

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

PRESENT: Kim Campbell, Chairman
Peggy Childs, Member
Brooks Pace, Member
Doug Alder, Member, by phone
Lynne Cobb, Member
Paul Iverson, Member

EXCUSED:

CITY STAFF: John Willis, Community Development Director
Bryan Pack, Civil Attorney
Genna Goodwin, CDBG Planner II
Brenda Hatch, Development Office Supervisor

The agenda for the meeting is as follows:

Kim Campbell called the meeting to order at 12:04 pm.

Genna Goodwin presented a pre-agenda item for discussion about the Statue of Juanita Brooks.

Jessie Stocking – I'm with the Washington County Historical Society. We have come really close to our goal on the fundraising this year. The statue will be a little larger than life size. The whole thing is 72 inches tall. We want to donate it to the City, and we are hoping they will install it somewhere at Dixie Academy which is where she taught. We are hoping to have it installed just to the right side of the building which is currently the St. George Children's museum.

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.

Genna Goodwin presented the following:

Genna Goodwin – To be designated as such there is criteria in the code that must be met. The applicant is meeting all of the requirements in the code. The home was built in 1928. JJ Milne was the original owner of the home.

Discussion on the trucking industry and how important JJ Milne was to the area.

MOTION: Brooks Pace made a motion to approve the landmark designation for 163 South Main S Street.

SECOND: Doug Alder

AYES: (6)

Kim Campbell, Chairperson

Peggy Childs, Member
Brooks Pace, Member
Doug Alder, Member
Lynne Cobb, Member
Paul Iverson, Member

NAYS: (0)

None

Motion Carries

2. EXTERIOR MODIFICATION

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

Genna Goodwin presented the following:

Genna Goodwin – The applicant would like to add a garage, a porch and re-roof the building.
The applicant

Kim Campbell – Is this in the historic district?

Jeff Madsen – We talked to a representative with Stout Roofing and he said that the roof would not be able to hold tile. We were hoping for a metal roof because it is durable and the lightest weight we could put on it.

Kim Campbell – It's not in the district, but it's an important piece to St. George. There are some alternative products that I would suggest you explore. One is real wood shingles, that is a purist sort of approach, it won't give you the weight issue. The other option is a synthetic shingle that would be lighter weight even than the asphalt shingles. The bed and breakfast is installing that synthetic shingle now.

Discussion continued on shingles.

Jeff Madsen – Would it be ok if we did the soffit and fascia in a flat Crinkle aluminum? They have a wood grain looking one.

Kim Campbell – That's kind of a contemporary material. The roof and the fascia are the two materials that are seen from the street so that is our main concern.

Jeff Madsen – But they have one that is looks like wood grain, it's just real easy maintenance.

Brooks Pace – The soffit doesn't wear like the roof, neither does the fascia.

Stuart Clements – Could we do a hardy board on the fascia?

Kim Campbell – They do have a hardy board that has a wood grain, typically it would have been wood, but we all know that doesn't do well in St. George. I think a hardy board would be good.

Jeff Madsen – Ok that is all doable, I like the idea of the synthetic shingles too.

Stuart Clements – Does anyone have any concerns with what we do with the landscaping?

Kim Campbell – We would be more concerned with the building, but if there were a large old tree there we would be concerned with that.

Stuart Clements – The tree that we would need to remove is a new young tree.

Genna Goodwin – When you get to that point make sure you work with staff, that tree is in the right of way.

Kim Campbell – Match the pitch on the side. The facia of the house and the facia of the garage will be the same, correct?

Stuart Clements – Correct

Kim Campbell – The window in the garage, to match pioneer proportions it should be higher than it is wide.

Stuart Clements – The garage door, did they do arches or are they flat? I kind of wanted it to look like a little carriage door.

Brooks Pace – They have been doing arches for a long time, but they typically didn't do them in pioneer homes.

Kim Campbell – Usually windows were trimmed, the carriage house doors were trimmed.

Discussion on garage continued.

Kim Campbell – Is it possible we have these gentlemen make some changes and come back?

MOTION: Brooks Pace made a motion to approve this with the changes recommend and that they see it a second time.

SECOND: Peggy Childs

AYES: (6)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Doug Alder, Member

Lynne Cobb, Member

Paul Iverson, Member

NAYS: (0)

None

Motion Carries

3. **DISCUSSION ITEM**

A. Station II – Brooks wants to add an additional patio

Brooks Pace – The left side of the floor plan is the only thing we are talking about today; the rest is there. We need as much outdoor seating as we can, this will probably go away when the parking garage is built. It will probably be a few years; in the meantime, we would like to clean up that back yard a bit. It won't take out any parking, in fact we will add a couple of parallel parking places along the east side of that deck. This won't need to come in front of you because we have already come before you.

Genna Goodwin – This will need an application and will need to be an agenda item.

Brooks Pace – Ok, is that true, exterior things like this do come before the committee?

Genna Goodwin – Yes, just like the rest of the approvals for this building.

Brooks Pace – Ok, well get us on the agenda with the other item we just moved that has got to come back.

Genna Goodwin – Submit an application and then staff can write it up.

B. HPC Scope

Kim Campbell – Ok, Brooks, you brought this item up, and we've batted it around with the commission, maybe some of us haven't talked about it. Suggest what you are proposing Brooks and let's all discuss it.

Brooks Pace – Where this came up as an important issue, is that the buildings in Ancestor Square are now over 40 years old. Some of the buildings are historical, 5 of them, and they get reviewed. The other 5 are made of handmade adobe, lumber from the local lumber mills, beams and so forth. There are new owners over there now and a new board. Nikki is still the president of the board, but she is out ruled by the other 4 members. She is having a tough time keeping the old criteria. I felt this committee should be weighing in, not only Ancestor Square, but on any building in the Historic District, even tear downs and old clunkers. Right now there are very pertinent issues at Ancestor, I talked with the Mayor and the City manager about it and they feel that it is a good idea and they just need us to recommend to them that they pass this motion that all buildings in the Historic District, Art District, would come under the purview of the HPC.

Peggy Childs – I don't think that the new people moving into the historic district don't understand what they are moving into, they don't see the value of it like we do. Now that they are referring to the Historic District as the Arts District. What if we tie into the realtors in the area and at the closing present them with the landmark book so they are starting to get a feel for the neighborhood they're moving into, what the expectations have been and how important their

next moves would be towards the district. I think sometimes it's just not, they're not aware of it. They come in hoping to make great changes. We'd like it to stay the same.

Brooks Pace - I think that's a very good idea and we should do that, but this group actually hired Kim, and I think since then he has had a falling out with them, which most people eventually do. They knew, Kim, I'm sure tutored them, on what they could and should be doing. We didn't have any control over the buildings at that time, and that's why we need it. Nikki needs it. A committee there needs to be reined in. They're the group that we are having problems with and some of them are local guys. Anyway, I just think it's prudent and that would not only apply to Ancestor Square but anything in the, I'm going to always call it the Historic District, I think the Arts District is a ridiculous name for it. I think any building in it ought to be reviewed by us.

Kim Campbell – We had the opportunity to review the new hotel and multi-use building on Main and Boulevard, we're grateful for that opportunity, that building would have looked totally different than what you see right now. Again, it wasn't what was inside, it's what it looked like from the outside. Anytime a building in the historic district is altered on the outside it's the same sort of concern we would have if they are going to make it look like some contemporary looking facility when it was historically detailed one year ago or sixty years ago.

Brooks Pace – And I would encourage it should to apply to the common area within a building. The tower building has that 40 ft high atrium in the middle that is common area, they are wanting to enclose it and add it as square footage, part of it, they are not trying to close the entire thing in. I think it ought, even common area come under review.

Kim Campbell – I can see your point Brooks, we haven't done anything with inside of Historic Architecture yet in this, on this commission.

Brooks Pace – Yes, well it's something, what they are finally coming down to is maybe something we can live with, they're very difficult, this outfit in every way.

Genna Goodwin – If we could keep it more in generalities, we are talking about the entire Arts District, so if we could talk about the scope for the Arts District, what you'd like to see, when, why and not a specific project or things going on.

Brooks Pace – Well, I mean why not? Can't we talk about anything we want to? Or are you in charge of this committee now?

Genna Goodwin – If you'd like to make a change to the overall code, you need to keep in mind that it's for the overall code and not a certain project.

Brooks Pace – I have said that from the beginning. Is anybody against this idea?

Paul Iverson – I am.

Brooks Pace – Why would you be against it?

Paul Iverson – We keep getting more and more government control into different things. So now all of a sudden anyone who buys in the district knows that buildings that are over a certain age will need to come to the Historic Commission and now anyone who buys there will be handicapped by these obligations regardless of your age. I don't even know that we have been policing what obligations that we currently have out there very well. There have been buildings that have been modified, repainted etc., etc., and they never came before the committee.

Brooks Pace – We used to have staff that worked with us on this. When Bob Nicholson ran this committee, nothing slipped by. Now a lot of things are slipping by. Maybe staff could get their act together, because I agree with you. Things have slipped by, but I can't believe that the committee you have been appointed to, to protect the history in our downtown, you don't think we ought to protect every building.

Paul Iverson – I don't, because I don't think every building has a historical significance, but at the same time, you wanted to say that doing your patio didn't need to come up at all. So, you can't have it both sides of the fence Brooks.

Brooks Pace – No, I brought it. I'm happy to be here, happy to have you look at what exactly we are doing.

Paul Iverson – But the comment was that you didn't even know if it needed to come before us.

Brooks Pace – Because of what Kim said a little while ago, we generally don't review the exterior landscaping.

Peggy Childs – Kim, tell us what the motion would sound like?

Kim Campbell – Well, it's a discussion, it's not a motion. The word smithing of any sort of motion would have to be to modify the ordinance. It would be changing the ordinance. We would say it would apply to all buildings in the Downtown District.

Brooks Pace – There is a paragraph that deals with this exact thing. We could just modify the ordinance and take out if they're 50 years old and older.

John Willis – Our responsibility is to administer the ordinance as it is written, and that is what we do.

Brooks Pace – Well the City Council is prepared to change it; they just need to have this board propose it.

John Willis - We receive guidance and instruction from the Mayor, City Manager and the City Council. This is a discussion item; we will take the discussion to the Mayor and the City Manager and if they agree with what you are proposing we will then take their direction. When I spoke to the Mayor and Adam, they didn't give me that direction, to modify it as what you are stating.

Brooks Pace – May I make a motion, Kim?

Kim Campbell – You may make a comment.

Brooks Pace – I want to have all buildings in the Historic District under the purview of the HPC.

John Willis – There has been a shift in a lot of this and you can take it for what it's worth. I know what Brooks is talking about, he's talking about the line that states how old the building has to be in order for it to fall under this ordinance. There has been a trend lately to not require new buildings to look like faux pioneer buildings essentially. That you don't try to mimic the historic architecture of a particular century or age. You highlight and celebrate the architecture in the time in which something was built. If you create faux history then it is hard to tell what is actually historic. It reduces the ability for you to appreciate the architecture at the time it was built. That is something to take into consideration. That is something that a lot of these historic preservation commissions are actually taking into account, that their preference is for new buildings not to look anything like the old buildings.

Peggy Childs – Read from the code 10-13C – 2, the definitions. It says the 50 years or older applies to residential buildings, but on commercial it says that it applies to commercial buildings that are determined by the historic preservation commission to be historically important due to its age or architecture.

Brooks Pace – Maybe we don't even need to change the ordinance then. Certainly, the adobe buildings that I built, in fact every

Peggy Childs – You are talking about architecture which is very important. I see it fitting well within the wording right now.

Kim Campbell – Good point.

Brooks Pace – I quit reading after the 50-year thing. I would then encourage us to ask the Ancestor Square people to make sure that everything they do to the exterior, if we don't want to add the common area, I won't fight for that today, I don't know that I want to make this problem worse than it is. I want to make a motion that we send a letter, a formal letter and request, to the Ancestor Board of directors of their association, and inform them that every modification to the exterior of one of the buildings in Ancestor Square is subject to review by this committee.

Bryan Pack – Peggy, can you please tell me where you were reading from? The ordinance may have been changed, and I want to just make sure we are all looking at the same ordinance here.

Peggy Childs – This one said it was passed February 21, 2019. It's 10-13C-2 where it says definitions.

Genna Goodwin – The Arts District is now 10-13E as in elephant.

Peggy Childs – So we have a new coding we need to look at, or be given, correct?

John Willis – When we passed Title 10, there was some modifications. We actually took this particular section specifically to the City Council and they gave input on what your role was going to be and what items you would look at. They looked at what the progression was, what your recommendation was and who you recommended to all those things were changed and modified. We had sent a copy to the Historic Preservation Board for input. I'm not sure that the version you have is the latest version of the ordinance.

Bryan Pack – Read from the current code 10-13E-5. The question is what is a significant historic building? Brooks, it very well could be that all the buildings in Ancestor Square would be considered a significant historic building. I think in the end it would be the City Council that would be in charge of making that decision and certainly I think you could propose that and say we need some guidance here on what a significant historic building is. Staff could weigh in with the City Council as well, but in the end it would be the City Council who would have the ultimate decision over what is a significant historical building.

Kim Campbell – Who on the Council would have background to be able to make that determination?

Bryan Pack – Certainly you guys could make the recommendation, and they can consider whatever they want to consider. In the end, it is the City Council's purview.

Kim Campbell – And I understand that, I'm trying to figure out if anybody has got the background to be able to make that decision.

Bryan Pack – Just by virtue of being the City Council they have the authority to make the decision. Whether they have the background or the authority

Kim Campbell – I know they have the authority, it's just do they have the background?

John Willis – I think they rely on you to give the recommendation, ultimately they make the decision. It doesn't mean they will necessarily follow that recommendation, but that is why they have specific boards and Planning Commissioners and everyone else who has the expertise to provide that expertise, but ultimately they make the decision.

Kim Campbell – We know they make the decision, that's not the point.

Bryan Pack – John I think it would be fair for us to take back to City management and the City Council this discussion, have we encapsulated the concern well enough if we say that the committee would like some guidance on what a significant historic building is? Is that the proper question to present to the City Council?

Kim Campbell – Yes, and I'd like to be able to as the president, put together a paragraph, that the commission agrees to, what we think historic significant building is, since we have the background to make that statement.

Paul Iverson – If I may Kim, I think that this is why they have this committee, because they are hoping that the committee has that expertise sitting on it, that can then make a recommendation to them that they can trust and follow. So, I think your idea of putting together a definition as our recommendations for them to approve would be most appropriate.

Kim Campbell – Ok, we'll do it. Is everybody ok, I'll do it if everybody agrees with it.

Peggy Childs – Yes.

Kim Campbell – I'll send it around to everybody so we can get their opinion on it and we can work it over until we like it and then we will send it on for the City Council to look at.

Brooks Pace – Time is of the essence if we want to head off the tower building being re-sheathed with a synthetic wood product, which, I'm now understanding we may approve. But I think it ought to be looked at and approved. They also have got a new stone wainscot that is way too high. It doesn't look like a wainscot, it feels like that tower building was definitely built as an old mill type building and is a historic building, it's 40 years old. They are moving on it right now, the board over voted Nikki and voted to approve the synthetic siding and the changes they are making to the exterior including the windows. They are wanting to change most of the windows. They are modernizing the look of the building is what they are trying to do.

Kim Campbell – I'll get on it. We have discussed murals once before. We have been told by legal that we couldn't regulate murals in the historic district. We were told that because we don't have an ordinance on it the City would have to allow them. I don't know how many have noticed the mural on the museum. That was not brought through the commission. It has nothing to do with the content but what the mural was put on. I know the name was changed to the Arts District and that was not brought before the committee either. I like arts in the downtown. I designed that building to look like what the buildings in the area looked like at the time.

Peggy Childs – I gave the City a lot of information on that.

John Willis – We have drafted a mural ordinance. The legal department is reviewing some of the case law to see if we can have an ordinance that regulates murals.

Peggy Childs – Would the enforcement of it be the same as how we enforce the other things that have happened in the historic district? How do you propose our being able to work together?

John Willis – It depends on what the legal department finds out.

Bryan Pack – This does come into a Free Speech issue; we are being very careful with it.

John Willis – That particular mural did go to the City Council and they did approve it.

Discussion continued on laws and ordinances.

John Willis – State law changed, and the tie goes to the runner (the Developer), not the City.

Kim Campbell – But you can change the ordinance. That mural is going to look bad in so many years, nobody is going to restore it. The artist is not going to be around, and another artist is not going to maintain another's work.

Peggy Childs – I would propose that we somehow meet together to know what is going on in our neighborhood.

John Willis – We are trying to administer the ordinance fairly to all properties.

Bryan Pack – I encourage you to put all this in writing.

Brooks Pace – I encourage it also.

Peggy Childs – I would appreciate your help. Can I ask the City where we stand on working with the State Historic Society to get a new survey?

John Willis – We had it in the budget for 2021, because of COVID everything was stripped out of the budget.

Peggy Childs – the CLG grant?

John Willis – It was the matching of the CLG grant. We will have budget talks starting in January.

4. MINUTES

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

MOTION: Peggy Childs made a motion to approve the September 9, 2020 meeting.

SECOND: Brooks Pace

AYES: (6)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Doug Alder, Member

Lynne Cobb, Member

Paul Iverson, Member

NAYS: (0)

None

Motion Carries

5. ADJOURN

MOTION: Doug Alder made a motion to adjourn at 1:20 pm

SECOND: Brooks Pace

AYES: (6)

Kim Campbell, Chairperson

Peggy Childs, Member

Brooks Pace, Member

Doug Alder, Member

Lynne Cobb, Member

Paul Iverson, Member

NAYS: (0)

None

Motion Carries