

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, **December 13, 2023**, commencing at **12:00 p.m.**

The agenda for the meeting is as follows:

CALL TO ORDER

1. **CLG Training**
Alena Franco, CLG Coordinator with the Utah State Historic Preservation Office will provide CLG training and discussion.
2. **MINUTES**
Consider approval of the November 15, 2023, meeting minutes.

ADJOURN

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

Certified Local Government Program

Utah State Historic Preservation Office



Utah
SHPO



What is a Certified Local Government?

A Certified Local Government (CLG) is a local government that has been “certified” by the National Park Service.



How does a local government become a CLG?

- Pass a preservation ordinance
- Appoint a historic preservation commission



Commission Duties

- Advise the City Council and other interested parties in the community on matters related to historic preservation and history.
- Conduct surveys of local historic properties in compliance with standards set by the SHPO.
- Participate in planning and land-use processes undertaken by the City that have the potential to affect historic properties.
- Promote and conduct educational and interpretive programs related to the community's history and historic properties.
- Review and comment to the SHPO regarding all proposed National Register nominations of properties in the community
- Apply for and administer grants and other financial aid for historic preservation and history-related projects in the city.



Grant Information

- CLG Grants are available every January. The application is due in February.
- These are reimbursement matching (50/50) grants.
- CLG Grant awards are limited to \$20,000 maximum depending on project type.
- Grant cycle runs for 16 months (April till the following August)

CLG Grant Projects

Survey

National Register Nomination

Pre-Development

Development

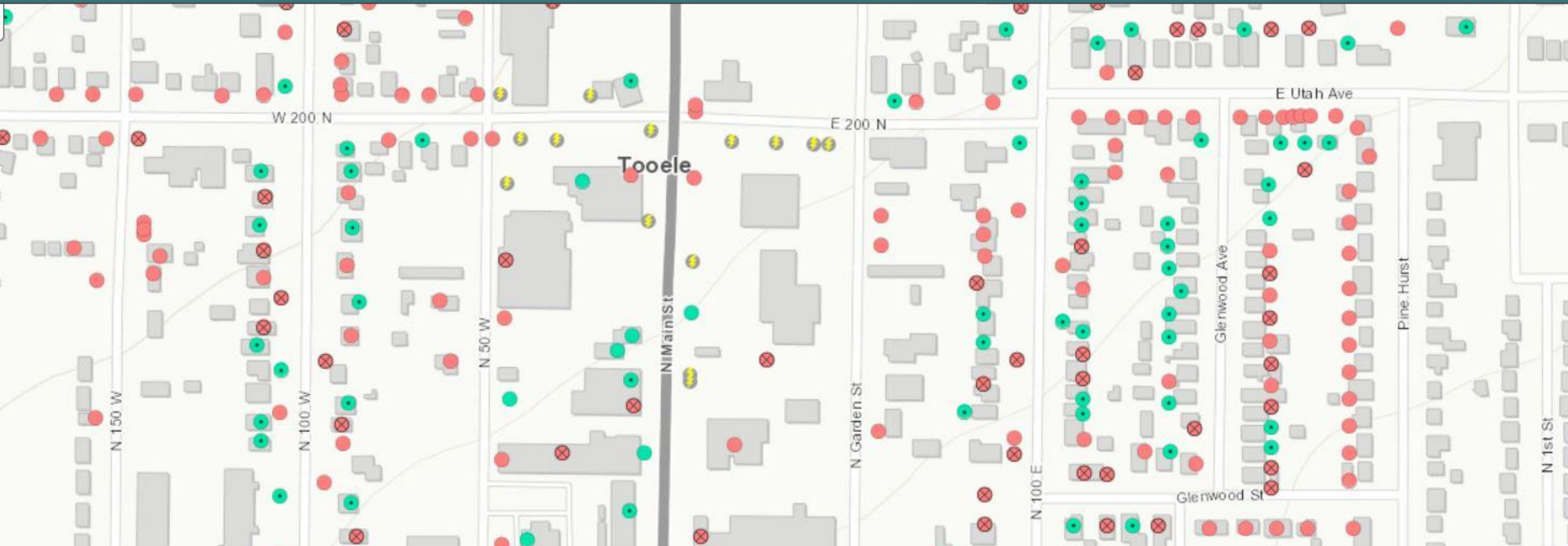
Preservation Planning

Education and Outreach



Survey

Reconnaissance Level Survey
Intensive Level Survey



National Register Nomination



Individual
Historic District
Multiple Property Submission

Pre-Development

Architectural/Engineering Studies

CAHOON MANSION



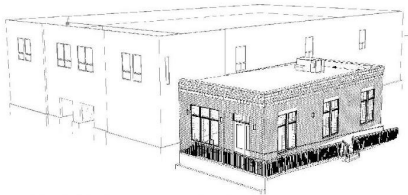
ENVELOPE STABILIZATION ASSESSMENT

Entelen Design-Build, LLC • FFKR Architects

ELITE HALL ADDITION 98 WEST MAIN ST HYRUM, UTAH

Case, Lowe and Hart, Inc.
2484 Washington Blvd. Ste 510
Ogden, Utah 84401

Reeve & Associates
5160 1500 W
Riverdale, Utah 84405



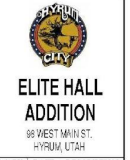
DRAWING INDEX

0301	TITLE SHEET
0302	CODE REVIEW & LIFE SAFETY
03	SITE PLAN
MEP001	MECHANICAL AND PLUMBING DEMOLITION PLAN
ED100	ELECTRICAL DEMOLITION PLAN - 2nd FLOOR
0301	GENERAL STRUCTURAL NOTES
0302	FOUNDATION PLAN
0303	FOUNDATION BRACE PLAN
0304	FLOOR PLAN
0305	FINISH FLOOR PLAN AND WALL TYPES
0306	REFLECTED CEILING PLAN
0307	SECOND FLOOR PLAN
0308	SECOND FLOOR REFLECTED CEILING PLAN
0309	ROOF PLAN
0310	EXTERIOR ELEVATIONS
0311	EXTERIOR ELEVATIONS
0312	BUILDING SECTION
0313	ENLARGED PLAN
0314	ENLARGED 2ND FLOOR PLAN
0315	ENLARGED PLAN
0316	DETAILS
0317	DETAILS
0318	DOOR TYPES AND SCHEDULES AND WINDOW TYPES
0319	PLUMBING SCHEDULES
0320	PLUMBING PLAN
0321	PLUMBING PLAN
0322	PLUMBING DETAILS
0323	MECHANICAL SCHEDULES
0324	MECHANICAL PLAN
0325	MECHANICAL DETAILS
0326	EXISTING SECOND FLOOR MECHANICAL PLAN
0327	MECHANICAL DETAILS
0328	ELECTRICAL LEGEND & SCHEDULES
0329	ELECTRICAL DEMOLITION
0330	ELECTRICAL LIGHTING PLANS
0331	ELECTRICAL POWER PLANS
0332	ELECTRICAL PLUMBING
0333	ELECTRICAL DETAILS



Case, Lowe and Hart, Inc. • 2484 Washington Blvd. Ste 510 • Ogden, UT 84401
Reeve & Associates • 5160 1500 W • Riverdale, UT 84405

CONSULTANTS



MARK	DATE	DESCRIPTION
0301	AUGUST 31, 2018	ISSUE 001
0302	08/31/18	PROJECT NO.
0303	08/31/18	DESIGNER
0304	08/31/18	DESIGNED BY
0305	08/31/18	CHECKED BY
0306	08/31/18	BID PERMIT SET
0307	08/31/18	AT 08/31/18
0308	08/31/18	SHEET TITLE
0309	08/31/18	TITLE SHEET
0310	08/31/18	SHEET NO.
0311	08/31/18	G001

Development

Rehabilitation of National Register-listed properties





Development



Preservation Planning

Center Street **Historic District**



Design Standards



Historic Preservation Commission meetings

Local historic preservation plans, ordinances, design guidelines, etc.

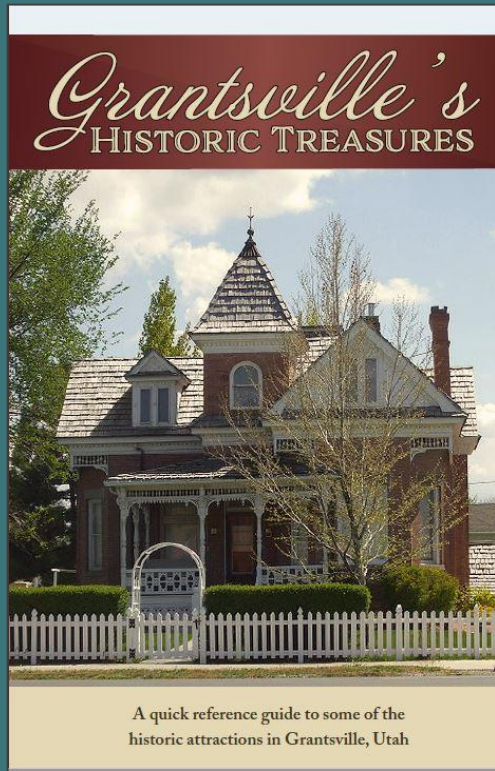
Education & Outreach

Training & Workshops

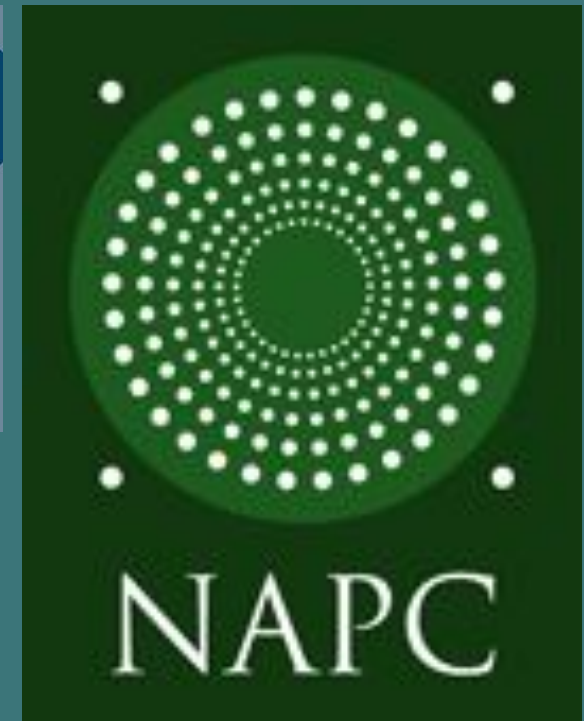
Historic Walking Tour

Attend a state or national conference on
Historic Preservation

Archeology & Preservation Month



'Utah Heritage
Walks' App



Contacts:

Alena Franco
CLG Coordinator
afranco@utah.gov

Website:

ushpo.utah.gov/shpo/certified-local-governments-clgs/



UTAH CERTIFIED LOCAL GOVERNMENT HANDBOOK



Utah
SHPO

Utah State Historic Preservation Office
Highland Office
3760 S. Highland Dr
Millcreek, UT 84106
ushpo.utah.gov

This handbook describes the Utah State Historic Preservation Office's administration of the Certified Local Government (CLG) Program. This document details program requirements and provides guidance to local governments who wish to participate in the program. Those who are CLGs and those who wish to join the program are encouraged to reach out to the CLG Coordinator and visit our website at ushpo.utah.gov.

The program described in this document is financed in part with federal funds from the National Park Service, U. S. Department of the Interior, under provisions of the National Historic Preservation Act of 1966, as amended. While approved by the National Park Service in meeting the requirements of the Act, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior.

Under Title VI of the Civil Rights Act of 1964 and section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U. S. Department of Interior prohibits discrimination on the basis of race, color, national origin, or disability or age of its federally assisted programs. If you believe you have been discriminated against in any such program, activity, or facility or in the information presented, or if you desire more information, please write to:

Office of Equal Opportunity
U. S. Department of the Interior
1849 C Street, NW
Washington, DC 20240

DOCUMENT UPDATED DECEMBER 2022

Table of Contents

Title Page.....	1
Acknowledgement of Support.....	2
Table of Contents.....	3
Introduction to the State Historic Preservation Office (SHPO).....	4
The Certified Local Government (CLG) Program.....	5
Requirements for Certification.....	6
4-Year Program Reviews.....	6
CLG Participation in the Section 106 Process.....	7
CLG Grants.....	8
Eligible Grant Projects.....	8
Contact Information and Helpful Resources.....	9
Other SHPO programs.....	10
National Register of Historic Places.....	10
Historic Tax Credit Programs.....	10
Utah Main Street Program.....	11
Appendix	
Secretary of the Interior's Standards for Rehabilitation.....	12
National Historic Preservation Act (applicable sections)	
Certification of CLG.....	13
Section 106.....	15

Introduction to the State Historic Preservation Office (SHPO)

In 1966, Congress passed the National Historic Preservation Act (NHPA) (54 USC 300101 et seq.) which established preservation as a national priority and created programs that encourage historic preservation at the federal, state, and local levels. This included the establishment of State Historic Preservation Offices (SHPOs) to guide each state's preservation activities in coordination with the U.S. Department of the Interior, National Park Service (NPS). In Utah, the program is administered through the State Historic Preservation Office (SHPO) and is a division of the Department of Cultural and Community Engagement.

The SHPO, is responsible for the following activities:

- Maintaining a State Historic Preservation Plan.
- Overseeing the National Register of Historic Places (NRHP) program and process.
- Coordinating the survey and inventory of cultural resources within the state to evaluate them for NRHP eligibility and maintaining an inventory of cultural resources in the Utah Cultural Resource Information System (HUB and SEGO).
- Reviewing and making recommendations on applications for the Federal Historic Tax Credit program and the State Historic Tax Credit program for certified rehabilitation projects.
- Reviewing federally-funded, licensed, or permitted projects for their potential impact on cultural resources under Section 106 of the NHPA.
- Reviewing State projects for their effect on cultural resources under Utah Code Annotated 9-8-404.
- Administering the Certified Local Government program.
- Providing technical assistance and guidance to individuals and federal, tribal, state, and local government agencies on historic preservation issues.
- Implementing the Cultural Site Stewardship Program connecting volunteers to monitor sensitive cultural resource sites.
- Coordinating the Ancient Human Remains Program protecting human remains on non-federal lands.
- Managing the Utah Main Street Program, helping community's historic and economic character through technical assistance, trainings and funding.

The Certified Local Government (CLG) Program

In recognition of the value of preservation and community engagement at the local level, the NHPA was amended in 1980 to include a new federal-state-local partnership, the CLG program. Through this program, local units of government are empowered to shape the future of the historic fabric of their communities and provide an incentive to build strong preservation programs in partnership with NPS and SHPOs, which provide technical assistance and funding support for local efforts. Because both the SHPO and the NPS must certify local governments before they can access funding, participating entities were thus named Certified Local Governments (CLGs).



Pine Valley Chapel, Pine Valley

A CLG, is any local government in the State of Utah – such as a city, county, town, or municipality – that has met specific eligibility requirements and has been certified through the SHPO and the NPS. A CLG demonstrates its commitment to historic preservation by enacting a preservation ordinance and establishing a historic preservation commission to oversee the local preservation program. As a CLG, the community is a partner in preservation with the SHPO and the NPS.



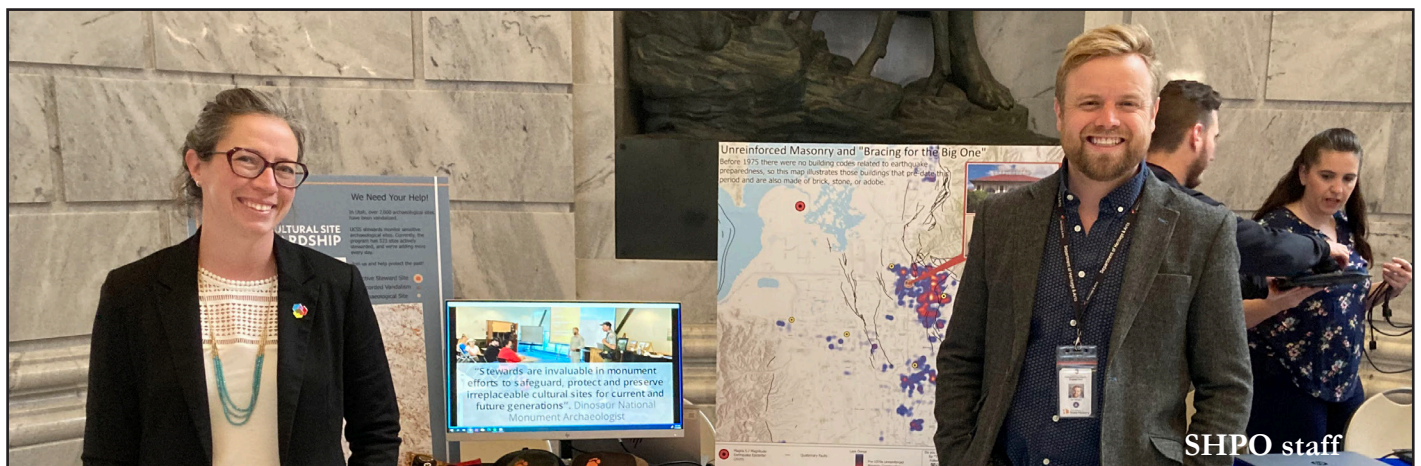
Art Castle, Salt Lake City

Rooted in best practice approaches, the CLG program gives credibility to local preservation activities, their relationship to broader planning processes, and their role in sustaining vibrant, culturally rich communities. The program also promotes preservation activities consistent with national and state legislation and standards, which encourage responsible decision-making for the treatment of important historic resources in the community. The CLG program also recognizes the role of local stakeholders in the success of preservation activities. Participation in the CLG program signals that a community is committed to empowering local stakeholders who wish to protect, celebrate, and invest in historic resources and working with them to proactively engage opportunities to sustain the places that contribute to the community's sense of place and cultural identity.

Requirements for Certification

The basic certification requirements for a local government is the following:

- Establish a historic preservation commission and appoint interested and qualified residents to serve. To the extent they are available, at least some of the commission members should meet “professional” qualifications in the disciplines of history, architecture, architectural history, archaeology, or related fields.
- Pass a preservation ordinance that outlines how the local government will address historic preservation issues. The SHPO has an example of an ordinance that can serve as a starting point; many communities have adopted it almost word-for-word.
- Agree to participate in updating and expanding the state’s historic building inventory program. SHPO takes the lead in this effort by maintaining the master database and the files for the statewide inventory, and by providing grants to survey additional properties.
- Agree to review and comment on any NRHP nominations of properties within the local government boundaries. Nominations are usually submitted by the property owners themselves or other members of the public. SHPO administers the NRHP program in Utah.
- Affirm that it will fulfill its obligation to enforce existing state preservation laws. (Local governments are required to enforce state laws already, so this is not a new requirement).



4-Year Program Reviews

Program Reviews of CLGs are required every four years. It is the State Historic Preservation Office’s (SHPO) responsibility to coordinate program reviews and track the ongoing “certified” status of CLGs.

In Utah, a CLG will either be ‘active’ or ‘inactive’. Active status means that the CLG completed their most recent program review and continues to maintain the requirements. Inactive status means that the CLG did not complete their most recent program review or have not maintained the requirements needed for CLG certification. Only ‘active’ CLGs are eligible to apply for grant funds.

CLG Participation in the Section 106 Process

Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects that their proposed work might have on historic resources listed, or eligible for listing, in the National Register of Historic Places (NRHP). Examples of the types of projects subject to Section 106 include work on federally owned or controlled property; a project receiving federal funds, grants, or loans, in whole or in part, including pass-through funds, projects requiring a federal permit, license, or approval.

Once certified, CLGs may be called on as a consulting party to participate in the Section 106 review process and provide feedback on undertakings that might have the potential to affect historic properties in their community. SHPO encourages CLGs to actively participate in the review process. As a consulting party, a CLG can help in the identification of historic properties and participate in conversations about the project's effects and can also help determine appropriate mitigation if there is an adverse effect.

For more information on the Section 106 Review Process, visit the UT SHPO website: <https://ushpo.utah.gov/shpo/shpo-compliance/>



CLG Grants

Each year, the SHPO receives funding from the National Park Service to be used for preservation activities in the state. The funding source is called the Historic Preservation Fund (HPF). A minimum of 10% of the SHPO's annual apportionment from the HPF must be designated for CLG grants. At this time, only CLGs with active status and no current grant can apply for grant funds. CLGs may also elect to sponsor a project for a nonprofit organization, other public entities, or private individuals within its jurisdiction, but the CLG, as the eligible applicant, must submit the application.

The CLG Grant is a reimbursement matching (50/50) grant and typical grant awards range from \$10,000 to \$20,000 depending upon the grant project. Generally federal grants cannot be matched with other federal funds, however, funds from the Community Development Block Grant (CDBG) program can be applied as a matching share for a CLG grant. The SHPO publishes annual guidance and application materials for the grant program, which outline eligible and ineligible activities and requirements associated with the grant funds. SHPO is also available to talk through potential grant projects with interested CLGs in advance of their applications.

Eligible Grant Projects

In Utah, CLG grants can be used for several categories which are defined below:

- **Development:** Rehabilitation/stabilization work on National Register Properties. Activities include labor and material costs for rehabbing National Register properties and stabilizing/ or testing archaeological resources. (Properties must be on the National Register prior to application).
- **Education & Outreach:** Potential projects can be any of the following: Developing websites, apps, and social media focused on historic properties. Preparing and printing walking-tour brochures of historic properties. Archaeology and Preservation Month activities (lectures, presentations, awards, etc.). Attending/participating in historic preservation-related conferences and workshops.
- **National Register Nominations:** Completing a nomination (including forms and documentation) for a historic property/site(s) to the National Register of Historic Places.
- **Pre-Development:** Feasibility studies, working drawings, and specifications for the rehabilitation, preservation, and stabilization of properties eligible for the National Register of Historic Places.
- **Preservation Planning:** Administering a local historic preservation program, conducting historic preservation commission meetings, preparing or updating local historic preservation plans, ordinances, design guidelines, and related activities.
- **Survey & Inventory:** Architectural surveys or historical documentation of buildings conducted by professional consultants. [i.e. Reconnaissance Level Survey or Intensive Level Survey] Limited Archaeological Survey is also eligible.

Contact Information and Helpful Resources

State Historic Preservation Office (SHPO)

ushpo.utah.gov

Contact

Alena Franco

CLG Coordinator

afranco@utah.gov

801-245-7233

Historic Utah Buildings (HUB) Database

SHPO GIS database of historic building records in Utah

hub.utah.gov

SHPO Youtube Channel

Webinars and videos about historic buildings, archeology, and SHPO programs

www.youtube.com/c/UtahStateHistoricPreservationOffice

National Park Service

Resources for CLGs

<https://www.nps.gov/subjects/clg/index.htm>

National Alliance for Preservation Commissions (NAPC)

National organization for local preservation commissions and supporting CLG networks.

Training opportunities, biennial conference (FORUM), timely webinars, access to a network of preservation professionals listserv, and quarterly newsletter, The Alliance Review.

www.napcommissions.org/

Other SHPO programs

National Register of Historic Places

The National Historic Preservation Act of 1966 established not only the State Historic Preservation Office, but also the National Register of Historic Places (NRHP). The NRHP is the official federal list of properties that are significant in American history, architecture, archaeology, or engineering. Places may be listed individually, as part of a Historic District, or as part of a multiple property or statewide thematic category. The properties listed on the NRHP are eligible for CLG grants for rehabilitation work and historic tax credit programs. Historic properties are regularly listed through this program, usually these nominations are funded as part of the CLG grant program or through Historic Tax Credit Programs. For more information, visit <https://ushpo.utah.gov/shpo/national-register/>

Historic Tax Credits

Federal Historic Tax Credit

One of the most significant tools in the United States to spur rehabilitation and restoration of historic buildings is the Federal Historic Tax Credit program, established in 1976. In this program, overseen jointly by SHPO and the National Park Service, rehabilitation projects on income-producing buildings listed on the National Register of Historic Places (NRHP) can be eligible for a 20% income tax credit. Income-producing can include commercial, industrial, office, residential rental, etc. Project costs must meet a “substantial rehabilitation” test. It is highly recommended to talk to SHPO before starting work to avoid disqualification or increased project costs. For more information, visit ushpo.utah.gov/shpo/financial-incentives/ or contact historictaxcredits@utah.gov

State Historic Tax Credit

In addition to the Federal Historic Preservation Tax Credit Program, the SHPO also administers a similar program at the State level. Utah is one of 37 states with an adopted and active historic preservation tax credit program. Utah’s state program provides a 20% credit for residential-use properties that include both owner-occupied and non-owner-occupied buildings. A minimum investment of \$10,000 over up to three years is required, and rehabilitation work must follow the same standards as the federal program: The Secretary of the Interior’s Standards for Rehabilitation. A building does not need to be listed on the NRHP at the beginning of the rehabilitation, but it must be within three years of completion of the project. Eligible tax credit activities include a variety of interior and exterior repairs and restoration of any historic or structural elements. It is highly recommended to talk to SHPO before starting work to avoid disqualification or increased project costs. For more information, visit ushpo.utah.gov/shpo/financial-incentives/ or contact historictaxcredits@utah.gov

Utah Main Street Program

The SHPO administers the Utah Main Street Program (UMSP), a state program designed to help communities revitalize their economy, appearance, and image of downtown commercial districts. This program builds a strategy centered on a community's unique heritage and attributes that make it a great place to live and visit. The program provides a framework and resources to support a community's downtown revitalization efforts. The UMSP is a Main Street America™ Coordinating Program. As such, the Utah Main Street Program (UMSP) is affiliated with the National Main Street Center, which helps to lead a powerful, grassroots network consisting of over 46 coordinating programs and over 2,100 neighborhoods and communities across the country committed to creating high-quality places and to building stronger communities through preservation-based economic development. For more information, visit <https://community.utah.gov/umps/>

The Secretary of the Interior's Standards for Rehabilitation

These Standards and Guidelines provide a critical part of the framework of the national preservation program. They are widely used at the federal, state, and local levels to guide work on historic buildings, and they also have been adopted by Certified Local Governments and historic preservation commissions across the nation.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

NATIONAL HISTORIC PRESERVATION ACT

54 U.S.C. 3025

(FORMERLY SECTION 101 (C))

Chapter 3025—Certification of Local Governments

Sec.

302501. Definitions.

302502. Certification as part of State program.

302503. Requirements for certification.

302504. Participation of certified local governments in National Register nominations.

302505. Eligibility and responsibility of certified local government.

§ 302501. Definitions

In this chapter:

(1) DESIGNATION.—The term “designation” means the identification and registration of property for protection that meets criteria established by a State or locality for significant historic property within the jurisdiction of a local government.

(2) PROTECTION.—The term “protection” means protection by means of a local review process under State or local law for proposed demolition of, changes to, or other action that may affect historic property designated pursuant to this chapter.

§ 302502. Certification as part of State program

Any State program approved under this subdivision shall provide a mechanism for the certification by the State Historic Preservation Officer of local governments to carry out the purposes of this division and provide for the transfer, in accordance with section 302902(c)(4) of this title, of a portion of the grants received by the States under this division, to those local governments.

§ 302503. Requirements for certification

(a) APPROVED STATE PROGRAM.—Any local government shall be certified to participate under this section if the applicable State Historic Preservation Officer, and the Secretary, certify that the local government—

(1) enforces appropriate State or local legislation for the designation and protection of historic property;

(2) has established an adequate and qualified historic preservation review commission by State or local legislation;

(3) maintains a system for the survey and inventory of historic property that furthers the purposes of chapter 3023;

(4) provides for adequate public participation in the local historic preservation program, including the process of recommending properties for nomination to the National Register; and

(5) satisfactorily performs the responsibilities delegated to it under this division.

(b) NO APPROVED STATE PROGRAM.—Where there is no State program approved under sections 302301 and 302302 of this title, a local government may be certified by the Secretary if the Secretary determines that the local government meets the requirements of subsection (a). The Secretary may make grants to the local government certified under this subsection for purposes of this subdivision.

§ 302504. Participation of certified local governments in National Register nominations

(a) NOTICE.—Before a property within the jurisdiction of a certified local government may be considered by a State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official, and the local historic preservation commission.

(b) REPORT.—The local historic preservation commission, after reasonable opportunity for public comment, shall prepare a report as to whether the property, in the Commission's opinion, meets the criteria of the National Register. Within 60 days of notice from the State Historic Preservation Officer, the chief local elected official shall transmit the report of the commission and the recommendation of the local official to the State Historic Preservation Officer.

(c) RECOMMENDATION.—

(1) PROPERTY NOMINATED TO NATIONAL REGISTER.—Except as provided in paragraph (2), after receipt of the report and recommendation, or if no report and recommendation are received 14 days within 60 days, the State shall make the nomination pursuant to section 302104 of this title. The State may expedite the process with the concurrence of the certified local government.

(2) PROPERTY NOT NOMINATED TO NATIONAL REGISTER.—If both the commission and the chief local elected official recommend that a property not be nominated to the National Register, the State Historic Preservation Officer shall take no further action, unless, within 30 days of the receipt of the recommendation by the State Historic Preservation Officer, an appeal is filed with the State. If an appeal is filed, the State shall follow the procedures for making a nomination pursuant to section 302104 of this title. Any report and recommendations made under this section shall be included with any nomination submitted by the State to the Secretary.

§ 302505. Eligibility and responsibility of certified local government

Any local government—

(1) that is certified under this chapter shall be eligible for funds under section 302902(c)(4) of this title; and

(2) that is certified, or making efforts to become certified, under this chapter shall carry out any responsibilities

NATIONAL HISTORIC PRESERVATION ACT

54 U.S.C. 306108

(FORMERLY SECTION 106)

§ 306108. Effect of undertaking on historic property

The head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking in any State and the head of any Federal department or independent agency having authority to license any undertaking, prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license, shall take into account the effect of the undertaking on any historic property. The head of the Federal agency shall afford the Council a reasonable opportunity to comment with regard to the undertaking.



2024 CLG Grant Application Instructions

Each year the Utah State Historic Preservation Office (SHPO) must pass-through a minimum of 10% of the State's annual apportionment of the Historic Preservation Funds (HPF) to Certified Local Governments (CLGs) for eligible activities. Previously, the CLG grant has been non-competitive with a 'first come, first served' acceptance policy. Two factors have worked in concert to change the type of grant process, first being the number of communities requesting funds are higher than the allotted funds in a grant cycle, which is exacerbated by changes in funding limits for certain types of activities.

In 2022, updated federal policies from the National Park Service have allowed the SHPO to increase grant awards for Development grant projects (rehabilitation on National Register-listed properties). The SHPO recognizes that the demand for development grant projects will increase with the higher grant amounts. In order to create a fair process for CLGs to apply for higher grant amounts, the 2024-2025 CLG Grant Application is a competitive process. This means that it is important that CLGs carefully plan out their proposed projects and submit a strong application. CLG Grant Applications will be reviewed by a panel of Secretary of Interior Qualified individuals. Any panel review members will recuse themselves from discussion and scoring of any application for which they may have a conflict of interest. It is anticipated that not all grant applications will receive funding and some applications may not receive their full grant requested amount.

WHO CAN APPLY?

Any Utah CLG with 'active' status and no current grant is eligible to compete for these funds by submitting an application. The SHPO is available and happy to assist CLGs in identifying and developing acceptable projects. CLGs are strongly encouraged to consult with SHPO staff before they submit any application. If you have questions about the application or your proposed project, contact Alena Franco, afranco@utah.gov.

STATE FUNDING PRIORITIES

The SHPO has established the following funding priorities for the 2024-2025 grant cycle in keeping with the Statewide Preservation Plan. Grants will be awarded based on funds available and alignment with priorities. Funding preference will be given to rural communities and project types **in the following order**: [Refer to Appendix A for project descriptions and details regarding documentation for grant application submission].

1. **Survey:** Reconnaissance Level Surveys

- CLGs may apply for up to \$12,000 to \$15,000 for larger cultural resource surveys.

2. **Development:** Rehabilitation work on National Register-listed properties. A CLG may include 1-2 different properties at the maximum for this project.

- CLGs may apply for up to \$10,000 for projects that lack a current feasibility study, drawings, plans, specifications or other necessary pre-construction work. *Submit photos showing the overall view of the building and all proposed work areas.*
- CLGs with projects that have pre-construction documentation such as studies, drawings, plans, etc. may apply for up to \$20,000. *Pre-construction documentation must be submitted with CLG Grant Application with photos showing the overall view of the building and all proposed work areas.*

3. **National Register Nominations**

- CLGs may apply for up to \$12,000 to \$15,000 for Historic District or Multiple Property Submissions (with lower thresholds for individual listings).

4. **Pre-Development**

- While this is a lesser priority for funding, this is a good opportunity for a CLG to receive grants to make themselves more competitive in the next cycle for having a pre-development plan. CLGs may apply for up to \$10K.

5. **Preservation Planning**

- CLGs should be availing themselves of planning opportunities early to ensure effective strategic targeting of future grants to address above priorities. CLGs may apply for up to \$10K.

6. **Education and Outreach**

- CLGs are always encouraged for creative public outreach and education opportunities and applications are not discouraged for this category, but will receive less priority in funding if competition is tight. CLGs may apply for up to \$10K.

GRANT DISTRIBUTION STRUCTURE

It is the intent of the SHPO that every reasonable effort be made to distribute CLG-designated funds among as many eligible governments as possible. Each grant application will be reviewed by the following rubric metrics.

1. Demonstrated Need (10 pts)

- a. Why is this project needed in your community?
- b. What is the rationale and significance of this project?
- c. Have you looked for other funding sources for this project?

2. Preparedness (10 pts)

- a. Is the project description well written and descriptive of the details?
- b. Does the applicant provide the necessary information/documentation for the project type?
- c. Does the budget include costs that are necessary and reasonable?

3. Public Benefit (10 pts)

- a. Who will benefit from the completion of your project?
- b. What impact will the project have on your community?
- c. Does the community support the project?

4. Does the project further the State Historic Preservation Goals/Objectives? (10 pts)

- a. Is the project one of the high priority grant projects? [Survey, Development, or National Register Nomination?]
- B. How does the proposed project have a beneficial impact on present and future preservation efforts of the CLG?

APPENDIX A -- Grant Project Types

SURVEY

Reconnaissance Level Surveys (RLS): Systematic architectural surveys conducted by professional consultants or archaeological surveys conducted by qualified archaeologists. In the grant application, describe the survey area and the approximate number of buildings or sites. RLS products include photographs of buildings in the survey area, a survey map, computerized survey data (entered into Preservation Pro), and a survey report with recommendations for future research. The consultant rate is approximately \$20-\$30 per building. Archaeological surveys must generate completed UAS (Utah Archeological Site Form) forms for each site. Please consult with the SHPO when planning RLS projects. *Describe the geographic area of the survey (street boundaries if applicable) and the estimated total # of properties to be surveyed.*

Intensive Level Surveys (ILS): Historical documentation of buildings, OR, systematic archaeological survey involving comprehensive survey of all areas within survey boundaries. In the grant application, describe the survey area and the approximate number of buildings or sites. Archaeological and historic site consultants must meet professional requirements (contact SHPO for details). Whether completed by professional consultants or trained volunteers, the documentation must meet SHPO standards. Costs vary but consultants can typically charge \$1,000-\$2,000 per building and potentially \$30/acre for archaeological survey (above a baseline report writing cost). Please consult with the SHPO when planning ILS projects. *List the street addresses of properties to be surveyed.*

DEVELOPMENT

Development activities include labor and material costs for rehabilitating National Register properties and stabilizing and/or testing archaeological resources (must be on the National Register prior to application). As part of the development grant, the property owner will be required to sign a Preservation Agreement (SHPO will provide). A Preservation Agreement obligates the owner to maintain the property for a period of five years so as to preserve its historical significance and character-defining features.

List the National Register property (street address) that will have rehabilitation work done. Describe the proposed work items in detail. All proposed work must meet the Secretary of the Interior's "Standards for Rehabilitation." Detailed answers give the panel a better understanding of your project and will be helpful in the panel review. A CLG may include 1-2 different properties at the maximum for this project.

Submit with your application the following documentation:

1. Pre-construction documentation such as feasibility studies, reports, plans, etc. if applying for more than \$10K.
2. Photos (JPEGs) of an overall view of the building and each proposed work area.

NATIONAL REGISTER NOMINATIONS

This involves completing registration forms and all supporting documentation (maps, prints, image files on CD, copies of research, etc.) required for National Register designation. It is usually best to hire a consultant to complete these complex forms. Consultants must meet professional requirements (see Appendix B). While the range of costs vary the typical amount is roughly \$2,000-\$4,000 per individual nomination; \$8,000-\$15,000 for historic district nominations (if surveys are already completed); and \$10,000-\$15,000 for Multiple Property Submission (MPS) overview documents.

PRE-DEVELOPMENT (architectural/engineering studies)

Preparation of feasibility studies, working drawings, and specifications for the rehabilitation, preservation, and stabilization of properties eligible for the National Register. Projects must meet the Secretary of the Interior's "Standards for Rehabilitation and should be performed by appropriate professionals.

PRESERVATION PLANNING

Includes administering a local historic preservation program, conducting historic preservation commission meetings, preparing or updating local historic preservation plans, ordinances, design guidelines, and related activities.

EDUCATION & OUTREACH

Projects that involve historic buildings and archaeological sites are eligible. Briefly describe the proposed project, specify the type and quantity of the "products," and break down the costs as specifically as possible.

Eligible educational activities include:

- Developing websites, apps, and social media offerings focused on historic properties;
- Preparing and printing walking-tour brochures;
- Archaeology and Preservation Month activities (lectures, presentations, awards, etc.);
- Attending/participating in historic preservation-related conferences and workshops.

Ineligible educational activities include:

- General local history research and educational materials (e.g. local history books);
- Museum-related activities such as collection care and exhibits;
- Most interpretive markers and plaques, including National Register plaques, are not an eligible expense (consult with SHPO for details).

Please note that all **published/printed materials**, whether hard-copy or electronic, must include two paragraphs of specific language required by the National Park Service. Contact the SHPO for details.

PROGRAM ADMINISTRATION

Includes staff and office expenses associated with administering the CLG grant, including contract management, soliciting bids, preparing reimbursement requests, etc. Expenses for conducting historic preservation commission meetings and related activities should be included under Preservation Planning. **Program administration costs are limited to 15% of the total project budget.**

NATIONAL REGISTER NOMINATION EVALUATION SHEET

Certified Local Governments / Historic Landmark Commissions

The following property is being nominated to the National Register of Historic Places and will be reviewed by the Utah State Historic Preservation Review Board at its next meeting

PROPERTY NAME:

ADDRESS:

☐ OK

☐ Concerns

INTEGRITY: Major alterations or additions? New materials? Altered setting? Moved? etc.

☐ OK

☐ Concerns

DESCRIPTION: Is the property adequately described? Have contributing and non-contributing features been clearly identified?

☐ OK

☐ Concerns

SIGNIFICANCE and CONTEXT: Has the appropriate criterion been used? Has it been justified? Is the context sufficient in breadth and depth to support the claims of significance?

☐ OK

☐ Concerns

FACTS AND SOURCES: Are the appropriate and best sources used? Are key dates and facts accurate?

☐ OK

☐ Concerns

SUPPORTING MATERIALS: Adequate photos, maps, drawings, etc.?

☐ The Commission recommends that the property or properties appear to meet the National Register criteria and should be listed in the National Register.

☐ The Commission recommends that the property or properties do not appear to meet the National Register criteria and should not be listed in the National Register.

Signature of Commission Chair (or Designee)

Date

Name of Local Historic Preservation Commission

Return to: Utah Historic Preservation Office
ATTN: National Register Coordinator
300 S. Rio Grande Street
Salt Lake City, UT 84101

5/25/2022United 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 PropertyHistoric name: La Verkin Hydroelectric Power PlantOther names/site number: Hydro No. 4

Name of related multiple property listing:

Electric Power Plants of Utah MPS

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

2. LocationStreet & number: Off south State StreetCity or town: La Verkin State: UT County: WashingtonNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

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

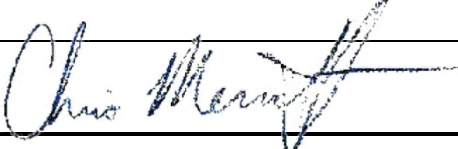
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X 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 X local

Applicable National Register Criteria:

X A B C D

		/SHPO	4/26/2022
Signature of certifying official/Title:		Date	
State or Federal agency/bureau or Tribal Government			
In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.			
Signature of commenting official:		Date	
Title :		State or Federal agency/bureau or Tribal Government	

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

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

☐

Site

☐

Structure

☐

Object

☐

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

3

structures

objects

4

Total

1

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/energy facility

Current Functions

(Enter categories from instructions.)

RECREATION AND CULTURE/ outdoor recreation park

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER

Materials: (enter categories from instructions.)

Principal exterior materials of the property: CONCRETE, BRICK, METAL

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Constructed in 1929, the La Verkin Hydroelectric Power Plant is located in La Verkin, Washington County, on the north bank of the Virgin River (Photos 3 & 4) in Confluence Park, about 20 miles northeast of St. George. In this particular location, between La Verkin and Hurricane City, the riverbed is depressed in a deep canyon with large basaltic lava cliffs. The power plant is a two story square brick masonry building resting on a poured formed concrete foundation. Because this is a utilitarian building, it has no definitive architecture style. This may be due to the fact that the building was so remote that an impressive façade was not deemed necessary.¹ The site consists of the power plant, a switchrack and basalt stone retaining walls (Photo 23). Not included in the boundary, but historically associated with the power plant is a riveted steel penstock. The site is enclosed by a chain link and barbed wire fence. The building was constructed into the side of a small hill which creates a half-story entrance between the first and second floor on the north elevation. The hill slopes down to the south directly below the building to the Virgin River. A dirt access road is located north of the power plant and extends along the riverbed through Confluence Park. North of the power plant across the dirt road is the metal penstock that extends up about 200 feet to the top of the cliff. There are two trees located

¹ Most early 20th century power plants in Utah were designed with either Victorian or Period Revival stylistic influence—at least on the primary facade.

La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

on the west side within the fenced enclosure and some natural vegetation surrounding the site. Since its construction, the plant has had minimal alteration and retains the majority of its historic integrity, view shed, setting and associated feeling.

Power Plant

This facility was a 'high-head' power plant which required little water to generate power. Instead, it relies on the velocity of the water to power the turbines. The power plant is where the kinetic energy of moving water is converted by machinery into electricity. Although the building is located adjacent to the river, its water source is actually three miles upstream. The canal begins about three miles upstream before the Virgin River enters the canyon. Water was first diverted from the Virgin River into a settling pond where the silt was allowed to settle out. From the settling pond, a canal stretches along the north side of the Virgin River canyon wall and then goes through a quarter-mile tunnel before being funneled through a 42" pipe or penstock into the hydroelectric plant. The canal and tunnel have been demolished/buried under the housing subdivision at the top of the cliffs above the power plant.

The power plant is a two story square brick building facing west over a concrete slab foundation. The walls are three wythes thick with 6/1 American or common bond masonry. At the level of the window lintels on each floor is a soldier bond brick water table that is flush with the wall and extends across all elevations. The building has a medium pitched gable roof with the ridgeline extending east to west clad with terra cotta tiles—although many of the tiles are broken or missing. It overhangs the building about one foot on the north and south elevations and features exposed rafters. Because this is a utilitarian building, it has no definitive architecture style. It was constructed into a small hill that creates a half-story entrance between the first and second floor on the north elevation.

Exterior

West elevation

The main (west) elevation is symmetrical with three bays and a central entrance (Photo 4). The original door to the central entrance is gone and all that remains is the opening in the wall. Currently there is a metal bar gate in the opening preventing entry to the building. On the first floor, flanking the central doorway on either side is a large multi-paned steel window with concrete sills. The north window has a concrete lintel that extends over the central doorway while the south window has a soldier brick lintel which extends across all elevations. On the second floor, the three steel casement windows are evenly spread across the facade and also have concrete sills and soldier brick lintels. In the apex of the gable there is a window opening with a brick sill and steel lintel. All of the original window glazing has been broken out with only broken pieces of glazing remaining in some areas. Flanking both the north and south casement windows are the remains of a timber support that most likely was a small awning to provide shade for the upper floors during the hot summer months.

La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

North elevation

The north elevation is built into the small hill which creates a half-story entrance into the first floor and has the entrance to the second floor (Photos 8 & 9). On ground level, there is an entrance located near the right corner and would allow one to step down a flight of stairs to the first floor. This opening appears to have its original metal door with multi-pane divided lights although the glazing has been broken out with small pieces remaining. Near the left corner is a steel casement window with a concrete sill and steel lintel. The soldier brick water table from the first floor windows on the other elevations is located near the bottom of this north wall. Centrally located in front of the north elevation is a large square concrete-lined opening/pit in the foundation which allowed for the penstock across the dirt road to enter the power plant and provided the foundation for an exterior staircase to the central entrance on the second floor. And, although penstock connection to the Pelton wheel is extant on the first floor interior, approximately 50 feet of the exterior pipe was removed where it crossed the road from the hillside. The opening has been covered with steel plates (Photo 10) and the staircase has long been demolished. It's unknown at what time the staircase was removed. Currently there is no access to the second floor. On the second floor, the doorway is located slightly off center to the left with a concrete sill and steel lintel. This also has its original steel door with multi-pane divided lights with no glazing. To the right of the doorway, above the entrance on the ground level is a casement window that matches the casement windows on the second floor west elevation. To the left of the doorway is a small steel window. Above the openings is a soldier brick water table that extends across all elevations. It should be noted that all three steel windows are different sizes on this facade. All of the original window glazing has been broken out with only broken pieces of glazing remaining in some areas.

East elevation

On the east elevation (Photos 6 & 7) there is a small opening in the bottom of the wall near the center where it's assumed that pipes exited the power plant. While their purpose is unclear as there is nothing left besides this opening, pipes on the interior that run from the second floor to the opening suggest culinary or waste water use. The two first floor windows match the small steel window located on the left side of the doorway on the second floor north elevation. The windows are located slightly off center to the left and have concrete sills and soldier brick lintels part of the extended water table. On the second floor, the three metal windows are all different from each other. The window located on the right matches the metal casement windows on the west elevation. The center small metal sash window matches the ones on the first floor and the window on the left is a taller metal sash window. All windows have concrete sills and a soldier brick lintel that is part of the water table. In the apex of the gable there is a window opening with a brick sill and steel lintel. All of the original window glazing has been broken out with only broken pieces of glazing remaining in some areas.

South elevation

In the south wall's concrete foundation is a central opening for the tailrace pipes to exit the power plant to dump used water into the Virgin River located adjacent to the power plant. On the

La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

first floor are three metal casement windows that match the windows on the second floor west elevation. All have concrete sills and soldier brick lintels as part of the water table. On the second floor are two metal casement windows located near either end of the wall that match the windows on the first floor. All of the original window glazing has been broken out with only broken pieces of glazing remaining in some areas.

Interior

Main floor

On the interior, the main floor has a large open square plan. Two small closets are located in the southeast corner of the room (Photo 17 & 18). In the northwest corner is the outline of a dogleg staircase that descended from the ground level doorway in the north wall (Photo 15). Below this corner staircase is a small closet in the wall that contains an old electrical breaker box. On the north wall is an alcove where the penstock entered the building and connected to the Pelton wheel (photo 11). The entire space was finished with a light colored plaster but is in a deteriorated condition and covered in graffiti. The concrete floor is mostly covered by roughly two feet of silt and other debris. Large double metal tracks for an overhead crane are located on the ceiling and run north to south (Photo 13 & 16). The power technology of this facility is typical of high-head hydroelectric power plants. In the center of the room is a large heavily damaged Pelton wheel with an attached generator on the east side (Photos 12, 17, 20, 21 and 22). In the southwest corner is the remains of an electric switchboard with marble slabs mounted onto a steel frame (Photo 14). This electrical infrastructure is most likely original to the plant.

Second Floor

The second story was reserved for the operator's quarters. As there is no current access to the second floor, the floor plan was estimated by looking at the placement of walls through several holes in the ceiling of the first floor. It appears that one would enter through the doorway in the north wall to a small entry room from which four additional doorways open into separate rooms in each corner of the building. Reportedly, the room in the northwest corner was the kitchen.² The function of the other rooms is unclear but presumably would be for bedrooms and perhaps a bathroom.

Setting

The La Verkin Hydroelectric Plant is located on the slope of the north bank of the Virgin River about 20 miles northeast from St. George, Utah. In this particular location, the riverbed is depressed in a deep canyon with large basalt cliffs between La Verkin and Hurricane City. The power plant is a west facing, two-story square brick masonry building over a poured concrete foundation. Directly northwest of the building is a contributing switchrack with transformers. Both the switchrack and power plant are enclosed by a modern chain link and barbed wire fence. North of the power plant across the dirt road is the metal penstock that extends up about 200 feet

² Kathleen Nielson, interview by Alena Franco, La Verkin UT, February 22, 2021.

La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

to the top of a cliff. A dirt road is located north of the power plant and extends along the riverbed throughout Confluence Park. On the north side of the dirt road, in the northwest corner is a three-foot-tall stone retaining wall that extends about 25 feet along the north side of the dirt road. This is reportedly where a small garden of flowers was located in the late 1920s.³ There are two deciduous trees located within the fenced enclosure and some natural vegetation surrounding the site.

Site Features

Switchyard

Directly northwest of the power plant is a contributing switchyard which consists of a switchrack (frame tower) constructed of riveted steel angle and flat pieces with a roughly 10-foot-square footprint and 20-feet tall (Photos 23 & 24). The switchrack supports large transformers and insulators that connected electrical cable to the power plant. The transformers are cylindrical metal structures and covered with radiator fins that serve to dissipate heat. The function of a transformer is to increase the voltage of electricity for transmission to substations, where the electricity is then passed through step-down transformers to distribute to customers. There are no power lines currently connected to it.

Retaining Wall

There are two sections of retaining wall that are assumed to have been built at the time as the power plant and are contributing structures (Photos 25 & 26). The walls are constructed of random rubble basalt laid in a lime mortar. The largest and most visible is the two-tiered section that runs roughly east/west and supports the switchyard structure. Approximately forty feet long, the main tier is approximately four feet tall at the east end, diminishing to about two feet at the west end. Resting on top of a portion of this wall is an approximately four-foot-tall poured/formed concrete wall. The wall bends at the midpoint at an approximately 30° angle to the north. The lower section, which is located just to the west of the larger section is only about twenty feet long and a couple of feet tall. This section connects, along with the upper section to a concrete stairway that runs along the north elevation of the power plant (Photo 27). The second retaining wall is mostly at ground level and creates the southern boundary of the yard.

Chain Link Fence

There are two sections of prominent chain link fencing that are more recent non-contributing structures. The older section fences off the west side of the yard and has an opening for road access. The other newer section runs along the south edge of the property, but only along the area where the building is located.

³ Ibid.

La Verkin Hydroelectric Power Plant

Name of Property

Penstock

Washington County, UT

County and State

Although not a contributing structure, as it is located outside of the nomination boundary, it is worth noting the 42" diameter welded and riveted steel penstock that historically connected to and fed water to the power plant. It is located north of the power plant, directly across the access road (Photos 28 & 29). Historically, the penstock connected at the top of the cliff to a tunnel that brought water from the Virgin River about three miles upstream. Any remains of the tunnel are gone, buried under more recent housing subdivisions. The penstock descends from the top of the 200-foot-tall cliff downhill to the power plant. This sharp drop in elevation would allow water to gain velocity before it got directed into the pelton wheel turbines. It should be noted that the current penstock is not original. The original penstock was made of wood but was replaced with this steel pipe in the mid-twentieth century. It was common for penstocks to be altered or replaced as wood pipes deteriorated with constant contact with water and silt. Again, the penstock is under separate ownership for now and is not being included in the nomination boundary.

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

Areas of Significance

(Enter categories from instructions.)

INDUSTRY

Period of Significance

1929-1972

Significant Dates

1929

1934

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The La Verkin Hydroelectric Power Plant, constructed in 1929 and located in La Verkin, Washington County, is locally significant under Criteria A in the area of Industry. The plant is significant for its association with the development of hydroelectric power in Washington County during the early to late twentieth century. It was the biggest power plant in a network of four plants managed by Dixie Power in the early-twentieth century and early on provided all the electricity needed for Hurricane, La Verkin, Toquerville, Virgin, Rockville, and Springdale.⁴ If all four plants were offline, it was the La Verkin facility that had to be started up first. Over the years, minor alterations were made to the plant including replacing the wood pipe penstock with metal and upgrading the electricity generating equipment to be semi-automated so that operators did not have to live on the premises. The period of significance starts in 1929, the year of construction and ends in 1972, the fifty-year cutoff for National Register purposes, though the plant continued in operation until it officially closed in 1983. The Power Plant is also one of the identified property types and meets the registration requirements for the context, "Development of Hydroelectric Power in Utah, 1881-1939" of the *Electric Power Plants of Utah Multiple Property Listing*. Despite minor historic and non-historic alterations and loss of some integrity in materials due to deterioration from abandonment and vandalism, the plant retains the majority of its historic integrity overall in location, setting, design, workmanship, feeling and association. and remains an example of high-end type of hydroelectric plants dating from the early twentieth century in Utah.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criteria A Significance: Industry

The La Verkin Power Plant is significant in the area of Industry under Criterion A for its association with the development of hydroelectric power in Washington County during the early to late twentieth century. It is also identified as one of the property types in the *Electric Power Plants of Utah Multiple Property Listing*. As noted in the historical context for the multiple property listing:

"Later developments tapped the larger rivers, but by far the majority of hydroelectric plants in Utah... were located on small canyon streams. These offered much more manageable opportunities for power development, ones that were closer to the Salt Lake City area and other markets. As well, canyon streams of the Wasatch and other ranges were ideally suited to small-scale, high-head technology. During the mid-nineteenth century, engineers discovered the technology with which to efficiently generate electricity from small amounts of

⁴ Richard Howard, "La Verkin Canal-a symbol of pioneer work and industry," *The Daily Spectrum* (St. George, UT), Nov 13, 1975.

La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

water.... Compared to modern hydroelectric plants, Utah's early powerhouses now seem rather diminutive, and indeed their size reflects their origins in an era not dominated by massive, monopolistic utilities and government agencies. Most are utilitarian structures made of brick or stone....”⁵

The building was the fourth and largest power plant constructed by the Dixie Power Company in order to meet the demand for electricity in Washington County. Early on the plant provided all the electricity needed for Hurricane, La Verkin, Toquerville, Virgin, Rockville, and Springdale.⁶ If all four plants were offline, the La Verkin facility was required to be started up first to get the network going. Even up until 1975, it was stated that although its output could not supply all the demand for electricity as it once did, it still provided the most economical source for electricity in the area.⁷ Hydroelectric power was important because it generated relatively cheap electricity for cities, businesses, factories, and individual consumer uses. Important events in Washington County history, such as urbanization and industrialization (primarily mining) all benefited from the availability of electricity. The power plant also illustrates the technology of hydroelectric power during the period of significance by showcasing the engineering methods, technology and architecture typical of such buildings during the early twentieth century.

Hydroelectric Power in Washington County

The first power company in Washington County was formed in St. George in 1909. There is very little written about the first power plant. What is known is that it was a small municipal power plant that supplied electrical power to the city. In less than a year of its operation, city officials purchased the company and operated the plant until 1916. After this, there are conflicting reports about what happened to the plant. One source notes that it was closed and demolished shortly thereafter.⁸ Another source states the plant was sold to a private investor who eventually created the Southern Utah Power Company.⁹ The early power plant is no longer extant and it is unknown exactly who owned it and when it was demolished.

In 1917, the Dixie Power Company was organized with the goal to supply electricity to towns throughout the county. Between 1917 and 1929, Dixie Power built four hydroelectric plants that generated electricity for almost all major towns in Washington County including Zion National Park. The first of these plants was Gunlock Power Plant (1917), known as the original plant. This plant was eventually moved and sold when Dixie Power decided to build a larger plant at Gunlock in 1925 to meet demand for electricity. The other two plants were constructed at Veyo (1920) and Sand Cove (1920).¹⁰

⁵ *Electric Power Plants of Utah, Multiple Property Listing*. Utah State Historic Preservation office, Section F, Page 43.

⁶ Ibid.

⁷ Ibid.

⁸ National Register of Historic Places, Santa Clara Hydroelectric Power Plants Historic District, Veyo, Washington County, Utah, National Register # 89000281. Section 8 Page 3.

⁹ Douglas D. Alder and Karl F. Brooks, *A History of Washington County: From Isolation to Destination* (Salt Lake City: Washington County Commission, 1996), 252.

¹⁰ National Register of Historic Places, Santa Clara Hydroelectric Power Plants Historic District, Veyo, Washington County, Utah, National Register # 89000281. Section 8 Page 2-5.

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

All of these plants were of the high head type, commonly found throughout Utah, and often with Pelton wheels for the turbines (also known as impulse turbines). A 'high head' is derived from the height difference between where the water enters the hydro system and where it leaves it. For this power plant, the water enters the system 6 miles upstream and travels along the cliff before descending roughly 200 feet to the power plant. Although there is no hard rule regarding head height, generally anything above 98 feet of 'head' or descent is considered 'high' head. In high head plants, the velocity of water is more important than the volume in terms of generating electricity. These "high-head" plants were designed to take advantage of Utah's environment, which has many small mountain streams. High-head plants require little water to generate power, instead relying on the velocity of the water to power the turbines. The water gained velocity as it was conveyed downward hundreds of feet through steeply-inclined pipelines built on the sides of canyons.¹¹ The water would then travel down the penstock and pass through nozzles, which shoot the water at extremely high pressure into buckets mounted around a Pelton wheel turbine. The most striking feature of these turbines is their covering, or scroll case, which looks like a big snail shell.¹²

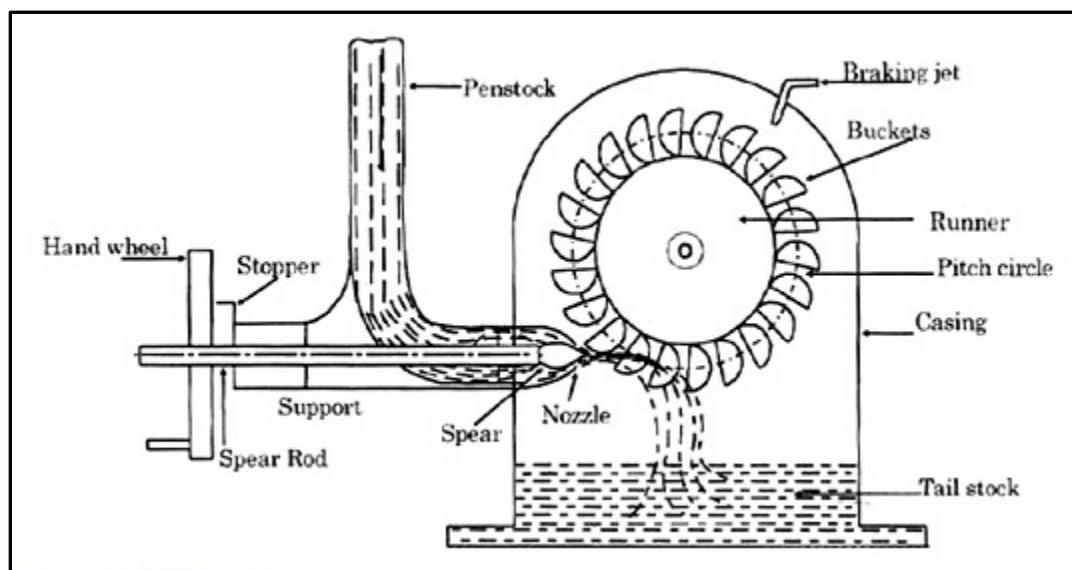


Figure 1. Pelton Turbine diagram.¹³

These plants, while built separately and far apart from each other, operated with each other. The Sand Cove plant was used to regulate the demand on the Gunlock and Veyo plants during peak load times. Despite these improvements, Dixie Power Company could not keep up with the demand for power. As a result, in 1929, they arranged with the La Verkin Canal Company to

¹¹ Ibid, Section E Page 10-11.

¹² National Register of Historic Places, Electric Power Plants of Utah MPS, Utah, National Register # 64500664. Section F Page 45.

¹³ "Basic Mechanical Engineering: Q. Explain the working of pelton turbine," RGPV Online, accessed July 15, 2021, <https://www.rgpvonline.com/answer/basic-mechanical-engineering/15.html>.

La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

supply water for another hydroelectric power plant near La Verkin called "Hydro No. 4".¹⁴ This plant became known as the La Verkin Power Plant and was the largest plant in the network.¹⁵

In 1930, Dixie Power Company was acquired by the Washington Gas and Electric Company. A couple years later the name was changed to Southern Utah Power Company. During that decade, the Southern Utah Power Company continued to maintain and upgrade their facilities with minor modifications. In 1934, the generating equipment in "Hydro No. 4" (La Verkin Power Plant) was replaced.¹⁶ By the late 1930s, the plants were bought and operated by the California Pacific Utilities Company. During the early 1980s Utah Power and Light acquired the plants and have operated them since that time.¹⁷

History of La Verkin Power Plant "Hydro No. 4"

In the late 1920s, there was a great demand for more hydroelectric power in Washington County. In response, the Dixie Power Company arranged with the LaVerkin Canal Company to obtain water rights for the purpose of producing hydroelectricity. A document from July 12, 1928 states the company applied for a permit to build an 899 kilowatt capacity hydroelectric plant at an estimated cost of \$90,000. This would include laying one thousand feet of a 42" wood pipe and the starting of concrete work for the canal. Construction started in December 1928.¹⁸

During construction, water was diverted from the La Verkin irrigation canal that began about three miles upstream before the Virgin River entered the canyon. Water from the irrigation canal went into a pond where the silt was allowed to settle. A sluice gate flushed the settling pond when necessary. From the settling pond, water flowed through a canal along the Virgin River Canyon and entered a quarter-mile-long tunnel before emerging on the La Verkin bench. From this point, a 42" diameter pipe funneled the water to the plant, where it powered the Pelton Wheel.

By April 1929, it was reported that the plant, originally called "Santa Clara No. 4 or Hydro No. 4", was operational and that Fred Brooks would be in charge of the facility.¹⁹ Over the years, minor alterations took place including replacing the wood pipe with metal and upgrading the electricity generating equipment to be semi-automated so that operators did not have to live on the premises.²⁰

¹⁴ National Register of Historic Places, Santa Clara Hydroelectric Power Plants Historic District, Veyo, Washington County, Utah, National Register # 89000281. Section 8 Page 3.

¹⁵ Victor Hall, "Selected Topics related to Hurricane, Utah." (Washington County Historical Society, 2003) 12.

¹⁶ There is no mention in the plant's history of what was replaced, but there is later mention of minor alterations. No exact date is provided, but the changes most likely occurred after 1934.

¹⁷ National Register of Historic Places, Santa Clara Hydroelectric Power Plants Historic District, Veyo, Washington County, Utah, National Register # 89000281. Section 8 Page 4-5. Utah Power & Light was purchased by PacifiCorp in 1987.

¹⁸ Victor Hall, "Selected Topics related to Hurricane, Utah," 12.

¹⁹ Ibid.

²⁰ Ibid.

La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

The La Verkin Power Plant was the largest in the Dixie Power Company network with three other hydroelectric plants (Gunlock, Veyo, and Sand Cove). The plant is a high-head type of plant where water at high velocity is fed over a Pelton wheel which is then connected to a generator. The output of the power plant was about the same as the small generator at Hoover Dam that generates power for use at the dam.²¹

There were major issues to be aware of when managing the plant. The Pelton wheel was designed to run within a specific RPM and if allowed to go too fast, it could cause damage to the wheel. Repair of a damaged Pelton Wheel required the work of a welder who would crawl inside the tight space to access the damaged area. At the La Verkin plant, Winston Stratton was the skilled worker who usually made the necessary repairs.

There were many other potential problems that could occur at the power plant as well. The canal and water flow had to be constantly monitored for leaks that could possibly displace yards of the canal bank if left unchecked. Abrasion from silt in the water could wear out the Pelton wheel and air bubbles could cause ruptured pipes. All of this meant that the canal, penstock, and power plant had to be maintained regularly by the operator.

Kay McMullin was the chief operator of the plant from 1958 until 1983, when it was closed down. Kay later reported that:

He ordinarily worked alone. Maintaining flow through the canal and through the pipe was his constant year-round concern. The canal bank was no more than six inches wide in many places; falling off the bank one way meant getting wet, falling the other meant landing on rocks ten to twenty feet below. Walking such a bank, even on a nice day, takes getting used to; Kay walked it at night and when he had to kick snow off to see where to step. Once he was making his way along the bank after an eight-inch snow fall. He slipped. His shovel flew out into the canyon. He dropped into the icy water. Fortunately, he had stashed emergency supplies at intervals along the canal. He retrieved some matches, got a fire going, and lived.²²

In 1983, Kay McMullin returned from a vacation to find the Pelton wheel and other machinery in shambles. It is unknown what exactly caused the damage. Though it has been theorized that lightning from a storm may have caused a power shut-off and the deflector plate may have failed to fall into place. This would have deflected the high pressure water into the tailrace, thereby saving the pelton wheel from spinning out of control. Another theory is that the Pelton Wheel was sabotaged by a disgruntled ex-employee. Ultimately, whatever the cause, the Pelton wheel spun out of control and ruined the equipment. Rebuilding was deemed economically unfeasible and much of the equipment and some parts of the penstock was sold as scrap metal. Sometime after this event, Dixie Power Company either sold or gave the property to Washington County. Today the building lays vacant and in

²¹ Ibid.

²² Ibid, 13.

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

a deteriorated condition. Currently, the property is within Confluence Park, a 344-acre nature preserve/park managed by Washington County. There are future plans to rehabilitate the building and to create an interpretive site for visitors to the park.²³

²³ Ibid, 12- 13.

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Alder, Douglas D, and Karl F. Brooks. *A History of Washington County: From Isolation to Destination*. Salt Lake City: Washington County Commission, 1996.

“Basic Mechanical Engineering: Q. Explain the working of pelton turbine.” RGPV Online. Accessed July 15, 2021. <https://www.rgpvonline.com/answer/basic-mechanical-engineering/15.html>.

“Electric Power Plants of Utah, Multiple Property Listing.” Utah State Historic Preservation Office. 1989.

Hall, Victor. “Selected Topics related to Hurricane, Utah.” Washington County Historical Society, 2003. Accessed March 11, 2020. <https://wchsutah.org/documents/hurricane-selected-topics.pdf>.

National Register of Historic Places, Santa Clara Hydroelectric Power Plants Historic District, Veyo, Washington County, Utah, National Register # 89000281. Utah State Historic Preservation office.

National Register of Historic Places, Electric Power Plants of Utah MPS, Utah, National Register # 64500664. Utah State Historic Preservation Office.

Nielson, Kathleen. Interview by Alena Franco. La Verkin UT. February 22, 2021.

Howard, Richard. “La Verkin Canal-a symbol of pioneer work and industry,” *The Daily Spectrum* (St. George, UT), Nov 13, 1975.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

_____ recorded by Historic American Engineering Record # _____
_____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_____ State Historic Preservation Office
_____ Other State agency
_____ Federal agency
_____ Local government
_____ University
_____ Other
_____ Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-------------------------|
| 1. Latitude: 37.195893° | Longitude: -113.279488° |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary includes the roughly rectangular parcel of the fenced switchyard that contains the power plant and switchrack. See Boundary Map for detail.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was chosen to convey the historical feeling and context of the power plant and includes the extent of the fenced power plant yard and associated features that were part of the power plant infrastructure. Although the penstock contributes to the site, it is under separate ownership for now and is not included in the boundary.

11. Form Prepared By

name/title: Alena Franco/Utah SHPO Staff
organization: Utah State Historic Preservation Office
street & number: 300 S. Rio Grande Street
city or town: Salt Lake City state: UT zip code: 84041
e-mail: afranco@utah.gov
telephone: _____
date: April 21, 2022

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

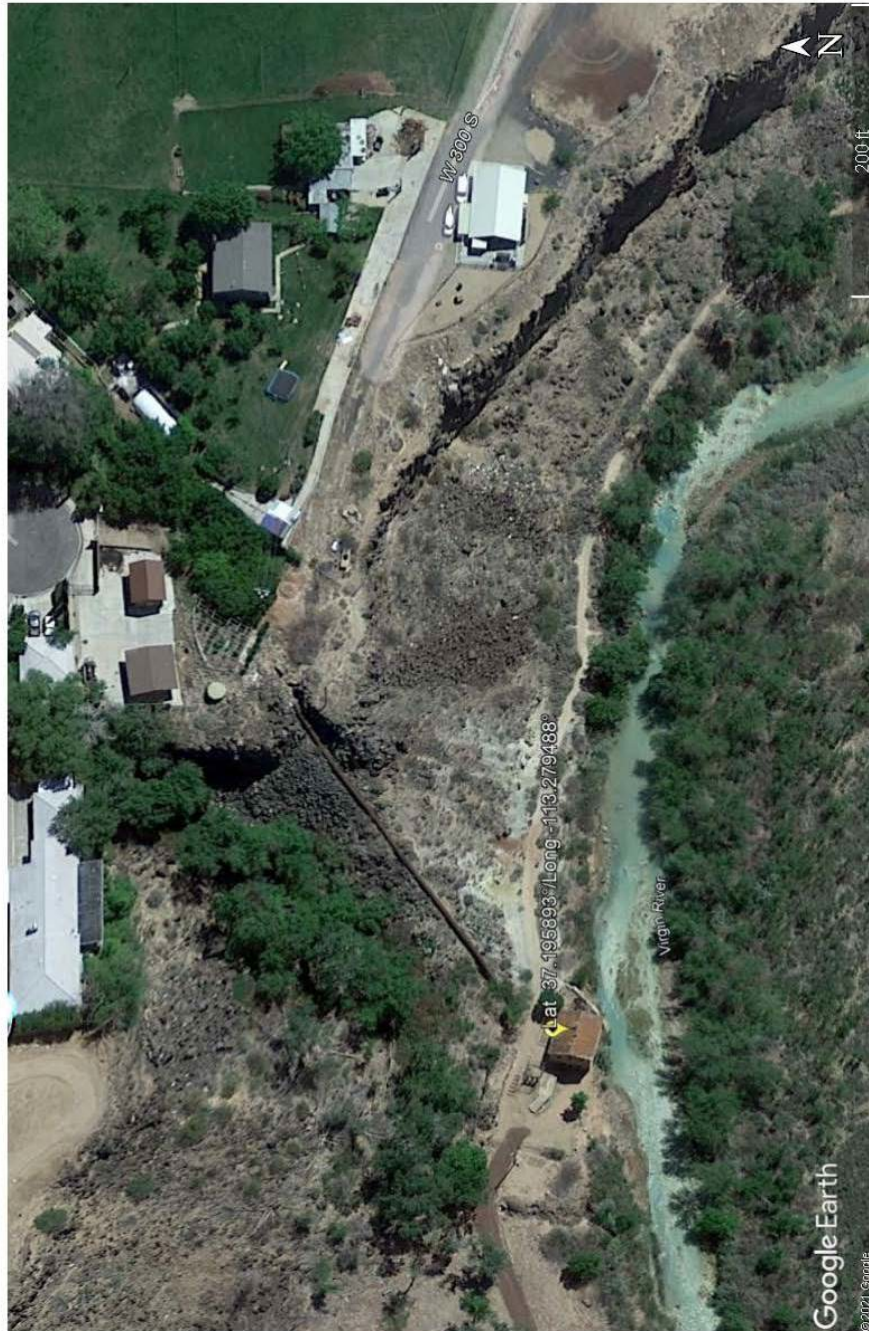
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State



LaVerkin Hydroelectric Power Plant

452 S State Street (in Confluence Park)

LaVerkin, Washington, Utah

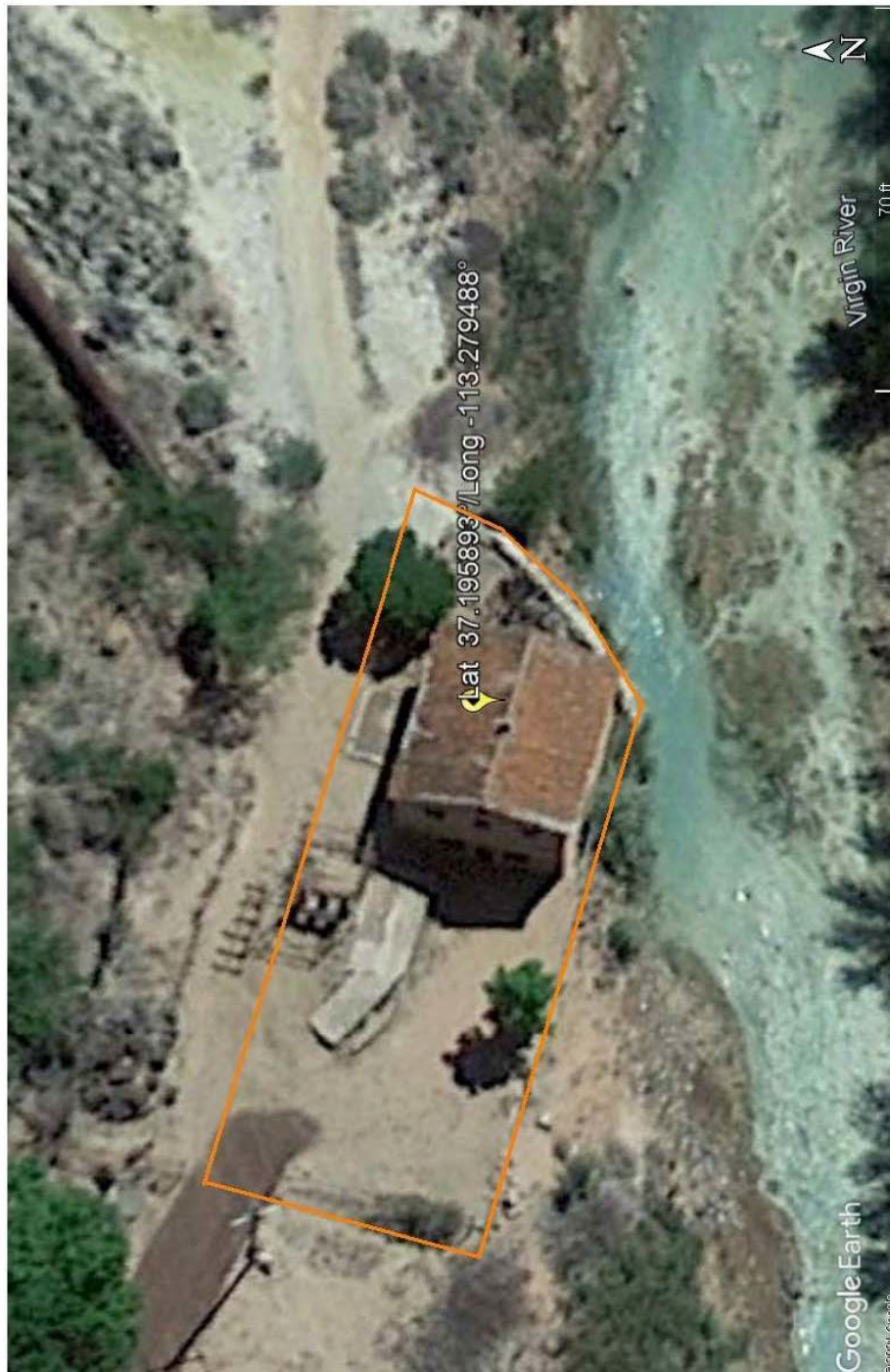
Latitude 37.195893° Longitude -113.279488°

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State



La Verkin Hydroelectric Power Plant

452 S State Street (in Confluence Park)

La Verkin, Washington, Utah

Latitude 37.195893° Longitude -113.279488°

Boundary

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State



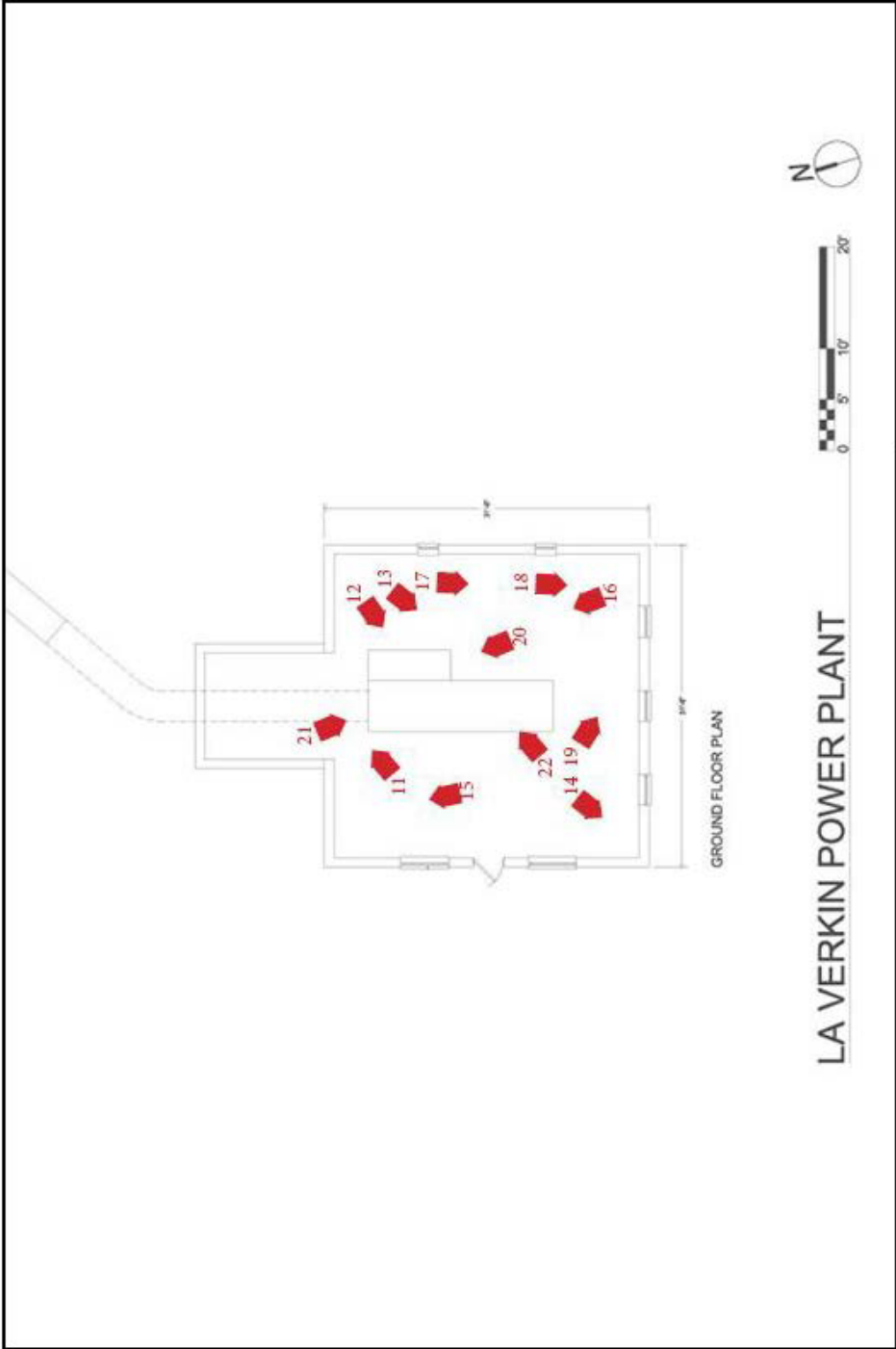
LaVerkin Hydroelectric Power Plant
Exterior Photo Key
452 S State Street (in Confluence Park)
LaVerkin, Washington, Utah
Latitude 37.195893° Longitude -113.279488°

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

 GROUND FLOOR PLAN LA VERKIN POWER PLANT	LaVerkin Hydroelectric Power Plant Photo Key Interior 452 S State Street (in Confluence Park) LaVerkin, Washington, Utah Latitude 37.195893° Longitude -113.279488°
---	---

La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: La Verkin Hydroelectric Power Plant

City or Vicinity: La Verkin

County: Washington

State: Utah

Photographer: Cory Jensen

Date Photographed: February 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 29. Overview of power plant site from the west. Camera facing east.



La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

2 of 29. Overview of power plant site from the east. Camera facing west.



3 of 29. Power Plant on bank of Virgin River. Camera facing east.



La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

4 of 29. South and west elevations. Camera facing east.



5 of 29. Close-up of pipe access in foundation, south elevation. Camera facing north.



La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

6 of 29. North and east elevations. Camera facing west.



La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

7 of 29. Close-up of east elevation. Camera facing south.



La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

8 of 29. North elevation. Camera facing southwest.



9 of 29. North and west elevation. Camera facing south.



La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

10 of 29. Original penstock entrance, north side of building. Camera facing south.



11 of 29. Interior view of alcove penstock entrance. Camera facing northeast.



La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

12 of 29. Interior overview of south and west walls. Camera facing southwest.



13 of 29. View of ceiling and crane track/support. Camera facing southwest.



La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

14 of 29. Interior switchboard remnant. Camera facing southwest.



15 of 29. Interior northwest corner showing ghost of staircase. Camera facing northwest.



La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

16 of 29. Interior view of north wall, turbine and pelton wheel case. Camera facing north.



La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

17 of 29. Interior view of turbine remnant and doors to small interior rooms. Camera facing southwest.



La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

18 of 29. View of small interior rooms, southeast corner. Camera facing southeast.



19 of 29. Partial view of Pelton wheel/penstock and south wall. Camera facing southeast.



La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

20 of 29. Turbine and Pelton wheel casing. Camera facing northwest.



21 of 29. Pelton wheel casing and turbine. Camera facing southeast.



La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

22 of 29. Detail of Pelton wheel inside casing, showing runner and buckets. Camera facing north.



La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

23 of 29. Switchyard infrastructure and power plant west elevation. Camera facing southeast.



La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

24 of 29. Close-up of switchyard infrastructure. Camera facing southwest.



La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

25 of 29. Basalt and concrete switchyard retaining walls. Camera facing north.



26 of 29. Basalt boundary/retaining wall. Camera facing southeast.



La Verkin Hydroelectric Power Plant

Name of Property

Washington County, UT

County and State

27 of 29. Exterior stairway connected to west building exterior wall and switchyard retaining wall. Camera facing southwest.



La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

28 of 29. Overall view of penstock descending down hillside (not within nomination boundary). Camera facing northeast.



La Verkin Hydroelectric Power Plant

Washington County, UT

Name of Property

County and State

29 of 29. Close-up of penstock section (not within nomination boundary). Camera facing northwest.



Property Owner information:

(Complete this item at the request of the SHPO or FPO.)

Name Washington County HPC_c/o Cameron Rognan, Administrator

Address 180 N 200 E, #111

City or Town St. George State UT Zip code 84770

Telephone/email _____

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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 43 East St. George Blvd, **November 15, 2023**, commencing at **12:00 p.m.**

PRESENT: Bob Nicholson, Member
Susan Crook, Member
Allan Carter, Member
Scott Messel, Member

EXCUSED: Bette Arial, Member
Rick Atkin, Chair
Cortney Haslam, Member

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

called the meeting to order.

1. DISCUSSION ITEM

Tour the County News Building at 43 East St George Blvd. This building is already a registered historical building. The applicants would like input on rehabilitation and ideas on what to do with the building.

Randall Richards – We are at the Classic Printing Building which has a long history. In the first 40 ft was the Silver Reef Saloon. In 1860 or there about it was moved from Silver Reef to this spot. It was one of the first buildings standing on this lot. We have pictures of it with horse drawn carriages and horses in front. The reason there are so many photographs of this building is because in it, it has the Washington County News. Before that I believe it was the Washington County Union and there are a few issues of that newspaper left around. We have all the printed volumes of the newspapers from 1915 to about 1968. In this section of the building there are some cabinets from the Silver Reef Saloon, there are pine boards there and some roof damage. Our goal and our responsibility is to preserve what is here.

Discussion on what is contained in the cabinets such as different documents used in government, old photographs, as well as issues of the newspapers.

Randall Richards – Moving further back in the building, the cabinets here are full of handset type. There is the press that they would print on here as well. The two machines over there are linotype machines. We also have all the files of the workorders they did here. This table is marble, you had to have a flat surface to make sure everything was flush and then use these rawhide hammers. Over there is what was

called a hot lead press. That is when it was started that you would buy a 1-inch column in the newspaper. I don't know what to do with all the linotype, the reason they didn't melt it down is because they would reuse it. Those are all plate shavers. It's really unusual that there are two linotype machines. This one is older than the other. This part of the building is all adobe, it just melts. This was another era of typesetting, it's not like a typewriter but the typesetter would know how to use it. After you were done using it you could melt it back down.

Randall showed how a guillotine press worked.

Bob Nicholson – So have people seen all of this?

Randall Richards – No, but I wanted ideas from all of you what to do with all of this. Let me ask you a question, when was the last time you went to the Daughters of the Pioneers museum? People don't go.

Allan Carter – Have you contacted USA Today since they own the Spectrum?

Randall Richards – We haven't, but you know how they are about newspapers, they don't care. That's what they did to the Washington County News, Scripps Publishing. They came in to every small town in America and just bought them out and printed a boring newspaper. And now newspapers are online.

Allan Carter – I thought maybe give them a chance to repent.

Scott Messel – How structurally sound is it?

Randall Richards – Some people think we could put steel columns in here and do a restaurant or bar in here and there is a story here, that's what is important.

Randall continued to show all of the items kept in the building such as work orders, and items that were printed there as well as equipment used to print the items.

Susan Crook – The difficult task is going to be to take inventory, again that is a school type project. You could get masters, PHD type people working on some sort of inventory. To me this is an academic problem as much as something that is going to cost money. To try and find that professor or that department that gets that spark, that says wow.

Randall Richards – But a lot of people get that stuff and put it in an archive, and it's never seen again.

Susan Crook – But you do an agreement about how things are managed.

Allan Carter – Not to throw religion in it, but you could probably pick up somebody from the Joseph Smith's papers project. It's so similar in so many ways.

Susan Crook – Yes, that's a possibility, I say look wherever you can with the resources because this is a treasure.

Brady Fronk – The other thing that is going to be an issue is that binder over there of Governments of Zion Natural History Association. We don't know if there is draft BLM documents in here or church documents.

2. **MINUTES**

Consider approval of the October 18, 2023, meeting minutes.

MOTION: Allan Carter made a motion to recommend approval of the October minutes.

SECOND: Scott Messel

AYES: (5)

Bob Nicholson, Member

Scott Messel, Member

Susan Crook, Member

Allan Carter, Member

NAYS: (0)

Motion Carries

ADJOURN