

**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.