

(Draft) Meeting Minutes – April 10, 2023

Tooele City Hall – Large Conference Room

1. 3:30 PM - Roll Call

- a. Present: Rebekka Peterson, Ken Spence, Paul Smart, Amber Anderson (SHPO), Cory Jensen (SHPO), Sheri Ellis (Certus), Jared Stewart (staff).
- b. Excused: Al Bottema, Richard Trujillo

2. Review and approval of January meeting minutes

- a. Minutes were prepared and referenced, but approval postponed until the next meeting.

3. Tooele Historic District Nomination:

- a. Cory Jensen (State Historic Preservation Office) – discussion about the National Register of Historic Places
 - i. The National Register of Historic Places encourages community pride and preservation of historic and significant structures and places. The program is administered through the National Park Service. Listing a property/place on the national register gives property owners tools, such as rehabilitation tax credits.
 - ii. Listing a property on the national register does NOT protect it from modifications and does NOT impose restrictions on what property owners can do. If grant money is received through federally funded programs, then owners agree to maintain the funded improvements or return the money.
 - iii. Local ordinances, such as Landmark Regulations, can be used by a city or town to regulate properties, which is separate from the national register program.
 - iv. "Eligible" buildings must be 50 years old and have historic integrity and significance. A Historic District (such as the one discussed today) is a core of eligible buildings that have been surveyed and nominated. All eligible structures in a District qualify for rehab tax credits. Districts can be used as a planning and redevelopment tool.
- b. Amber Anderson (State Historic Preservation Office) – Tax Credit options for properties within the proposed district
 - i. There are two tax credit programs available to properties listed on the National Register or eligible within a Historic District. 20% Federal Tax credits can be used for commercial and residential. 20% State tax credits can be used only on residential buildings.
 - ii. Tax Credits are better than tax deductions. Tax credits reduce a property owners annual tax liability and can be carried forward over multiple years. Qualified rehab expenses include walls, floors/ceilings, window/door repairs, roof/chimney/porch repairs, HVAC/plumbing/electrical improvements, stairs/access, fire protection systems, engineering/construction fees.

- c. Sheri Murray Ellis (Certus Environmental Solutions)– History overview of the proposed district
 - i. The boundaries of this Historic District nomination are from Utah Avenue (Key Bank building) to 154 S (Chamber of Commerce building) and on Vine street from Garden street to portions of 100 W. It includes 80 properties, 48 of which “contribute” to the historic status of the proposed district.
 - ii. Three periods of significance defined and shaped the district: Early Mining Boom (1864 to 1909), Industrial Development Period (1910 to 1941), and the Defense Industry Period (1942 to 1973). The last period ends precisely 50 years ago, which reflects the limits of the program.
 - iii. Notable buildings include the Tooele County Courthouse (now a museum), the Post Office, the Carnegie Library (now a museum), Key Bank, and the Quonset Hut off of 50 West.

Ken Spence asked about the origin of the boundaries in the proposed district. Cory responded that in 2019 SHPO conducted an RLS survey to evaluate significant properties in the downtown area. The boundaries were largely based off the 2019 survey. SHPO leaned on the knowledge of retired employee Roger Roper to identify the most significant core of properties.

The group discussed what appropriate next steps could be. Cory explained that the district, if all goes smoothly, will be approved by the NPS in mid/late July. The group proposed to meet during the last week of June and talk about various potential projects which could include: outreach to tax credit eligible properties, potential individual listings, potential district expansion, and identification of other significant properties.

- 4. CLG Grant – Update on ongoing projects (Downtown Master Plan and Museum restoration projects).
 - a. The Downtown Master Plan is progressing and just completed a survey after the recent open house in March.
 - b. Window repairs at the Tooele Valley Railroad Museum are moving forward and glass has been paid for.
 - c. Jared will follow up with the commission to schedule the June meeting and on other ongoing projects.

5. Adjourn