

Murray History Advisory Board Minutes for September 24, 2013

Attendance: Brittany Bremer, Wendy DeMann, Sara Roach, Reed Walquist, Susan Wright,
Mary Ann Kirk (staff)

Excused: Ian Wright, Peter Steele

1. Minutes for August 27, 2013 were approved as written.
2. Sara has talked with Fred Jones and the county about the Powell outbuildings at 5818 South 700 West. Fred wants to keep the brick structure but he felt the other structures were in bad shape. After visiting the site, county management liked the character of the other buildings and Sara felt they were more in character for storage than the Tuff storage sheds they purchase for Wheeler Farm. Mary Ann suggested Sara call Don Hartley and see if they can get someone to evaluate the condition of the buildings and if relocating was a realistic option. Mary Ann asked Sara to get a sense if they are keeping the brick building permanently on site. If it is visible, we could attach a historic sign on it. Mary Ann suggested Sara could also look at the Freeze barn as a good storage option if that is going to be demolished. We could also reevaluate the option to use it for the Farmer's Market. Originally the area of the Farmer's Market was proposed to be a performing arts center.
3. Upcoming events:
 - Museum Day on September 28. Peter will conduct the meeting. Other board members were encouraged to attend to help pass out programs and collect evaluation forms. Eleven oral history participants are attending and were bringing many family members.
 - Oral History Condition Reporting project is scheduled for October 9 in the museum. We have about 8 volunteers committed from the city plus 8-16 coming from the national conference group.
 - The Murder Mayhem in Murray activity for October 28 was discussed. Wendy is collecting all the background information. Mary Ann and Wendy will meet to create script drafts. Storytellers are Wendy (Ted Bundy), Ian (Charles Thiede), Susan (Cahoon Mansion Ghost stories), Steve Cottam (Joe Hill), and Nolan Mitchell (Rulon Allred). Straw bales will be placed at each location with a sign. People will meet at Cahoon Mansion where they will start with the Cahoon Story. As they arrive, they will be grouped in about 10-15 people and Grim Guides will escort them to each location. We will need at least 4 grim guides but Wendy suggested 5-6 would be best if we can find that many volunteers. Susan will provide capes and an electric lantern for the guides. The locations are in front of the ballet center, bicycle shop, hair saloon, and Desert Star. Mary Ann will advertise through social media, flyers to schools, Murray Journal if it is still going, and the major newspapers. Ian suggested we do Bill Hickman next year. Mary Ann thought we could focus on outlaws. Or we could do things along the Jordan River Parkway although the board thought they would be scary.

4. A grant for listening stations has been submitted to the Utah Humanities Council.
5. The city is currently advertising for a consultant for the national registry district nomination. Brittany said that February or early spring should work fine for an informational neighborhood meeting. Mary Ann will talk to the consultant once they are selected and they can indicate when information would be ready to make a presentation. We have usually educated the neighborhood about the district itself and discussed the advantages of being in a historic district. We will reserve the library. Brittany could help distribute flyers.
6. Proposed wording revisions for MCCD zone was reviewed. Mary Ann attended the meeting. She suggested to City Councilmen to get a 3-D model to get a good feel of the scale of the buildings to the east. There was no concern about the storage suggestions. The proposed changes for the demolition process for non significant buildings will not change our review process if they are on our local registry. Additional wording has been proposed as an option for Center Street.

The height of a structure located adjacent to a residential zoning district may not exceed fifty feet (50') within one hundred fifty feet (150') of a residential zoning district; On properties located north of Court Avenue that are adjacent to Center Street, buildings shall not be erected to a height greater than thirty five feet (35'). The building height may increase one foot (1') of height for each additional four feet (4') of setback from the property line adjacent to the Center Street right-of-way.

Mary Ann indicated the board could comment on the wording, provide alternative wording, or allow it to move through the process without comment. She indicated the board's concern has been focused on protecting the national registry residential district.

Peter, who was not present, emailed Mary Ann indicating he thought this was a good compromise.

Mary Ann said she has not be able to find data that shows height will impact the district to the east. Susan suggested Mary Ann call a realtor to find how height might affect the resale value of the homes on the east side. She asked if they would be forced to sell the homes on the east as commercial. Mary Ann said the east side is zoned residential. Susan felt it would be difficult to sell the homes on the east side and eventually the owners will approach the city to change the zoning to commercial which will slowly encroach on the national registry district.

Mary Ann noted that the former DHOD recognized that this area was zoned commercial but tried to encourage use of current historic buildings on Center as small businesses.

Brittany asked if the area could do something smaller like 9th at 9th in Salt Lake which features former homes as businesses. She attended a Meet the Candidate night and many people voiced concern about the city's focus on big businesses rather than small business and residents. She

noted that the two candidates that came out of the primaries supported small business and residents.

The board reviewed some of the wording in the DHOD. Mary Ann noted that transition and core areas were removed in the M CCD. Some of these ideas could possibly be incorporated into another option.

The mass and scale of new construction should be compatible with existing buildings. The majority of existing buildings are between one and two stories tall. In the core area, the preferred height for new construction is one or two stories. Three stories is the maximum acceptable height.

Setbacks and alignment for new construction should be compatible with the existing historic buildings on the street.

If new buildings in transition areas are designed higher than three stories, care should be taken to provide adequate distance and landscape from historic buildings and preferably create a step up in design.

The footprint to lot ratio of new construction shall be sympathetic to existing conditions in the historic district.

Scale and proportion should be emphasized where intact residential streets exist, such as Center Street, to maintain a buffer to residential neighborhoods.

Mary Ann wondered if the wording could possibly use some of the ideas of an RNB which encourages buildings on busy streets to be compatible in scale to the homes behind them in residential neighborhoods. Wendy felt that something in the backyard is better than something in your face.

Board members wondered if the scale could be revised in addition to height on the west side. Wendy said the medical office building to the north of 5300 behind Murray High completely overwhelmed the homes around it and it was only three stories. Brittany said Center Street is very small. Mary Ann said she has tried to drive through areas in downtown Salt Lake and the avenues to see how businesses and residential neighborhoods work together. Brittany said the streets are much wider. Wendy noted that the avenues are on a hill which reduces the height impact. Sara wondered if we could look at other cities to see if they can find similar situations. She wondered if they had done a traffic study. Mary Ann said they did. Since the five story building is moving forward to the south, Susan wondered if the damage is already done. She feels bad for the people who will live east of the approved building. Board members agreed that Court Avenue does help create a boundary. Mary Ann wondered if they could create a dead end cul-de-sac at Court Avenue maintaining the entrance to the business area at Court Avenue. Susan couldn't understand why these developers don't focus on the west side of State.

Board members suggested we try to get some real estate data for the east side and look at some of the language from the DHOD regarding scale with the possibility of sending a letter supporting an additional option but also indicating the current option is better than nothing. Mary Ann will work with Peter for potential wording.

7. Mary Ann noted that a resident behind Frankie and Johnny's went into a vacant building and

brought some old wedding photos to the museum because she was afraid they would get destroyed. Mary Ann has sent a letter to the owner of the building to see if they want the photos. Susan said the Woo family lived there. She was unsure if they were the Woo's. The photos appeared to be later than the 1940s. It could be a relative or child.

8. The driving tour of potential nominations was postponed until next month since time was limited and Peter and Ian can join us next month. We will then make recommendations for new nominations for the registry. Mary Ann will try to find the tax cards to identify the original owners.