

**HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY UTAH
February 27, 2019 - Noon**

PRESENT: Kim Campbell, Chairman
Peggy Childs, Member
Brooks Pace, Member
Lynne Cobb, Member
Doug Alder, Member
Paul Iverson, Member

EXCUSED: Bette Arial, City Council Member

CITY STAFF: Carol Davidson, Planner III
John Willis, Director of Development Services
Bryan Pack, Civil Attorney
Karen Roundy, Special Events Coordinator

GUESTS: Jorge Prado, Prado Real Estate
Kim Prado, Prado Real Estate
Steve Davis, Applicant
Tyson Johnson, Applicant
Randall Richards, Painted Pony
Wayne Pace Sons of Utah Pioneers
Steve bennion, Iring home

Chairman Kim Campbell called the meeting to order at 12:07 pm.

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.

Kim Campbell presented item 1A mural on the rear wall as shown in the packet.

Jorge Prado presented the mural examples on the building and the surrounding area.

Applicant and commissioners discuss the request including, the length of time the mural will be displayed, the character and feel of the property and neighborhood.

John Willis explained that city officials have meet with business owners and the city has been working on a mock up of murals. City Council has directed staff to meet with the property owners and give an idea for the alleyway and with the new development being built this pedestrian alleyway now becomes more visible. The city has been working with the people on how to create something back there that was once just a place for dumpsters and so the parks planners did some mockups of murals on the back and that is what has spawned Mr. Prado to propose this mural so he would be the first mural in this area.

Kim Campbell asked if the city council has already agreed to murals.

John Willis stated that the City Council has agreed to the idea of murals but they have not approved anything and you guys are the design committee.

Kim Campbell stated that the first question is whether murals are appropriate in the historic district. We have not discussed the option of having a mural in the historic district previously.

John Willis stated he cannot speak for the City Council but they want it to be a historic district with the art feel to downtown.

Members, staff and applicant discuss the requirements for wall murals in the historic district, sign code requirements for painted signs, painted signs in other states and existing wall murals.

John Willis explained that some items that are in the historic district, like the spider, is not liked by everyone but it draws attention downtown.

Jorge and Kim Prado explained the reason for their request to place the mural on their wall. The example of the mural that was provided by the city was demonstrated and explained that they have been there over 10 years.

John Willis stated that we are not considering the sign today. We are considering the mural. We have to treat this differently.

Kim Cambell stated that this is a new thing to consider.

The committee reviewed the location, colors, public opinion.

Paul Iverson

Peggy feels that as a gatekeeper of this item, we need to review the criteria for these walls.

Pace stated that this is approving the mural not the sign.

This is an alleyway and this is where it is being proposed.

MOTION: Paul Iverson made a motion to approve the request to allow a painted mural on the building rear wall at 21 North Main Street for Prado Real Estate.

SECOND: Brooks Pace

Discussion on the motion.

AYES: (1)

Paul Iverson

NAYS: (6)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Lynn Cobb, Member

Doug Alder, Member

2nd MOTION: Peggy Childs made a motion to deny this request until the HPC has met to determine the criteria for murals and meet with the city so that we are working together.

Kim Campbell requested that the motion be modified to include the parks department and so on, so we are all speaking from the same mouthpiece.

AMENDED 2nd MOTION: Peggy Childs amended the motion to deny the request until HPC has met to determine the criteria for murals and meet with the city so that we are working together including the parks department.

Discussion on the criteria for the murals.

3rd MOTION: Peggy Childs made a second amended motion to table the item.

SECOND: Paul Iverson

AYES: (6)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Lynn Cobb, Member

Doug Alder, Member

Paul Iverson, Member

NAYS: (0)

None

B. Consider a request to allow a wall sign on the building side wall at 40 South 100 East for Stratum Real Estate Group.

Kim Campbell presented item B

Tyson Johnson presented the item explaining that the Terra Title sign was approved on this building, the Stratum Real Estate sign is similar in design. He is requesting approval.

Kim Campbell explained that staff has stated that the sign meets code requirements, just reviewing the request criteria, reviewing the font, historic bordering, and shape of the sign. In order to make a decision we need more defined instruction, with information in the ordinances with more criteria for font, shape of sign and historic bordering to have some historic character to it.

MOTION: Paul Iverson made a motion to recommend approval to allow a wall sign on the building side wall at 40 South 100 East for Stratum Real Estate Group.

SECOND: Lynne Cobb

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Lynn Cobb, Member

Doug Alder, Member

Paul Iverson, Member

NAYS: (0)

None

Motion passes.

C. Consider a request to allow a wall sign on the building front wall at 39 East St. George Blvd for World Finance.

Tyson Johnson explained the request on St. George Boulevard showed the location and color of this sign. This is a painted aluminum panel with no lighting, flush mounted to the wall.

Peggy asked how visible is this sign.

Commission reviewed the option for a boarder, colors and materials.

Kim Campbell stated that the color and bordering are not included in the code.

Members review the options for hanging signs and ordinance size.

John Willis explained that the lettering style shall be simple and in keeping with the character of the neighborhood, the amount of information on the sign kept to a minimum, variation and styles are permissible but should be kept to a minimum, all permit signs shall be integrated into the architecture and design of the building on which they are placed and overall sign layout of the project in character and quality. Simple letter style and integration into the building, that is really the provisions of the designs in the code.

Paul Iverson stated that the only thing that we can look at is if the rectangle meets with the architecture of the building.

John Willis agreed.

Tyson stated that there are no plans to change the front of the building. There is a temporary banner up until this sign can be placed.

MOTION: Paul Iverson made a motion to recommend approval to allow a wall sign on the building front wall at 39 East St. George Boulevard for World Finance.

SECOND: Doug Alder

Peggy Childs, Member

Lynn Cobb, Member

Doug Alder, Member

Paul Iverson, Member

Bette Arial, City Council Member

NAYS: (2)

Brooks Pace, Member

Kim Campbell, Chairman

Motion passes.

2. HISTORIC LANDMARK PLAQUE

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

Carol Davidson presented item 2 for the placement of a historic landmark plaque at the Charles Seegmiller home located at 214 East Tabernacle.

Wayne Pace explained that this was initiated by Dixie State University, he visited each of these homes and found the person living there is a student and lives in the garage and rents the house to five (5) students.

The owner was contacted currently lives in Bloomington and provided document submitted in 1988 to the commission and understood that it had been approved. The commission stated that the files had been lost. Mr. Pace found the files and it had been approved. A new proposal to put up a plaque will be reviewed by the commission. Please prepare a plaque and designate it as approved.

There is discussion on the language on the plaque but the language was not determined at this time.

MOTION: Paul Iverson made a motion to approve the request to place a historic landmark plaque at the Charles Seegmiller home located at 214 East Tabernacle.

SECOND: Doug Alder

AYES: (6)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Lynn Cobb, Member

Doug Alder, Member

Paul Iverson, Member

NAYS: (0)

None

Motion passes.

3. HISTORIC LANDMARK DESIGNATION

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

Brooks Pace stated that this has been a discussion item for 10 months. Mr. Pace stated that there was a sign on the outside of the house designating it as a historic site. But it has not been approved. The fire station was shown on the maps, the building and brewery areas and use were reviewed.

Steve Bennion explained that this is an impressive home for the 1880's when it was constructed. Henry Eyring was the mayor of the he came from germany and settled here for 25 years and he was asked to leave and moved to Mexico. He was a leader, mayor of St. George a backup man with Erastus Snow for the malita, president of the state and bishop .

His grandson is Henry Eyring and some people say he is the most deserving person to receive the Nobel Peace Prize. His son Henry B. Eyring , his son Henry J Eyring.

In 1887 he left here
Died in 1902

Wayne stated that there is a plaque on the building right now. It's a round plaque not representing the historic district. This should have an official city plaque not a round unauthorized one.

Language to include 150 words. If you are requesting a simple designation.

Verbiage for the plaque to be submitted to the committee to review.

MOTION: Doug Alder made a motion to approve the request to designate 143 South 200 West Henry Eyring home as a historic landmark site.

SECOND: Lynne Cobb

AYES: (6)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Lynn Cobb, Member

Doug Alder, Member

Paul Iverson, Member

NAYS: (0)

None

Motion passes.

4. DISCUSSION ITEM/OTHER BUSINESS

Fire Station 2 at 142 North Main Street

Brooks Pace stated that this has been a discussion item for 10 months. Mr. Pace stated that there was a sign on the outside of the house designating it as a historic site. But it has not been approved. The fire station was shown on the maps, the building and brewery areas and use were reviewed. Parking concerns and impact were discussed including a new parking garage.

Is the bottling done in the brewery?

Doug Alder explained the process.

This was presented to be a bar but the 2000 hits after approval at city council were stressing that we have to have food. We don't have room in the building for food. There is an empty corner in the NE corner for future development. Food trucks have been discussed and other food options.

Zion Brewery Station II

There is discussion on the existing fire station and deck around the back

John Willis explained that there are well over 1,000 on street parking, not including angled and improved parking. You can convert you use and not be triggered for additional parking. If you build a new building downtown you have to have 1 space per 500 feet.

Classic Printing Building

Randall Richards, Painted Pony and George's Corner

Inside of the building was the Washington County News. The building has four (4) generations of printing presses. Each section is another version of the printing press there are still wooden

letters from the handset area. The family has agreed to sell the building. Mr. Richards explained that the building is compromised due to the surrounding buildings. The front of the building wooden floor will need to be completely rebuilt. We are giving tours to understand the historical of this space.

Brooks Pace explained that this is a large project, the only part of the old building remaining is the front face.

Kim Campbell has been in the building twice. The history and the machines and the fonts are unbelievable.

Mr. Randall explained that Doug has a copy of all of the volumes as well as the copy that he has in his possession. All of the documents were provided here at the print shop. Archive

The value of these items need to be determined, how to disassemble them and how to preserve the history. One of the presses from the 50's was so big that they just buried it in the floor.

Mr. Richards continued to explain the historic nature of this building, the restoration, preservation of the machines and documents.

Brooks Pace suggested the city provide a grant to restore the building.

Doug Alder suggested that the historic printing machines be used in the future use of the building.

Commission continue to discuss the historic value and how the city can help restore the building.

John Willis explained that the first approach would be the Mayor.

Mr. Richards stated that he had taken the Mayor, City Manager and other officials to see the building.

Kim Campbell stated that all are in agreement that the city should support this and recommend financial support of this item.

5. Minutes

Lynne Cobb stated that corrections are required for minutes as stated below.

Consider approval of the Minutes for June 29, 2016 and July 18, 2018.

Corrections to the attendance with Brooks Pace, he was not in attendance on June 29, 2016, but listed as absent and present.

2) Demolition request on June 29, 2016 meeting vote was not included.

July 18, 2018 Peg Development Hotel (Dixie Dormers) should be “What kind of window.” instead of time of window.

MOTION: Peggy Childs made a motion to approve the minutes as presented with noted corrections.

SECOND: Brooks Pace

AYES: (6)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Lynn Cobb, Member

Doug Alder, Member

Paul Iverson, Member

NAYS: (0)

None

Motion passes.

4. Adjourn

MOTION: Paul Iverson made a motion to dismiss.

SECOND: Kim Campbell

AYES: (6)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Lynn Cobb, Member

Doug Alder, Member

Paul Iverson, Member

NAYS: (0)

None

Motion passes.

Meeting adjourned at 1:30 pm.