

Honorable Mayor Walker and Draper City Council,

Our Commission is grateful to hear of your decision to declare the Draper Park School as surplus property. We understand this is a necessary step to move toward selling the school.

Of course, it is our hope that this particular first effort to sell will be directed toward preservation-minded buyers only and hope that is your initial goal as well. We greatly appreciate the work Mayor Walker is doing to meet with potential buyers for the school.

As your Preservation Commission we recommend that you include the following two conditions in this first sale offering -

1. Please include legally binding wording in the offerings and sale documents stating the 1912 and 1928 sections of the school shall remain standing. If the building is sold a preservation easement would be a good vehicle to ensure this and the following condition is met.

2. Please require that any renovation work shall adhere to the Secretary of the Interior's Standards for Rehabilitation. (see attached) These particular standards are the most relaxed and easy to follow among the Secretary's Standards for historic properties. They allow for a great deal of latitude in renovation. Adherence to these Standards will also pave the way for a buyer to enjoy the benefits of the 20% tax credit available for approved work on National Register properties.

We also will have the building report from CRSA and other resources to assist anyone interested in purchasing the Park School.

Our group, which is also part of the newly re-formed Draper Community Development Corporation, is moving forward and fundraising to meet the December 31<sup>st</sup> deadline you have set for us to purchase the Park School and provide a viable plan. Our business model for the Park School includes the Arts at The Park concept along with lease-able space and additional revenue-generating uses that will keep the building self-sustaining, a draw for the Town Center and giving back to the community for many years.

Thank you again for your consideration,



Frank Lewis,

Chair, Draper Historic Preservation Commission

## **The Secretary of the Interior's Standards for Rehabilitation**

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

## Rachelle Conner

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**From:** Bryan Lang / Scorecard Company [blang@scorecard-company.com]  
**Sent:** Tuesday, October 7, 2014 10:35 AM  
**To:** Rachelle Conner  
**Subject:** INPUT LETTER - Regarding Park School

Rachelle:

We will most likely not be able to attend City Council meeting tonight. However, we have emailed the below letter to all shown in "TO" line. Please know of this letter and enter it into the record.

\*\*\*\*\*

Thank You,

Bryan Lang & Phayvanh Lang  
801-523-1211

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Begin forwarded message:

> From: Bryan Lang / Scorecard Company <blang@scorecard-company.com>  
> Subject: INPUT LETTER - Regarding Park School  
> Date: October 7, 2014 10:31:23 AM MDT  
> To: russell.fox@draper.ut.us, bill.colbert@draper.ut.us,  
> bill.rappleye@draper.ut.us, jeff.stenquist@draper.ut.us,  
> alan.summerhays@draper.ut.us, marsha.vawdrey@draper.ut.us,  
> troy.walker@draper.ut.us, david.dobbins@draper.ut.us  
> Cc: Bryan Lang / Scorecard Company <blang@scorecard-company.com>, Phay  
> Lang <plang@b-salon.net>  
>  
>>>> Mayor Walker / City Council Members / Russ / David:  
>>>>  
>>>> \*\*  
>>>>  
>>>> This is a letter responding to a letter we received from Russell  
>>>> Fox regarding the pending decision to deem the Park School as surplus property, approve  
>>>> the sale of such and ultimately tear it down.  
>>>>  
>>>> We own a historic building (currently known as Boucharon Salon) at 12449 S. Fort  
>>>> Street, directly across the street east of the Park School.  
>>>>  
>>>> We are in support of some sort of positive change to the Park School property. The  
>>>> Park School, in its' present form, is an eye-sore as well as a physical danger.  
>>>> While we participate in and support preservation of historic buildings and districts,  
>>>> we realize it is not always possible to do so.  
>>>> As such, we would be in support of deeming the property as surplus, selling it and  
>>>> having the building torn down.  
>>>> Even if it doesn't sell, we would suggest tearing it down sooner rather than later.  
>>>>  
>>>> A well-developed, mixed-use real estate project that will economically and visibly  
>>>> enhance the historic Town Center area would be a nice replacement.

>>>> We encourage something that would help generate a personality and  
>>>> an economy for the area. Examples of such projects locally are the 9th and 9th  
district, 15th and 15th district, Sugar House, etc. High-density residential, office, light  
retail and light restaurant all could make sense in this area.

>>

>>>> A great example of the above is a project at approx. 1900 S  
>>>> Highland Drive in Sugar House. "Urbana on 11th" condominiums & office space were built  
in 2010 but look of being there for decades. It replaced a historic building. The project  
is pleasing and has a historic, urban style. In fact, this building is actually better  
looking than many old buildings in that area. The point is that the building is physically  
and architecturally pleasing and enhances that area of town. Encouraging such a project to a  
potential buyer would be a substantial and positive replacement for the Park School.

>>>>

>>>> A quick thought on preservation. Maybe the brick from the Park School could be  
preserved when demolished and re-used when something is rebuilt.

> As a child I remember going to the old Union Elementary School on the corner of  
7200 South and 700 East in Midvale and loading up our pickup with the used brick from  
> that demolished structure. We used it to build a solid brick-wall fireplace in  
our basement.

>>>>

>>>> Again, know of our support for improving the Draper Town Center area by demolishing the  
Park School...sooner rather than later.

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> Thank You,

>

> Bryan & Phayvanh Lang

> 801-523-1211

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