

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 regular meeting at the St. George City Council Chambers located at 175 East 200 North, St. George, Utah on Thursday, November 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 you may do so by visiting: <https://zoom.us/j/97058280700?pwd=ZXppZkg5THRERG9yZ0UvdDhRUGgyUT09> or by calling one of the following phone numbers:

Join Zoom Meeting

<https://zoom.us/j/97058280700?pwd=ZXppZkg5THRERG9yZ0UvdDhRUGgyUT09>

Meeting ID: 970 5828 0700

Passcode: HP1119

One tap mobile

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Meeting ID: 970 5828 0700

Find your local number: <https://zoom.us/u/av660fQnv>

The agenda for the meeting is as follows:

Call to Order

1. LANDMARK DESIGNATION

Consider a request to designate the home at 163 South Main as a landmark site to be known as the JJ Milne Home.

2. EXTERIOR MODIFICATION

Consider a request to modify the exterior aesthetics at 391 S Main (James Bleak Home).

3. DISCUSSION ITEM

HPC Scope

4. MINUTES

Consider approval of minutes from the September 09, 2020 meeting.

5. 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 AGENDA REPORT: **11/19/2020**

JJ Milne Home

Case No. 2020-HPC-005

Request: Consider a request from Alex Lindgren to designate a historic landmark site at 163 South Main JJ Milne home.

Applicant: Alex Lindgren

Zone: RCC (Residential Central City)

Location: 163 South Main

Background: Potential sites to be considered for landmark designation must meet criteria outlined in Title 10, Chapter 13.

<i>Must meet all criteria in A2a – A2c</i>		
A2a	It is located within the boundaries of St. George City	YES
A2b	The building or structure was constructed before 1970	Per applicant the home was built in 1928
A2c	There are no major alterations or additions that have obscured or destroyed significant historic features, such as: changes in pitch of the main roof, enlargement or enclosure of windows on the principal façades, addition of upper stories or the removal of original upper stories, covering the exterior walls with nonhistoric materials, moving the resource from its original location to one that is dissimilar to the original, or additions which significantly detract from or obscure the original form and appearance of the building or structure when viewed from the public way.	Per applicant, the home maintains the original integrity and authenticity in which it was built. No bldg. permits on file to modify home.
<i>Must meet at least one (1) criteria in A2d – A2h</i>		
A2d	It is currently listed in the National Register of Historic Places, or it has been officially determined eligible for listing in the National Register of Historic Places under the provisions of 36 CFR 60.6. Properties listed on or determined to be eligible for the national register must still retain their integrity	NO

A2e	It is associated with events that have made a significant contribution to the broad patterns of the history of the city, state or nation	<i>See narrative below</i>
A2f	It is associated with lives of persons significant in the history of the city, state or nation	<i>See narrative below</i>
A2g	It embodies the distinctive characteristics of a rare or unique type, period or method of construction, or represents the work of an architect or builder recognized as a master in his/her field, or possesses high artistic values or style, or represents a significant and distinguishable entity whose components may lack individual distinction	<i>See narrative below</i>
A2h	It has yielded or may be likely to yield information important in prehistory or history (archaeological sites, for example).	<i>NO</i>

Applicant's Narrative:

Landmark Site Designation

Section A: Meets ALL requirements

Section B: 7. ^{163 S. MAIN ST. ST. GEORGE VT 04770} Built in 1928 by the Milne family this Craftsmen bungalow maintains the original integrity and authenticity in which it was built. All original wood floors, windows, and the original layout still in use. It sits on almost a half acre lot in the heart of St Georges Historic District surrounded by mature trees two of which are protected Pioneer Mulberry trees. It is just a block south of Town Square, The Children's Museum, and The Tabernacle.

Applicant's Research:

Joseph Jarvis "JJ" Milne was the original owner of the home at 163 South Main.



Milne played an integral role in the trucking industry for the area:

Trucking Industry

"Everything that comes in to Southern Utah comes by truck and everything that leaves also goes by truck." Don Ippan

Southern Utah is somewhat unique in the fact that everything that is not produced in Southern Utah has to be freighted in by truck and everything that leaves Southern Utah has to leave by truck. In addition to that, St. George has become the trucking hub of the Southwest since it is nearly halfway between Los Angeles and Denver.

Milne Truck Line

In 1917 Joseph J. Milne purchased a Garford truck and began freighting – picking up hardware and other goods from the train at Lund, then on to Cedar City, St. George, and Santa Clara. By 1930 Milne had trucks that could make the trip to SLC in one day, no longer depending on the railroad. In 1933 they bought the Southern Utah Truck Line and expanded through several western states.

Joseph J. Milne Willard Milne Arvel Milne

Above: The Milne's Garford trucks hauling steel for the construction of the bridge at Mesquite and Bunkerville.

Above: The Milne Corporate Office, St. George, circa 1935. Shown are l-r: Willard, Arvel, Ken Milne and Beth Stevens. After their father J.J. died, Willard & Arvel ran the company with Arvel in S.L. & Willard in St. George.

The Milne Truck Line's total fleet in 1931 consisted of the company car and 5 trucks. l-r: Joseph, Arvel, Frank and Willard Milne.

Milne's first diesel (with a trailer) on its first trip to St. George with 40,000 lbs. of sewer pipe.

Left: The Milne Truck Line map in 1975 extended from Los Angeles to Jackson Hole, south to Yuma, Az., and east to Denver, Colo. & Albuquerque, N.M.

A Milne truck with three trailers in SLC, one of the hubs for the company.

307

REF: Images of Faith, A pictorial history of St. George, Utah



JJ and Heppy Milne



JJ and Heppy Milne



Milne Trucks

Joseph J. Milne started Milne Truck Line in 1916. He purchased his first truck in 1917. He was a pioneer in establishing Utah's motor transportation system. It was a Garford with hard rubber tires. He began hauling food and other things between St. George, Anderson Ranch, Cedar City, Lund, and the railhead at Modena.

Later, they added trucks with inflated rubber tires and started freighting as far away as Salt Lake City. They gradually transitioned from hauling fresh produce to transporting petroleum products.

When the Utah Public Service Commission started requiring certification of trucking companies, Milne obtained Certificate #2.

In 1933, Milne bought out Southern Utah Truck Line and expanded their joint operations, throughout Utah, Idaho, and Wyoming.

Milne Truck Line merged with Rocky Mountain Produce Company and Joseph Milne's son, **Arvel R. Milne**, became president of the merged company.

Milne Truck Lines acquired Los Angeles based Wells Truckways in 1959. Arvel Milne was president of the company as of that time. Milne Truck Lines was acquired by Sun Oil Company in 1979.

Joe was City Councilman for 4 years. During his last two years as councilman, he was in charge of and responsible for the construction of the Water System from the springs on Pine Valley Mountain to St. George. Joe was a charter member of the Rotary club. In 1910 he and I. C. Macfarlane broke the first ground for the present State highway system in Washington County, at the Washington and Iron County line.





HISTORIC PRESERVATION COMMISSION REPORT: 11/19/2020

Case No. 2020-HPC-004

Request: Consider a request to modify the exterior aesthetics of a landmark site (James Godson Bleak Home) located at 391 South Main.

Location: 391 South Main

Zone: R-1-8 (Single Family Residential, 8,000 sq. ft. lot sizes)

Applicant: Construction Admin Services

Background: The James G. Bleak family purchased the property in 1874. The first building to be constructed was the granary which was used as a temporary home as the main home was being built. The main home sits on a black basalt foundation. The walls are 24" thick adobe brick and host 10' ceilings.

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.

Applicant Request:

The applicant would like to:

Replace the existing roof with a metal roof

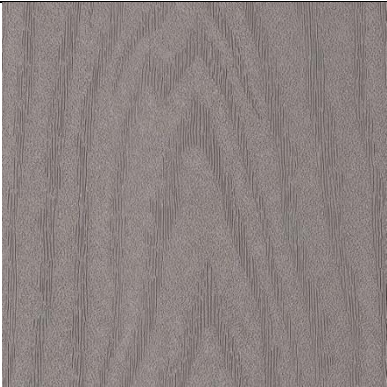
Construct a wraparound porch

Add a two-car garage

Re-landscape

Upgrade the HVAC system

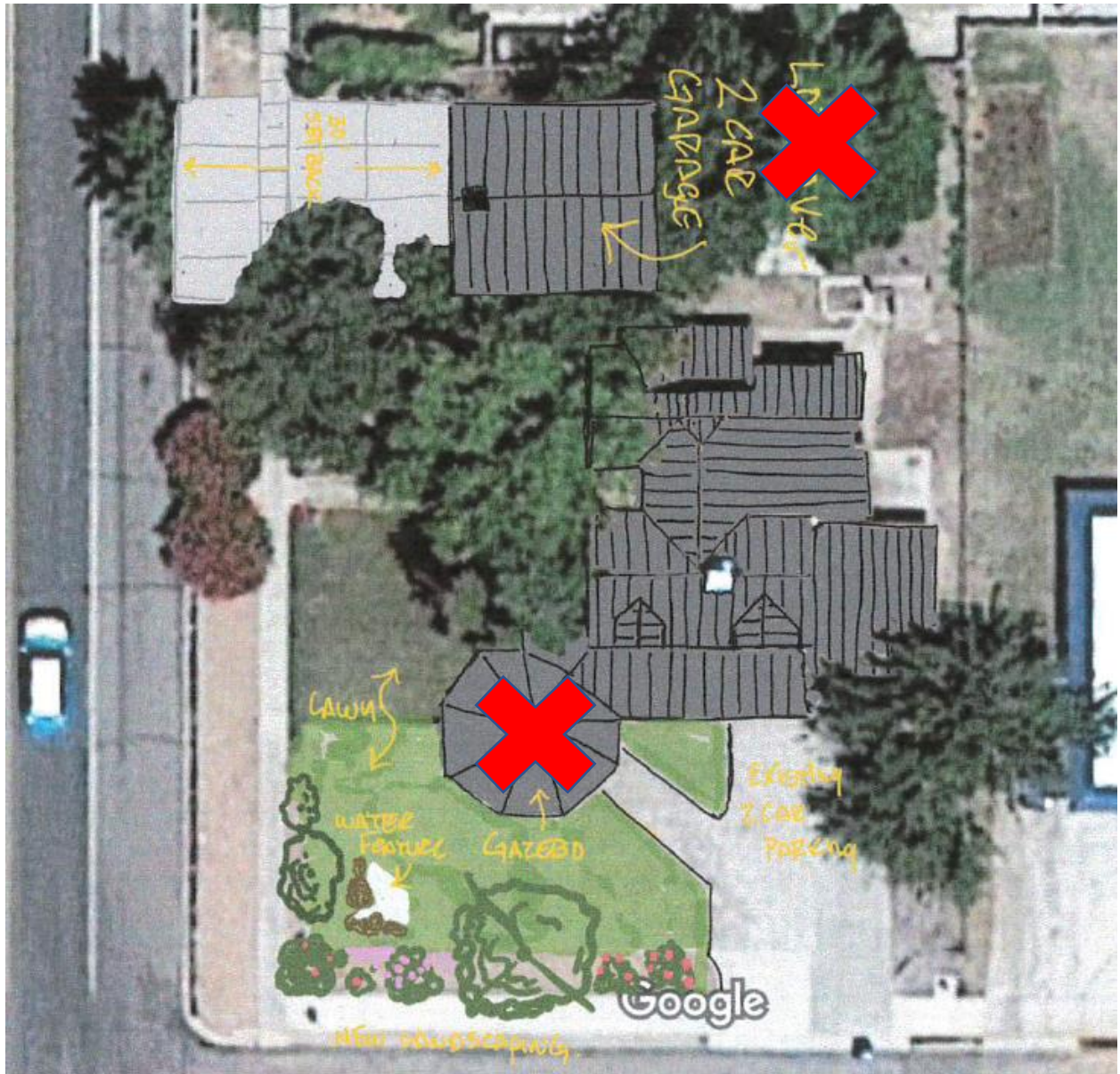
Colors

Metal Roof	Charcoal Grey Crinkle	
Soffit fascia and posts	Ceramic Black	
Wraparound Porch Wood	Pebble Grey	
Wraparound Porch Walls	Benjamin Moore Simply White	

Existing Overhead



Proposed Overhead



***Note – 2 car garage will be single story ONLY; no loft area**

***Note - gazebo not part of request**

Existing View (Main Street)



Proposed View (Main Street)



***Note the window area on garage is decorative only; structure is single story**

Existing View (400 South)



Proposed View (400 South)



NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
September 9, 2020

PRESENT: Kim Campbell, Chairman
Peggy Childs, Member
Brooks Pace, Member
Doug Alder, Member, by phone

EXCUSED: Lynne Cobb, Member
Paul Iverson, Member

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

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.

Genna Goodwin presented the following:

Genna Goodwin – Last time the addition was approved in the back and the direction was to come back with what it looked like historically. The applicant submitted two store fronts with this submission.

Genna Goodwin – The board would like to know why 3a is preferred to 3b.

Jario Nuno – We like 3a because there is more lighting in the building, and it gives more customer flow.

Kim Campbell – Is the sign part of this proposal?

Jario Nuno – No, it is not. The sign is still being designed.

Kim Campbell – It will need to be noted that we are not approving the sign.

Peggy Childs – Is there any chance that the door in 3b could be wider?

Discussion on 3A and 3B to see if the door could be widened.

Kim Campbell – The small window on the north side of the façade, how far is it from the end of the building?

Jario Nuno – Only about 4 or 5 inches before it hits Bear Paw.

Kim Campbell –the small window on the North should be moved more toward the door, so we have a little more material to balance it out with the left side.

Jario Nuno – I think the window is already there and will stay in the same spot as it is now. The only thing that will change is the doors.

More discussion on window and door placement.

MOTION: Brooks Pace made a motion to recommend façade proposal 3B with the modification that there be a more substantial, approximately 12 inches, wall on the right-side of the window. The sign is not part of this approval.

SECOND: Peggy Childs

AYES: (4)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Doug Alder, Member

NAYS: (0)

None

Motion Carries

Discussion

Brooks Pace – I would like to recommend that this committee reviews all buildings in the historic district. They should all come through this committee.

Peggy Childs – I would agree with that.

Brooks Pace – Can we add that to the agenda and vote on it?

Victoria Hales – You can discuss it today but not vote. You will need to add it to a future next agenda.

Genna Goodwin – It would help if you draft something up for staff to review.

Kim Campbell – I will do that; I'll draft something up.

2. **MINUTES**

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

MOTION: Peggy Childs made a motion to approve the minutes for the August 19, 2020 meeting.

SECOND: Brooks Pace

AYES: (4)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Doug Alder

NAYS: (0)

None

Motion Carries

3. **PREVIOUS ITEMS**

Exterior aesthetics at 217 North 100 West

4. **ADJOURN**

MOTION: Brooks Pace made a motion to adjourn

SECOND: Peggy Childs

AYES: (4)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Doug Alder, Member

NAYS: (0)

None

Motion Carries