

**HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY UTAH
April 24, 2019 - Noon**

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

EXCUSED: Bette Arial, City Council Member
Paul Iverson, Member

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

GUESTS: Ethan Anderson, Applicant
Carlos Robles, Applicant
Todd Lovell, Speedy Sign
Dick Kohler, Kohler Enterprises

Chairman Kim Campbell called the meeting to order at 12:05 pm.

1. LANDMARK SITE - EXTERIOR MODIFICATION

- A. Consider a request to modify the exterior of the Moses Andrus home, located at 139 North 100 West. The home has been damaged by a fallen tree. Case No 2019-HPC-010.

Ethan Anderson showed the damage to the building on slides and proposal to remodel the exterior with vinyl fencing to match the other side of the building.

Commissioners and applicant discuss the details of the remodel. Victoria Hales is concerned about the property lines.

Commissioners discuss Stucco wall and vinyl fencing, and coloring.

MOTION: Lynne Cobb made a motion to approve the request to modify the exterior of the Moses Andrus home located at 139 North 100 West as presented.

SECOND: Peggy Childs

AYES: (5)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Lynne Cobb, Member

Doug Alder, Member

NAYS: (0)

None

B. Consider a request to modify the exterior of the James and Manomas Andrus Home located at 164 West 100 South. The accents will be modified, and the stucco painted. Case No. 2019-HPC-009

Carlos Robles explained the request to expose the original brick and window seals painted to match the brick and replacement of the stucco to be done around the house.

Mr. Kohler showed photos of the original building. There is discussion about a wrap around porch to be done in the future.

Repairing stucco, removing paint from the brick and wood. All the details will be kept and modifications will be replicated.

Carlos will come back to the committee for colors.

MOTION: Doug Alder made a motion to recommend approval to allow the modification of the exterior of the James and Manomas Andrus Home located at 164 West 100 South. The paint removal from the brick as shown on images and the stucco to be repaired, accents will be modified to replicate the original details. Case No 2019-HPC-009

SECOND: Lynne Cobb

AYES: (5)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Lynne Cobb, Member

Doug Alder, Member

NAYS: (0)

None

Motion passes.

2. HISTORIC DISTRICT; SIGN REQUEST

Consider a request to allow various signs at 142 North Main Street (Firestation 2) Case No. 2019-HPC-011

Brooks Pace recused himself from this item.

Kim Campbell declared his interest in the project but will vote.

Todd Lovell presented the sign request for Zion Brew Firestation 2 four signs. The sign number two (2) will say Tap Room instead of Tasting Room and be reduced in size to meet code requirements.

Brooks Pace explained that Sign number three (3) is requested to project further than the four (4) feet code requirement.

LED and neon sign code is discussed.

John Willis explained that the code dictates what the provisions are for these signs. The committee cannot approve a sign deviated from the code requirements.

Colors of the building and signs were shown to the committee.

Victoria Hales asked if the colors of the building were on the agenda today.

Brooks Pace stated that they are not but will be reviewed at a future date.

Sign colors were shown and discussed.

Victoria Hales stated that neon is approved for signs.

The commissioners continue to discuss the building color and sign colors.

Victoria Hales read the code section 10-13-C-6.15 about color. For rehabilitation work it should blend with the existing palet, similar in color and texture to the original brick, stucco for exterior wall should be similar in tone, muted pastels typical in historic pioneer buildings white and off white may be used as decorative elements and I'm just paraphrasing leaving out a lot of the details, bright colors are not appropriate for major architectural elements; however, when used sparingly such as on the trim of a storefront the colors can enhance the buildings particular color scheme, metallics generally are not acceptable. Colors for boards or metal windows should accent the color used for the exterior walls many colors should be avoided and a simple color scheme is generally preferable.

There is discussion about art deco and the historic nature of the fire station.

MOTION: Peggy Childs made a motion to approve the request to approve four (4) signs at Zions Brew Firestation 2 located at 142 North Main Street as proposed.

SECOND: Kim Campbell

AYES: (4)

Kim Campbell, Chairperson

Peggy Childs, Member

Lynn Cobb, Member

Doug Alder, Member

NAYS: (0)

None

Motion passes.

4. Adjourn

MOTION: Lynne Cobb made a motion to dismiss.

SECOND: Peggy Childs

AYES: (5)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Lynn Cobb, Member

Doug Alder, Member

NAYS: (0)

None

Motion passes.

Meeting adjourned at 12:46 pm.

May 15, 2019 is the next HPC meeting.