

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 an electronic **Historic Preservation Commission** meeting in the Community Development Conference Room, 175 East 200 North, St. George, Utah on **Wednesday, August 19, 2020**, commencing at **12:00 p.m.**

The meeting will be broadcast via Zoom. Persons who are allowed to comment during the meeting may also do so via Zoom. To login to the meeting please see the information below.

Join Zoom Meeting

<https://zoom.us/j/98360274612>

Meeting ID: **983 6027 4612**

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Find your local number: <https://zoom.us/u/abM2ExgbIQ>

The agenda for the meeting is as follows:

Call to Order

1. EXTERIOR MODIFICATION

A. Consider a request to modify the exterior aesthetics at 73 North Main Street.

B. Consider a request to modify the exterior aesthetics at 217 North 100 West.

2. MINUTES

Consider approval of minutes from the March 5, 2020 meeting.

3. ADJOURN

Brenda Hatch, 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.

HISTORIC PRESERVATION COMMISSION REPORT: 08/19/2020

Case No. 2020-HPC-001

Request: Consider a request to modify the exterior aesthetics at 73 North Main Street. This property is in the Arts District Overlay Zone.

Location: 73 North Main

Zone: C-4 (Central Business District Commercial)

Applicant: Jairo Nuño

Representative: Jeff Mathis, MRW Design Associates Inc.

Ordinances: 10-13E-5: REVIEW PROCESS:

A. Review Recommendation Committee: The historic preservation commission shall act as the St. George arts district overlay zone design review recommendation committee.

B. Exterior Proposals: The historic preservation commission shall review the exterior design proposals for landmark sites and significant historic buildings within the district. Exterior proposals shall include:

1. Any rehabilitation, reconstruction or addition to the exterior of a landmark site or significant historic building.
2. Any demolition or relocation of a landmark site or significant historic building.
3. Any new construction within the St. George arts district overlay zone, except for minor additions to existing nonhistoric buildings.

C. Recommendation of Commission: The historic preservation commission shall be asked to review items submitted to the community development department pertaining to the St. George arts district overlay zone and provide a recommendation to the community development department on such proposals.

D. Design Review: For projects requiring review by the historic preservation commission as set forth above, the site plan, exterior design of buildings, architectural treatment, and other items related to design objectives, shall be subject to the review of the historic preservation commission.

2020-HPC-001
73 North Main

Staff Comments:

Applicant is proposing to modify the existing storefront façade and add onto the west side.

Location of Site within Arts District



2020-HPC-001
73 North Main



2020-HPC-001
73 North Main

Existing Street View



2020-HPC-001
73 North Main

Proposal (Front Façade and Alley)



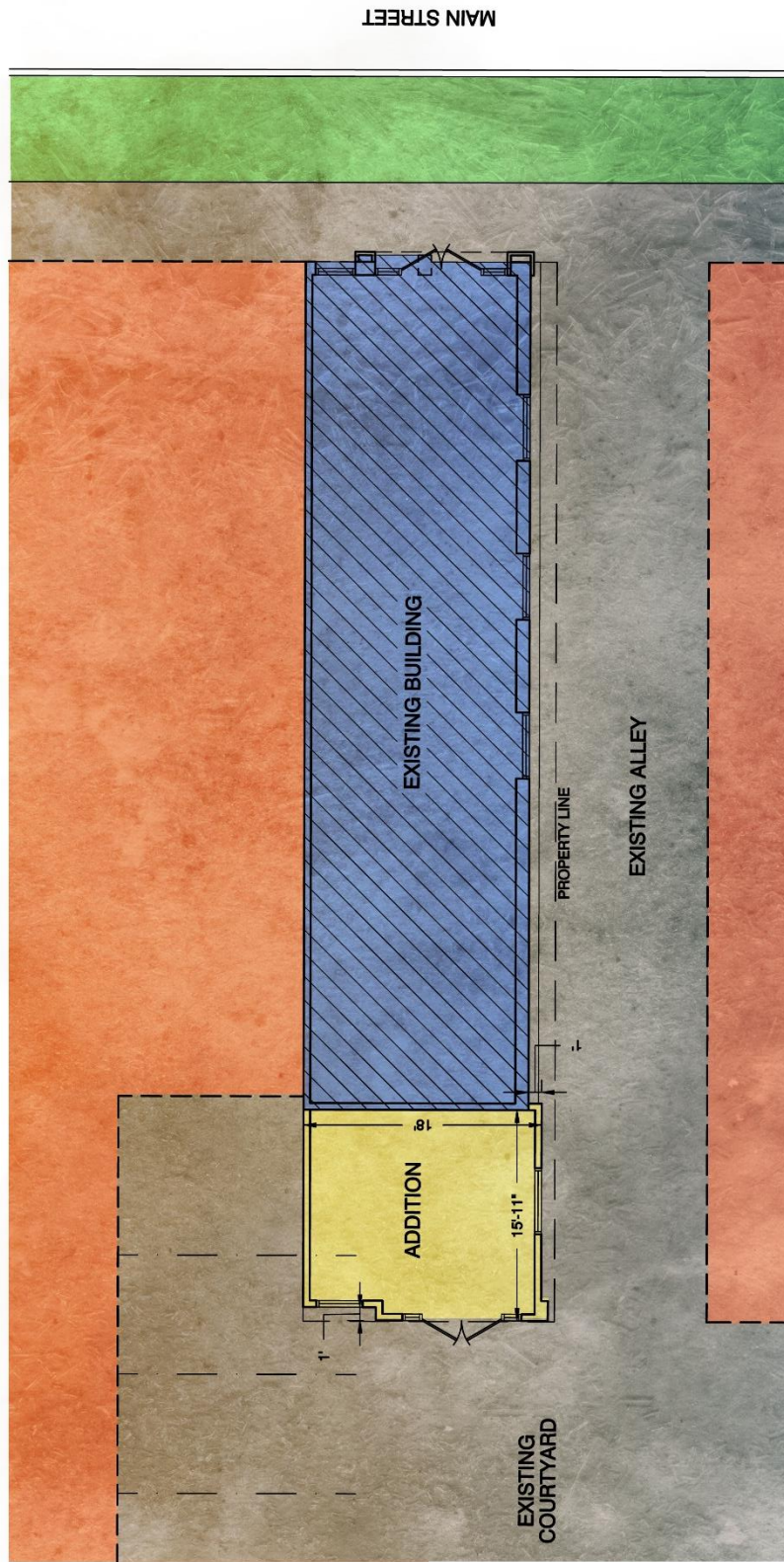
2020-HPC-001
73 North Main

Proposal (Rear Façade *addition* and Alley)



2020-HPC-001
73 North Main

Site Plan



Materials

73 North Main Remodel

DRYVIT
103
NATURAL WHITE



PAINTED BLACK METAL

SW 6899
Dramatic

CORBELS AND CORNICES

SW 7006
Extra White



BASF
GREY CLOUD
#875

HISTORIC PRESERVATION COMMISSION REPORT: 08/19/2020

Case No. 2020-HPC-002

Request: Consider a request to modify the exterior aesthetics of a landmark site (Woolley Foster Home) located at 217 North 100 West.

Location: 217 North 100 West

Zone: RCC (Residential Central City)

Applicant: Scott Armour

Ordinances: 10-13E-5: REVIEW PROCESS:

A. *Review Recommendation Committee:* The historic preservation commission shall act as the St. George arts district overlay zone design review recommendation committee.

B. *Exterior Proposals:* The historic preservation commission shall review the exterior design proposals for landmark sites and significant historic buildings within the district. Exterior proposals shall include:

1. Any rehabilitation, reconstruction or addition to the exterior of a landmark site or significant historic building.
2. Any demolition or relocation of a landmark site or significant historic building.
3. Any new construction within the St. George arts district overlay zone, except for minor additions to existing nonhistoric buildings.

C. *Recommendation of Commission:* The historic preservation commission shall be asked to review items submitted to the community development department pertaining to the St. George arts district overlay zone and provide a recommendation to the community development department on such proposals.

D. *Design Review:* For projects requiring review by the historic preservation commission as set forth above, the site plan, exterior design of buildings, architectural treatment, and other items related to design objectives, shall be subject to the review of the historic preservation commission.

2020-HPC-002
217 North 100 West

Existing Street View (100 West)



Existing Street View (200 North)



2020-HPC-002
217 North 100 West

Applicant Request:

The applicant is proposing to fix any stucco in disrepair, repaint, and replace the existing roof.

Repaint: the colors will be similar to the current colors; the intention is to make the home more Victorian like the Brigham Young Home.



Roof: the existing shake roof is proposed to be replaced with a synthetic shingle (Ecostar Empire) that looks like shake.



NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
March 5, 2020 - Noon

PRESENT: Kim Campbell, Chairman
Peggy Childs, Member
Brooks Pace, Member
Doug Alder, Member
Paul Iverson, Member
Ed Baca, City Council Member

EXCUSED: Lynne Cobb, Member

CITY STAFF: John Willis, Community Development Director
Dan Boles, Planner III
Victoria Hales, Civil Attorney
Genna Goodwin, CDBG Planner II
Brenda Hatch, Development Office Supervisor

Peggy Childs called the meeting to order at 12:05 pm.

Kim Campbell recognized Alena Franco and Cory Jensen from the state of Utah as well as Jessie Stocking Washington County Historic Society.

1. DISCUSSION ITEM

Potential national register for historic district.

Alena Franco – St. George is a certified local government which means you can apply for grants you can nominate buildings to the national register and may other things. I send out notices in January.

Cory Jensen – We met with Bob Nicholson in about 2000 to talk about a national registration for the town, nothing has happened on that. I don't think you guys have applied for any grants recently. St. George needs to do an update on the existing survey of historical buildings, we recommend every 10 years. You would want to hire a consultant with the grant money. They walk around and take pictures and inventory what is in the area.

Brooks Pace – What is the criteria for that?

Cory Jensen – It's 50 years. It must meet basic criteria it must be 50 years old, keep the historical integrity and it must have historical significance. A lot of the buildings around here have had some alterations. You would include all of those if you did a Historic District and the reason is to give the homeowners benefits. The National register does not place any restrictions on use or

design review, that would all come at the local level. We push the National register because it comes with benefits like tax credits. It's a state tax credit for residential properties, commercial properties are a federal tax credit. We encourage a historic district because it incentivizes owners to keep up their houses and take pride in neighborhoods. As we drove, we noticed after you get out of the historical area there are some tracts that have kept the integrity. Once you get on the outskirts there are more modifications on the buildings, they don't appreciate the architecture.

Brooks Pace – The city has made a book of historical homes. If we started picking up everything post war it would be a lot.

Cory Jensen – You can tailor the survey to the needs. It's roughly \$18-24 per building for reconnaissance level survey. It takes 4-5 days to do the groundwork and then they print out the report. You would have to determine how many properties before you apply for the grant. You will need to put out an RFP for the survey. That's the best way to do it is breaking it down.

Brooks Pace – The huge growth came in 1970.

Cory Jensen – If your planning office can pull all the properties built before 1970 and get a count then you could see if it affordable to do the survey. If not, then you would go back in years.

Brooks Pace – The smaller towns are historical; wouldn't we want it to be more of a county thing?

Cory Jensen – No because it would be too big. It's been a long time for St. George, so the first step is to get that recon survey done. See if you have enough for a district, then go from there. The historic district you have is local, it's not a National district.

Kim Campbell – We are hoping to get it started next year.

Cory Jensen – We were thinking from St. George Boulevard to maybe 700 South

John Willis – No, you need to go north up to Diagonal

Cory Jensen – With your grant next year there may be money to do your reconnaissance survey.

Discussion on architecture

Cory Jensen – I don't know how much the city has set aside to match the grant, but we typically go for \$10,000.00. The same person that does the survey it is best to have them write the historic nomination form. Once you get to the point of applying for the grant next year let's talk.

Kim Campbell – We now have a list of all the granaries as well. We are going to shoot for next year, right John?

John Willis – Yes, assuming council passes it.

2. **MINUTES**

Consider approval of minutes from the February 27, March 20, April 24, May 15, and October 16, 2019 meetings.

MOTION: Brooks Pace makes a motion to approve minutes

SECOND: Kim Campbell

AYES: (5)

Kim Campbell, Chairperson

Peggy Childs, Member

Doug Alder, Member

Paul Iverson, Member

Brooks Pace, Member

NAYS: (0)

None

Motion Carries

Discussed Potential Utah Jazz Mural

Brooks Pace – It seems like we should be able to weigh in on it, it's part of the historic district.

John Willis – We had the whole discussion on murals and our legal department drafted a memo that says murals are not regulated.

Victoria Hales – We don't regulate people's paint.

Brooks Pace – don't you think that should be regulated, especially in the historic district.

John Willis – It's very difficult for a city to regulate, if you try to regulate content then you are regulating the first amendment rights.

Victoria Hales – the way to regulate it is only if it is a commercial sign. If you are regulating their art, then you are infringing on their first amendment rights.

Discussion on regulation of murals.

Peggy Iverson – I would propose that the city move ahead with writing regulations on murals. I have passed on some policy from Roger Roper.

Victoria Hales – Again we can't regulate the content.

John Willis – when an ordinance is written it will only regulate the size and type of materials, discuss maintenance, that one is a little tricky to enforce.

Brooks Pace – So the city approved the Jazz mural?

Victoria Hales – There's nothing to approve.

John Willis – If you want people to come to this meeting what are you going to review?

Brooks Pace – I think that we would say you can't have a Jazz mural it would need to be historic. If we have no way to regulate content, then I think we should ask the council to not allow murals in the historic district.

John Willis – we will draft an ordinance, once we get it to a point where we think the council can consider it then we will send it out to the commission for comment.

Kim Campbell – We would like to encourage, not regulate or just tell them a little about what the historic district is, and then encourage the content.

Brooks Pace – Ancestor Square is part of the historic district and for some reason John Willis and Kim have decided that they don't need to regulate the solid adobe building because they are only 41 years old. Going down the road, my daughter Nikki is here and is the president of the board for Ancestor Square, going forward we would like a little help with remodels in Ancestor Square and Green Gate Village.

John Willis – We are just administering the code. We cannot extend beyond what the code says, it's not about what we feel. The code gives the commission certain guidelines, we went over the guidelines and it didn't check the boxes.

Brooks Pace – The square has been taken over by very unsavory people.

Victoria Hales – We can't really use the Historic Preservation Commission to insert ourselves into a private dispute between property owners. We can only get the Historic Preservation Commission to weigh in on the items that are listed in our code.

Discussion on the Hardy House

3. **ADJOURN**

MOTION: Peggy Childs makes a motion to adjourn at 1:00 pm

SECOND: Paul Iverson

AYES: (5)

Kim Campbell, Chairperson

Peggy Childs, Member

Doug Alder, Member

Paul Iverson, Member

Brooks Pace, Member

NAYS: (0)

None

Motion Carries

Meeting adjourned at 12:37 pm