

Draper Historic Preservation Commission

Meeting Minutes

Wednesday, November 20, 2019

Draper City Hall

Board Attendees: Chair: LaRayne Day, Commissioners: Andy Andrelczyk, Amy deMik, Jordan Putnam, Melissa Prince, Katie Shell, Staff Liaison: Jennifer Jastremsky

Excused: Todd Shoemaker, Council Liaison: Marsha Vawdrey

Absent: Carl Clark

Guests: Luana Guymon (Draper Historical Society)

Welcome: LaRayne Day called the DHPC meeting to order at 6:05 pm and welcomed everyone in attendance.

- LaRayne introduced our new commissioner, Jordan Putnam. Jordan has been a Draper resident since 2014. He's an attorney and has had a long-time interest in history.

The commission did not have a quorum for October's meeting, so this month's meeting will revisit items from last month's agenda.

Review minutes of previous meeting and approve: The minutes from September's meeting, held September 18, 2019, were reviewed. LaRayne Day made a motion to approve the minutes. The motion was seconded by Amy deMik and approved by the commission.

Review minutes of previous meeting and approve: The minutes from October's meeting, held October 19, 2019, were reviewed. Jordan Putnam made a motion to approve the minutes with corrections. The motion was seconded by Amy deMik and approved by the commission.

Vote on 2020 meeting schedule: The commission will continue to meet on the third Wednesday of the month at 6 pm, with the exception of the July meeting, which will be held on the 8th at 5 pm (to better plan for Draper Days). Katie made a motion to approve the schedule. Andy seconded the motion and it was passed by the commission.

Vote on Fort St. office site plan: Mr. Kimball, developer and owner of the site presented the site plan at the October meeting. Jennifer reviewed the plans. She noted that the commission's recommendation was to look at installing a historical-style streetlight on the northeast street corner where the building will be located.

- **Building setback:** The front of the building will be set several feet back from the sidewalk. Amy questioned if this was the same setback as the adjacent MODA development. She preferred a variety of setback distances to avoid an "alley effect." Jennifer stated that the town center ordinance allowed a maximum of 15 feet of setback. Katie discussed the "Main Street principle," that the buildings themselves create an environment, and noted that lots of main streets have buildings that sit close to the street.

- **Fencing:** Melissa questioned if there would be a fence between the property and the residence to the east. Jennifer thought not and said that none was required.
- **Are plans to scale?** Andy questioned whether or not the 10 parking spaces on the plan would actually fit on the lot.
- **Exterior materials:** Katie asked if we could see a material board. Since it is appropriate for the commission to comment on building materials, she would like for material boards to be created before the proposal is brought to us.
- **Schedule:** Andy asked if we could postpone our recommendations until we could see their intended exterior materials. After discussion, it was clarified that the commission has a certain timeframe within the code to provide a recommendation to the Planning Commission, and therefore, the commission does not have leeway to ask a developer for additional information and delay our comments.
- **Commission's role in site plans:** The commission discussed what aspects of site plans were appropriate for us to comment on/make recommendations about. Jennifer clarified that while we can make specific recommendations, the Planning Commission is the entity that has the authority to decide whether or not to require that the developer follow those recommendations.
- **Commission recommendations:** Katie moved that we send forward to the planning commission the following comments: the design, scale and setback of the building are appropriate. As we have not seen a materials board, a landscaping plan or a lighting plan, we encourage the planning commission to address these issues, encouraging compliance with the spirit and the law of the town center ordinance. We recommend that the building use natural colored brick, not variegated or painted brick. We discourage heavily tinted windows. Exterior lighting should be appropriate to the town center. The building's design should not give a false impression that it is a historic building. Amy seconded the motion and the motion was approved. Jennifer will write up our recommendations and forward them to the builder and to the planning commission.

Report from Luana Guymon on Draper Historical Society:

- They are making progress on renovating their building. Jennifer has not heard of any decision on how to proceed. They are still open to recommendations for renovation ideas.
- A volunteer has come forward to clean up the overgrown area where the old farm equipment is displayed.

Review of plaque placement at Draper Historical Park: Does the commission have an opinion on whether or not to switch the locations of the plaques? Andy and Melissa thought that the church plaque should be on the north side of the gazebo because that is closer to the where the building stood.

- LaRayne will talk to Parks and Planning to see if it's a big deal to switch them.
- Amy motioned to switch the plaque tops as long as it does not damage the plaques. Andy seconded the motion. The motion was approved 6-0.

Progress on list of historical homes project: Andy agreed in the October meeting to work on updating LaRayne's list of Draper's historical homes, focusing on identifying the current owners and their contact information.

- Andy reviewed the revisions that he made to the list. He used the Salt Lake County Assessor's interactive parcel map for his research. He noted that the property information on the site is updated each May. The possible current location of the Rawlins home was discussed.
- Andy suggested that we send a letter to the owners to ask them for additional contact information, and shared his draft of the letter.
- Draper Register of historic properties vs. national register of historic properties: because of a lack of records, the city council approved to change the Draper register to only include properties that are on the national register. Andy asked if we should query the owners of historic properties that are not on the register if they are interested in being added to it. Katie noted that neither Draper nor the national register impose restrictions on changes to the property, although if drastic changes are made, we could recommend that the property be removed from the register. Also, if an owner received money from a state grant, there is a five-year moratorium on demolishing the structure.
- LaRayne said that we have files by street of historic homes. The historical society has a number of photographs of homes which so far have not been identified. [future project to identify them?]
- LaRayne thanked Andy for his work and will enter the new information into her spreadsheet.

Point of the Mountain (POTM) project: future use of the state prison property

- Jordan asked what the state's plans are for the site and what we would like to see happen. LaRayne said that Envision Utah recommended that A block and the guard tower be saved. Katie discussed the idea of adaptive reuse.
- LaRayne and David Amott (Interim Executive Director, Preservation Utah) met with Mayor Walker. Mayor Walker said that the POTM commission has not yet received much funding and has not had many meetings yet. LaRayne feels he supports preserving some part of the prison. They gave him a copy of an article discussing the Granary District in Salt Lake City, to share an example of how older areas can be preserved and repurposed.
- Adding the prison to the National Historic Register: LaRayne submitted requests for bids to three different companies that prepared Intensive Level Surveys. Korral Broschinsky. was the only one to respond. Korral estimates that it will cost \$1100 to prepare the application. Katie made a motion to approve paying Korral up to \$1100 to determine which of the prison buildings are eligible and for completing the application to put them on the register. Andy seconded the motion. The motion was approved.

2019/2020 Budget Ideas:

- Create and distribute cards to owners of historic properties in Utah. We could ask owners to apply for funding from the state CLG grant for projects.
- Hold a workshop on something relevant to preserving historic properties. Andy sent a query letter to the producers of the This Old House TV show, asking if they participate in workshops. Preservation Utah runs workshops. Andy will contact David and ask for information. Katie noted that document preservation is a popular topic and suggested co-hosting a workshop with the historical society. Snow College used to hold classes – we could contact them for ideas/contact information of experts.
- Create short videos and load them to our blog.

Committee Member Reports:

- Amy said she is continuing to document the history of the prison. She re-committed to working on collecting residents' stories related to the prison.
- Katie said that after she moves, she will still maintain and add content to our website.
- Melissa said she will work with Katie on the website.
- Andy said he will continue to develop workshop ideas.
- LaRayne asked for funding to purchase printer ink and buffered paper suitable for preservation. Melissa moved that we approve funding these purchases. Andy seconded the motion, which was approved.

New Assignments: none at this time.

Adjournment: Amy deMik moved that the meeting adjourn. The meeting adjourned at 8:10 pm.

The next meeting is scheduled for 6 pm on December 18, 2019 in the Administrative Conference Room.