

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 Community Development Conference Room, 175 East 200 North, St George, Utah, on **Thursday, March 5, 2020** commencing at **12:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

1. DISCUSSION ITEM

Potential national register for historic district.

2. MINUTES

Consider approval of minutes from the February 27, March 20, April 24, May 15, August 21, and October 16, 2019 meetings.

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) 627-4670 at least 24 hours in advance if you have special needs.

**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.

**HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY UTAH
March 20, 2019 - Noon**

PRESENT: Peggy Childs, Chairman Pro tem
Brooks Pace, Member
Lynne Cobb, Member
Doug Alder, Member

EXCUSED: Kim Campbell, Chairman
Paul Iverson, Member
Bette Arial, City Council Member

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

GUESTS: Jorge Prado, Applicant
Kim Prado, Applicant
Thomas Swan, Applicant
Ryan Cain, YESCO
Jodi Cox, Star Sign
Jeff Mathis, Applicant
Jessica Mathis, Applicant

Kim Campbell, Chairman is absent and requires a replacement for this meeting.

Peggy Childs is nominated as chair pro tem

Peggy Childs called the meeting to order at 12:14pm

1. HISTORIC DISTRICT; SIGN REQUEST

- A. Reconsider a request to allow a painted mural on the building rear wall at 21 North Main Street for Prado Real Estate.

John Willis explained that this item was tabled to get standards and ordinances. Currently our code doesn't address murals. They are vested under the current code and after discussion with the city there are no standards to apply. We recognize that we do need to have standards but the mural needs to be addressed under the current code and will be reconsidered.

Peggy Childs explained Roger Roper with the State Historical Society is considering sending out information to consider with murals.

John Willis introduced Shane MacAfee, director of Leisure Services and explained that there have been some mock ups done and gave Shane the opportunity to address the commission and explain some of the details of the mural project in downtown area.

Doug Alder stated that we cannot take action until we come up with some standards.

Brooks Pace stated that he has been supportive of murals and in his 20 years on the sign committee felt it was the appropriate thing but I think Kim Campbell wrote an overwhelmingly appropriate article in an email to the committee explaining the Historic District and it needs to be read.

Doug Alder asked who the email was sent too.

Peggy Childs stated that it was addressed to the Historic Planning Commission.

Victoria Hales stated that any argument to regulate mural is appreciated. We will come forward with some standards that the staff drafts and bring them to you. The problem is right now we don't regulate murals. So, right now they are treated as a painting. We do regulate signs and if anything advertises their business on the mural it is treated as a sign and they will have to comply with code as to the size of that sign.

Peggy Childs asked if the name of the company is on the sign.

Lynne Cobbs stated that on this rendering yes, but we also have rules about materials, techniques, and colors that must comply and harmonize with the materials and techniques.

Victoria Hales stated that this relates to remodels and rehabilitation of a building, it doesn't relate to this mural.

Lynne Cobb asked if this is being called a rehabilitation.

Victoria Hales stated that this is not a rehabilitation.

Brooks Pace asked if someone had the email to read to the commission.

Victoria Hales stated that we can all read the email but it is not what the code says. I haven't ready the email, I would love to read the email but it's not currently in the code. Whatever is in the email is an argument to regulate code, but we don't currently regulate them. So, anything that is being discussed as a possible regulation will not apply.

Brooks Pace stated that it is a good consideration for the standards that need to be developed and a decision should be delayed.

Victoria Hales stated that any delayed decision would not apply to this application. This application is in right now and we don't have a regulation. So, we can't regulate it after the fact, you have to already have a regulation in place. So the only thing we have in place right now is a sign code that says, if you paint your sign on your wall it can only be 10 percent of the size of the face of the building. So that's what regulates it right now. I

The sign portion will have to comply with the sign code but

Carol Davidson explained that painted wall signs are permitted in the historic sign standards

Brooks Pace stated that that is not in the historic district that is in the town in general.

John Willis explained that the sign portion would have to meet the sign ordinance but that is not what we are looking at today. We are just looking at the mural portion.

Brooks Pace asked about the sign committee.

John Willis explained that there is a sign committee however, the historic preservation commission is in charge of reviewing signs for the historic district. So you will review signs.

Carol Davidson stated that painted signs are permitted in the historic district.

Lynne Cobb stated that if they are part of an overall design scheme, under the sign standards.

There is continued discussion about the Historic Commission responsibilities with signs and the mural.

Victoria Hales stated that it would be existing non conforming, if it doesn't comply with the code or the code that we pass later, it's existing non conforming that doesn't mean that you get to deny it now. It means that because we don't regulate it now so you cannot say you can't do it until we get a regulation in place. The application is already in, so you have to deal with applying the law to this application. We don't prohibit murals right now and even if you come in with a regulation later and that mural that's already painted on the wall will be prohibited it just becomes existing non conforming,

There is continued discussion by commissioners, legal and staff regarding mural standards, recommendations and approvals.

John Willis stated that you would be approving the mural. They could appeal your decision, in this situation you are approving the mural.

The discussion continues regarding the size, code and mural.

Victoria Hales stated that we do have a regulation as to the size of an advertisement, so that advertisement, the Prado portion of it, will have to meet the sign code. So whether it is in the historic district or not in the historic district there are rules that apply to that sign. So, that is

separate and apart from a mural in the historic district but we don't know from the picture, because we don't have dimensions, we don't know from the size of this Prado picture, would meet that sign code, that will come in at a different thing.

Lynne Cobb would like to make a motion.

Victoria Hales stated that the pro tem wants to hear from the applicant.

Lynne Cobb stated that strictly speaking you put a motion on the floor and then you have discussion.

Victoria Hales stated that you can have discussion before the motion.

Lynne Cobb again stated that she would like to make a motion.

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

SECOND: Brooks Pace

Continued discussion on the motion (below)

AYES: (4)

Peggy Childs, Chairman Pro tem

Brooks Pace, Member

Lynn Cobb, Member

Doug Alder, Member

NAYS: (0)

Ms. Prado stated that we changed all of our signage about a year ago, and went through Kim Campbell for approval. We had all three (3) of our signs approved one being 21 North Main, 17 North Main and 18 West Tabernacle approved. We simply choose not to erect the sign until we got through our mural. It is a horizontal sign, I can provide pictures, it is metal just like the one on Main Street. So, I just want you to know that we have gone through the proper channels and Kim has approved the sign, we delayed putting the sign on this wall until the mural was reviewed.

Brooks Pace stated that he would like the applicant to be able to read the email from Kim Campbell as one of his concerns is that, who will maintain these murals, when they start fading. This is a south facing wall and in five (5) years these colors will start fading and it will difficult to touch it up as it would be to paint it the first time. We have non conforming throughout the district but I would like to think we could clean it up over the years. I don't think this is going to affect your business if this is not approved

Mr. Prado stated that it looks horrible the way it currently is, it is an eye sore and showed a current picture of the existing location and stated that he will maintain it and has painting done.

Peggy Childs stated that maybe the mural can be brought down some.

Mr. Prado stated thank you but no thank you. Who are you to determine my business and what looks good at my business. I'm trying to make the city better. It looks horrible. I'm trying to make our downtown look better. Did you approve the big building next to it because that is not historic. I am passionate about this because I have been in that building for ten (10) years. I just remodeled the inside. I invested \$70,000 inside out of my own money and when you are saying who is going to maintain the building. I am. It's my business. This is how I support my family and my community. I have forty-five (45) realtors in there that want this. We put it on social media and put it on the market asking what do you want and everyone is excited about this and we come to you guys and we get shot down. This is my livelihood, you are dealing with my livelihood.

Brooks Pace stated that he doesn't believe that and you are dramatic.

Applicant, commissioners and staff continue to discuss the approval of the mural. Including a review of Kim Campbell's email to the commissioners.

Peggy Childs brought the meeting back to order and stated that Kim wrote, "what was beautiful to one may be objective to someone else." We are not in a position to serve as art critics. If is imperative that the historic commission approve the mural, I would recommend that you approve the application of the mural without any regard to content, I don't think we would approve what was written for the Hot Dog shop either. Since 1999, when the historic preservation was started, we have lived with guidelines that deal with content, history, bright colors, materials and this is going against the grain of some of what we have always tried to preserve. These are the rules that we've got and if we are the gatekeepers for this historic district, can you see where we are coming from? Right now there is nothing about murals but what we do have seems to conflict with what is being proposed here.

Victoria Hales stated that we do not regulate murals. So you can make a recommendation but it is non binding and I would encourage you not to make a recommendation on the mural that you cannot regulate right now.

Brooks Pace stated that he would like to table but legal is saying that we can't do that either.

Victoria Hales stated that you can table it; however, the application is now and will be allowed to proceed with the mural even if you table it.

There is continued discussion on process, ordinances, findings, Kim Campbell's email and appeal process.

Peggy Child's read in **Kim Campbell's email**:

"Please accept my app for missing the HPC meeting, of the historic commission. I will be out of town. Of course, an important issue before us is whether to approve of murals being painted on buildings within the st george historic district. Because there is no precedent for this I believe it is best to move cautiously since our decision will have an impact on our future decisions about murals. Please also realize that murals that currently exist in downtown St. George at the pharmacy and the Desert Reserve building are not within the district. The city attorney has advised that we should approve the mural since it is not specifically prohibited and no criteria for prohibiting the mural is available in the historic sign ordinance. I do not see the logic in this decision, as an architect, I have always believed that the value of the historic district was to have clean and restored building face not to add decoration to them that was never part of the original structure. A beautiful restored building face will never cause controversy or entice public opinion. I see our primary task is doing no harm to any historic building. I believe that a mural is not consistent with this purpose. A worn or defaced mural becomes an eye sore and how will maintenance be monitored or required of owners once the mural is painted. Please think this issue through carefully before making a decision. If you do approve of this mural based on the patriotic content without regard to its precedent it sets, please realise that to deny future murals will be seen as inconsistent, and subjective decision. One that is based on the personal values and those are always open to argument. What is beautiful to one may be objective to someone else. We are not in a position to serve as art critics. If you decide that it is imperative that the historic commission approve the mural I would recommend that you would approve the application of the mural without regard to the content. The City Council will have the final say about approving the mural so it may be the best for that group to consider the appropriateness of content not the historic commission. Thanks to everyone for the careful and considerate consideration of this issue."

Brooks Pace stated that he would like to table the meeting.

The ordinance does not allow for you to regulate murals.

There is continued discussion on Kim's email, code compliance and standards.

The commissioner's vote on the motion as shown above.

B. Consider a request to allow a monument sign at 38 West Tabernacle for City View-St. George.

Carol Davidson, presented item B, monument sign for City View.

Ryan Cain, Yesco explained the monument sign request and answered questions regarding the project.

MOTION: Doug Alder made a motion to recommend approval to allow a monument sign at 38 West Tabernacle City View-St. George
SECOND: Lynn Cobb
AYES (4)
Peggy Childs, Chairman Pro tem
Brooks Pace, Member
Lynn Cobb, Member
Doug Alder, Member
NAYS: (0)
Motion passes.

C. Consider a request to allow a monument sign and a projecting wall sign at 25 West St. George Blvd for Advenier

Thomas Swan, Yesco Sign, explained the location and showed the design of each of the signs and answered commissioners questions.

MOTION: Brooks Pace made a motion to recommend approval to allow a monument sign and a wall sign on the building front wall at 39 East St. George Boulevard for Advenire.
SECOND: Doug Alder
AYES (4)
Brooks Pace, Member
Peggy Childs, Chair Pro tem
Lynn Cobb, Member
Doug Alder, Member
NAYS: (0)
Motion passes.

2. DISCUSSION ITEM/OTHER BUSINESS

Fire Station 2 at 142 North Main Street

Brooks Pace showed a drawing of the building and reviewed the tasting room, bar and deck in front of the building.

Doug Alder discussed the Juanita Brooks memorial.

4. Adjourn

MOTION: Doug Alder made a motion to dismiss.

SECOND: Lynne Cobb

AYES: (4)

Peggy Childs, Chair Pro-tem

Brooks Pace, Member

Lynn Cobb, Member

Doug Alder, Member

NAYS: (0)

Motion passes.

Meeting adjourned at 1:13 pm.

**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.

**HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY UTAH
May 15, 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: Ed Baca, City Councilman

Chairman Kim Campbell called the meeting to order at 12:11 pm.

1. HISTORIC DISTRICT – SIGN REQUEST & EXTERIOR MODIFICATION

Consider a request to and one additional sign and to modify the exterior of 142 North Main Street (Fire Station 2). Case No. 2019-HPC-012

Kim Campbell stated that he is doing some work on the building but will still vote on the item.

Brooks Pace recused himself from this item.

Brooks Pace presented the item showing the awning and the sign as shown in the packet. The awning front showing Bar, Lounge and Billiards will be checking into for the language.

Victoria Hales stated that we will review the verbiage on the front of the awning showing Bar, Lounge and Billiard.

Carol Davidson stated that she will email everyone for the verbiage review determination.

The commission continued the discussion on the colors and sign.

Carol Davidson showed the wood chip colors of the building to demonstrate the actual color.

Brooks Pace explained the colors of the building and reasons for the name of the building. The neon red lighting strip along the top of the building he understood to be allowed in the Historic District.

Commissioners continue a discussion on the neon colors and code regulations.

Brooks Pace stated that this is the old Fire Station and we are doing everything we can to keep the Firestation theme.

Doug Alder stated that the neighboring buildings are bland and this will look nice.

Kim Campbell stated that this building can have some red on it because it was a Fire Station and is in keeping with the art deco of the building. Reds are appropriate for the building but how much is too much? The red is spot on but how much of it is too much. He is a little concerned about the red lighting.

Brooks Pace stated that the color can be changed and the brightness of the LED lighting can be changed automatically.

Victoria Hales stated that there is not a legal concern with the red color on the building. Neon is permitted in code section 10-13-c-7 which allows a neon sign. I'm not certain that this LED lighting is a sign. In code 10-13-C Historic preservation for signs is reviewed.

Legal and commissioners continue the discussion on the color of the building, red LED strip at the top of the building, option of placing a plaque to designate it as a historic site.

MOTION: Lynne Cobb made a motion to approve the request to modify the exterior of 142 North Main Street (Fire Station 2) excluding the neon LED light bar at the top of the building.

SECOND: Doug Alder

AYES: (4)

Kim Campbell, Chairperson

Peggy Childs, Member

Lynne Cobb, Member

Doug Alder, Member

NAYS: (0)

None

Second motion

On the sign at the edge of the awning.

The sign on the edge of the awning "Zion Brewery" was reviewed.

Commissioners and legal discuss the sign and verbiage of the awning signs.

MOTION: Peggy Childs made a motion to approve the sign on the edge of the awning for Zion Brewery conditional upon approval of the verbiage of Bar, Lounge and Billiards.

SECOND: Doug Alder

AYES: (4)

Kim Campbell, Chairperson

Peggy Childs, Member

Lynne Cobb, Member

Doug Alder, Member

NAYS: (0)

None

Kim Campbell had an item for discussion item:

- 1) Enforcement of historic ordinances on building in the historic buildings, specifically Urban Renewal signs.

Kim Campbell explained that an awning was required years ago and has not been provided. The painted signs on the building are not in compliance with the historic code.

Victoria Hales asked if there are similar painted signs in the area and asked for clarification on the awning issue.

Kim Campbell explained the location of the signs and stated that there are not other painted stores in this area. The awning requirement was many years ago but never brought into compliance. He would like to add this issue as an agenda item for the next meeting.

4. Adjourn

MOTION: Lynne Cobb made a motion to dismiss.

SECOND: Peggy Childs

AYES: (5)

Kim Campbell, Chairperson

Peggy Childs, Member

Lynn Cobb, Member

Doug Alder, Member

Brooks Pace

NAYS: (0)

None

Motion passes.

Meeting adjourned at 12:22 pm

Kim Campbell re-opened the meeting to discuss the bike rack.

Brooks Pace stated that he has worked with Marc Mortensen to add a bike rack on the sidewalk in front of the Firestation building near the fire hydrant. There will be room for 24 bike parking spaces and scooter rack, if necessary. In the parking lot there will be a parking space on the street that another bike rack can be placed.

Victoria Hales asked for clarification about using the parking space.

Brooks Pace showed the example on the slides of the possible bike racks and locations.

Carol Davidson showed the example of the bike rack on the street.

There will be two bike racks one on the sidewalk and one on street in the marking space in front of the fire hydrant.

Victoria Hales stated that the exact location needs to be determined should be an agreement with the city.

Brooks Pace asked if he has the support of the committee to add the bike racks.

The committee agrees with the addition of the bike rack.

Victoria Hales will require a site plan with the exact location of the bike racks previous to approval.

5. 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 12:38 pm.

June 19, 2019 is the next HPC meeting.

NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
August 21, 2019 - Noon

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

EXCUSED: Bette Arial, City Council Member
Lynne Cobb, Member

CITY STAFF: Carol Davidson, Planner III
Victoria Hales, Civil Attorney
Genna Goodwin, CDBG Planner II
Brenda Hatch, Development Office Supervisor

Peggy Childs called the meeting to order at 12:22, made a motion to allow Kim Campbell and Doug Alder present by phone. Paul Iverson, Brooks Pace and Peggy Childs AYES (3).

1. HISTORIC DISTRICT – SIGN REQUEST & EXTERIOR MODIFICATION

Consider a sign permit request at 37 East St. George Blvd. Case No. 2019-HPC-013

Peggy Childs – from all appearances on this sign it looks like they will be changing the wording on the existing sign. Do we have anyone here from the request

Paul Iverson – It appears we are staying with the same colors, the font looks more historic

MOTION: Paul Iverson made a motion to allow the sign permit request to change the sign at 37 East St George Blvd.

SECOND: Brooks Pace

AYES: (5)

Kim Campbell, Chairperson

Peggy Childs, Member

Doug Alder, Member

Paul Iverson, Member

Brooks Pace, Member

NAYS: (0)

None Motion Carries

2. STATION 2 BREW – ADDITION AND FLAG

Brooks Pace – The flag pole was left behind by the fireman

Victoria Hales – We’re going to have to take this as two items, the Addition is one item and the flag pole is the second item.

Brooks – let’s take the addition first. We want to do a one story and the addition will have a top deck. It will be the same color and give us an emergency exit.

Peggy Childs – is there any parking?

Brooks Pace – we have parking there already, this corner was never really used for parking. If your looking at the picture you can see the outdoor staircase in that corner.

Kim Campbell – what about the railing do you have a picture of the railing there

Brooks Pace – We will be doing a railing with beer barrels between the rails.

Kim Campbell – I would like to see that railing design, that could be significant

Brooks Pace – and I will in about a month, when we get the design finished, but can we get the addition done

Kim Campbell – Yes, I think the building is a no brainer

Victoria Hales – I need to ask for

Brooks Pace – I will recuse myself

Peggy – Brooks will not be voting on this item

MOTION: Paul Iverson made a motion to approve the addition with a condition that he will bring back approval for the railing on the deck.
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SECOND: Kim Campbell

AYES: (4)

Kim Campbell, Chairperson

Peggy Childs, Member

Doug Alder, Member

Paul Iverson, Member

NAYS: (0)

None

Motion Carries

Flag

Carol Davidson – the code doesn’t allow for sinage on flags, you can fly a flag of any country city or state but you cannot advertise on the flag.

3. MINUTES

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

Peggy Childs – we need to know if people have read the meetings that were sent to us

Kim Campbell – I haven't had time to read them and would like to wait.

Peggy Childs – I think we should wait on the minutes until next time and we can ask members to read them ahead of time.

MOTION:

SECOND:

AYES: (5)

Kim Campbell, Chairperson

Peggy Childs, Member

Doug Alder, Member

Paul Iverson, Member

Brooks Pace, Member

NAYS: (0)

None

Motion Carries

4. ADJOURN

MOTION: Paul Iverson made a motion to adjourn the meeting.

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

Meeting adjourned at 12:37 pm

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) 627-4670 at least 24 hours in advance if you have special needs.

NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
October 16, 2019 - Noon

PRESENT: Kim Campbell, Chairman
Peggy Childs, Member
Lynne Cobb, Member
Paul Iverson, Member

EXCUSED: Bette Arial, City Council Member
Brooks Pace, Member
Doug Alder, Member

CITY STAFF: John Willis, Community Development Director
Paula Houston, Deputy City Attorney
Genna Goodwin, CDBG Planner II
Brenda Hatch, Development Office Supervisor

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

1. HISTORIC DISTRICT – EXTERIOR MODIFICATION

Consider a request for an exterior modification to the existing building at 142 North Main Street for Zion Brew.

Genna Goodwin presented the following:

Chris Pace – All we are really doing is this back deck where it is going to be black steel with a live overhang. The posts at the bottom will be half barrel kegs, were we're going to leave them raw but if you want us to paint them we can.

Kim Campbell – what do you mean by live overhang

Chirs Pace – there will be a trellis with live growth

John Willis – I have a question for you Kim, at what point is it too much red on the front.

Kim Campbell – that's so subjective, what's too much red? I have always had a XXx that if you have a spicy color on a building if you have too much it gets circus

looking. It gives a pop, it brings your eye to an entry. If it gets too much... I think we are at about 20%.

John Willis – I saw your kegs on the front.

Chris Pace – those are actually fire hydrants

John Willis – they would pop if you did the front black, then the red hydrants would pop.

Chris Pace – We could do these top rails black.

Peggy Childs – will there be a lot of traffic there

Chris Pace – there will be a couple tables up there but not high traffic.

Kim Campbell – my opinion is it would be nice if the railings and the front should match. Either both red or both black. I think consistency is important. I don't know if you want to make a decision on a change or bring it back, what do you want to do?

Chris Pace – the color is up in the air right now, but I think they were pretty set on the red.

Kim Childs – what does everyone on the committee think?

Peggy – I think the color is more important.

Paul – I think the color and style on a historical building go hand in hand. I agree with John's idea, maybe were getting a little carried away with red on a historical building. The first thing I saw was the fire hydrants, and I thought they were cool, but they get lost in the red.

Kim Campbell – so the fan shape railing will go on both sides of the building, an art deco fan look. The front with fire hydrants and the side with kegs. So it comes down to color then. Does someone want to make a motion and address color and style of the railings and the fire hydrants and kegs.

Discussion on the color of each part of the building and the make up of the railing, art deco railing could look busy.

Paul Iverson – My fear is that we are going to get a wall of red from the railing. I would be inclined to stay away from the red on the railing except for the fire hydrants.

MOTION: Peggy Childs makes a motion to recommend approval of the request for exterior modification of the building that you use kegs and that the
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front railing the pattern is consistent and will have the hydrant posts, the color of the railings should be black.

SECOND: failed to receive a second motion

MOTION: Paul Iverson makes a motion to accept the addition on the building with the art deco railing to match and be consistent around the building. The art deco railing and columns should be black, the fire hydrants can be red, the kegs can be aluminum. The trellis and roof should be black.

SECOND: Lynne Cobb

AYES: (4)

Kim Campbell, Chairperson

Peggy Childs, Member

Lynne Cobb

Paul Iverson, Member

NAYS: (0)

None

Motion Carries

2. **MINUTES**

Consider approval of minutes from the February 27, March 20, April 24, May 15, and August 21, 2019 meetings.

MOTION: Peggy Childs makes a motion to approve the minutes from February 27, March 20, April 24, May 15, and August 21.

SECOND: Paul Iverson

AYES: (4)

Kim Campbell, Chairperson

Peggy Childs, Member

Lynne Cobb

Paul Iverson, Member

NAYS: (0)

None

Motion Carries

3. **ADJOURN**

MOTION: Kim Campbell makes a motion to adjourn the meeting at 12:32 pm.

SECOND: Paul Iverson

AYES: (4)

Kim Campbell, Chairperson

Peggy Childs, Member

Lynne Cobb, Member

Paul Iverson, Member

NAYS: (0)

None

Motion Carries