

NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Historic Preservation Commission of the City of St. George, Washington County, Utah, will hold a regular meeting at the City Hall Conference Room, 175 East 200 North, St. George, Utah on Wednesday, **October 18, 2023**, commencing at **12:00 p.m.**

PRESENT: Bob Nicholson, Member
Rick Atkin, Chair
Susan Crook, Member
Allan Carter, Member

EXCUSED: Bette Arial, Member
Scott Messel, Member
Cortney Haslam, Member

CITY STAFF: Carol Winner, Planner III
Daniel Baldwin, Attorney
Brenda Hatch, Development Services Office Supervisor

Chair Rick Atkin called the meeting to order.

1. LANDMARK REHABILITATION

Consider a request to modify the exterior of a significant historical building – the building is located at 78 N. 100 W. Street. Jack Moussally and Brady Fronk representing the applicants.

Carol Winner presented the following:

Carol Winner – This will be a new business just south of the car dealership on St. George Boulevard. It is a very small lot. There are two buildings on the lot a home that was built in 1938 and a newer building that was built in the back. It technically doesn't meet our standards because it isn't quite 100 years old, but if we get that changed it will meet the standard, so I thought it was worthwhile for them to come. They would like to paint the front exterior with a creamy color. They would like to change the beams to a clear coated cedar and a black metal roof. They would like to change the doors to a black metal. They want to change the address to be written out. They want to repaint the wrought iron fencing black a little bit, they would like to put in lighting on top of the fence similar to what is there. They want to paint the brick and put in a planter box. They also want to paint the brick of the back building to match the front building in the creamy color and change the doors to black metal to match.

Jack Moussally – All the doors and green you see on the front, there is nothing for us to preserve, it's all dry rot. The roof has three layers, it had really bad leaks, so we want to

replace it. The windows have been replaced but the frames are rotted out so we will replace the frames and use the windows. We aren't doing much in the interior, we are only adding a wall to make 2 exam rooms. We are happy to own a piece of history and want to make it look really nice.

Rick Atkin – I would like to first congratulate you on the business downtown. I want to make a point of clarification with Carol, does the change to the Arts District downtown that the Council made?

Carol Winner – Yes, technically it does, it wouldn't qualify as a local landmark as we changed it to the 100-year requirement. This may qualify for a national landmark.

Daniel Baldwin – I can take a look at that, I am filling in for Jami today, so I would need to take a look at that.

Rick Atkin – What I am assuming is the building doesn't have to comply with the standards if it is under 100 years old, but we could have a discussion about what the standards would be to fall under the national registry. For example, painting the brick would possibly make you lose the tax benefit.

Jack Moussally – The brick is newer; it is the type they use in fireplaces in homes now. The goal is to make the property beautiful.

Allan Carter – What about the metal roof?

Rick Atkin – A black metal roof would disqualify you for the national registry, but a grey roof would not. It doesn't necessarily need to comply with that because it isn't 100 years old. We could give you recommendations that would follow the federal recommendations that may give you tax credit breaks.

Carol Winner – The reason I had them come to the meeting is because they expressed wishes to preserve the house and keep its historical character. While technically I don't know that we would make them follow the requirements, if we do a district in the future and this is in it, we will want this to qualify, and the applicant might want that and the tax credits.

Rick Atkin – You can apply for the tax credit before the district is created as long as the district is completed and finalized by the time the project is done.

Allan Carter – Is it really only 3900 sq ft for the whole property?

Jack Mousally – The main structure is 817 sq. ft. the back is 1000 sq ft.

Rick Atkin – Are you replacing the Tudor wood trim?

Jack Mousally – We are going to replace it and then lacquer it.

Rick Atkin - We talked about a muted brown or grey roof, some of the rules here said no white or off white, we do have some historical homes that are white.

Susan Crook – I am curious about the historical history of the home; do we have any photos of what the home looked like before?

Jack Moussally – No.

Rick Atkin – Like was the Tudor added later? They started doing brick at that time, it wouldn't surprise me if it's not.

Jack Moussally – No, it's not.

Allan Carter – My niece Pam McGraff lived there with her mother in the 60's and it was off white.

Michele Tanner – What is the logic behind that? Why no dark grey or the white or off white?

Rick Atkin – I think it is based off of architectural integrity, but I'm curious if the local City decided to put more restrictions on what historically we have seen in the town.

Bob Nicholson – I was involved in the original historic district, that caught me by surprise, the no black.

Discussion continued on color schemes.

Bob Nicholson – The existing building has zero curb appeal; I think this is great.

Allan Carter – I think white is a problem in St. George because of the reflectivity.

Rick Atkin – I think off white works better, or antique white. I'll email Brady some information on some new grants and if you decide to pursue that then we can help you through that process.

Allan Carter – I would ask Doug Alder or someone familiar with that time photos for the historical information on it.

Rick Atkin – You can do exactly what you asked here, but if you decide to go for some kind of registration then you would want to adhere to those standards for the tax credits and benefits.

MOTION: Bob Nicholson made a motion to approve the remodel of the property at 78 N. 100 W. Street as proposed with the modification of the black metal roof to a grey charcoal.

SECOND: Allan Carter

AYES: (4)

Bob Nicholson, Member

Rick Atkin, Chair

Susan Crook, Member

Allan Carter, Member

NAYS: (0)

Motion Carries

2. **DISCUSSION ITEM**

Pioneer Courthouse (aka Old Washington County Courthouse) amendment to National Register Listing.

Susan Crook – The Washington County Historical Society has had agreements with Washington County for years maintaining it. The exterior has been rehabilitated but the interior the foundation has been spalling. We have a report from landmark that shows what needs to be done on the foundation. The national register listing for this courthouse was done years ago and is woefully inadequate. It would be helpful to have a list of uses and users that would be appropriate for the building. It has not lent itself well to some of the users that have been in there. The original nomination lists it as basalt instead of sandstone, we need better recognition and documentation for the registration. I would suggest we get a consultant to amend the registration and then one for maintenance of the building.

Rick Atkin – Do we know the cost of repairs for the building?

Marc Mortensen – We have, some of the work that has been done has caved in and maybe we open it up and that is all it will take. The City owns 5 other buildings down there and we are looking at it with those as well for a maintenance plan. I don't have the costs at this time, but we are at a point where we need those. From what research I have done, it might qualify for CDBG funding.

Rick Atkin – There are some federal grants and federal funding that I can share with you from a nonprofit perspective as well.

Bob Nicholson – CLG funding would be a given also.

Susan Crook – CLG funding for the update to the national registry also.

Bob Nicholson – Wouldn't the update be a narrative? I think that we could do that with staff.

Rick Atkin – From my understanding that needs to move fast?

Susan Crook – Yes, we would need to get a plan together.

Rick Atkin – Is there an action item for the commission on this request?

Marc Mortensen – I don't think so, but also to note, the County Commission is also interested in this.

Susan Crook – The CLG money could be used for the management and the treatment and use plan.

3. DISCUSSION ITEM

National Historic District formation

Rick Atkin – Presented information on the National Historic District. My recommendation is to go with the recommended boundaries, we could always modify later.

Allan Carter – I think we should accept what we already paid for. More homes will be identified, but we need to get it done, I would rather get something done that is mostly right.

Michelle Tanner – I just want to understand what the justification would be to spend the money and going through the process if they can get the benefits now.

Rick Atkin – It is a leg up for properties that are already in the district. If you want to individually list the home, it is a much harder process. It provides opportunities for homes that may not qualify on their own.

Bob Nicholson – There are two things, it's a marketing thing and then there are the tax credits for the property owners.

Rick Atkin – There may be more opportunities with grants and fundings with a National Registry.

Susan Crook – The recognition with the National Registry helps keep the integrity of the neighborhood.

Michelle Tanner – So if someone takes advantage of the tax credits and then sells the home then the new owner changes it, does someone have to pay back those tax credits? What about if the original owner changes it?

Rick Atkin/Susan Crook – No

Susan Crook – They could even demolish it later.

Rick Atkin – So am I correct with let's move forward with the proposed boundary and try to identify the funding that might be available?

Bob Nicholson – Yes, and maybe we could get someone to attend from the State Historic District on Zoom to speak how they have worked out in other cities.

Rick Atkin – So next steps, figuring out the costs to complete the application, I'll look for funding opportunities and come back to the Commission with a plan.

Carol Davidson – We only have 12 properties on the National Historic District in the whole City. Making a district would give great benefits to many more properties in the City.

Rick Atkin – What would you recommend Councilwoman Tanner?

Michelle Tanner – Yes, I am probably the hardest sell. I would have to go and do some more research. If there isn't any restrictions on the properties1:08:20. I know that Councilman Hughes said that they went with the Arts District instead of the Historic District because of the restrictions.

Daniel Baldwin – It looks like City Council would need to go in and establish that district.

Rick Atkin – You are saying that the City Council needs to expand the Arts District?

Daniel Baldwin – Either expand or create a new historic district.

Rick Atkin – Ok, I'll confirm that.

Allan Carter – We use the word historic, but not all districts are done for historic, it is sometimes economically driven.

Carol Winner – There is a CLG grant that comes out every year that we can apply for with the state.

Marketing and Social Media outreach

4. MINUTES

Consider approval of the July 19, 2023, meeting minutes.

MOTION: Bob Nicholson made a motion to approve the July 19, 2023, meeting minutes.

SECOND: Allan Carter

AYES: (5)

Bob Nicholson, Member

Rick Atkin, Chair

Susan Crook, Member

Cortney Haslam, Member

Allan Carter, Member

NAYS: (0)

Motion Carries

ADJOURN

Meeting adjourned at 1:15 pm.

National Historic District Deep Dive

Wednesday, October 18, 2023

National Historic District Key Questions

1. General Information
2. Application Process
3. Pros
4. Cons
5. Next Steps:
 - a. Determine boundary for the district
 - b. Determine approach to application

NATIONAL HISTORIC DISTRICT

General Information

Objective: to encourage historic preservation by documenting the historical significance through:

- Financial incentives
- Gain formal recognition
- Gain access to rehabilitation and restoration information
- Join the National Register Archives (district and any homes that choose to)

Property owners can take advantage of state and federal financial benefits if their properties are either

- “Contributing Properties” in a national historic district (easier pathway)
- Individually designated on the national registry (harder pathway)

Application approval through the Utah State Historic Preservation Office, Utah Division of State History.

There are 66+ national historic districts in Utah (including Cedar City, Hurricane, Beaver, Panguitch, Escalante, Price, Provo, and many in SLC area).

NATIONAL HISTORIC DISTRICT

Application Process

- ✓ 1. Provide documentation within the Reconnaissance Level Survey by an architectural historian
 - a. Photographing and mapping all buildings in the district
 - b. Recording their basic characteristics
 - c. Assessing whether or not they contribute to the historic character of the district
- ✓ 2. Provide a map showing the boundaries of the district and location of each building in the district
- ✓ 3. Provide a historical overview of the entire district to provide background history of the area and justify the significance of the district.
- 4. Conduct Intensive Level Survey for a sample of the contributing buildings that represent the various periods, styles, and themes.
- 5. Complete the nomination form (NPS Form 10-900); ~40+ pages
- ? 6. Since there will be no impact on zoning or land use, do we only need city council consultation or is a vote required?

NATIONAL HISTORIC DISTRICT

Application Example

NPS Form 10-900

OMB Control No. 1024-0018
expiration date 03/31/2028

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: _____

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: _____

City or town: _____ State: _____ County: _____

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _____ nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _____ meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

____ national _____ statewide _____ local

Applicable National Register Criteria:

____ A ____ B ____ C ____ D

Signature of certifying official/Title: _____ Date

State or Federal agency/bureau or Tribal Government

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB Control No. 1024-0018

Name of Property _____ County and State _____

In my opinion, the property _____ meets _____ does not meet the National Register criteria.

Signature of commenting official: _____

Date

Title : _____

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

____ entered in the National Register

____ determined eligible for the National Register

____ determined not eligible for the National Register

____ removed from the National Register

____ other (explain): _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: ☐

Public - Local ☐

Public - State ☐

Public - Federal ☐

Category of Property

(Check only one box.)

Building(s) ☐

District ☐
☐

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United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB Control No. 1024-0018

Name of Property _____

County and State _____

Site

Structure ☐

Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Current Functions:

(Enter categories from instructions.)

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NATIONAL HISTORIC DISTRICT

Pros

1. **No Property Restrictions:** no restrictions unless the owner chooses to receive federal assistance on their project. Owners and developers still keep their rights to alter, demolish, or preserve their buildings as they see fit.
2. **Tax Credits:** homes that qualify (50+ years old) within the national district can take advantage of these rehabilitation or restoration benefits once approve (and can be carried forward up to 5 years):
 - a. 20% of all qualified rehabilitation costs may be subtracted from Utah income taxes owed if used as owner-occupied residences or residential rentals
 - b. 20% of all qualified rehabilitation costs may be subtracted from federal income tax owed if building is used as income-producing properties, including commercial or residential use.
3. **Grant Eligibility:** property owners and city eligible to receive various grants and funding for restoration
4. **Increase Property Values:** often properties have higher values compared to similar properties outside the district
5. **Other Types of Benefits:**
 - a. Stabilization of Neighborhoods: through promoting investment and reducing blight, which can lead to overall improvements in the quality of life
 - b. Tourism & Economic Benefit: historic districts can be used to attract tourists and visitors
 - c. Community Identity: increased sense of pride and community identity often develops within the district

NATIONAL HISTORIC DISTRICT

Cons

1. **District Application Process:** the application process is extensive and may incur some costs, but we have a great start with the Reconnaissance Level Survey
2. **Approval Process for State or Federal Tax Credit Benefit:** all projects need approval by the Utah State Historic Preservation Office before work can start and work must meet the historic standards and are only allowed for renovation & rehabilitation costs, not property purchase costs, new additions, etc.
3. **Some Property Restrictions to Maintain Historic Status (only for those taking grants or tax credits):** most often, properties may be removed from registry if they have material or non-approved alterations
4. **Increase Property Values:** often properties have higher values compared to similar properties outside the district, which would translate into increased property taxes

NATIONAL HISTORIC DISTRICT

District Boundaries

Reconnaissance Level Survey Recommends Two Districts:

1. **St. George Historic District:** we currently have sufficient architectural integrity and contributing buildings in the central area to be listed.
2. **Adobe Buildings of St. George:** this would be thematic multiple property submission, but additional research will be required to determine which adobe buildings should be included in the nomination

RECOMMENDATION

Move forward with the St. George Historic District based on the 2022 Reconnaissance Level Survey. During the next 5 years, evaluate on expanding and/or splitting into multiple districts (downtown, Hope Hill, Sandtown) to align with the pending downtown city plan.

St. George RLS Survey Boundaries Context Map December 2022

Main Street

- 2022 Survey
- 1994 Survey
- Original STG
- Arts District

Legend

- Survey Boundary
- Non-contributing
- Out of Period
- Contributing



0 0.15 0.3 0.61 Miles

St. George RLS Survey Boundary Map December 2022

500 N

MAIN

100 E

200 E

200 N

500 W

BLVD

600 E

100 S

300 S

Legend

- Survey Boundary
- Non-contributing
- Out of Period
- Contributing



0 0.06 0.13 0.25 Miles

NATIONAL HISTORIC DISTRICT

Next Steps

