

HISTORICAL PRESERVATION COMMITTEE MINUTES

NOVEMBER 29, 2023

PAROWAN CITY OFFICES – 35 EAST 100 NORTH – 10:30 AM

MEMBERS PRESENT: Jim Shurtleff (Chairman), Kristen Robinson, Merry Mabbett Dean

MEMBERS ABSENT: Toni Robison

STAFF PRESENT: Dan Jessen (City Manager), Keith Naylor (Zoning), Heather Shurtleff (Deputy Recorder)

STAFF ABSENT: Mollie Halterman (Mayor)

PUBLIC PRESENT: Adam Seward, Allston Seward, Sandy Glaze, Debra Slotboom

CALL TO ORDER: Jim Shurtleff called the meeting to order at 10:31 AM.

DO ANY MEMBERS OF THE BOARD HAVE CONFLICTS WITH ANY AGENDA ITEMS TO DECLARE?

No conflicts were declared.

APPROVAL OF MINUTES: Merry Dean moved to approve the minutes of November 9, 2023. Kristen Robinson seconded the motion. All members present voted in favor of the motion. The motion carried. The minutes were approved.

RAMBOUILLET BARN RESTORATION PROJECT – 197 W 200 S – ADAM SEWARD: Adam Seward gave a brief history of the Rambouillet Barn. Mr. Seward came from a farming background in Illinois, and is very proud to own the Rambouillet Barn. Mr. Seward would like to remove all of the garage doors in the back, install exterior siding of similar quality and restore the original graphics as closely as possible (see attached). The graphics would read “Rambouillet Sheep Breeders Association”. Mr. Seward would like to work with Jed Sudweeks on the restoration project, and would like the committee to weigh in on the decision. The look would be as if the graphics were applied first and the windows and doors were put in afterwards.

Adam Seward would like to make the back of the barn into an event/reception space.

Dan Jessen arrived at this point in the meeting - 10:34 AM.

Mr. Seward would like to remove the current doors and put in wooden doors. Mr. Seward has contacted Aaron Dunlap for wood. Mr. Seward talked about specifics regarding the color of the siding, which is a reddish brown, or maroon. The new siding would be stained to match the existing siding, and try to make it look like the garage doors were never put in. Mr. Seward would also like to grade and gravel the back and side of the barn with white pea gravel.

Adam Seward said he wants to keep the integrity and fantastic architecture of the barn, and asked if the committee had any questions.

The Historic Preservation Committee said they were excited to see the barn restored, as the barn is one of the most iconic buildings in Parowan, second probably only to the Old Rock Church. Jim Shurtleff talked about people from Texas and the Soviet Union purchasing rams from the Rambouillet Barn. Mr. Seward would like to make the history of the barn known to the community and visitors.

Adam Seward said he would like to put in commemorative plaques at the back and the front of the building, similar to the plaque on the hydro plant across the street. Mr. Seward would like help from the Historic Preservation Committee to get the history for the plaque. Dan Jessen suggested reaching out to our City Historians – Steve Decker and Sandra Benson. Keith Naylor suggested that spot could become a photo op or geo tag opportunity.

Adam Seward said he doesn't intend to add any rooms or additions to the barn, just restoring what is already there.

Jim Shurtleff was ready to entertain a motion from the committee. Kristen Robinson moved to approve the Rambouillet Barn restoration as outlined. Merry Dean seconded the motion. All members present voted in favor of the motion. The motion carried.

Adam and Allston Seward left the meeting at this point.

FENCE REPLACEMENT AND EXTENSION – 60 N MAIN – ALLAN GUMMO AND SANDY GLAZE:

Sandy Glaze presented a few changes made to the fence project since their last Historic Preservation Meeting (see attached). Ms. Glaze said the existing fence to the north was a little past the property line, so they were moving the fence to where it should be.

Sandy Glaze would like to install metal panels on the fence on the north side of the home, which would be intended to rust, with a wash to speed up the process. The panels would have cutouts, and eventually have electrical to the panels for indirect lighting on the fence. The fence would not go all the way across the front and would have a man gate by the concrete slab. Ms. Glaze had temporary fencing up now.

Sandy Glaze had also started putting in a little planter box on the north, front corner of the property and asked if that was okay. Kristen Robinson said that, in her opinion, the planter box was just the right size, not too big.

Keith Naylor said that Sandy Glaze and Allan Gummo had mentioned that they would stain the concrete fence to the south of the home. Ms. Glaze said they were still going to stain the fence, but the concrete had to cure first and needed to be touched up as well.

Jim Shurtleff was ready to entertain a motion. Merry Dean moved to approve the fencing project as presented. Kristen Robinson seconded the motion. All members present voted in favor of the motion. The motion carried.

Sandy Glaze left at this point in the meeting.

PUBLIC COMMENTS: None

STAFF AND MEMBER COMMENTS: Jim Shurtleff let the committee know that as of January 1, 2024 he would no longer be on the Historic Preservation Committee. Mr. Shurtleff had been on the committee for over 24 years. Dan Jessen asked Mr. Shurtleff if he would like to stay on the committee as a civilian. Mr. Shurtleff said he would think about it and let Mr. Jessen know.

Kristen Robinson said she didn't think the committee needed to go to the Planning and Zoning meeting on December 6, 2023. Jim Shurtleff agreed. (This discussion was referencing a meeting the Historic Preservation Committee had with the Planning and Zoning Commission, at Larry Zajac's request, on November 15, 2023. The meeting was to discuss the Appendix A documentation. During the meeting Mr. Zajac presented the Logan, UT Historic District policies and code.) Mrs. Robinson and Mr. Shurtleff agreed that the Appendix A discussion should continue within the Historic Preservation Committee.

The discussion went on at length, hitting points of how the Historic Preservation Committee works. Jim Shurtleff said that visual quality is important to this committee, how the property/home exterior fits in with the Historic District.

Merry Dean wondered about possibly having a set color palette for people to choose from in the Historic District. Jim Shurtleff and Kristen Robinson explained the committee had never wanted to be that invasive to property rights. The committee had always asked the residents to please bring a color palette to the committee so it can be discussed and decided upon together. The code has been left purposefully vague so the final decision in each situation can be the committee's. Keith Naylor thought it might be a help to the committee to have a basic color palette in the code, and all present discussed the matter.

Merry Dean wondered about letting those moving into the Historic District know that they are in the district and what the process entails. Heather Shurtleff said the committee was in the process of creating a letter to send out to local realtors and property owners in the Historic District, and adding the information to the Parowan City Development Check List packet.

Dan Jessen agreed that general guidelines before property owners start making decisions would be very helpful for everyone. Mr. Jessen talked about needing changes to Appendix A so everything correlates with code and is easy to understand. Jim Shurtleff said the committee had basically had the same process for 50 years and he understands the need to put it all down

in writing now; however, Mr. Shurtleff doesn't think the committee needs to worry about what Logan City does, the committee should worry about what works for Parowan City; the other committee members were in agreement.

Merry Dean said that currently, Appendix A deals more with commercial properties than residential. Jim Shurtleff said that needs to be changed to include both commercial and residential properties.

The committee discussed that in the past, the committee asked that commercial buildings have plantings and landscaping; now with the water restrictions should landscaping still be required.

Merry Dean talked about requiring properties in the Historic District to be picked up and trash taken away. Jim Shurtleff, Kristen Robinson and Dan Jessen explained that was not in the preview of the committee, that would be handled by code enforcement. Mr. Jessen said unsightly properties would fall under nuisance codes and could be enforced to a point. Mr. Jessen also asked the committee how heavy handed they wanted to be. Another issue was that Parowan City doesn't have the budget for a dedicated code enforcement officer. Mrs. Dean mentioned the concerns she had with the home across the street from the elementary school that rents/sells recreation vehicles. The committee said that issue would also be under the umbrella of code enforcement. It was agreed that the committee should stay in their lane and not deal with code enforcement. Jim Shurtleff said the Rambouillet Barn restoration project was a perfect example of why the Historic Preservation Committee was created.

Merry Dean discussed a home in the Historic District that was very interesting to her. Mrs. Dean wondered if the owners had come to the committee when the renovations were done, and Jim Shurtleff and Kristen Robinson said the owners had come to the committee before changes were made.

Merry Dean said if she had to come before the Historic Preservation Committee, she would be very nervous because she wouldn't have clear guidelines. Jim Shurtleff reiterated, that was because the committee had never wanted to be that restrictive, not requiring, for instance, all brown tones. The committee, to this point, had always said to bring in the plans and desired color palette, and the committee would discuss them and work together with the property owner to make a decision. Kristen Robinson said that, until very recently, she can't remember ever saying that a color was not allowed; if a color was too bright, they would discuss toning down the color a little, but not say that a color wasn't allowed. Mrs. Robinson liked being able to have that flexibility with the residents. Mrs. Robinson believed if you narrow someone's thinking to begin with, that's when there would be problems with the residents complaining about coming to the Historic Preservation Committee.

Dan Jessen said he didn't really know what the concerns were with Appendix A, because Appendix A was never actually discussed at the November 15, 2023 meeting. Mr. Jessen asked

the committee if they would like to meet to tweak Appendix A. The committee did want to meet to discuss the matter.

Kristen Robinson wanted to know why Planning and Zoning was involved with this matter. Dan Jessen answered that the Historic Preservation Committee was under land use code, and any changes to the Historic Preservation code would need to go to the Planning and Zoning Commission. Larry Zajac didn't want to adopt anything that might conflict with city code.

Dan Jessen and the committee discussed papers that Larry Zajac had given to Jim Shurtleff, which listed some of the concerns about Appendix A (see attached). Mr. Jessen said that the committee needed to designate historic landmarks and the list needed to be formally adopted. The committee discussed specifics regarding compiling all documents needed to create a comprehensive Appendix A. Kristen Robinson said she would call Sandra Benson and go through her mother's Historic Preservation Committee papers to find a list of landmarks, which should also include the flagpole on the hill.

Dan Jessen talked about the Historic Preservation Committee being the experts on the Historic District, but are only a recommending body. If the committee presents Appendix A changes to the Planning & Zoning Committee and there are no conflicts with code, the Planning & Zoning Committee should then hold a public hearing and send a positive recommendation on to the City Council.

The committee discussed specifics about properties in the Historic District, and Dan Jessen said the nature of the Historic District is that most of the district is zoned commercial.

The committee scheduled a meeting for December 14, 2023 at 10:30 AM to discuss and clarify Appendix A.

ADJOURN: Kristen Robinson moved to adjourn the meeting. Merry Dean seconded the motion. All members present voted in favor of the motion. The meeting adjourned at 11:47 AM.

12/14/2023

Date minutes were approved