

Murray History Advisory Board
Minutes for January 24, 2017

Attendance: Rebecca Santa Cruz, Sara Roach, Syanna Madsen, Mildred Horton, Will Perez, Mary Ann Kirk (staff), Lori Edmunds (staff), Doug Hill, Tim Tingey (City Administration), Elliot Stetzer (visitor).

1. Minutes for November 22, 2016 were approved as written.
2. Staff Report:
 - a. Historic street signs have been installed in the downtown residential district. A few signs were left over so they installed some in the Hillside District. This district will be completed next year.
 - b. A new administrative assistant, Lori Edmunds, and museum staff, Jennifer Broschinsky, have been hired and are learning about our programs.
 - c. We still don't have answers for our museum site.
 - d. Museum Day at the Legislature is set for February 28. Mary Ann and Lori will be involved in an art performance that morning so Mary Ann will see if Jennifer can attend with Sara. There are two bills filed regarding historic districts. Mary Ann is working with state history staff and legislators to clarify some of the wording to make sure it doesn't overly restrict local history boards.
3. Tim Tingey reviewed the vision and current status of the MCCD zone. He presented the current owner status, potential site plans, and vision for the west side of State Street. Tim explained this vision is moving forward with RDA funds. Historic preservation is a component of this vision along with density and open space. They are hoping to have theaters, restaurants, grocery stores, retail, hotel, and upper level residential. Part of the vision relates to the IMC hospital and the needs of the patients and their families. The design includes a City Hall location, parking/parking structures, a walkway to connect the hospital to Murray Park and other east side businesses and services, potential businesses, and an open space area that would feature historic buildings including the Murray Mansion. The Townsend home would be moved across the street and the Chapel would be retained in its current location. This area might also include a new library and the museum. Mary Ann mentioned the board toured the Murray Mansion and felt it could work for a museum but they would still need space for programming which the chapel could provide.

Historic buildings in this area include the Mansion, Townsend, Chapel, Harker, Murray Merc, and Day Murray Music. A proposal by a developer reflects demolition of the Harker and Murray Mercantile for a 120,000 square foot office building that incorporates some of the architectural features of the historic buildings. There is a small stepback designed to acknowledge the former structures.

Tim asked for feedback related to the overall plan. Tim answered questions about walkable space and why City Hall was not on State Street. Board members liked the historic park. Mildred wanted to make sure it had enough parking. Syanna asked if a library would take space away from the park area. Tim explained how that might be configured. If demolition is the only viable option for the Harker and Murray Merc, Syanna suggested the design incorporate the original historic features in the façade and a step back element of the full length of the new structure to reflect the scale of the historic streetscape – not just these two buildings. She felt a full step back would suggest it was an intentional theme with multiple buildings that suggests a complete historic streetscape. It needs to feel authentic and intentional. Rebecca wondered if we could incorporate original materials in the design or use some photos to acknowledge what was there. Mary Ann wasn't sure what materials could be reused but suggested a physical structure is important – not just a photo.

Tim and Doug explained the process. The Design Review committee and History Advisory Board are two of the first groups he has asked for feedback. Historic preservation in the MCCD zone is different than the original DHOD overlay. It includes an exception process that allows demolition with 6 criteria that they have to incorporate into their plans. The process starts with the MCCD Design Review, City Council, and then the Planning and Zoning. Doug explained the board could make a written recommendation that could be presented to Tim, City Council and Planning and Zoning. They could also attend the meetings and oppose or make comments regarding any of the proposals. Mary Ann shared her concerns of the timing on the process because there is a lot to digest. Tim said they have tried to push back the time line with a presentation to city council on February 7 and P&Z on February 24. But he said feedback this evening would be helpful.

He reviewed another proposal that would tear down 4-5 historic buildings on Vine and Jones Court including the Carnegie Library, Murray 1st Ward, Apartment building, and duplexes on Jones Court. Mary Ann noted that this was the most intact historic block in the city featuring historic buildings that reflect city library, church, and housing elements of city history. The board agreed the proposed design does not have any substantial historic architectural features that would be recognizable to the public. Syanna understands the safety issues with the church. Tim said it is a balance between preservation and potential for no development. Mary Ann suggested adaptive reuse is more likely for the Carnegie Library and possibly one other building. She met with Jay Bollwinkel and a historic architect involved with the project and they suggested to her the design should feature elements that people would recognize from the historic building. Will wondered if it has to be an assisted living facility. He thought the goal was to have retail. Mary Ann asked if board members thought the proposal met the intent of historic preservation. Will suggested the tower itself be incorporated into the design. Board members wanted to preserve the Carnegie Library with some kind of mitigation with photos in the interior. Syanna felt there was no other option because the buildings are so

diverse, and she didn't know how we could expect adaptive reuse for all of them in one project. She felt they would all have to be gutted to address safety concerns. Tim mentioned a group did evaluate the buildings for adaptive reuse and there were serious concerns. Syanna said the developers will always suggest tearing down is cheaper than adaptive reuse. Mary Ann wondered if one other building could be preserved for something like an office. She said the idea was to preserve what we can. Does this proposal meet the historic vision of the MCCD zone? Tim asked if there was a preliminary recommendation the board felt comfortable with.

Syanna agreed preserving all of the buildings is not a viable option. But she wanted something that mimics or honor the buildings more effectively. It needed to bring in more historic architectural elements that are recognizable into the design. Lori said she lives in South Jordan and most of their historic buildings were destroyed by developers. She encouraged the group to save what they can. Once it is gone, a picture just doesn't do it. She felt it was important for future generations. Murray has such a rich history. Children and grandchildren will never know unless they are able to see.

Board members liked the idea of preserving the Carnegie and preferably one other building. They wanted more recognizable architectural elements incorporated into the design (roof features, windows, tower) with other interior mitigation elements that might include some photographs. Tim will also be talking to the nearby neighborhood for input.

Board members recommended we create a formal written recommendation for Tim and the city related to the two proposals.

Mary Ann asked Tim if he would like to participate with a CLG grant to complete a schematic design for the Theater which would include what needs to be done and associated costs to make this space usable. We could then approach the legislature for funding. Mary Ann said we need a match for the CLG grant. He said he could submit a request.

Mary Ann suggested we submit a CLG funding request for a national register nomination to add a neighborhood to the downtown residential district, 4 nominations that were recommended from the ILS surveys, and one ILS survey for a home at 1294 W Bullion, the cemetery, and a predevelopment plan for the Murray Theater. Board members were fine with this plan.

Goals and future projects were reviewed:

Develop museum programming

Finish StEPS II Level

List Hillside District on website and library photo collection

Identify and submit National Register nominations (CLG)
Seek funding to restore Murray Theater
Install street signage for Hillside District
Evaluate need to continue mobile app/new server
Redesign city hall display cases
Create digitization plan, contract with Marriott or other agency for long term storage/maintenance

We will wait on new products until the museum is moved to a new location. But we like the idea of a “Murray Me” T shirt.

Will suggested we do some research on homes to raise awareness of the historic buildings. Rebecca thought people drive by historic buildings every day and don’t realize the history behind them. Mary Ann said we could do a bus tour again. Another suggestion was to create a regular history spotlight in the Murray Journal.

Syanna suggested we have a Plan B for the museum in case we don’t have a facility.

Board members wanted to establish the Pioneer tours as ongoing.

Rebecca suggested we encourage and highlight current and past Murray memories on social media. That allows us to collect information and memories about Murray history.