

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 meeting in the City Hall Administrative Conference Room, 175 East 200 North, St George, Utah, on **Wednesday, December 09, 2015**, commencing at **12:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

1. **MODIFICATION REQUEST**

Consider a request from Mr. Lynn Potter to modify the exterior aesthetics at the Miner Prisbey Home at 295 South Main Street. This property is a designated City Historic Landmark Site.

2. **OTHER BUSINESS**

Consider other business as deemed necessary.

3. **MINUTES**

Consider approval of the minutes from the June 25, 2014 and November 04, 2014.

4. **ADJOURN**

Genna Singh
Building & Development Office Supervisor

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.

ITEM 1

Landmark Site Designation Request

HISTORIC PRESERVATION COMMISSION AGENDA REPORT: 12/09/2015

Miner Prisbrey Home – 295 S Main

Case No. 2015-HPC-002

- Request:** To modify the roof of a home at an existing City Landmark Site. The home is known as the ‘Miner Prisbrey Home’
- Applicant:** Lynn Potter
36750 National Trails Hwy
Daggett, CA 92311
- Current Zone(s):** RCC (Residential Central City)
- Location:** 295 S Main Street
- Comments:** The original home was built in the early 1860’s and was occupied by Miner Grant Prisbrey and his wife Mary Ann Hershey – Prisbrey (*A brief history is attached to staff report*).
- The applicant is proposing to replace the roof with a white metal roof.

Site Data:

Account Number 0000375
Parcel Number SG-27-A
Tax District 08 - St George City
Acres 0.24
Situs 295 S MAIN ST , ST GEORGE
Legal Subdivision: ST GEORGE CITY SUR PLAT A BLK 2 (SG) Lot: 4 BEG SW COR LOT 4 BLK 2 PLAT A SGSC TH N 78.375 FT; TH E 132 FT; TH S 78.375 FT; TH W 132 FT TO POB

Zoning (RCC)

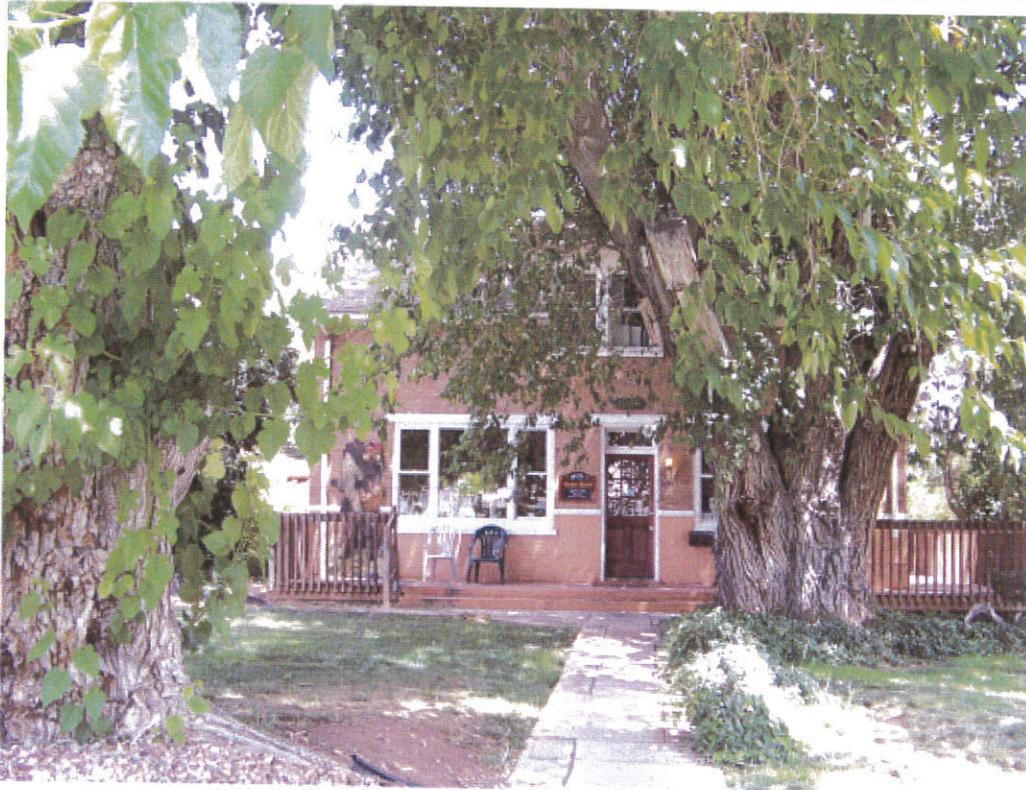


Site



From St George City "Landmark & Historic Sites" 3rd Edition, revised 2015

MINER GRANT PRISBREY HOME - 295 SOUTH MAIN STREET

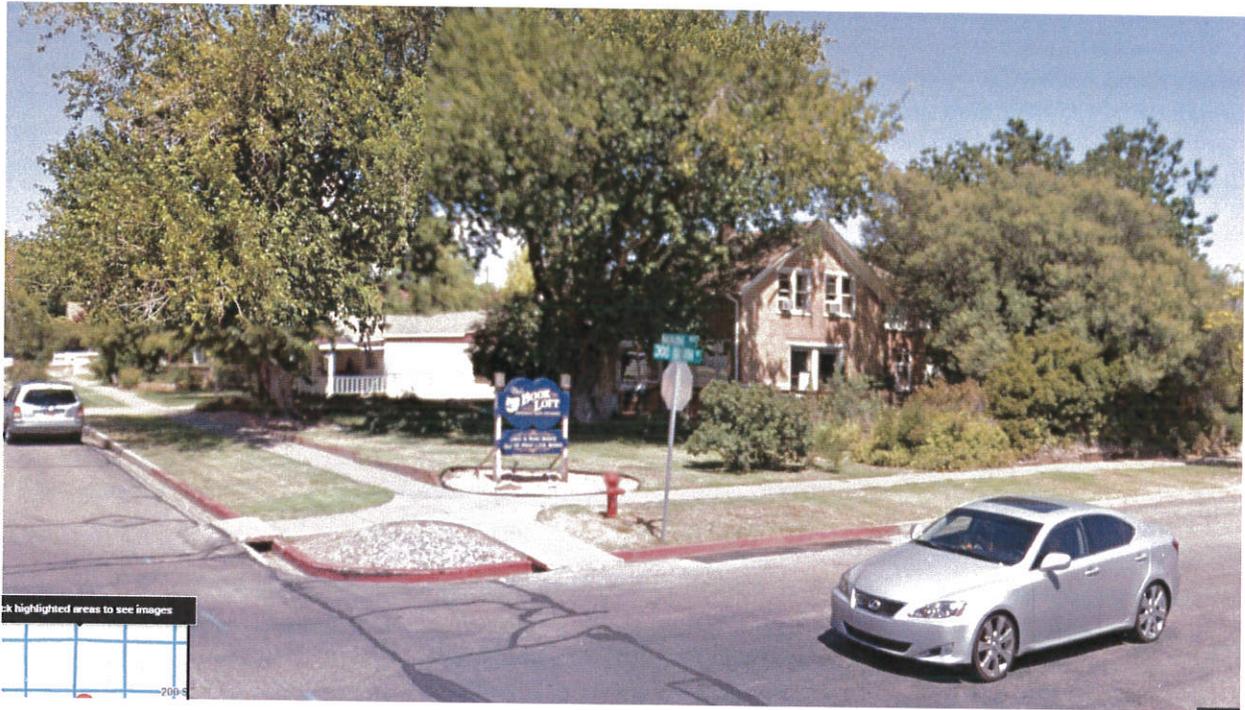


The old mulberry tree out in front of this house is over 100 years old. Its shade has protected the home and generations of passers by. In days gone by, a barrel at its base provided cool drinking water.

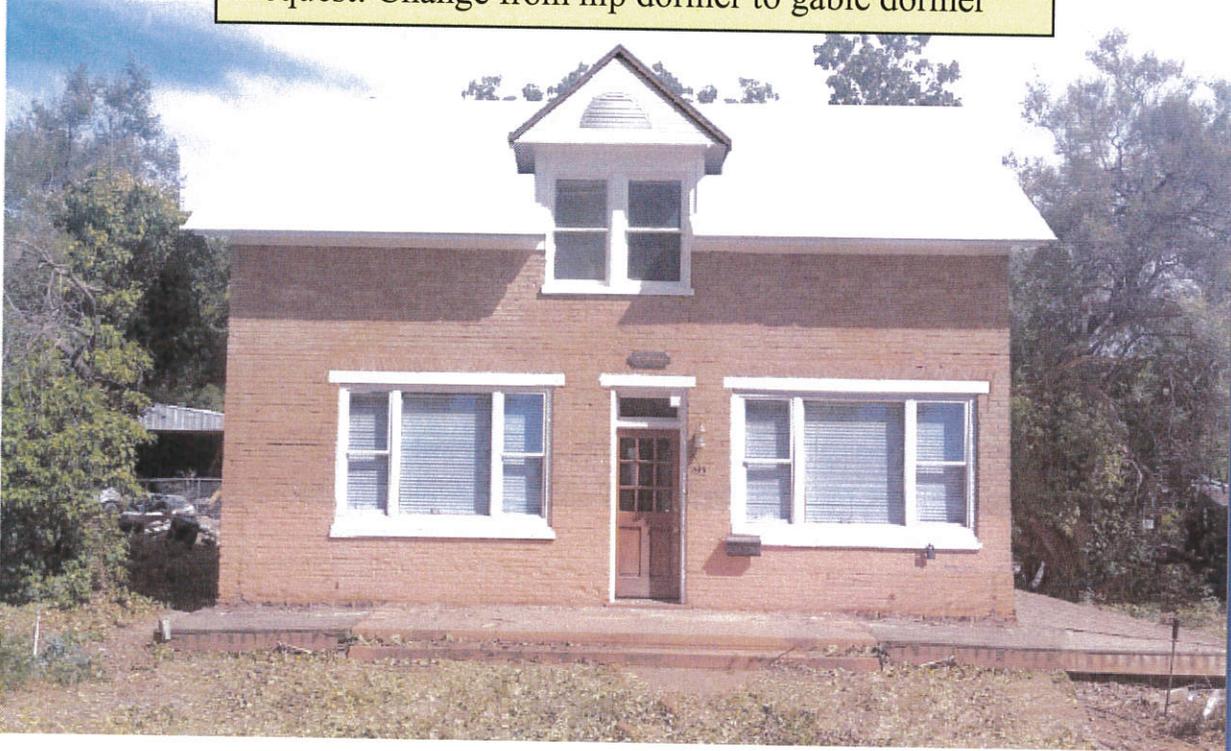
After Miner Prisbrey passed away, his wife lived in the home until a little cottage two doors north was built for her.

The house was used as a bookstore for rare, unique, and out of print books. The home is currently for sale (2015).

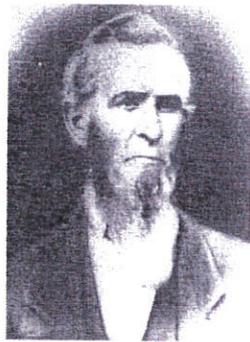
Street Views



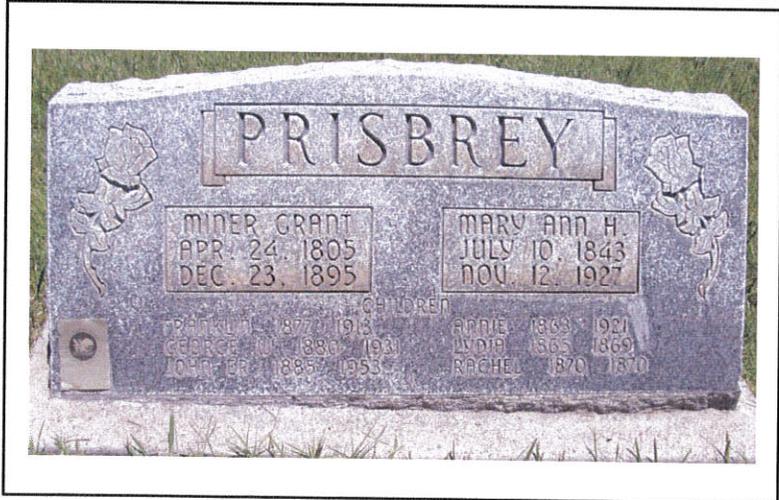
Request: White metal roof
Request: Change from hip dormer to gable dormer

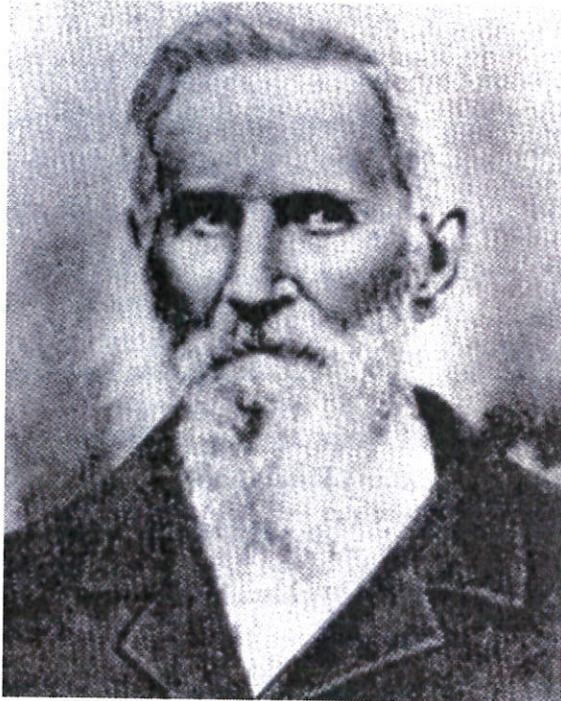


Existing roof



Miner Grant Prisbrey
Born
April 24, 1805, Tolland Connecticut
Married
June 17, 1860 to Mary Ann Hershey
Died
December 23, 1895 in St George,
Washington County, Utah





Life of Miner Grant Prisbrey

· 8 April 2013 · 0 Comments

Written by Mary S. P. Prince,
Granddaughter

My grandfather, Miner Grant Prisbrey was a tall, handsome man when young. He was born April 24, 1805 at Willington Tolland, Conn. He married Elizabeth Jewett and in time became the father of eleven children.

He was a good farmer and a very busy man; and had large crew of men working for him one fine summer in the early days. He had not

heard of the gospel at this time, however, he had a dream that worried him some and made him uneasy. He dreamed he saw two well-dressed men coming across the field toward him and his crew of workers. They had something for him, but he awoke before they reached him. A few days later when he the others were resting and eating their dinner in the shade, he was not surprised to see the same men approaching them. He invited them to eat when they told him that they were Mormon missionaries. In order to keep at work and not lose time in getting the harvest gathered in, he asked them to visit him that night at his home. They did this and he soon joined the church. His wife did not believe their teachings, however she agreed to go to Utah with him and he was soon planning for the trip. They sold their farm and everything they had, and got their wagons and oxen ready to start. A seamstress was hired to make new clothing for the family. They had plenty of means to enable them to travel in comfort. He and his wife had their money locked in a safe place and no one but they knew where the key was. When they were about to start, he had to make a trip to a distant town to see that everything was in order and to transact a little business which would cause him to be away from home a couple of days. He had made the trip to town and retired for the night/ being weary and tired, he soon fell asleep. He slept very soundly for a while, but suddenly he saw his mother standing by his bed holding in her apron all the gold slugs he had, that is what they called their gold pieces, he said to her "Why, mother, you have all the money I have to go to Utah with." She said, "Yes, son, but you will never see this money again nor will it be of any use to you." He did not know

whether or not it was just a dream. Sleep would not come to him again, so he arose and went to the livery stable and ordered his horse saddled and started home. He was afraid that someone might try to rob his family. He arrived at home about noon and found that his money was gone. No one had seen or heard anything, and his wife said she knew nothing about it.

The family that had bought the farm had moved into part of the house, so they had to leave with what they had left, just their teams and wagons and provisions. They could not go to Utah until they got another start, so grandfather moved his family to Wisconsin. The woman that had sewed for them told him at last that his wife was not anxious to go to Utah and that she, his wife, could tell him where his money had gone if she wanted to.

He became very sick and the doctor told him that he had consumption and needed a change. He decided that he was a burden to his family and could not be of any help, so he did his clothes up in a small pack and with his stick started to walk to Utah. He was not able to travel very fast or far at a time. Sometimes a farmer would give him a ride. In one town he came to, he felt as if he could not go any further, so he went into a drugstore and sat down to rest. The druggist asked him what was the matter. He told him what the doctor had said, and that he guessed that he was about done for. The man asked him to come into his office as he was a doctor and would see what he could do for him. After examining him he said, "You have not got tuberculosis, your liver is what is bothering you." He gave grandfather a quart bottle of bitter aloes, told him to take some every day and when it was gone to have the bottle refilled. He rested a few days and began to improve at once. That is why bitter aloes came to be such a family medicine. I have made a good many pills of it to be taken by the younger generation.

He finally reached Utah and stopped at Salt Lake City for a year. Then he was called to go on a mission to California. He learned that his oldest daughter, Jane, had married and gone there to live. It was during the gold rush and she had married a very rich man by the name of Leaser Frost. She was glad to see her father and joined the church. Her husband was a Spiritualist and wanted a sign before he could believe. Grandfather labored there for two years. His daughter became very sick while he was in another part of the state and they thought she was going to die. They sent for her father and he and his companion came. She wanted them to administer to her, which they did. While he was praying he was prompted to command her to arise and go about her work. She got up and dressed and cooked dinner for them. She then asked her husband if that was not sign enough, but he said, "I am not sure you as sick as I thought." He never did join the church.

The California Mission was discontinued and the missionaries were given the choice of staying there or returning to their homes. Grandfather came as far as  Beaver City, where he lived a year. While living there, he helped survey the town of Minersville. When he returned to Salt Lake City, after a few years President Young sent him on another mission, this time to his hometown to see if he could get his family. His son William was working for the governor at that time. They saw him coming from a long way off and William said, "If I thought my father was alive and in this country, I would say that that man was he." When grandfather told them that he was a Mormon missionary, he was given permission to hold a meeting. The governor said he was not interested in his religion, but wished to go to the meeting. In his talk that night, grandfather related to them the prophecy that Joseph Smith had made regarding a war that was to be fought between the North and the South.

After the meeting the governor told him he had give a good sermon, but that he did not like what he had said about war as the North and South had practically settled their differences. William said, "I would have liked your talk very much, father, if you had not made those remarks and I think you should not have gone so far, why what will people say when there is no war, and you even said it would start in South Carolina." His father told him that he, William, would fight in that war from start to finish and would be wounded many times, but would live to see it ended. Everything he said came true.

When grandfather arrived in Wisconsin, he found that his wife had died March 5, 1855. When he returned to Utah, he brought his two youngest children, Joseph and Lucy, and his oldest son Miner and family with him. He converted Henry Hershey and family along with several other families and they all came west together. At Council Bluffs he married my grandmother, Mary Ann Hershey, born 10 June 1843, daughter of Henry Hershey and Caroline Good Hershey. They were married June 7, 1860 and spent their honeymoon on the road to Salt Lake City. They started to make a home at Sugar House where their first child, Hyrum, was born September  30, 1861. They were then called to go to St. George to help build up Zion. They were promised that not one block or cob would get in their way and that they would make the trip in peace. They arrived in St. George in December 1862.

Grandmother's parents, Henry and Caroline Good Hershey settle in Lehi or Nephi where he build the first grist mill. They were members of the church, but became dissatisfied and returned to their hometown where they were engaged in the making of the Hershey candy.

Grandmother's parents, Henry and Caroline Good Hershey settle in Lehi or Nephi where he build the first grist mill. They were members of the church, but became dissatisfied and returned to their hometown where they were engaged in the making of the Hershey candy.



When grandfather and grandmother journeyed to St. George, they camped in Washington as they wished to see Mr. Funk, a friend of theirs. He wanted them to make their home there. They would have done this, but when they saw President Snow, he told them that he wanted them to live in St. George. He had two lots staked out for them.

They went through many hardships and trials. They helped to build the Temple and other buildings and tried very hard to live up to the teachings of the Lord. Grandmother had most of the responsibility of raising the family as grandfather had lost his hearing. He was about forty years older than she. He died at the age of ninety-three. She was thrifty and always had a good garden. When she pulled up a beet or potato or any other vegetable, she always dropped in another seed. She was good at taking care of the sick and always was prompt in paying her tithes and fast offerings. They both worked in the Temple for their kindred dead. She died at a good old age after living in the same old home in the shadow of the temple.



**LANDMARK SITE DESIGNATION
APPLICATION**



**APPLICATION TO THE HISTORIC PRESERVATION COMMISSION FOR A
LANDMARK SITE DESIGNATION IN THE CITY OF ST. GEORGE, UTAH**

OFFICE STAFF USE ONLY:
FILING DATE: _____ RECEIVED BY: _____
FEE: \$0.00 ACCEPTANCE DATE: _____

Office Date Stamp

I. APPLICANT INFORMATION

APPLICANT: LYNN POTTER
MAILING ADDRESS: 295 S. Main
St. George 84770
PHONE: _____ CELL: _____ FAX: _____
E-MAIL ADDRESS: lpotter@airbnc.com

I / We do hereby apply to the Historic Preservation Commission for a Landmark Site Designation for the following property address:
(Attach additional sheets, information, or photos for consideration)

Its already a landmark site and I need permission to Re roof with metal Bright white #824

II. PROPERTY INFORMATION NARRATIVE

In accordance with City Ordinance Title 10, Chapter 21, Section 2(B), any building, structure, or site may be designated as a city landmark site if it meets the all the criteria in questions 1 to 3 and at least one of the other criteria in questions 4 to 8. **Provide a written narrative addressing the questions listed below and provide as much detail as possible.** *(If any of questions in 'Section B' are not applicable, please indicate so in the narrative.)*

Section A: Must meet ALL of these requirements:

1. Is it located within the boundaries of the City of St. George?
2. Is it a minimum of fifty (50) years old?

3. Does it retain its historic integrity in that there are no major alterations or additions that have obscured or destroyed the significant historic features? *(Major alterations that would destroy the historic integrity include, but are not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on the principal facades, addition of upper stories or the removal of original upper stories, covering the exterior walls with non-historic materials, moving the resource from its original location to one that is dissimilar to the original, additions which significantly detract from or obscure the original form and appearance of the building or structure when viewed from the public way.)*

Section B: *Must meet at least ONE of these requirements:*

4. Is it currently listed in the National Register of Historic Places, or it has been officially determined eligible for listing in the National Register of Historic Places under the provisions of 36 CFR 60.6(s)? *(Properties listed on or determined to be eligible for the national register must still retain their original historic integrity.)*
5. It is associated with events that have made a significant contribution to the broad patterns of the history of the city, state or nation? *(Provide as much detailed information as possible.)*
6. Is it associated with lives of persons significant in the history of the city, state or nation? *(Provide as much detailed information as possible.)*
7. Does it embody the distinctive characteristics of a rare or unique type, period or method of construction, or that represents the work of an architect or builder recognized as a master in his/her field, or that possesses high artistic values or style, or that represents a significant and distinguishable entity whose components may lack individual distinction? *(Provide as much detailed information as possible.)*
8. Has it yielded or may likely to yield information important in prehistory or history (archeological sites, for example)? *(Provide as much detailed information as possible.)*

III. APPLICANT AGREEMENT

A MEETING WITH THE HISTORIC PRESERVATION COMMISSION WILL BE SCHEDULED WITHIN 30 DAYS UPON ACCEPTANCE OF A COMPLETE APPLICATION. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED TO THE APPLICANT WITHIN 10 DAYS OF SUBMISSION.

A COPY OF THE 'LANDMARK SITES' ORDINANCE (ORD. 10-21) IS ATTACHED TO THIS APPLICATION

I / We realize that I / We or our agent **MUST** be in attendance at the Commission and Council meeting.

Signature

Date

**HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY UTAH
June 25, 2014 - Noon**

PRESENT: Chairman Kim Campbell
Member Peggy Childs
Member Brooks Pace
Member Doug Alder

EXCUSED: Member Paul Iverson
Member Lynne Cobb
City Council Member Gil Almquist

CITY STAFF: Community Development Director Bob Nicholson
Planner I Craig Harvey
Administrative Secretary Genna Singh

CALL TO ORDER

Chairman Kim Campbell called the meeting to order at 12:00 pm.

1. LANDMARK SITE DESIGNATION REQUEST

Consider a request from Mr. David Walker to designate the property at 252 N. Main Street a City Landmark Site. This property is known as the 'Julia Graff Home.'

Karen Fuller – Remax – representative

The Walkers have an offer in on this property and would like the status to be changed to Landmark. They have a personal history of restoring and living in historic properties. This will be a second home for them so they want to make it a vacation property until they retire.

Karen Fuller read through the letter submitted from Mr. Walker

Member Doug Alder noted the home ought to be called the Albert Miller home.

Karen Fuller noted that Albert Miller was the builder and Julia Graff was the owner who hired Mr. Miller.

Karen Fuller continued to read the submitted letter from the applicant.

Member Brooks Pace asked if they wanted vacation rental or long term. Does landmark status automatically grant vacation rentals?

Bob Nicholson responded that they would also need a conditional use permit from Planning Commission and City Council for short term rentals.

Craig Harvey added that there are a few properties doing this already.

Member Doug Alder inserted that this home is in the right location.
Craig Harvey agreed that staff thinks this is a good fit.

Member Doug Alder asked if there would be ample parking.
Mrs. Edwards (home owner) responded that parking can go in the back.

Member Brooks Pace asked how many bedrooms and bathrooms exist.
Mrs. Edwards (home owner) responded that there are two bedrooms, two bathrooms and an unfinished bathroom. We would like the house to stay as is.

Member Doug Alder suggested the home owner get a copy of the Albert E. Miller book to display so everyone can see it.
Mrs. Edwards (home owner) asked if the sale does not move forward does the Landmark Status stay with the property. Is there a downside to being Landmark?
Bob Nicholson answered it would stay. The only potential downside would be if you were to alter the exterior of the home you would have to bring that proposal forward.

Mrs. Edwards (home owner) asked if landmark status could be used as a selling point.
Craig Harvey responded yes and that historical status homes tend to have a higher resale value.

Chairman Kim Campbell added that Landmark status will make it hard to tear down the home later if you ever wanted to. If we accept it as a Landmark today that does not mean you can alter the home. You would have come forward to change any exterior.

Mr. Edwards (home owner) asked if windows count.

Chairman Kim Campbell said yes they do and clarified that any of the parking issues and such is not determined here we are only looking at the landmark status.

MOTION: Member Brooks Pace made a motion to approve the request.

SECONDED: Member Peggy Childs seconded the motion.

AYES (4)

Member Brooks Pace

Member Peggy Childs

Member Doug Alder

Chairman Kim Campbell

NAYS (0)

Motion passes for Landmark Status.

Craig Harvey noted that this request will go to City Council on July 17.

2. SITE REVIEW

Review of the Electric Theatre façade and the two adjacent facades to the west. This item will be presented by Kim Campbell.

Chairman Kim Campbell noted for the record that this project is being designed by Campbell and Associates and that he would not be voting.

Member Doug Alder asked if this request is only for the façade.
Chairman Kim Campbell responded it is for the entire exterior.

Member Doug Alder asked who will run it all once it's done.
Chairman Kim Campbell responded the City.

Member Brooks Pace asked who built this building.

Chairman Kim Campbell stated it was built in 1911. The City purchased the 3 segments making the electric theater and the two store fronts east of it. There is an alley way down the west side of the 3rd store front that wraps around. The whole complex is these 3 sections and a red brick building. We have taken the architectural elements of these buildings and kept them in place as much as possible. The electric theater originally had the sandstone pillars with some wood across, and the store front. The store front will be all wood. The sandstone columns are still there and we will clean and seal them. The cornice work will be redone. It'll be an engineered wood that we can repaint over time. Building two was an infield between the two. it will be painted wood store front. The top will be plaster where the sign was put. We are not sure what the signage for that will say yet. The third building is completely different and will be more 50s 60s. It is much newer. There is silver storefront. It will all be replicated. Building two and three are coming down. The concrete is failing.

Member Brooks Paced asked what will be saved.

Chairman Kim Campbell responded we're taking the building down and replicating both fronts.

Member Brooks Pace commented that it'll look like two buildings but will be one.

Chairman Kim Campbell continued:

Building 3 will be decorative glass. The side is all concrete. We have suggested that it be changed to adobe. This product is not adobe it is slump block and looks like the grey adobe that is inside the theater. The panels will be painted trim and stucco that will line up with the stucco that runs across the front. The red brick building will stay as is. The metal above it however will come off. The back of the building is straight red brick with windows. We are adding an arbor to give some shade on the south elevation so it's not just parking lot to face. The back of the electric theater has a narrow lean to addition made of concrete. The very back of the theater is concrete block. 2/3 of the way back is adobe and then 1/3 concrete block. When the building was removed by the Flowers they ripped all the plaster from the walls and exposed the adobe and block. We'll keep it exposed inside. There was a mechanical room in that lean two and was concrete block. We're ripping that off and building a new one that is the full width. The shed roof will be corrugated rusted metal. The door there is a stage prop storage and dock. We are trying to unify the 4 buildings into one use as a performing and visual arts center.

Member Brooks Pace noted that we asked Zions Bank and the library to use real stone. Slump block is not adobe and does not look like it.

Chairman Kim Campbell said it does; check the ones I've done already.

Member Brooks Pace said that if the City is to do a historic restoration it should be done well.

Chairman Kim Campbell responded right now it is formed concrete. If we stray what are we going to stone, slump block or plaster?

Member Brooks Pace said some of the exposed adobe was plastered. Philosophically I just think we need to look at it.

Member Peggy Childs asked if there has been any painting on that side.

Chairman Kim Campbell responded not that I can detect. It's all form boards

Member Doug Alder asked what the interior space will be used for.

Chairman Kim Campbell said the Electrical Theater will seat 320 or so people. It's a slope floor that's been restored will historic style seating. Space 3 will be an art gallery with demonstration areas where they can have classes and things. It'll have classrooms in it. Further back from the demo area is the visual artist cubicle area.

Member Brooks Pace asked if the City is hiring instructors or are they for individual use.

Chairman Kim Campbell was not sure. City committees can have an office space there. There is also the basement for the classrooms for musical stuff.

Member Brooks Pace commented that he thought that was a crawl space.

Chairman Kim Campbell responded that we're digging down.

Member Doug Alder asked what the largest would be.

Chairman Kim Campbell responded it would be about a 45'x30' space and that will have a sprung floor for dancing.

Member Doug Alder added there are 12-15 choirs in St. George who would like practice area.

Chairman Kim Campbell added there are classrooms in the 70s building. There is also a rehearsal area.

Member Doug Alder inserted that the Children's Museum used to be continuing education and that they would want to move into this space.

Member Brooks Pace asked if there will be a kiln.

Chairman Kim Campbell responded no.

Member Doug Alder reminded the group that the whole focus is to get people downtown.

Chairman Kim Campbell asked if there were any other questions concerning the outside.

Bob Nicholson asked if the existing alleyway would be kept open.

Chairman Kim Campbell said it would be a pedestrian only walkway.

Member Brooks Pace asked if the parking would be behind the building.

Chairman Kim Campbell responded yes, they'll come in at 100 South.

Member Doug Alder inserted that all the movie houses in St. George have been purchased and modernized and all have new cameras or digital. They cannot show any film actually on film. I hope we can find a way that we will have an organization that will use this theater two nights a week showing classic movies.

Chairman Kim Campbell stated that this one cannot. We do not have the original interior projection room.

Member Doug Alder continued stating he has a friend who owned all those movie houses and he will give us the cameras.

Chairman Kim Campbell stated the balcony space had an elevated projection room and it has been ripped out. The space it occupied by seating for the theater.

Member Doug Alder said we'll have to change that later.

Chairman Kim Campbell reminded the commissioners that that decision is not for today, this is just the façade approval.

Member Doug Alder said we need to be able to show these classic movies.

Bob Nicholson suggested that that information get to Gary and Kent so people who are talking about the use know what is available.

Member Brooks Pace asked what types of performances are planned for the facility.

Chairman Kim Campbell reminded the commissioners that that's not part of the architectural stuff. It's a 30' wide theater.

Bob Nicholson said showing the old movies would be nice.

Member Brooks Pace inserted that he would encourage that it be considered to have the projection booth.

Brooks – beautiful

MOTION: Member Doug Alder made a motion to accept this report.
Audience member requested to be heard before the motion went forward:

Eric Hovland – I think the plans look great. However some of the issues I have are still pertinent. The Downtown St. George Redevelopment Council is a citizen created council where we could collect the community voice and present it to the city. If you go to saintgeorge.com you can find more information. Our goals are to get ideas from the community and present them to the City so there is a greater voice and more transparency.

Chairman Kim Campbell asked if the citizen council has concerns about both the architecture and use.

Eric Hovland responded yes. We would like to see going forward working in conjunction with the Historic Preservation Commission in able to come up with ideas that are really viable. We have met twice already and have good ideas.

Chairman Kim Campbell replied to keep in mind that our committee only deals with architecture; not use.

Eric Hovland noted that you'll continue to deal with these issues if more development occurs.

***Eric read through the letter handed out to the HPC. ***

MOTION: Member Brooks Pace made a motion to approve this project and that it goes to City Council immediately. I suggest that my comment against the faux look is presented as well as the proposal from Member Doug Alder for classic movies.
SECOND: Member Doug Alder seconded the motion.

Member Peggy Childs addressed Mr. Hovland commenting that we do have zoning laws in place for the historic district. I know you have probably reviewed them. Our actions are in accordance

with those laws. This plan has been in the works with the City so I tend to support the City and the current zoning laws and moving ahead.

Bob Nicholson added that there has been public comment on this project.

Member Doug Alder inserted that he had attended a few of those meetings.

Bob Nicholson continued to state there has been discussion and public involvement. Improving the rules would be great but the standards have been there for some time. However, the City should be open to new ideas.

Eric Hovland responded indicating the historic districts we reviewed had height restrictions, setbacks, step backs, GFARs; none of those are in our current zoning. The rules are for commercial downtown.

Bob Nicholson inserted that there are some.

Eric Hovland but it does not have specific setbacks, step, scale and such. The rules are useful because we establish those ahead of time. If the rules are specific we know you'll enforce them but they have to be in place first. This is being brought up because of other projects coming into the district.

Member Peggy Childs responded we would welcome more activity within the district. Looking at the zoning laws and rules would be wonderful. The projects are hard to come by through the years. Part of our action today is to continue a motion that has been started prior to now and I still stand in favor of moving this project along.

Eric Hovland replied we began advocating the moment the City Council talked about this.

Member Doug Alder countered we didn't know about you when you started. The project has been going on for three years.

Member Brooks Pace inserted that this business has been downtown for 12 years. Why haven't you volunteered for these committees? Something happens in your world that you don't like and now you're here.

Chairman Kim Campbell asked for votes on the motion.

AYES (3)

Member Doug Alder

Member Peggy Childs

Member Brooks Pace

NAYS (0)

RECUSED (1)

Chairman Kim Campbell

Motion to approve carries 3-0

Chairman Kim Campbell addressed Eric Hovland stating there are some things to be looked at as far as our ordinances. We are open to viewing those. We do have some things concerning height and such but conditional uses can change those things. If we were to ask those in the town if they cared about historic I'm sure we would hear a lot of people caring. For the record, if anybody told me a building was to be torn down I would sign a petition. I would hope that you find people who *know* about preservation in addition to those who *like* preservation. I encourage you to find those people.

3. **OTHER BUSINESS**

Consider other business as deemed necessary.

Craig Harvey mentioned that we did receive the CLG grant. We did receive the \$10,000 grant that will receive a \$10,000 match from the City. Approximately \$16,000 will be for the archaeological site study that will be recorded within the city GIS but will not be made public. We will protect those sites. Approximately \$3,000 will be for the landmark book.

Member Brooks Paced asked what the value of the study is if they are not made public.

Craig Harvey responded that it is valuable so the City knows what we have.

Chairman Kim Campbell added that development could ruin those sites so it's only so we know where they are.

Craig Harvey added that it's only on City property.

Chairman Kim Campbell noted that the Planning Commission did take charge and are stewards at preserving those sites.

Craig Harvey continued stating there is some money left over for staff to receive CLG training.

Bob Nicholson added that the City was notified of a supplemental grant that gives high priority to national register properties. We can do some good to the Pioneer Courthouse interior.

Member Brooks Pace inserted that bells at the Tabernacle would be nice.

Chairman Kim Campbell said there are bells at the Woodward building.

Member Brooks Pace added that the college has a set of chimes and then downtown has chimes.

4. **MINUTES**

Consider approval of the Minutes for January 14, 2014.

No edits were suggested.

MOTION: Member Brooks Pace made a motion to approve the minutes.

SECONDED: Member Doug Alder seconded the motion.

AYES (4)

NAYS (0)

Minutes are approved.

5. **ADJOURN**

Meeting adjourned at 1:09 pm.

Commissioners departed to the Electric Theater for a tour.

**HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY UTAH
November 04, 2014 - Noon**

PRESENT: Chairman Kim Campbell
Member Paul Iverson
Member Lynne Cobb
Member Peggy Childs
Member Doug Alder
City Council Member Gil Almquist

EXCUSED: Planning Associate Genna Singh
Member Brooks Pace

CITY STAFF: Planning Manager John Willis
Community Development Director Bob Nicholson

APPLICANT: Jon Rawle

*****Minutes have been transcribed from an audio recording*****

CALL TO ORDER

Chairman Kim Campbell called the meeting to order.

Kim Campbell recused himself from the vote due to a conflict of interest.

1. LANDMARK SITE DESIGNATION REQUEST

Consider a request from Mr. Jon Rawle to designate the home at 416 West 300 North a City Landmark Site. This property is known as the Thomas Calvin Cragun home.

Jon Rawle – we bought this property from HUD and intended to just renovate and sell but as we got into the process we realized it would be too difficult to renovate. The home is in pretty bad shape. There have been at least three additions to the home. The rear addition is somewhat historic. Both additions to the sides have different roof pitch and don't really fit. Our first step was surveying the lot. Our surveyor talked to Craig Harvey and he mentioned that this is an old pioneer home and is historically significant. Craig encouraged us to not demolish and try to save the home. He suggested the landmark designation and then the conditional use option to have light commercial options for the property. One of those options would be the vacation rental or bed and breakfast. That's when I went to Mr. Campbell to see what we needed to do to go down that path. Before we started considering bed and breakfast – we were thinking more rooms to meet the bed and breakfast theme. Typically you rent a room and have an inn feel. We designed the inside as three dwellings. If we go down the path of an inn or vacation rental we may change that to smaller room units.

Doug Alder – are you going to be the landlord?

Jon Rawle – I probably won't be. I'll hire an onsite manager. I guess that disqualifies the bed and breakfast. We should have plenty of parking. I don't know what the criteria are.

Kim Campbell– we've designed the parking for the three living spaces.

Bob Nicholson – John Willis has prepared a staff report. A bed and breakfast is typically one space per room. A historic property is that the integrity of the site should be retained. You get what is reasonable without taking away from the property.

Kim Campbell – the criteria for three living units has been met however the footprint and setbacks has changed.

Jon Rawle – there are 13-14 parking spots. It's also a corner lot and has a lot of frontage for on street parking.

Kim Campbell – we've got some 3D renderings

Brandon (Campbell & Associates)– the center building is the historic home

Jon Rawle – there is a courtyard area there with the historic portion. That space would serve as a parlor rather than a private space.

Kim Campbell – it can be a reading room, there can be games there

John Willis – what is the square footage of the addition?

Jon Rawle – each level is 3000 square feet and then the parlor. We plan on doing an upper level of 6000 square feet minus the original home. There is an optional lower basement level if our parking is sufficient.

Doug Alder – have you examined the existing bed and breakfasts to get ideas of how to operate?

Jon Rawle – we don't intend to copy the business plan of others. An inn with presale vacations or weeks is more what we're looking at.

Kim Campbell – the whole idea here was to take this property and do something that was economical and preserve the historic nature. Our purpose is to strengthen the economy and property values in historic areas while preserving the historic nature of what is there. We are to encourage the historic fabric but keep something viable. The property currently is in decay. Mr. Rawle is leaving the original pioneer building and getting rid of the additions that were not from the era. The remodel will have an emphasis on the original parlor piece. I was hired to do a schematic package not the final drawings.

Lynne Cobb- the interior space of the historic building, how do you see that being used?

Jon Rawle – there will be some sort of history of the early pioneers. I've learned a lot about the Cragun family while researching this home. I did find out that Thomas didn't live in this home for very long. He moved north after a few years but while he was down here he lived two blocks east of his father, James Cragun. He was a young and newly married so this sounded like their first residence as a young couple.

Doug – is the house in Sandtown?

Bob Nicholson – yes

Doug – I believe you should push that it was Sandtown which was the heart of the City rather than pushing for Thomas Cragun

John Willis – there are three criteria on the application. The first two are covered: is it in City limits and is it 50 years old. The third criteria we need to look at: does it retain its historic integrity in that there are no major alterations or additions that have obscured or destroyed the significant history features? Major alterations that would destroy the

historic integrity include, but are not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on the principal facades, addition of upper stories or the removal of original upper stories, covering the exterior walls with non-historic materials, moving the resource from its original location to one that is dissimilar to the original, additions which significantly detract from or obscure the original form and appearance of the building or structure when viewed from the public way.

We have two issues to look at. There have already been additions to the home. The main structure is 357 square feet.

Jon Rawle – the earliest addition on the rear we plan on keeping and was probably done 10 years after the original construction.

Kim Campbell – the original building was a T

John Willis – that's the first issue; the additions that were already done

Jon Rawle – we don't intend to save those we intend to remove those

John Willis – we also need to look at the 6000 s.f. plus or minus the additions. Will it still meet the third criteria of the application? We want the historic integrity there and with that we give land owners some limited commercial to encourage landmark status.

Lynne Cobb – some years ago moving the home would have been proposed, and then when the home was moved it would disintegrate. At least there is a house there in Sandtown. I think you have to consider alternatives from the past and maybe this is a good use.

Peggy Childs – it's not deep in the residential neighborhood either.

****Overlapping conversation****

Kim Campbell – the whole idea of the inside fabric is not of importance.

Jon Rawle – the original area will be a common area for parties and special events and we can highlight the history of the home there

John Willis – part of this application would be looking at the addition to see if they fit the time period and that it is consistent

Brandon showed the graphics again to illustrate the schematic design

Jon Rawle – the garage may or not be there

Kim Campbell – the new roof will not dominate the original

Brandon – we've matched the pitches of the original structure.

Kim Campbell – there were dormers on the original and we'll put on additional dormers. There will be different narrow wings to maintain the pitch of the original architecture.

Lynne Cobb – just one dormer?

Brandon – one straight above

Kim Campbell – the massing and Greek revival architecture is how the pioneer homes are in town. We've repeated that to maintain the pitch of the original architecture.

Lynne Cobb – the story of what you're telling now is interesting and you should post that in the house to show what you've done to try to match

Gil Almquist – there are other buildings there that would benefit from this building being restored

Jon Rawle – we as a development group would have interest going to another property if we have success with this one

Kim Campbell – it will be adobe with plaster.

Doug Alder – as you drive by the property now there is nothing that says it's a historic building. I think it would draw more attention to it when renovated.

Muted conversation – hard to discern through audio

Bob Nicholson – it looks like the main structure will be seen from the center. Another major addition was 300 S Main. The original is probably only 1/3 of the overall structure and that's what is trying to be achieved here.

Kim Campbell – the architecture of the home is hidden now because of those additions added later on. There is some charm to how it is now, but the original architecture is missed.

Gil Almquist – so the historic integrity of this property is the architecture? If that's the case then let's enhance the architecture.

Kim Campbell – the integrity is up to interpretation to each person around the table. The ordinance is subjective. That's the decision we have to make today.

Paul Iverson – part of the integrity of the Brigham Young is the setting. There are not many older buildings that don't have additions. As long as the architecture remains true I support it.

Muted conversation – hard to discern through audio

Bob Nicholson – do you feel comfortable enough to warrant landmark status and do you feel the historic portion will be saved or preserved? If granted landmark status the applicant will then request the limited commercial uses.

Paul Iverson – does it distract from the original? Is the architecture complementary?

Jon Rawle – as it is now is distracting. We're remedying the situation.

MOTION: Peggy Childs made a motion to approve the request to designate the home a city landmark site.

DISCUSSION: I would like to add the condition that any additions add to the architecture of the original structure

Peggy Childs added the condition to the motion.

SECONDED: Lynne Cobb seconded the motion.

AYES (4)

Paul Iverson

Doug Alder

Lynne Cobb

Peggy Childs

NAYS (0)

RECUSED (1)

Kim Campbell

Motion passes.

2. OTHER BUSINESS

Consider other business as necessary, or visit the proposed landmark site (Item 1) above.

Site visit was not necessary.

Lynne Cobb – the information we had to provide for the grant – is that done?

Bob Nicholson – yes, we turned that in. We have to fill out a two page survey to prove that our commission is comprised of qualified individuals in order to qualify for our grants.

Paul Iverson - Is 145 S Main a historic home?

Bob Nicholson – I'll have to check, I'm not sure off the top of my head.

Muted conversation – hard to discern with audio

Gil Almquist – should we expand the historic area?

****Discussion on expanding the historic district****

Kim Campbell – I think expanding it makes sense.

Gil Almquist – the district was formed to revitalize downtown

Bob Nicholson – the original proposal in 1989 covered a larger area. There should be a comfort level now that property values will not be harmed and that it's a good thing.

Doug Alder – would you go to 200 East?

Gil Almquist – that could be proposed and then if citizens are not in favor we would not force the issue.

Gil Almquist – As a side note, the SunBowl will remain but Elks Field is being replaced by a school. Elks field will be rebuilt somewhere else. There will be a push to tear down the old and build new homes around the city center.

John Willis – we should survey and see if there's an area that makes sense

****Overlapping discussions regarding projects around the City****

3. MINUTES

Consider approval of the Minutes for June 25, 2014.

Minutes were not considered at this meeting.

4. ADJOURN

Kim Campbell adjourned the meeting.