pleasant Grove Historic District

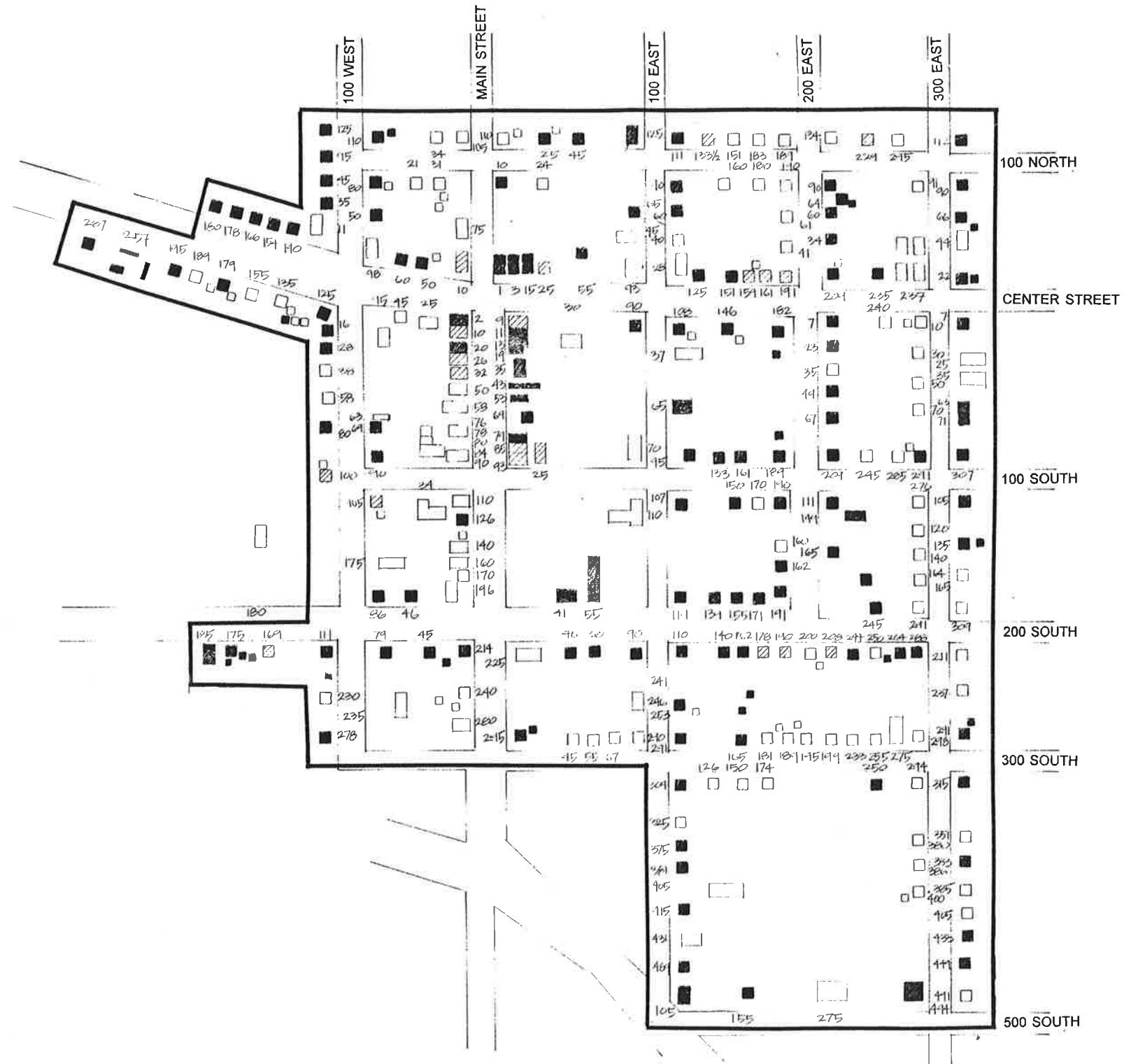
Orpheus Hall/ High School Gymnasium

Joseph Clark built this dance hall during 1908-9 with a spring floor. Alpine School District purchased the building in 1920, building onto the back and remodeling the inside front for a high school gymnasium. Pleasant Grove City purchased the building in 1965 for the recreation department.

Marker placed in 1998

Division of State History

APPROVED FOR PUBLICATION
SIGNED: *Janet Kelly* DATE: *9/21/98*
NOTE: APPROVAL DOES NOT IMPLY RESPONSIBILITY FOR ACCURACY OF LISTING



PLEASANT GROVE HISTORIC DISTRICT
 Pleasant Grove, Utah County, Utah - 1995

NOT TO SCALE

- CONTRIBUTING
- NON-CONTRIBUTING
- OUT-OF-PERIOD

<small>SCALE:</small>	<small>APPROVED BY:</small>	<small>DRAWN BY:</small>
<small>DATE:</small>		<small>REVISED:</small>
		<small>DRAWING NUMBER:</small>



NOTICE OF PUBLIC MEETING

OF THE

PLEASANT GROVE CITY COUNCIL

Notice is hereby given that the Pleasant Grove City Council will hold a meeting at **6:00 p.m. on Tuesday, October 18, 2016** in the City Council Chambers 86 East 100 South Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend.

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **OPENING REMARKS**
4. **APPROVAL OF MEETING'S AGENDA**
5. **OPEN SESSION**
6. **CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
 - a. City Council Minutes:
City Council Minutes for the September 20, 2016 City Council Meeting.
 - b. To consider approval of payment vouchers for (October 6, 2016)

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE.

7. **BOARD, COMMISSION, COMMITTEE APPOINTMENTS:**
8. **PRESENTATIONS:**
9. **PUBLIC HEARING ITEMS:**
 - A. **Continued Public Hearing** to consider for approval a 1 lot final plat called Crystal View Estates Plat C, located at approximately 1243 East Hillside Drive in the R1-20 (Single Family Residential) Zone. (**GROVE CREEK NEIGHBORHOOD**) (Applicant Dianne Bjarnson) *Presenter: Director Young* Continued from the October 4, 2016 meeting.
 - B. **Public Hearing** to consider for adoption an Ordinance (**2016-22**) amending City Code to be in compliance with recent State Code updates: Section 10-15-23, Residential Facilities for People with a Disability, adjusting the number of residents per facility; and Section 10-6-2, Definitions. *Presenter: Director Young*

C. Public Hearing to consider for adoption an Ordinance **(2016-23)** amending City Code Section 10-15-47 to include the construction or installation of Tiny Homes as accessory apartments on all zones where residential use is allowed. *Presenter: Director Young*

D. Public Hearing to consider for adoption an Ordinance **(2016-24)** amending City Code Section 10-15-47, Accessory Apartments, adjusting the requirements regarding parking areas, specifically the materials approved for the construction of the parking spaces. *Presenter: Director Young*

E. Continued Public Hearing to consider for adoption an Ordinance **(2016-25)** to rezone approx. 5.3 acres from R1-20 (Single Family Residential) Zone to R1-12 (Single Family Residential) Zone on property located at approximately 940 East 300 North. **(GROVE CREEK NEIGHBORHOOD)** (Applicant Jared Bishop, Artisan Construction) *Presenter: Director Young Continued from the October 4, 2016 meeting.*

10. ACTION ITEMS READY FOR VOTE:

A. Continued Item. To consider for approval a 14 lot final plat called Westwood Estates Subdivision, located at approximately 940 E 300 N. in the R1-12 (Single Family Residential) Zone. **(GROVE CREEK NEIGHBORHOOD)** (Jared Bishop for Artisan Construction, Applicant) *Presenter: Director Young*

B. To consider for approval a commercial subdivision called The Grove Plat A (Revised) located at approximately 700 S 1350 W in the Grove Zone, Interchange sub-district. **(SAM WHITE'S LANE NEIGHBORHOOD)** (Corey Brand and Brandon Hill applicant's) *Presenter: Director Young*

C. To consider for adoption a Resolution **(2016-042)** authorizing the Mayor to declare a 1998 Dodge Truck and a 2015 Toyota Tundra Truck as surplus and direct that they be disposed of according to the City's policy for disposing of surplus property. *Presenter: Director Beaumont*

D. To consider for adoption a Resolution **(2016-043)** declaring the intent of the City Council to annex or not to annex a 8,459 sq ft (0.19 acre) piece of property into Pleasant Grove City from Utah County.

11. ITEMS FOR DISCUSSION:

A. Discussion on potential locations for the future Fire Station (if funded).

12. REVIEW AND DISCUSSION ON THE NOVEMBER 1, 2016 CITY COUNCIL MEETING AGENDA.

13. NEIGHBORHOOD AND STAFF BUSINESS.

14. MAYOR AND COUNCIL BUSINESS.

15. SIGNING OF PLATS.

16. REVIEW CALENDAR.

17. ADJOURN.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City (www.plgrove.org) websites.

Posted by: /s/ Kathy T. Kresser, City Recorder

Date: October 14, 2016

Time: 5:00 p.m.

Place: City Hall, Library and Community Development Building.

Public Hearing Notice published in the Herald on September 23, 2016 And October 7, 2016

Supporting documents can be found online at: <http://www.plgrove.org/pleasant-grove-information-25006/staff-reports-78235>

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DRAFT

2016

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
25	26	27	28	29	30	1
2	3	4 Neighborhood Chair Meeting 5:30 p.m. City Council Meeting 6:00 p.m.	5 Curbside Recycling Pickup South Route	6	7	8
9	10  City Offices are closed	11 City Council Work Session Meeting 6:00 p.m.	12 Curbside Recycling Pickup North Route	13 Planning Commission Meeting 7:00 p.m.	14	15
16	17	18 Neighborhood Chair Meeting 5:30 p.m. City Council Meeting 6:00 p.m.	19 Curbside Recycling Pickup South Route	20	21	22
23	24	25	26 Curbside Recycling Pickup North Route	27 Planning Commission Meeting 7:00 p.m.	28	29
Early Voting October 25th - November 4th						
30	31 	NOTES:				