

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 City Council Chambers, 175 East 200 North, St. George, Utah on **Wednesday, September 9, 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/92052940544>

Meeting ID: 920 5294 0544

One tap mobile

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Dial by your location

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Find your local number: <https://zoom.us/u/adHC5TuRFw>

The agenda for the meeting is as follows:

Call to Order

1. **EXTERIOR MODIFICATION**

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

2. **MINUTES**

Consider approval of minutes from the August 19, 2020 meeting.

3. **PREVIOUS ITEMS**

Exterior aesthetics at 217 North 100 West

4. **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

HISTORIC PRESERVATION COMMISSION REPORT: 09/09/2020

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

2020-HPC-001

73 North Main

related to design objectives, shall be subject to the review of the historic preservation commission.

Staff Comments:

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

This proposal was before the HPC on August 19, 2020. During that meeting, the HPC was in favor of the rear addition, but wanted to see different colors and wanted the applicant to rework the façade and try to restore it back to its historic nature.

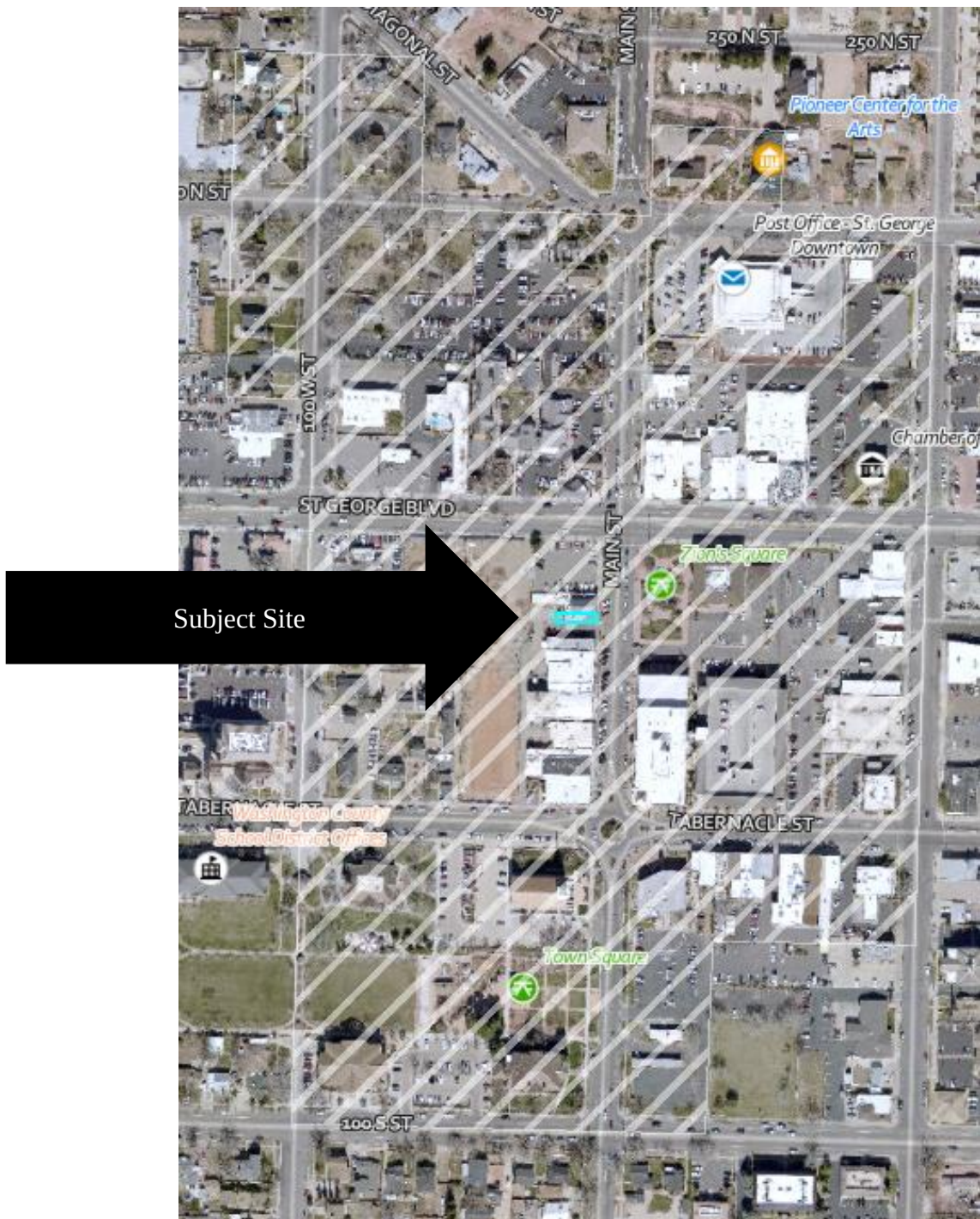
The colors being presented are:

Stucco - cream

Parapet - white

Accents - black

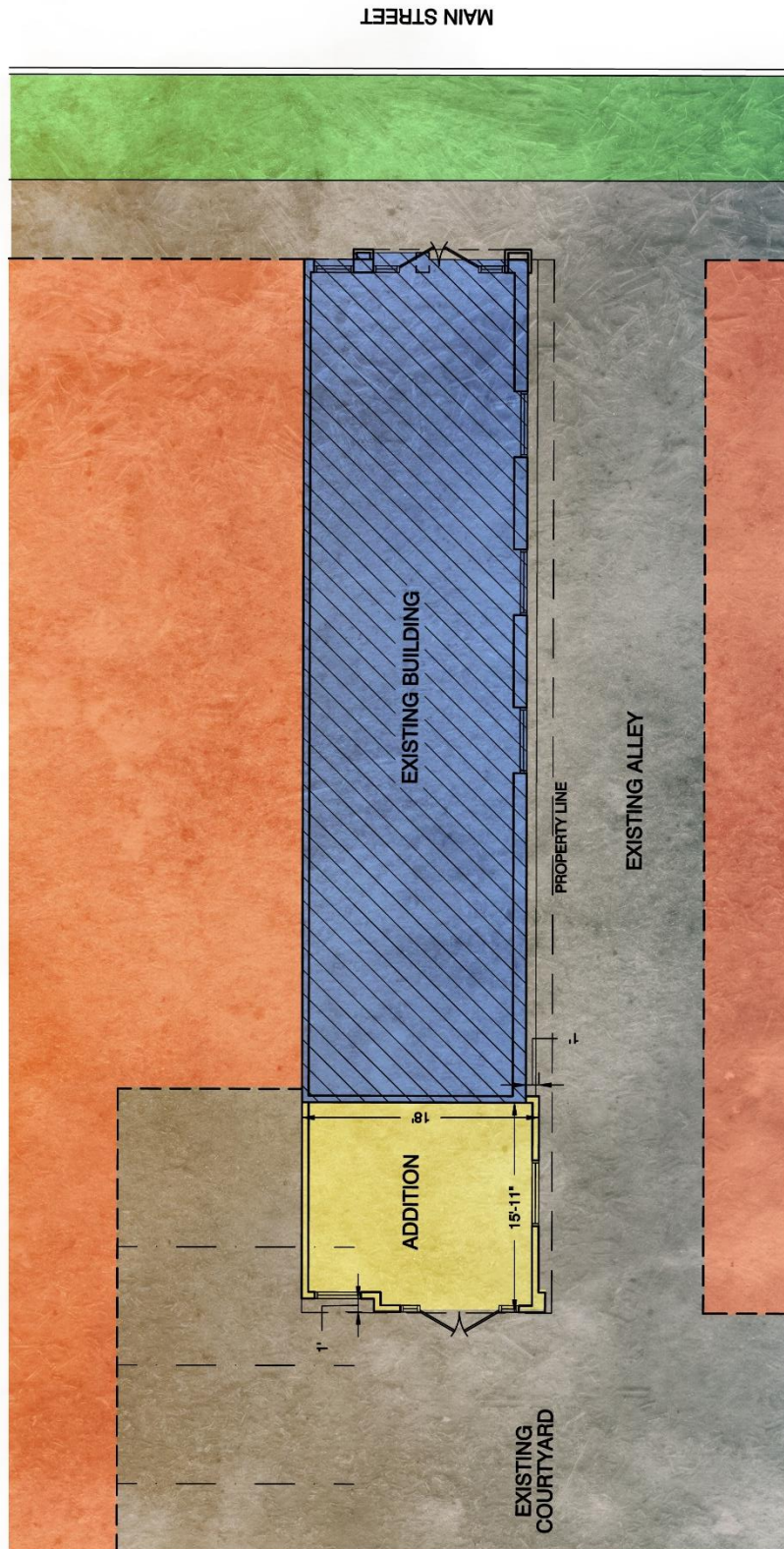
Location of Site within Arts District



2020-HPC-001
73 North Main



Site Plan

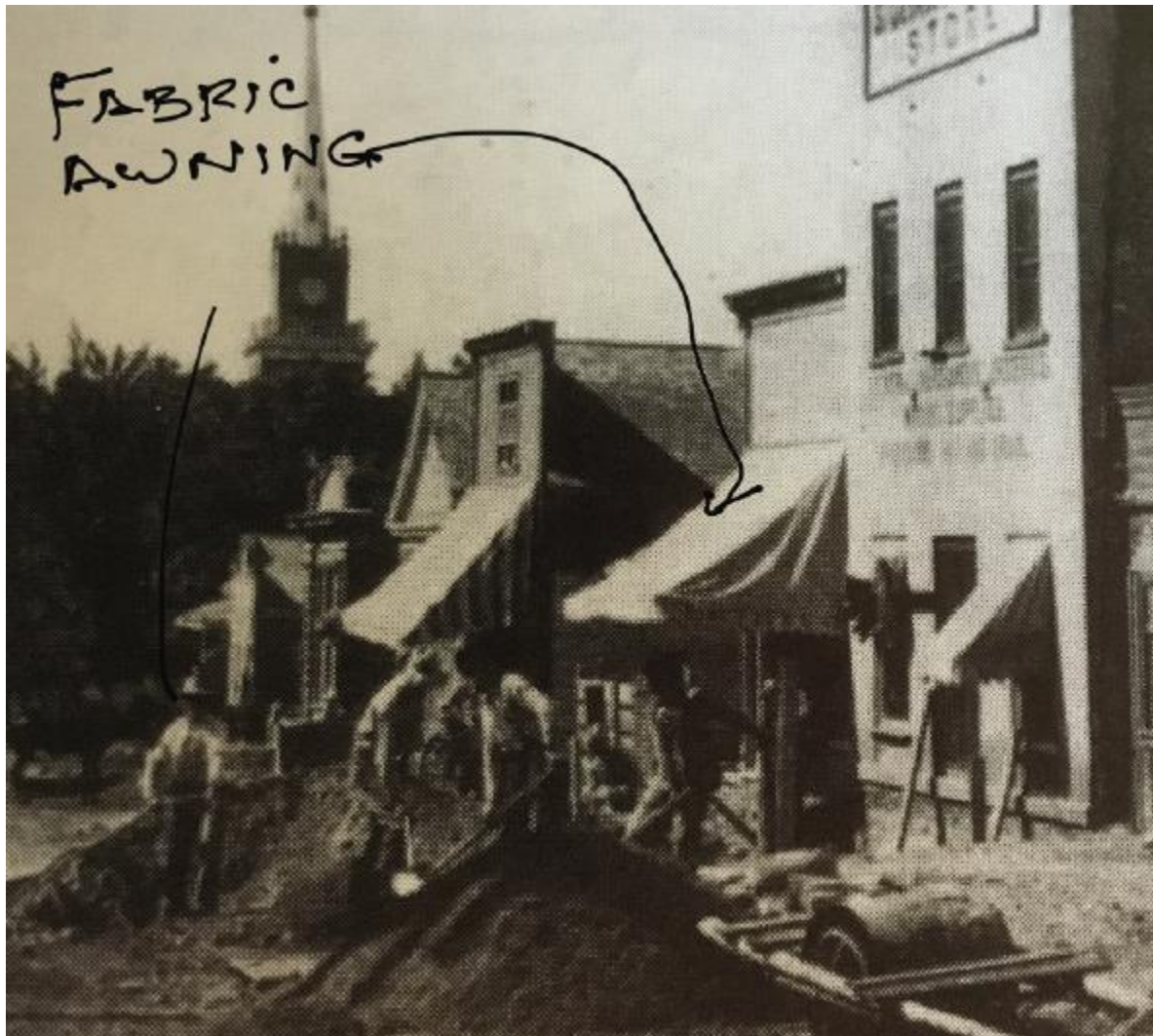


2020-HPC-001
73 North Main

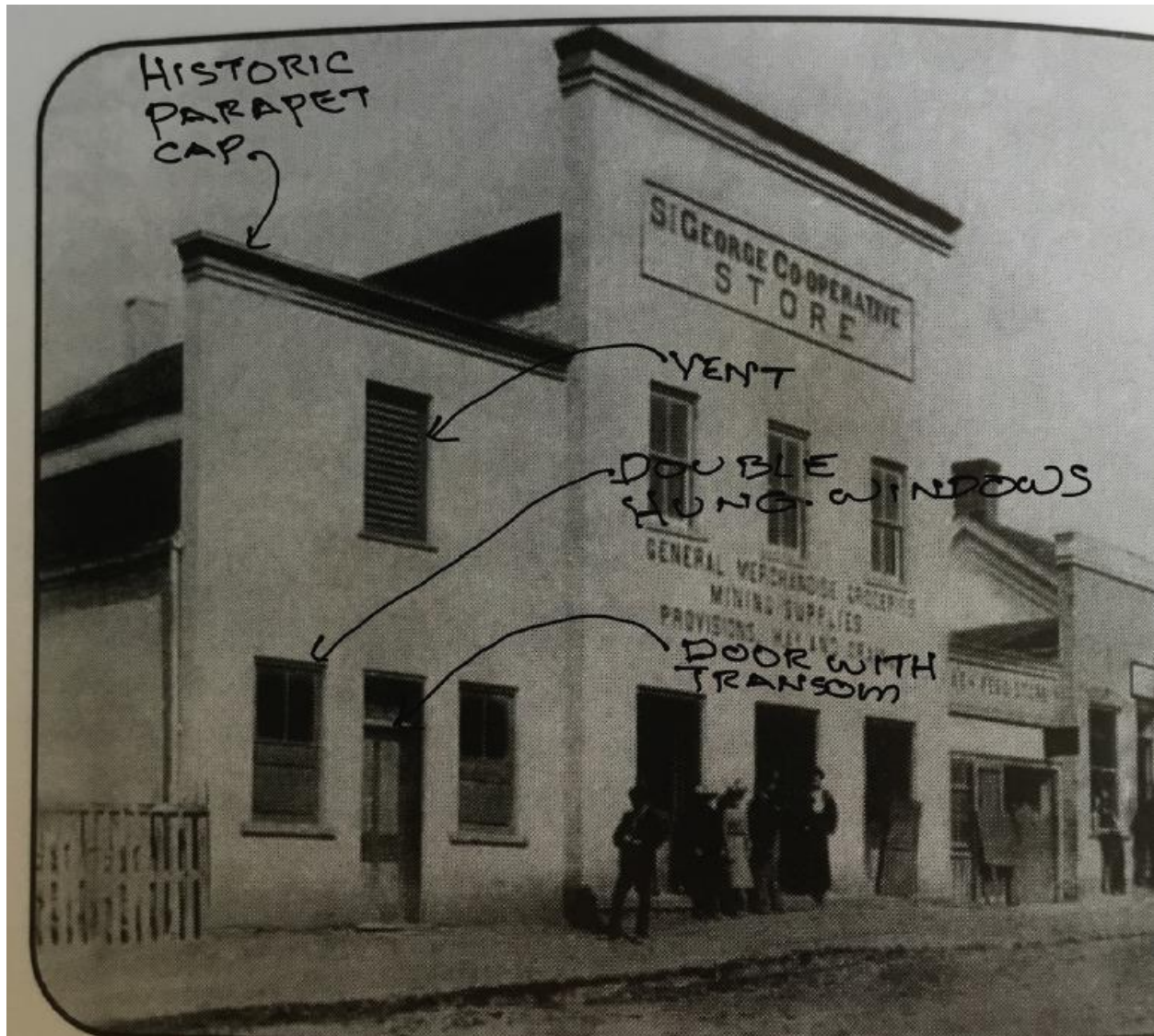
Existing Street View



Historic Street View 1



Historic Street View 2



2020-HPC-001
73 North Main

Proposal 3a (preferred by applicant)



Proposed 73 N. Main



2020-HPC-001
73 North Main

Proposal 3b (optional)



Proposed 73 N. Main



NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
August 19, 2020

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

EXCUSED: Doug Alder, 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

1. EXTERIOR MODIFICATION

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

Genna Goodwin presented the following:

Genna Goodwin – Currently it is the Rigattis they want to change the façade on Main as well as in the back in the alley.

Brooks Pace – So are they going to have a roll up door?

Jeff Mathis – No, it will be a regular retail front.

Kim Campbell – It would be nice if the front replicated some door and window sizes in the original building because it is in the historic district. This looks pretty modern. This is totally different from what the door and store front would have been historically.

Peggy Childs – I agree with Kim, we are not seeing the historic features at all. The gray doesn't look like it belongs on Main Street. It looks mid-century modern, but not like it belongs there.

Kim Campbell – Does the client have the pictures of what it was before?

Jeff Mathis – No, he doesn't have them. If you look at Closet Revival on the other side of Bear Paw, it has got some grays and whites in it. If I could share a picture, I can show you some other options. The one that was shown is the one the client preferred. This picture would maintain the brick.

Brooks Pace – The brick wouldn't be historical.

Paul Iverson – The bishop's store house down the way was historically brick.

Brooks Pace – This one doesn't look historic maybe in the 50's.

Brooks Pace – Is it possible that we could vote on this in the rear so he could get going and then we could meet on the front later with the pictures for reference.

Peggy Childs – I don't have any problem with it.

Lynne Cobb – I think we could do the rear.

Brooks Pace – I move that we should approve the additions in the rear.

Kim Campbell – So are you saying that you are ok with the addition in the rear, but you don't want to approve any colors on any part of the building before we meet again?

Brooks Pace – Yes.

MOTION: Brooks Pace I move that we should approve the additions in the rear

SECOND: Peggy Childs

AYES: (5)

Kim Campbell, Chairperson

Peggy Childs, Member

Paul Iverson, Member

Brooks Pace, Member

Lynne Cobbs, Member

NAYS: (0)

None

Motion Carries

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

Genna Goodwin presented the following:

Genna Goodwin – They would like to do green paint and a green roof. Here are the colors they presented.

Brooks Pace – Where will they use the colors?

Scott Armour – My wife and I bought this, we are going to continue to run it as a Bed and Breakfast. The new roof needs to be done quickly, we want to keep the wood shingle look, but want something better. We did some research and found the echostar

Brooks Pace – Does this roof material come in gray? The old roofs were black or gray.

Scott Armour – The heat resistant product comes in three colors and one is a light gray.

Kim Campbell – You have the samples coming?

Scott Armour – Yes, I believe so. The colors we picked are similar to the colors that are on there now. The red is the porches, the blue gray is close to what the body of the home is now.

Kim Campbell – Where will the green be?

Scott Armour – I'm not sure, my wife should be here. Let's just say that the colors will be gray, white and maroon.

Kim Campbell – Is the red on the horizontal surfaces of the porch?

Scott Armour – Yes, it will be on the floors of the porches.

Kim Campbell – This house is Victorian, they called them painted ladies, they used up to five colors. The colors are usually picked from a pallet of historic colors. I don't know if you went there or not. I don't know if these colors are historic or not. I can't really tell what it's going to look like because we don't really have an example of what's what, just your word on what you are doing.

Scott Armour – These are historic colors; we didn't want to change the existing colors dramatically. If you look between the windows in the front there are a one-inch round piece. My wife wants to put the red on those so it will look more Victorian. The only place the green would be is the front door. We are withdrawing the yellow color.

Kim Campbell – The bluish color is the stucco; the white surfaces stay white.

Scott Armour – Except the trim that we are making red.

Kim Campbell – Ok, then the green is only on the door.

Brooks Pace – I can't tell if the blue will be the same as what is there, I'm not very good with colors, I think these look pretty bright. I hate to see anything change this is one of the most historic houses we have. I would like them to keep everything the same.

Peggy Childs – The other home that is near it, are they the same property?

Genna Goodwin – No the other home is owned separately.

Peggy Childs – I think it is good to have them two separate colors, then it shows they are two different properties for those of us that remember it as one property.

MOTION: Paul Iverson made a motion to approve the colors, that the façade stay as much the same as it can and that we make a decision on the roof when we can see the samples.

SECOND: Brooks Pace

AYES: (5)

Kim Campbell, Chairperson

Peggy Childs, Member

Paul Iverson, Member

Brooks Pace, Member

Lynne Cobbs, Member

NAYS: (0)

None

Motion Carries

Scott Armour – So if I get the samples to you can we get those approved? I'm concerned about a rainstorm and the damage it would do.

Kim Campbell – You could bring one to my office and then I can get it to the people who need to look at.

2. **MINUTES**

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

Paul Iverson – I only saw that there was a part that Peggy made a comment and it was Peggy Iverson not Peggy Childs.

MOTION: Peggy Childs made a motion to approve the minutes with the correction of the name from Peggy Iverson to Peggy Childs on the comment she made.

SECOND: Paul Iverson

AYES: (5)

Kim Campbell, Chairperson

Peggy Childs, Member

Paul Iverson, Member

Brooks Pace, Member

Lynne Cobbs, Member

NAYS: (0)

None

Motion Carries

3. **ADJOURN**

MOTION: Brooks Pace made a motion to adjourn at 12:52 PM

SECOND: Peggy Childs

AYES: (5)

Kim Campbell, Chairperson

Peggy Childs, Member

Paul Iverson, Member

Brooks Pace, Member

Lynne Cobbs, Member

NAYS: (0)

None

Motion Carries