

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, February 27, 2019** commencing at **12:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

1. HISTORIC DISTRICT; SIGN REQUEST

- A. Consider a request to allow a painted mural on the building rear wall at 21 North Main Street for Prado Real Estate.
- B. Consider a request to allow a wall sign on the building side wall at 40 South 100 East for Stratum Real Estate Group.
- C. Consider a request to allow a wall sign on the building side front at 39 East St. George Boulevard for World Finance.

2. HISTORIC LANDMARK PLAQUE

Consider a request to place a historic landmark plaque at the Charles Seegmiller home located at 214 East Tabernacle.

3. HISTORIC LANDMARK DESIGNATION

Consider a request to designate 143 South 200 West Henry Eyring home as a historic landmark site.

4. DISCUSSION ITEM/OTHER BUSINESS

Fire Station 2 142 North Main Street

5. MINUTES

Consider approval of minutes from the June 29, 2016 and July 18, 2018 meetings.

6. ADJOURN

Genna Singh, Planner II CDGB

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.

HISTORIC PRESERVATION COMMISSION REPORT: **02/27/2019**

Prado Real Estate

Case No. 2019-HPC-003

Request: To consider a wall mural request to allow a painted mural on the rear wall at 21 North Main Street for Prado Real Estate.

Applicant: Jorge Prado

Representative: Jorge Prado

Sign Location: Prado Real Estate
21 North Main Street
St. George, UT 84770

Zone: C-4 (Central Business District Commercial)

Ordinances: Ordinance 10-13C-7: Historic District; Sign Regulations:

A. *Commercial Zones:* Permitted signs are as follows:

1. *Wall, Projecting Signs:* Wall or projecting signs; provided, that the area does not exceed ten percent (10%) of the front wall face of the building; and further provided, that:

a. Wall signs, either attached or painted, shall not rise above the roofline nor project more than eighteen inches (18") from the wall.

Staff Comments: The mural covers the entire rear wall. The logo for Prado Real Estate Group will be less than ten (10) percent of the rear wall.

Number: Three (3) wall signs have been approved at this location. This request is for a wall mural at the rear of the building which will include a business logo in the middle of the mural.

Height: The proposed mural is sixteen feet (16') in height

Size: The proposed mural is six hundred forty square feet (640 sq.ft.) in size

Design: The proposed is a wall mural.



HISTORIC PRESERVATION COMMISSION REPORT: **02/27/2019**

Stratum Real Estate Group
Case No. 2019-HPC-004

Request: To consider a wall sign request to allow a wall sign on the building side wall at 40 South 100 East for Stratum Real Estate Group.

Applicant: Stratum Real Estate Group

Representative: Rainbow Signs

Sign Location: Stratum Real Estate Group
40 South 100 East
St. George, UT 84770

Zone: C-4 (Central Business District Commercial)

Ordinances: Ordinance 10-13C-7: Historic District; Sign Regulations:

C. Additional Provisions:

1. *Color Of Signs:* Painted signs should be in subdued earth tone colors only. “Day-Glo” or fluorescent colors are not permitted. Electric signs, including neon, are permitted.

2. *Letter Style; Integration:*

a. The lettering style should be simple and in keeping with the architectural character of the neighborhood. The amount of information on a sign should be kept to a minimum. A variation in styles is permissible but should be kept to a minimum.

b. All permanent signs shall be integrated into the architectural design of the building on which they are placed and into the overall sign layout of the project in character and quality.

Staff Comments: This sign meets the sign area requirements.

Number: One (1) wall sign has been approved at this location for Terra Title. This request is for and additional wall sign at the side of the building for Stratum Real Estate Group. The signs will meet the required area at less than ten (10) percent of the side wall.

Height: The proposed sign is three and a half feet (3.5') in height

Size: The proposed sign area is thirty-five square feet (35 sq.ft.) in size

Design: The proposed design is in keeping with the character of the neighborhood.



**Flat Cut Aluminum Sign with Painted Polyurethane Enamel Finish
Stud Mounted to the Wall with 1/2" Stand Offs**

**SIGN PERMIT
APPLICATION**
SUBMIT TO COMMUNITY DEVELOPMENT
Form Revised - 9/1/2012



APPLICATION TO ERECT A FREE-STANDING SIGN, MONUMENT SIGN,
WALL SIGN, OR WALL BANNER IN THE CITY OF ST. GEORGE, UTAH

I. APPLICANT & PROPERTY INFORMATION

BUSINESS NAME: Stratum Real Estate Group

ADDRESS OF SIGN LOCATION: 40 South 100 East

DATE COMMENCING BUSINESS REQUIRED: Existing

CONTACT NAME: Scott Bird PHONE: (435) 580-7266

ZONING: ☐ C-1 ☐ C-2 ☐ C-3 ☒ C-4 ☐ C-4 DOWNTOWN HISTORIC DISTRICT
☐ PD-COMMERCIAL ☐ MANUFACTURING ☐ A-1 ☐ AGRICULTURAL ☐ RESIDENTIAL

TOTAL NUMBER OF SIGNS APPLYING FOR:

WALL SIGNS: 1 FREE-STANDING/MONUMENT: _____

SIGN TYPE(S): ☐ POLE, MONUMENT, or OTHER FREE-STANDING SIGN (\$100.00 FEE, PER NEW SIGN)

☐ EXISTING FREE STANDING SIGN - PANEL CHANGE ONLY (NO FEE)

☒ WALL SIGNS - INCLUDING TEMPORARY WALL BANNERS (Check ALL that apply)

NOTE: For Grand Opening, New Open, Moving or Going Out of Business Signs - Use the "Special Events Banner Permit" Application

☐ PANEL CHANGE ☒ FRONT ☐ SIDE ☐ REAR ☐ PROJECTING/HANGING

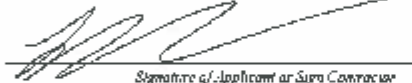
SIGN COMPANY: Rainbow Sign & Banner, Inc.

UTAH SIGN CONTRACTOR'S LICENSE NO.: 95-290762-5501

COMPANY REPRESENTATIVE: Steve Davis

EMAIL ADDRESS: tyson@rainbowsign.net

PHONE: (435) 820-1007 FAX: (435) 628-0499


Signature of Applicant or Sign Contractor



PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

OFFICE STAFF USE ONLY: ☐ DENIED - See comments below ☐ APPROVED _____

Form Revised: 01/31/2012

PERMIT #: _____ FILING DATE: _____

COMMENTS: _____

HISTORIC P.C. CHAIRMAN APPROVAL: _____

II. Complete this section for ONE wall sign - (Attach additional sheets if necessary)

1. SIGN MESSAGE: Stratum Real Estate Group
2. WALL FACE: (Check one box only)
☐ Building Front Wall ☒ Building Side Wall ☐ Building Rear Wall ☐ Projecting/Hanging
3. Is this a 'PANEL CHANGE' on an existing sign? *no* ☐ *yes* ☐ If 'Yes' - go to line #6
4. MEASUREMENTS:
Sign Height: 3.5 Sign Width: 10
Wall Height: 20 x Wall Width: 40 = Total Wall Area 800 sq. ft.
5. TOTAL ALLOWED SIGN AREA* (ASA): (Signs in the Historic District are limited to 10% ASA on all walls)
20% of Front Wall = s.f. ASA 10% of Rear or Side Wall = 80 s.f. ASA
**Please Note: Temporary Banners affixed the building wall are restricted to 33% of the allowed sign area.*
TOTAL SQUARE FOOTAGE OF THIS PROPOSED SIGN: 35 s.f.
TOTAL SQUARE FOOTAGE OF ALL SIGNS ON THIS WALL: 65 s.f.
6. SUBMIT a dimensioned color elevation drawing or photo simulation showing the proposed sign on the building face, AND a color proof, or a color rendering of the proposed sign (the advertising copy).

II. Complete this section for ONE wall sign - (Attach additional sheets if necessary)

1. SIGN MESSAGE: _____
2. WALL FACE: (Check one box only)
☐ Building Front Wall ☐ Building Side Wall ☐ Building Rear Wall ☐ Projecting/Hanging
3. Is this a 'PANEL CHANGE' on an existing sign? *no* ☐ *yes* ☐ If 'Yes' - go to line #6
4. MEASUREMENTS:
Sign Height: _____ Sign Width: _____
Wall Height: _____ x Wall Width: _____ = Total Wall Area _____ sq. ft.
5. TOTAL ALLOWED SIGN AREA* (ASA): (Signs in the Historic District are limited to 10% ASA on all walls)
20% of Front Wall = _____ s.f. ASA 10% of Rear or Side Wall = _____ s.f. ASA
**Please Note: Temporary Banners affixed the building wall are restricted to 33% of the allowed sign area.*
TOTAL SQUARE FOOTAGE OF THIS PROPOSED SIGN: _____ s.f.
TOTAL SQUARE FOOTAGE OF ALL SIGNS ON THIS WALL: _____ s.f.
6. SUBMIT a dimensioned color elevation drawing or photo simulation showing the proposed sign on the building face, AND a color proof, or a color rendering of the proposed sign (the advertising copy).

***PLEASE NOTE: ALL signs located within the City of St. George Historic District are subject to review and approval of the Historic Preservation Commission Chairman prior to review by the City. The H.P.C. Chairman must approve and sign this application before it will be accepted by City Staff.**

HISTORIC PRESERVATION COMMISSION REPORT: 02/27/2019**World Finance**

Case No 2019-HPC-005

Request:	To consider the color of a wall sign request on the building side front at 39 East St. George Boulevard for World Finance.
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Applicant:	World Finance
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Representative:	Anchor Sign
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Sign Location:	World Finance 39 East St. George Boulevard St. George, UT 84770
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Zone:	C-4 (Central Business District Commercial)
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Ordinances:	Ordinance 10-13C-7: Historic District; Sign Regulations:
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C. Additional Provisions:

1. *Color Of Signs:* Painted signs should be in subdued earth tone colors only. “Day-Glo” or fluorescent colors are not permitted. Electric signs, including neon, are permitted.

2. *Letter Style; Integration:*

a. The lettering style should be simple and in keeping with the architectural character of the neighborhood. The amount of information on a sign should be kept to a minimum. A variation in styles is permissible but should be kept to a minimum.

b. All permanent signs shall be integrated into the architectural design of the building on which they are placed and into the overall sign layout of the project in character and quality.

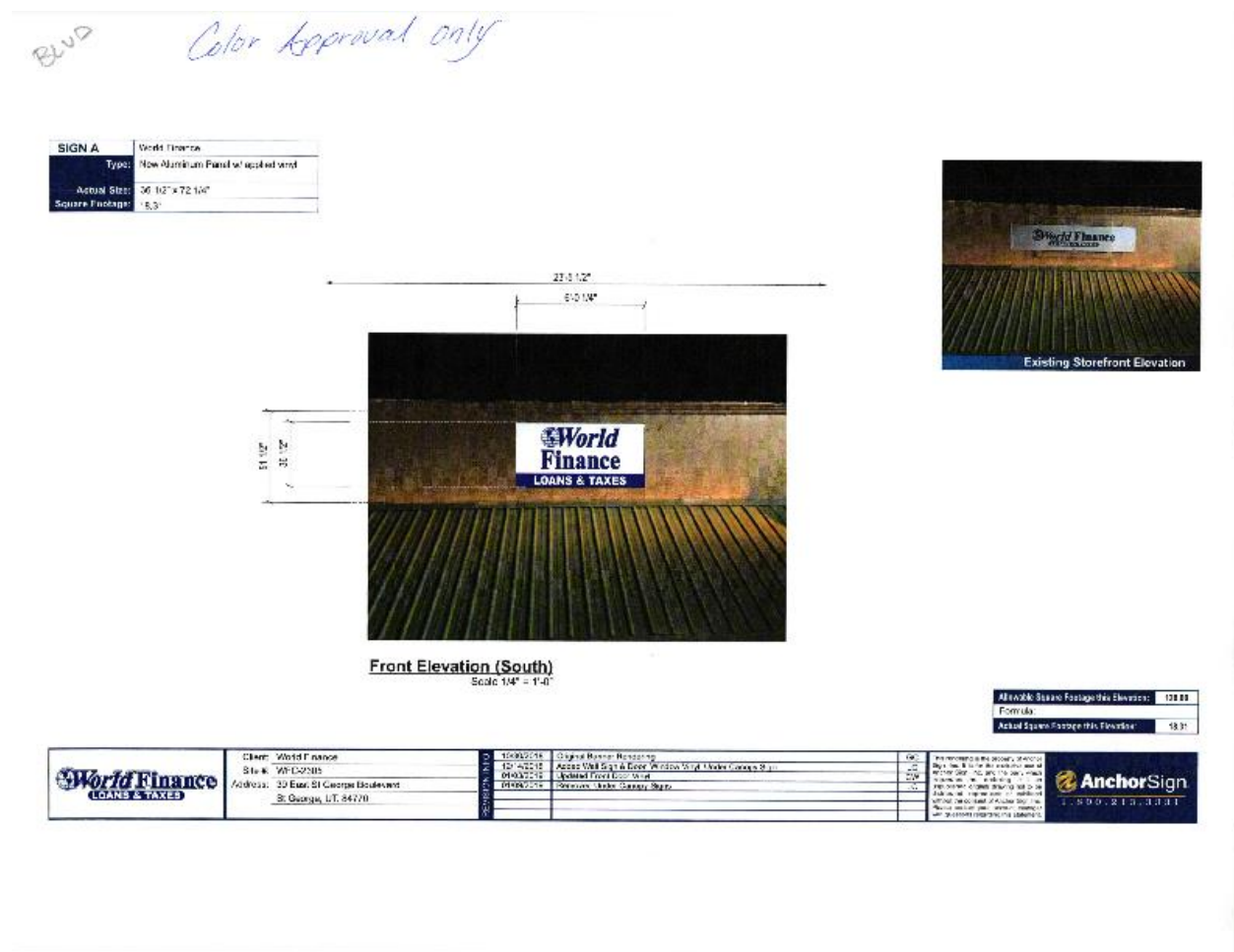
Staff Comments:	This sign meets the sign area requirements.
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Number:	This request is for one wall sign at the front of the building for World Finance. The signs will meet the required area at less than ten (10) percent of the side wall.
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Height:	The proposed sign is fifty-one and a half inches (51.5”) in height
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Size: The proposed sign area is eighteen-point thirty-one square feet (18.31sq.ft.) in size

Design: The proposed design is in keeping with the character of the neighborhood.



Landmark Site – Plaque Request

HISTORIC PRESERVATION COMMISSION AGENDA REPORT: **02/27/2019**

Charles Seegmiller

Case No. 2019-HPC-001

Request: Consider a request from Wayne Pace to place a landmark plaque at the site of the Charles Seegmiller home located at 214 East Tabernacle.

Applicant: Wayne Pace

Zone: C-4 (Central Business District Commercial)

Location: 214 East Tabernacle

Background: The Charles Seegmiller home was designated as a landmark site on January 29, 1988. The home is currently owned by Lustig Martin J & Lana B TRS with the commercial tenants of Kristen K Woods (law firm) and Owl Guardianship and Elder Care (non-medical elderly care services).

The applicant has received permission from the property owner to place a historic plaque at this location. Staff has verified this with the owner over the phone. A brief history and additional information has been provided by the applicant.

Text to be engraved and the location of the plaque are to be determined during this process.

Brief History

This property is traceable back to the 1800's when it was owned by Samuel Judd. He owned most of the whole block from 200 E to 300 E and between Tabernacle and 100 S.

He sold it to Anna Seegmiller in 1872. Charles Seegmiller received the part that is now the 0.35 acres on the North West end and built the home pictured on the cover of this document.

The home changed ownership a few times with no significant changes until it was purchased by Washington Savings and Loan in 1973 and converted to a bank. It was then sold to Key Investment Corporation and then to First Thrift and Loan. It remained functioning as a bank when Liberty Financial Corporation purchased it. In 1992 Richard Piette and Richard Jameson purchased it and remodeled it in 1992 and opened it up as H & R Block until June of 2012.

In remodeling to make it into a bank, a drive up window was added, walls were changed to form offices, teller stations were installed and the side door on the west side was blocked off.

To convert it into H & R Block, the drive up window was removed, teller stations were removed, a bath room was built on the main floor, new carpet was installed on the main floor, new electrical outlets and computer wiring for work stations was installed in 1993. Also, the cinder block wall was built on the south side of the parking lot. In 2007, the carpet was replaced, the electrical system was upgraded, a new heating and cooling system was installed and the computer network system was upgraded with CAT 5 wiring. A new roof was also put on the building at that time too.

This Home is classified as a "Historic Property" in the St. George Landmark & Historic Sites book

Charles William Seegmiller

Charles Seegmiller was born on January 2, 1943 in Manheim, Wilmot, Ontario, Canada. He was the fifth child of eleven children born to Johann Adam Seegmiller and Anna Marie Seegmiller.

Charles Seegmiller (Charley) was a Farmer / Rancher. He married Marianne Seegmiller February 1, 1868. They had eleven children.

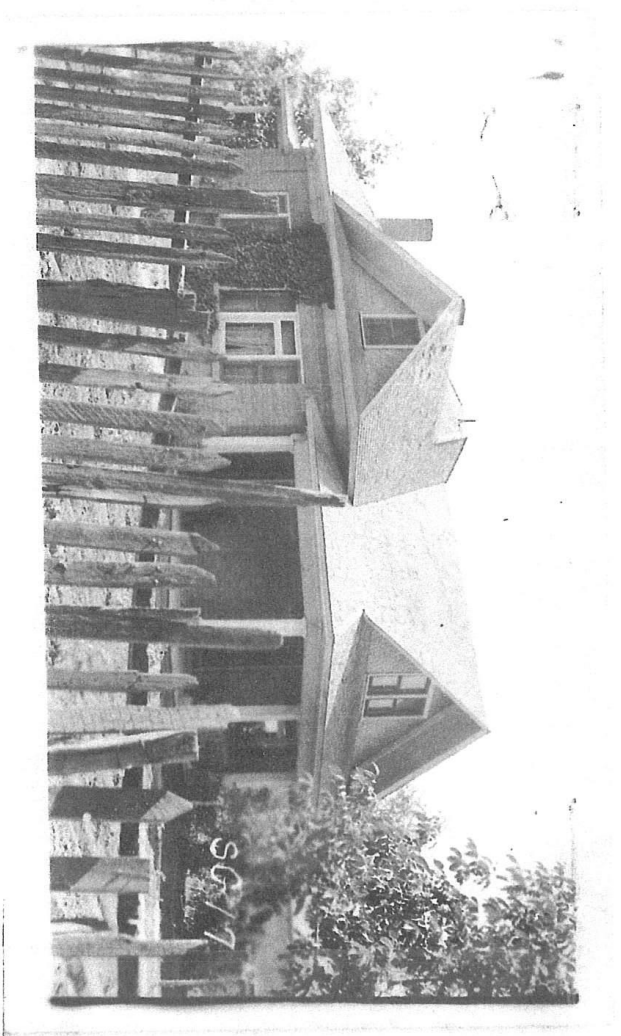
Charley died on May 4, 1946.

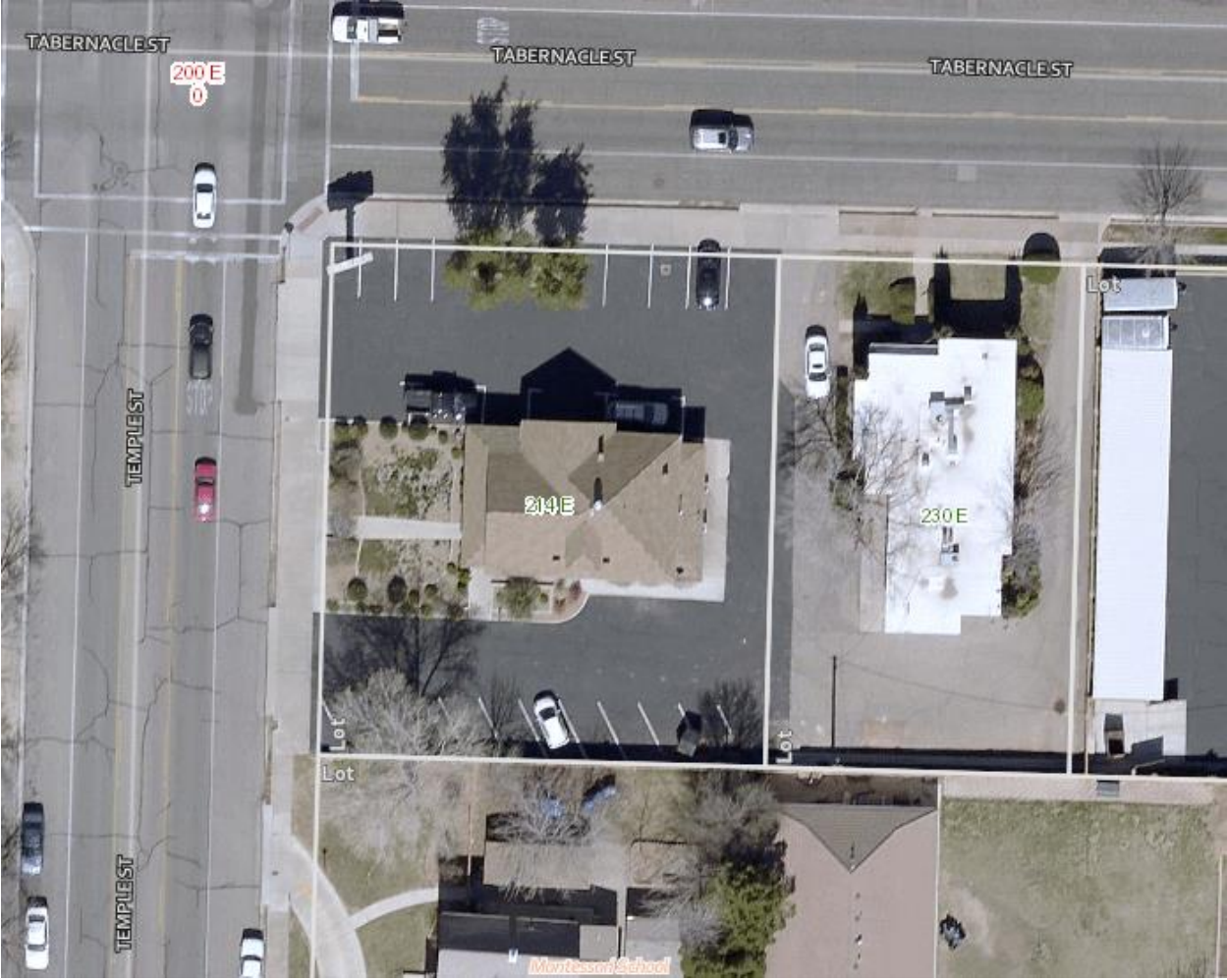
See details on included Genealogy forms.

CHAIN SHEET				
W/R # _____		GRANTEE: _____		FILE #: _____
DEED	DATE BK PG	GRANTOR	GRANTEE	NOTES
Admin- Strators Deed	11/11/1872	Est. Samuel Judd	Annie E. Seegmiller	
WD	?	Charles Seegmiller	Fern Seegmiller	
WD	5/3/73	Fern Seegmiller	Joseph & Victoria Schmuntz	
WD	5/4/73	Joseph & Victoria Schmuntz	Kay H. Traveller	
WD	5/4/73	Kay H. Traveller	Washington Savings & Loan	
WD	7/16/73	Washington Savings & Loan	Key Investment Corporation	
QCD	2/12/81	Key Investment Corporation	First Thrift & Loan	
QCD	7/16/92	First Thrift & Loan	Liberty Financial Corp.	
WD	7/16/92	Liberty Financial Corp.	Richard A. Platte Richard Janssen	









HISTORIC PRESERVATION COMMISSION AGENDA REPORT: 02/27/2019

Henry Eyring Home

Case No. 2019-HPC-002

- Request:** Consider a request from Steven Bennion to designate a historic landmark site at 143 South 200 West as the Henry Carlos Ferdinand Eyring home.
- Applicant:** Steven Bennion
- Zone:** RCC (Residential Central City)
- Location:** 143 South 200 West
- Background:** Potential sites to be considered for landmark designation must meet criteria outlined in Title 10, Chapter 21, Section 2(B). The applicant has submitted information addressing these requirements.

Note – the current owner of the home will need to approve of this request prior to final approval and designation.

PROPERTY INFORMATION NARRATIVE:

Section A: Must meet ALL of these requirements:

1. It is located within the boundaries of the City of St. George at 143 South 200 West.
2. It is a minimum of 50 years old. The home is over 150 years old, being built during The late 1860's/or 1870's.
3. The home retains its historic integrity in that there are no major alterations or additions that have obscured or destroyed the historic integrity of the home.

Note: As the pictures show, the home is certainly a very stately and impressive home of its era. And it has been maintained in very good condition by its current owners.

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

6. **It is associated with lives of persons significant in the history of the city, state or nation.**

Henry Carlos Ferdinand Eyring served as mayor of St. George for two years. He was also Erastus Snow's chief assistant in the southern region of the Utah militia. His Church leadership was significant. He served as Bishop of the St. George 2nd Ward and was a counselor in the St. George Stake presidency from 1877 to 1887. Many pioneers of the 1860's, 1870's and 1880's who settled in the St. George or surrounding area did not remain long in one area. By encouragement from Church and civic leaders, they were often moving on to settle other areas. That Henry Carlos Ferdinand Eyring remained in St. George for a quarter of a century, is indeed a lengthy period for that era. And by record of his leadership and service, he made a vital difference in the community. His own posterity has likewise made a major difference in the fields of higher education and religious leadership.

HENRY CARLOS FERDINAND EYRING

Henry Carlos Ferdinand Eyring was born in Coburg, Germany (Saxe-Coburg-Gotha) on March 9, 1835; he died on February 10, 1902 in Colonia Juarez, Mexico. He is buried in the Colonia Juarez cemetery. He was the son of Edward Christian Eyring and Ferdinandina Charlotta Caroline von Blomberg. His mother was the daughter of Viscount Georg Louis von Blomberg who served in the government of King Frederick Wilhelm III of Prussia.

The name Henry Eyring has become exceedingly well known over the past 70 years. His grandson by that name was a world renown chemist who was a colleague and associate of Albert Einstein at Princeton University. He served as Dean of the Graduate School at the University of Utah for many years. While he never received the nobel prize for his impressive research on chemical reaction rates and intermediation, other scientists whose chemical research built on his major findings. A great grandson, Henry Bennion Eyring, is a noted educator and religious leader, who served as President of Ricks College and twice as Commissioner of Education for the Church of Jesus Christ of Latter-day Saints. For the past quarter of a century he has been an apostle of that Church, including service as a member of the Church's First Presidency since 2007. As an immigrant to the United States from Germany in his late teens, Henry Carlos Ferdinand Eyring's own accomplishments as a church and civic leader are formidable, as are those of his posterity who bear the name Henry Eyring.

Henry Carlos Ferdinand Eyring's father was a pharmacist in a family business but suffered economic reverses. He received the best education available in Coburg and about the time his father died he became an apprentice drug wholesaler in Vienna. Eyring emigrated to the United States in 1853 and settled in St. Louis, Missouri in 1854. In December of 1854 Eyring went to a Mormon meeting where he heard Milo

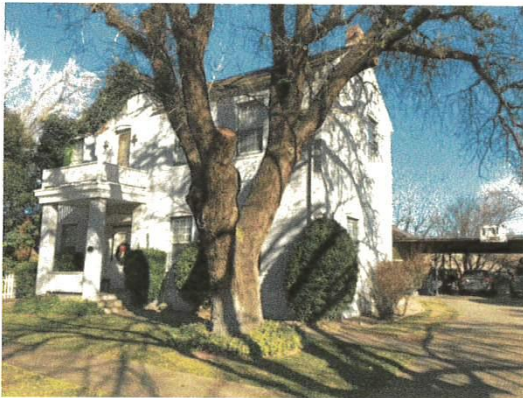


Andrus speak. Eyring was baptized into the LDS Church in March of 1855 by William Brown. In October of 1855 Eyring was sent to be a missionary in the Cherokee Nation. He served as a missionary in Indian Territory until 1860, serving as president of the mission for part of this time and he then moved to Ogden, Utah Territory. Two of Eyring's wives included Mary Bommell, a convert to the LDS Church who was an emigrant from Switzerland; and Deseret Fawcett; he married them in December 1860 and August 1872 respectively.

2.

In 1862 Eyring moved to St. George Utah Territory and he became bishop of the St. George 2nd Ward. From 1874 to 1876 Eyring served a mission in Germany and Switzerland during which time he translated (the Doctrine and Covenants?). Henry Carlos Ferdinand Eyring served as mayor of St. George for two years as well as being Erastus Snow's chief assistant in the southern region of the Utah militia. From 1877 to 1887 Eyring served as a counselor in the presidency of the Church's St. George Stake. He resided in St. George for 25 years.

In 1887, due to attempts to arrest Eyring on unlawful cohabitation charges, he moved to the Mormon settlement of Colonia Juarez, Chihuahua and he served as president of the LDS Church's Mexican Mission from late 1887 until the end of 1888. He later served from 1891 to 1895 as a counselor to George Teasdale in the presidency of the Mexican Mission. When the first stake in Mexico was organized Eyring became the first counselor in the stake presidency. He died in 1902 in Colonia Juarez and is buried in the Colonia Juarez Cemetery. Among Eyring's children was Carl F. Eyring, a prominent scientist who was on the faculty of Brigham Young University for many years. A major science building at BYU was named in his honor.



Three pictures of what was the Henry Carlos Ferdinand Eyring home which is located at 143 South 200 West in St. George, Utah, are shown above. The present owners of this home are Bruce and Andy Jensen who are supportive of the recommendation to have the home placed on St. George's list of Landmark and Historic Sites.



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

Wednesday, June 29, 2016 commencing at **12:00 p.m.**

PRESENT: Chair Kim Campbell
Council Member Bette Arial
Member Brooks Pace
Member Doug Alder
Member Peggy Childs
Nickie Richards, Downtown Merchants

EXCUSED: Member Paul Iverson
Member Lynne Cobb
Member Brooks Pace

CITY STAFF: Planner II Ray Snyder
City Manager Gary Esplin
Support Services Director Marc Mortensen
Development Office Project Manager Laura Woolsey
Development Technician Kristi Schultz

APPLICANT: Matt Hansen, PEG Development
Jill Jones, AJC Architects

1. PROJECT PERMIT IN THE HISTORIC OVERLAY ZONE

Consider a request from Matt Hansen, PEG Development to construct an approximately 167,000 square foot downtown redevelopment project , located at approximately 39 West St George Blvd and between Main Street and 100 West.

Chair Kim call to order at 12:05 pm are read Item #1. There have been some modification from the last meeting. Jill from PEG displayed some revisions from the last meeting. It was discussed that building was too modern. The original hotel was design for a five story building. They have a design that is four stories on the corner building. The new design for hotel is not four story and steps down and steps in at corner. Porch elements have been added. The have incorporated more details from the Ezra Snow building. Sandstone has been added along the bottom coursing. The main entrance will be on Main Street side. The Dixie dormers have been added. The have added balcony details.

The Main Street view was shown (next to Bear Paw). The canopy have been raised down and thinner columns. In the rendering it is named the "Snow House". Doug asked if that is the official name. PEG said it for consideration. The West side rendering was show with the entrance to the restaurant. The back-side rendering was shown (south side).

Jill asked the committee for comments on the front side. Peggy asked how many rooms. Jill said the target was 66, but they have 60. There is still a pool; however, its been relocated. Matt said there will be a day use spa. Bette said it's a great improvement from the original.

Pictures were shown from the historic details such as the gable roofs, front porch, balcony, Dixie dormers. Jill said the white was too bright from the original, so they have use white as an accent. Jill will provide a full color board when they present to the Planning Commission. Jill showed were the masonry transitions. Bette asked about the white clapboard. Jill said that was discussed at the last minute to minimize the white. She said the grey will not be as dark as rendering.

Kim asked what time of window will be used. Jill said the type and details has not been selected yes.

In regards to residential/multi-use building. There is more of a buff color. Peggy asked if there is landscaping ordinance regarding St. George Blvd. John said every 30 feet will require a tree. PEG said some landscaping may have to be removed and replaced. Jill recapped the seven main comments from last meeting (see recording to list). Bette asked if the clap board can be white. Peggy would prefer it is not white. Jill said it will not be as dark and heavy as it looks in rendering.

Kim is very pleased with the height. It helps with the setbacks are good. He likes the Main Street side. He like the sandstone lower floor help break up the vertical, and the balcony helps soften. He would like to maximize the shelf like a more historical ledge. Kim said the pedestrian scale is good with the awnings. Peggy asked if barrier planters can be incorporated. Jill asked if we should keep the chimney. All committee members agreed. Kim said to consider making sandstone and bring it up. Kim recommends the bottom windows were painted wood windows, and all other windows being standard. Jill said Colby makes a quality historic looking window. Kim said the retail portion should have sandstone. Jill has concerns with change in color. She said at the pedestrian level it may be too blended. Doug said oven dried brick he recommends. Kim said the multi-colored adobe style brick can be used. Jill said the base should be distinctive. The scale would be smaller on the brick. Kim said the had to stain some of the bricks on the old courthouse. Kim does not like the lego sandstone block.

Gary asked about the room count. Jill said there is a 30 feet opening between the hotel and multi-family housing. There will be an outdoor restaurant in that space. It was confirmed the opening will be larger than previous. With the patio on the pedestrian level it will be closer to 50 feet.

Bette said she would prefer to have pergola rather than the awning. Peggy said she likes the mix of both. She likes the first story of the hotel. She likes the color of gray of the Snow House.

There was discussion about the name. PEG would like to call the hotel something in historic for branding purposes. Gary said originally it was the Ezra Snow Big House after one of the original hotels. This hotel is not on the exact corner.

Peggy asked to view the multi-family gable. Jill said it will have details, it's just hard to represent the details on the computer. Peggy asked for details of the south side of hotel. The view from Main Street was shown. Jill said they have met with the Fire Department to determine the details. Gary said there will be negotiation with the Bear Paw.

Kim would like to suggest that the balconies on the multi-family needs to have post that look for historic rather than contemporary railings.

Doug made a motion to the approve as presented and include today's suggestions.

Kim would like to add consideration for the following:

Chimney

Posts

Adobe brick on multi-family housing base

Wood storefront on ground level

Sandstone headers and seals

Bette seconded motion.

All aye

Nay (0)

Motion passes

Jill said she will show the committee the material board.

2. DEMOLITION REQUEST WITHIN THE HISTORIC DISTRICT

Consider a request to demolish the George Worthen House located at 32 West Tabernacle Street. The property lies within the boundaries of the Historic District and therefore requires the approval of the Historic Preservation Committee. Applicant is Matt Hansen, PEG Development.

Kim presented and read Item #2. Matt said he would consider relocate building. Doug said it's been rundown for several years. Kim asked if it's historically significant, or if it should be relocated. Gary is concerned with the cost of payment. Gary asked if code dictates if we can stop the owner from tearing it down. Matt asked if it would fit on City property by Nunez Auto. The committee agreed that would be a good location, but Gary is concerned with who will pay for it. Gary asked how this building would be taken down. Kim said it couldn't be taken apart, but Kim said it could be moved. PEG said they are still working with Nunez to expand project. Matt took a picture of the building. Doug asked who owns the building and Matt said Ed Bollard. Doug said it significant because it's original, but questions the historic value.

Kim said we can recommend only. John clarified the recommendation will go to City Council.

Bette made a motion to preserve the building same way and some where.

Doug asked if it could be moved to Seegmiller Farm.

Doug seconded motion.

3. LAND MARK PLAQUE REQUEST

Consider a request from Steve Burgess to place a landmark plaque at the site of the former Melancthon Wheeler Burgess home, located at approximately 122 North 200 West.

Kim presented Item #3 by reading the staff report. Lynne Johnston, representing the applicant, presented pictures of the Burgess House. She said it was the first home built in St. George. John said significant documentation was provided by the applicant as to being the "first house built in St. George". Doug asked who currently owns the home.

John said they are requesting a plaque at the former location.

Doug asked if there are other plaques throughout the City where there are plaques even when the building is not longer there. John said there are other plaques in the area.

Doug asked if the picture will be provided on the plaque of the building. Cindy Burgess Allridge. Kim said they can etch into the bronze plaque rather than a photograph.

The applicant asked if the City would put up the plague or if the applicant would be putting it up. John said there is money put aside in the budget.

Peggy asked if there are other areas we would benefit from having plaques.

Peggy made a motion to approve the sign in bronze and included the picture
Doug seconded the motion.

All aye
Motion passes.

4. OTHER BUSINESS

Discuss Historic District Overlay ordinance and signage.

Kim presented Item #4 and asked John to present. John asked what signage would be appropriate in the historic district. He asked the committee for guidance.

Doug suggest going to Lynn Clark and look at signage for ideas. Kim said most of the signage decision are coming to his office, and they have no historic appearance. It has been a challenge and the ordinance is not very specific.

John said the goal is to put in the ordinance that staff can review, and bring to the committee for further review if outside the set guidelines.

Doug thinks the buildings in the historic district should have signage requirements. John gave an example of the McArthur sign and other examples of historic signage that should remain.

5. MINUTES

Consider approval of the minutes from the January 27, 2016 and May 16, 2016.

Peggy made a motion to approve minutes.
Bette seconded the motion.
All aye.

6. ADJOURN

Meeting adjourned at 1:20 p.m.

**HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY UTAH
July 18, 2018 - Noon**

PRESENT: Kim Campbell, Chairman
Peggy Childs, Member
Brooks Pace, Member
Bette Arial, City Council Member

EXCUSED: Lynne Cobb
Paul Iverson
Doug Alder

CITY STAFF: Gary Sanders, Community Arts Administrator
John Willis, Planning Manager
Karen Roundy

GUESTS:

Chairman Kim Campbell called the meeting to order at 12:10 pm.

1. Modification Request

Consider a request from the City of St. George to construct a marquee structure approximately 6'4.5" tall and 28'6" wide at a historic building located at 68 East Tabernacle (the Electric Theater).

Gary Sanders presented the item and explained that Gary Esplin wanted to see a marquee on the Electric Theater. It was reviewed by a couple of companies to come up with the current design. Photos of the original theater in 1911, 1930, showing an awning on the existing building, and 1930 with the decorative marquee wording. He explained that we are looking for a marquee that will be able to support the existing building and lettering from 1911. YESCO brought in a structural engineer which determined that the existing building didn't have enough support and recommended a post and pillar to go in at the sidewalk. The plans were reviewed and a discussion regarding the sidewalk space and ingress/egress continued among the members.

Kim Campbell recommended a small painted steel pole instead of the stucco and block pole. Less is more.

Gary Sanders suggested landscaping.
John Willis recommended a bench.

There is continued discussion about the bench and the landscaping options.

Gary Sanders explained that this is a EMS but there will be no crawling or movement. The committee discussed the lighting issues, design of the structure and number of events held at the Electric Theater.

The sign code for lighting is reviewed by the committee, colors, and electric signs.

Kim is not opposed to the sign, however, the style of the sign is subjective. Art deco was not on the original structure or on the awning but the remodel was art deco, by adding a art deco marquee is subjective.

Members discuss the individual preferences to introducing the art deco into the sign. Art deco is over 50 yrs old and is history but we have to decide if it is appropriate. The art deco is reviewed by the committee with continued discussion on the functionality and purist views. The lighting colors are again discussed. John Willis suggested that these lights can be turned up or down to control the intensity of the lighting. The round white lights are discussed in the quantity, dimmers and type of lighting.

John Willis stated that you have two items before you, both the structure and the marquee sign.

MOTION:

Commissioner Peggy Childs made a motion to approve the request to construct a marquee structure at the Electric Theater.

Commissioner Brooks Pace seconded the motion.

AYES: 4

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Bette Arial, City Council Member

NAYS: 0

None

Motion passes.

The sign lighting and historic lettering above with a border is discussed. The sign size and the promotion of events. The sign will be light all day for a week or so to advertise events. The life expectancy of the sign is discussed.

Kim Campbell stated that the channel lighting on top is competing with the color lighting below.

Peggy Childs stated that if we put a light projecting onto the building, all the lighting will not be necessary.

Kim Campbell suggested that there are too many lights. The double border on the top with two sets of lights is too much but we need one row of lights to border the marquee.

Brooks Pace showed the blue light, and explained that he thought it will work as a border and is that the two rows of can lighting are unnecessary.

Peggy Childs asked if the size of the lighting can be adjusted.

The lighting, LED lights, and colored lighting is discussed further. Including eliminating the row of channel lights along the top of the sign.

Betty Arial explained that we want it to look historic of course but there are several decades that are represented now and it's a little boring. We want to create a little excitement and pizzazz downtown.

Kim Campbell stated that we should take the top row of channel white lights off and leave the rest of the plan. The post that is shown as stucco with block to be a 4" square standard steel painted post.

Betty Arial stated that the Council will be fine with these changes.

Gary Sanders explained that we would take the green from the front doors for the pole.

Peggy Childs suggested that the bench with a steel frame and a historic look be placed near the pole.

There is continued discussion on the bench, color, style and sizes. The location as shown on the maps was reviewed.

MOTION:

Commissioner Kim Campbell made a motion to approve the art deco design on the marquee with the following revisions: 1) The upper row of channel lights be eliminated, 2) The column supporting the marquee be downsized to a 4x4 tube column instead of round and to be painted the green color that matches the front entry door. 3) The background colors on the sign body incorporate some of the earthy colors of the front of the electric theater, incorporating the green colors of the front door. 4) That the channel lights on top, bottom and the LED lights all be independently dimmable. 5) A flood light be installed on top of the marquee that will flood the existing historic letters and 6) A historic style bench is suggested on the north side of the sidewalk column.

Commissioner Bette Arial seconded the motion.

AYES: 4

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member
Bette Arial, City Council Member

NAYS: 0
None

Motion passes.

3. Minutes

Consider approval of the Minutes for November 1, 2017.

There were no suggested edits for the minutes.

MOTION:

Commissioner Peggy Childs made a motion to approve the minutes as presented.
Kim Campbell seconded the motion.

AYES: 4

Kim Campbell, Chairperson
Peggy Childs, Member
Brooks Pace, Member
Bette Arial, City Council Member

NAYS: 0

Motion passes.

DISCUSSION

Brooks Pace asked about the landmark homes designation and the benefits of the designation.
John Willis explained the benefits of the designation.

The process was discussed and reviewed a home at the top of Hope Street requesting a winery or distillery with a French Restaurant. State laws will have to be reviewed for alcoholic beverages control and the expense of the remodel to accommodate a restaurant was discussed.

Peggy Childs asked if there was a program to assist residence with incentives to convert existing landmark homes to commercial.

There was continued discussion on other historic homes in the area.

4. Adjourn

MOTION:

Commissioner Bette Arial made a motion to dismiss.

Commissioner Brooks Pace seconded the motion.

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Bette Arial, City Council Member

NAYS: 0

Meeting adjourned at 1:00 pm.