

NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
March 10, 2021

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

EXCUSED:

CITY STAFF: Daniel Boles, Planner III
Michael Hadley, Planner III
Paula Houston, Deputy City Attorney
Genna Goodwin, CDBG Planner II
Emilie Pinkelman, Special Events License Specialist

The agenda for the meeting is as follows:

Call to Order by Kim Campbell at 12:01p.m.

1. EXTERIOR MODIFICATION

- A. Consider a request to modify the exterior aesthetics of a landmark site, the Wooley Foster Home (Mulberry Inn), located at 217 N 100 W. (Scott & Peggy Armor)

Scott Armor – We own the Mulberry Inn. We’re asking you to consider the garage not part of the historic. The garage is unfinished inside. We’re looking to convert the building into a one car garage and manager’s apartment. We are currently managing remotely and it’s not overly effective. We’re looking to convert it into a little apartment. The only exterior would be a few new windows and one exterior door, and railing on the top of the garage would be changed from wood to match the railing that is existing railing to match the house

Doug Alder – Will it be white?

Scott Armor – Yes. Replace garage door with a window, and add a man door, and railing on top.

Brooks Pace - Seems like all improvements.

Kim Campbell – Proportions of the windows south and east. The west window is pretty much obscured. The pioneer width height ratios are important, I suggest that you make the windows higher than wide. A 3050-type window is out of character. I’d suggest some windows be a better proportion. The locations are up to you (owner). If you want to have a unified campus the proportions are important. That’s my two cents

Brooks Pace – I agree, you could turn the top one 90 degrees.

Scott Armor – We'd take out the faux garage door and replace it with windows. I agree.

Kim Campbell - Don't pair the windows with stucco between. The south and east elevations need to be modified.

Paul Iverson – The 200 North street view examples both separated and together if you look at those windows there, that's a very good example of what Kim suggested. Is the new garage door going to look like what is drawn?

Scott Armor – No it will be very much like what is existing.

Kim Campbell – Kind of a carriage house style. They do make garage doors in historic styles in sections that panelize the thing instead of just a smooth flush. I think it would be nice to have.

MOTION: Brooks Pace moved to table until we get a revised drawing of the modified windows and garage door.

SECOND: Doug Alder

AYES: (6)

Kim Campbell, Chairperson

Lynne Cobb, Member

Peggy Childs, Member

Brooks Pace, Member

Doug Alder, Member

Paul Iverson, Member

NAYS: (0)

None

Motion Carries

Genna Goodwin – Would you like to try for next week to provide new drawings?

Scott Armor – Yes.

2. **DISCUSSION ITEM**

Discussion item(s) as needed

A. Lynne Clark Photo Collection (Lynne Clark by ZOOM)

Brooks Pace – I think everyone in the room knows of Lynne's collection. She was for a long time going to be donating it to Dixie College, but it wasn't clear what would be done with them from there. The photo collection has been printed in books, fame and recognition. She, Brooks and President Alder don't intend to support Dixie College if they change the name. So, she was taking to Southern Utah University to see if they were interested. I told her to see if the City museums are interested. Its as important as anything to preserve, I think it deserves to be discussed by this committee and make a proposal to City Council.

Lynne Clark – I never intended it to be a collection in the beginning. Started the studio in 1965 and asked to keep copies for myself. It became a large collection of "copies" of the originals. Right now, the collection contains 15,000 to 20,000 images. I've created images of faith, the pictorial history of St. George. Also used photos to describe various business and people love them. The history of southern Utah is very unique, and I'd very much to complete the collection, with help. At first I thought it would be good to donate it to Dixie College but I backed away for

various reasons. The LDS church was also considered. I'm not in a position to donate it. People wouldn't have access to the collection for 50 years due to logging backlog, so I backed away. I'd like a place where people can purchase copies and potentially find their ancestors. I get photos now even still and there are tons more to be collected. I'm not sure what to do with it. If St. George is interested, that would be fantastic. The photographs document the area called the Dixie Mission. I also have recordings with many people we no longer have with us. There are over 100 books and journals that belong in the collection as well. If there's any way St. George can address this issue and keep it going, it's not really a moneymaker but certainly there would be some money coming in by selling photos from the collection. And be displayed for people to see. The St. George Art Museum 10 years ago kept it up 3 times longer than they intended due to public interest in the history.

Brooks Pace – In your vision Lynne what would you need out of it, and what would it take to complete it, and what would the beneficiary be expected to do to catalog and digitize it?

Doug Alder – The University spent lots of time with the collection, we were anxious to have it donated to the library. But she wanted it so people could pay for a printed copy, but the library was not setup with photo equipment, and the bigger problem was not having written permission on the pictures for copies to be made for people. She wanted to sell it, but she didn't get permission from photographers to make copies.

Brooks Pace – But otherwise?

Doug Alder – She did it from her home.

Brooks Pace – What would the University have to do to display it? Would you divide it into owners? What would you catalog it under?

Doug Alder – The Director of the collection would make that decision.

Lynne Clark – I do have written permission for quite a few.

Brooks Pace – I was thinking of it as a valuable collection. But wonder what would you do with the photos?

Lynne Clark – I've researched this for many years. What I've done to address that as best I can, I do have written permission to use the photos of many, not all. It also depends on whether or not the photographer is still alive, if it's been transferred to a trust or if it is public domain after a certain time.

Doug Alder – We need to get this into a library or some place before she dies. Fortunately, she published a lot of the pictures in that book.

Brooks Pace – So you're seeing one of the main values is being able to reproduce and sell the images?

Doug Alder – Yes.

Brooks Pace – What do you do when the photos are so fragile that you cannot ... do they get digitized and cataloged?

Doug Alder – I have two questions 1) Where do you deposit the collection? 2) Can people make copies?

Genna Goodwin – Is the ultimate goal to donate and also make money?

Lynne Clark – I'd like the collection to be transferred some place in one piece and whoever has it take care of it. I'd love to have photos displayed to show the history of the town. Whether they are sold or not is not of interest to me.

Brooks Pace – What do you want to be paid for the value of this collection?

Lynne Clark – I'd have to have an expert value it, but I was told before that the collection was probably worth \$300,000 to \$400,000.

Genna Goodwin – Lynne, I'll take that information back to other city departments and then get back to you.

Brooks Pace – Is it worth helping to preserve?

Kim Campbell – Yes.

Peggy Childs – Yes, we agree. I'd like to support Lynne in getting it transferred. Might look into grants. The city #1 could be able to house the collection in a historic building. I think we could do your collection proud. But it would require the discussion Genna mentioned.

Brooks Pace – I think we could raise some money to help preserve it. The work really starts when the collection is taken over. Make the motion that we are unanimously recommending the preservation of this collection to the City Council.

Kim Campbell - We cannot make a motion on a discussion item, but we can make a note in the minutes that this is unanimous.

B. Silver Reef Saloon (Randall Richards)

Randall Richards – County News Building formerly known as the Silver Reef Saloon has been forgotten for a long time. The building is 120 years old. The history of that space is very important to St. George, we keep finding these relics, a flag in the attic with 48 stars, etc. There are four generations of printing presses still in the building. The damaged roof has been covered with hay tarps. We just found boxes of photos of people who need to be identified. The foundry is still there. Four additions to the building. Original Saloon, then four additions ensuing. Many old documents. Washington County Newspapers from 1926. The archives are missing 1912.

Doug Alder – Where do you have them?

Randall Richards – At my home, because the building has a leaking roof. We don't know what to do with the building, so we're looking for advice.

Genna Goodwin – Where is the building located?

Randall Richards – 42 E. St. George Blvd.

Peggy Childs – Have you contacted the County?

Randall Richards – Yes, I gave the county historical society a tour, they are interested in it.

Again, it's just so unique to have some much history in one space.

Doug Alder – I think the University of Utah has photocopies of all of this.

Randall Richards – Yes, they do.

Randall Richards – We're looking for recommendation for what to do with this space.

Kim Campbell – Are you looking for an office space?

Randall Richards – This 20-foot wide building has commercial value, but it's been forgotten. We've talked about a restaurant or bakery; something that makes people go, because people don't make time to go to a museum. Put it in a venue that you like to visit. Like George's Corner and Painted Pony, people love to come look at the photographs.

Brooks Pace – The only part of that building that's worth saving is the façade (moved from Leeds); the rest of it needs to be rebuilt. Would you lease it to the city with a coffee shop out back?

Genna Goodwin – Is it the brown and red building? Do you want to get recommendations from the City on what to do with it?

Randall Richards – I just want it to be discussed by the committee. We don't know what to do. We think the city should have an opinion on its preservation. What's going to happen to the east block of the Boulevard? I'm fascinated with it and we're trying to preserve it. Perhaps Lynne's

photos could be displayed in a rotating fashion. Yes, we could donate it all to the college archives, but it wouldn't be visited again. Who is in charge of the archive (DSU) today?
Doug Alder – Kathleen Broeder.

Kim Campbell – You envision if there was a use for that building (coffee shop, etc.) people could have the experience of seeing some of this history and collection. Nobody wants it dead filed in the basement where nobody can see it.

Peggy Childs – It's been a long time since the city has taken on a project of a large size, like the sugar beet factory. What of this proportion of significance is left anymore? I definitely think this would be a huge project, but I would hope we could at least start talking about it and get things going. Lynne Clark, would you be happy with a display of your pictures in this?

Lynne Clark – I think it's a perfect place for it. But also, it's a reason for people to go, whether through a small bar or restaurant. And anyone can go and see a history of St. George.

Brooks Pace – This discussion will go upstairs with Genna.

Paul Iverson – We need to give a recommendation to the city, so I recommend the city invest time and energy to preserve this great amount of history, to be incorporated into our historical history.

3. **MINUTES**

Consider approval of minutes from the December 16, 2020 meeting.

Peggy Childs – I'd like to comment that we wanted some input from the city as to why the city changed the name of the historic district to the arts district. I'd like to see it put on an agenda to discuss.

Genna Goodwin – You may submit an application with proposed verbiage to discuss.

MOTION: Brooks Pace made a motion to approve the minutes from the December 16, 2020 meeting.

SECOND: Lynn Cobb

AYES: (6)

Kim Campbell, Chairperson

Lynne Cobb, Member

Peggy Childs, Member

Brooks Pace, Member

Doug Alder, Member

Paul Iverson, Member

NAYS: (0)

None

Motion Carries

4. **ADJOURN**

MOTION: Kim Campbell made a motion to adjourn at 1:02 pm.

SECOND: Lynne Clark

AYES: (6)

Kim Campbell, Chairperson

Lynne Cobb, Member

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

NAYS: (0)

None

Motion Carries

A handwritten signature in black ink, appearing to read 'Emilie Pinkelman', with a long horizontal stroke extending to the right.

Emilie Pinkelman, Special Events License Specialist

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.