

DRAFT Meeting Minutes – January 6, 2022

1. Roll Call

Persons in attendance included Richard Trujillo, Macy Wellman, Jeff Saunders, Paul Smart, Albert Bottema, and Jared Stewart (staff).

2. Discussion:

- **Jared Stewart presented on the 2022 Certified Local Government Grants opportunity:**

CLG grant applications will be awarded on a first come, first serve basis. It is recommended we apply quickly to ensure successful funding of projects. The following are proposed projects, which the Historic Preservation Commission is asked to review and provide recommendations. The Chair of the Commission will then be asked to sign a letter of support reflecting the groups positive recommendations. Projects are not listed in any particular order or importance and should be considered equally.

Project A: *Preservation Planning – Downtown Tooele Master Plan & Design Guidelines*
Create a Master Plan and Design Guidelines for historic preservation in the Tooele Downtown area. These guidelines would be used to assist property/business owners as they contemplate façade improvements, apply for grants, or otherwise improve their properties. Many owners do not know what would be considered “historic” and need guidance. This would establish a vision for the historic downtown area.

Approximate cost: \$10,000 (Design Guidelines can be adapted from another community)

Project B: *Survey & Inventory – Reconnaissance Level Survey for Historic Broadway*
Perform a Reconnaissance Level Survey (RLS) for the historic areas of Broadway. Similar to a survey completed for the downtown area in 2019, this would identify properties that are eligible, eligible and significant, or ineligible for listing on the National Historic Registry. Eligible properties would then qualify for financial grant assistance through SHPO and the Utah Main Street Program. The scope could also be to include the Chamber of Commerce building at 154 S Main Street (this was neglected in the 2019 RLS)
Approximate number of structures to survey: 15-20

Approximate cost: \$1,000 (\$35 per building for 20 buildings + extra for contingency)

Project C: *National Register Nominations – Tooele City Historic District*
Establish a Historic District in Tooele. This would serve the purpose of opening up the Historic area of Tooele to additional funding. A historic district would provide marketing benefits for the community. Individual property owners within the Historic District would be eligible for tax credits (State tax credits of 20% and Federal tax credits of 20%). Grants would be available for façade, windows, storefronts, etc. A Historic District Designation would not prevent property owners from modifying their buildings. Owners are only subject to preservation agreements/requirements should they individually list their property or receive funds from SHPO associated to preservation.

Approximate cost: \$4,000 (bid from Angie Abram with StoraGraph) + \$1,000 for contingency

Total Cost estimate for all projects: \$15,000 (half covered by local match, half covered by State).

Potential Future Projects:

Work with property owners to get significant structures listed on the National Registry. This would fall under the category of National Register Nominations

- Key Bank
- Ritz Theater
- U.S. Post Office

A motion was made that Jared continue with these grant proposals and apply for all discussed projects. Particular mention was made of the importance of the Broadway/New Town neighborhood. Historic districts, when established for both Downtown and New Town, should be wide encompass appropriate structures. The commission will be consulted during each of the proposed projects and guide the process of each.

The motion was made by Jeff and seconded by Al.

- **Selection of a Commission Chair:**

The motion was made by Jeff and seconded by Richard that Albert Bottema serve as Chair for the commission.

- **Research and potential future projects:**

Al shared information on the importance of historic markings. He sent photos to the group via email a set of photos he took in an Ogden historic area. While historic markers are not eligible for CLG funds, the group should look into other funding sources for historic markers in Tooele.

Paul brought up the need for a vision for coordinated preservation efforts. The group discussed that this should be a topic of discussion for the next meeting. When items of historic value are donated or presented to the community, there should be an established system to know where a particular item should be placed, or which resources can be used.

3. Adjourn

Motion to adjourn was made by Paul and seconded by Jeff.