

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 regular meeting at the City Hall Conference Room, 175 East 200 North, St. George, Utah on Wednesday, **August 18, 2021**, commencing at **12:00 p.m.**

The agenda for the meeting is as follows:

CALL TO ORDER

1. **LANDMARK SITE DESIGNATION**

Consider a request to designate the home at 274 South 200 West as a landmark site to be known as the Sevy Home.

2. **EXTERIOR MODIFICATION**

Consider a request to modify the exterior aesthetics of a significant historical buildings located at 76 West Tabernacle.

3. **MINUTES**

Consider approval of the June 16, 2021 meeting minutes.

4. **MINUTES**

Consider approval of the July 21, 2021 meeting minutes.

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: **08/18/2021**

Sevy Home Local Landmark Designation (Case No. 2021-HPC-006)	
Request:	To consider a request to designate a Local Landmark Site.
Applicant:	Cimarron Chacon
Representative:	Cimarron Chacon
Location:	274 South 200 West Street St. George, UT 84770
General Plan:	MDR, Medium Density Residential
Zoning:	RCC, Residential Central City
Land Area:	Approximately .15 acres



BACKGROUND:

The owners of the home at 274 S 200 W Street would like to designate this home as a local landmark in the City of St. George. This home was built in 1938 by Ward Clinton for the cost of \$300. The original home consisted of a living room space, two small bedrooms, a bathroom, and a kitchen. Off the back of the kitchen was a porch and a mudroom that was used as cold storage. This was constructed of adobe cinder block and is considered one of St. George's historic granaries and may have existed prior to the construction of the home. It is listed in the *St George City Historic Granaries and Field Guide* pamphlet.

There have been some alterations to this home by different owners over the years. On the interior, a staircase was put in to add two bedrooms upstairs; one of the upstairs bedrooms has a door onto the roof in the rear of the property. In addition, the screened porch was enclosed, and the granary was converted into a utility room. Since 2000, when the applicant purchased the home, there have been additional changes. The applicant, with the assistance of the Utah Heritage Foundation, has been in the process of restoring the home. The interior has been restored to its original uses and colors. Included in these changes was an addition added to the rear of the home. The addition added two more rooms on the ground floor to the rear of the home. The second story was enlarged following the same original roof line with this addition. The granary that is located on the southwest side in the rear was not altered. Please refer to the rear before and after photos. The granary is located on the right side (all white). All of the changes since 2000 have been approved and monitored by the Utah Heritage Foundation.

In order to be eligible to become a landmark site, the home must meet the criteria found in Section 10-13E-4 of our Zoning Regulations. This home meets the criteria as shown below.

Must Meet All Criteria	a.	It is located within the boundaries of St. George City	YES
	b.	The building or structure was constructed before 1970	YES - Per applicant the home was built in the 1870s
	c.	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.	YES - Per applicant, the home has had additions. The porch and mudroom (location of the granary) were enclosed and completely attached to the house leaving two of the four walls still exposed to the outside. There has also been an addition to the rear of

			<i>the house when it was extended to add the two new bedrooms some time in the 2000's. With this addition, the original roofline was replicated. None of the alterations can be seen from the right-of-way.</i>
Must Meet at Least One Criteria	d.	<i>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</i>	<i>NO</i>
	e.	<i>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>	<i>NO</i>
	f.	<i>It is associated with lives of persons significant in the history of the city, state or nation</i>	<i>NO</i>
	g.	<i>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>	<i>YES – the granary</i>
	h.	<i>It has yielded or may be likely to yield information important in prehistory or history (archaeological sites, for example).</i>	<i>NO</i>

RECOMMENDATION:

Staff recommends the Commission take into consideration the additions and significance of this structure before making a recommendation for the petition of the Sevy Home to become a local landmark.

EXHIBIT A

Applicant's Narrative

DOCUMENTED HISTORY OF THE SEVY HOUSE – 274 SOUTH 200 WEST ST GEORGE UTAH

St George Plat A- Black 5, Section 8 & 1 was originally deeded to the Solon Foster family in 1877 by the Major of St George. This land remained in the Foster family until the 1930's when pieces began to be divided and sold or transferred to heirs. One of these families was Andrew C and Sarah Black. In the summer of 1938 Sarah's daughter and son-in-law, Ward Clinton & Mamie Sevy, returned to St George and were given a small parcel of land next to their parents' home to build a house. (Although it appears the land was not transferred legally to them until the mid 1940's)

The Sevy home was built in the summer of 1938 for \$300. Ward obtained all the lumber needed for the modest 2 bedroom home in Carmel Junction just east of Zion National Park. When the house was constructed the front room-living space was to the north and two small bedrooms were located on the south side. In the center of the main room was a fire place. The bathroom was accessed through the kitchen and contained a clawfoot tub and pedestal type sink (The remnants of the original plumbing are buried under the floor of the bathroom). Out the back of the kitchen was a porch and mud room, constructed of abode cinder block, where Mamie prepared and stored her canning for the winter months (This room is considered one of St George's historic granaries and may have existed prior to the home construction) . At the time of its construction, the Sevy house was the last home on the block. IN the evenings Ray (the Sevy child) remembers heading toward the Virgin River to gather the cow's home for the night. There existed at least two other homes on the 200 west side of the block, both were built using adobe brick and both were destroyed before 1990. At this point we know that Ward, his wife, and their 8 year old son, Ray, remained in this home for about 12 years until they moved to Ogden UT.

IN 1955/56 the home was purchased by Jeanine Brown –Roundy from a Mathew Gray (record of Mathew Grey has not been confirmed- he may have been a Black) of Central UT. She was a single parent with small children. She lived in the home only a few years before renting out the place to others. She owned the house for about 10 years. Changes were made in the first couple of years by her father. They included adding a staircase and finishing an up stairs to accommodate two rooms. The staircase was located inside the second bedroom. The upstairs already had the same Douglas For flooring as the main floor, so when finished it the home was consistent. The upstairs rooms were finished with wood paneling and drywall...By 1955 the fire place was also not accessible to Ms Roundy's recollection.

Over the next three decades the house had many owners and occupants. Additional changes included removing the South bedrooms, adding a bedroom to the north, enclosing the screened

parch into a mud room, converting the granary into a utility room, and covering the wood floors with carpet and linoleum.

The house was purchased in 2000, by Cimarron Chacon. She married Bryce Clayton Pratt (a descendant of Orson and Parley P Pratt) 2 months later. Over a 6 year period, with the assistance of the Utah Heritage foundation the home was restored to reflect it original uses, and materials. The ground floor was stripped to the wall; sand both structural and system upgrades were made to modernize the home. The upstairs floors were stripped of the carpet and original flooring refinished. A modern 4 ½ claw foot tub was installed in the bathroom to replicate the original and custom shaker cabinets were built for the kitchen. Colors and textured were matched as closely as possible to remnants found in the floorboards during reconstruction. Finally two new rooms were added to the rear of the home to expand the square footage but keep with the form or the original home.

Improvements continued to be made to the property by the Chacon/Pratt family between 2009 and 2021, including full replacement Marvin windows and a ductless cooling and heating system.

Sources

Washington County Recorders archives

Interview

Ray Sevy – Son of Ward Sevy (2-19-04)

HC 3 box 510-0

Payson AZ 85541

Jeanine Brown – Roundy (11-20-03)

330 West 300 South

St George UT 84770

Cimarron Chacon (2-06-09)

274 South 200 West

St George UT 84770

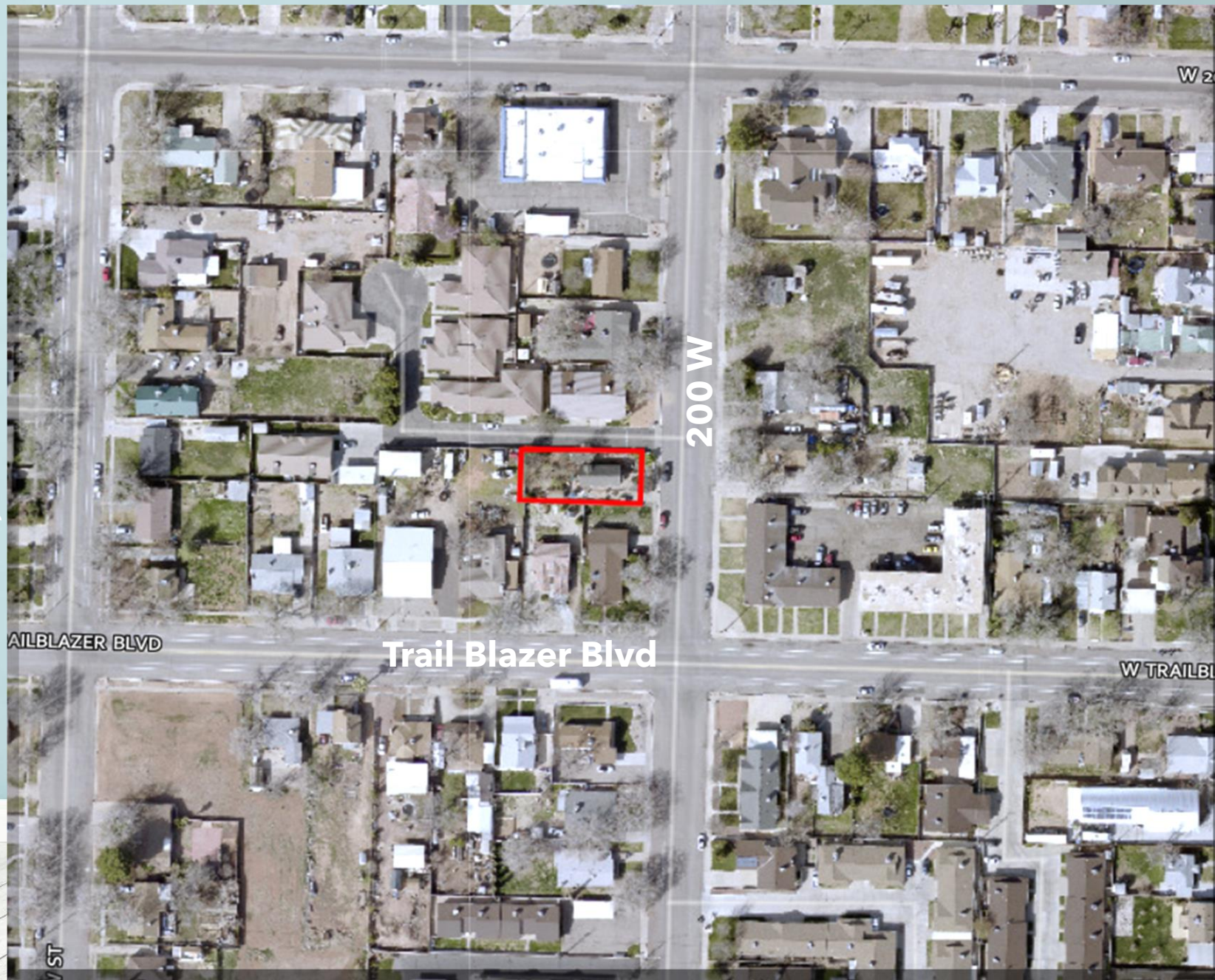
EXHIBIT B
PowerPoint Presentation

The Sevy House

LOCAL LANDMARK DESIGNATION

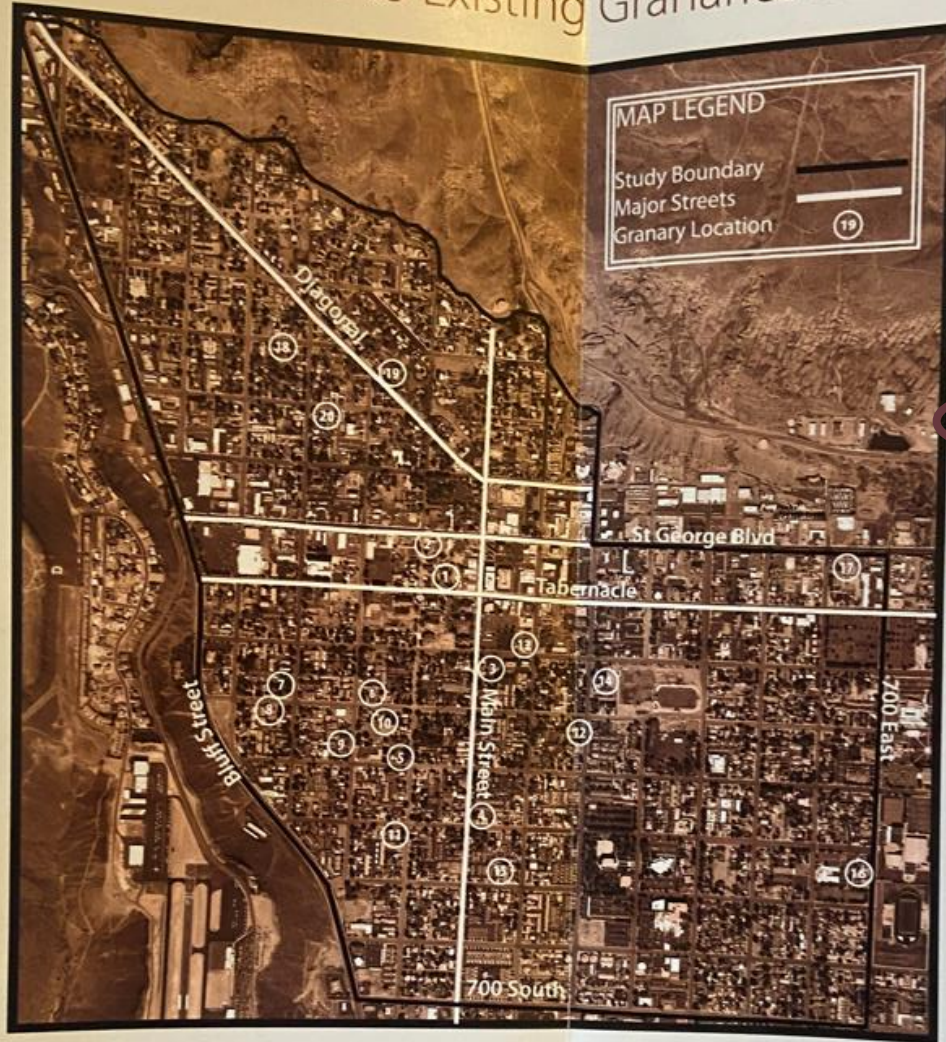
2021-HPC-006





Location

FIELD GUIDE to Existing Granaries 2008



1. 76 W Tabernacle
2. 74 N 100 W
3. 100 S & Main
4. 391 S Main
5. 290 S 100 W
6. 189 S 200 W
7. 190 S 300 W
8. 339 W 200 S
9. 274 S 200 W
10. 141 1/2 W 200 S
11. 410 S 100 W
12. 221 S 200 E
13. 86 S 100 E
14. 149 S 200 E
15. 67 E 500 S
16. 446 S 700 E
17. 610 E 100 N**
18. 333 W 400 N
19. 86 W Diagonal
20. 281 W 300 N

GRANARY VIEWING ETIQUETTE

The granaries on this map are located on private property. With the exception of the Green Gate Village Granary, none of the granaries are open to the public. Please follow these simple rules and respect the property owners.

- Never enter a building
- Never enter property without permission from the owner
- Take picture from the street



Granary



photos



before



after

photos



photos



photos

Questions

LOCAL LANDMARK DESIGNATION

2021 - HPC - 006



HISTORIC PRESERVATION COMMISSION AGENDA REPORT: **08/18/2021**

Green Gate Village Rehabilitation Local Landmark Designation (Case No. 2021-HPC-007)	
Request:	To consider a request to rehabilitate several significant historic buildings.
Applicant:	Jeff Perrick
Representative:	Jeff Perrick
Location:	76 West Tabernacle
General Plan:	COM (Commercial)
Zoning:	C-4 (Central Business District Commercial)
Land Area:	Approximately 1.59 acres



BACKGROUND:

The applicant is seeking a recommendation of approval to do some rehabilitation work at Green Gate Village. Green Gate Village is a commercial center that is made up of ten historical structures. Two of the structures, the Thomas Judd House and the Orson Pratt House, are on the National Registry, and two more, the Richard A. and Orpha Morris Home and the Thomas Judd General Store, are on our Local Registry. However, all the buildings are considered significant historic buildings; therefore, all of them are required to get a recommendation from this Commission before any rehabilitation can begin. Nine of the historical structures are needing rehabilitation. Each structure is listed below with the needed repairs:

1. Orson Pratt House
Most of the repairs needed are for this house. The wood railings, soffit and fascia need repair. Some of the woodwork and railings need to be replaced and then painted. The front porch needs to be repaired and repainted.
2. Morris House
Trim work is needed. The front porch needs to be repaired and repainted.
3. Bentley House
Trim work is needed. The front porch needs to be repaired and repainted.
4. Thomas Judd General Store
This needs some repair on the south side and is in need of paint.
5. Granary
Paint is needed.
6. Carriage House
Paint is needed.
7. Green Hedge Manor
Paint is needed.
8. Tolley Cabin
Paint and woodwork repairs are needed.
9. Christmas Cottage
Paint and woodwork repairs are needed.

The following items is a list of the repair-work that is needed on these historic structures along with the Rehabilitation Guidelines found in our Zoning Regulations:

1. Exterior walls. Please see the guidelines below for exterior rehabilitation:

Rehabilitation Guidelines:

- Section 10-13E-1.D – 5. *Restoration of Exterior Façades:* Restoration of all exterior façades, including the side and rear façade, shall be in keeping with the objectives herein. Roofline, windows and exterior facing materials shall all be considered. Adjoining buildings in separate or the same ownership shall be rehabilitated so as to carry out a unified concept.

- Section 10-13E-1.D – 6. Harmony of Materials, Techniques and Colors: Materials, techniques and colors must conform to and harmonize with original materials and techniques. To this end, the emphasis should be, where practical, on correct period sash, doors, cornices, wall materials and signs and the removal of present-day anachronisms, such as defacing or out-of-scale contemporary features. The general requirements shall apply particularly to visible surfaces on the exterior. New work adjoining old must be carefully blended to minimize the separation, unless, in the opinion of qualified architectural experts, it is better to make the joining areas obvious and thereby emphasize the qualities of the original work.
- Section 10-13E.D – 15. Color:
 - a. Color for all rehabilitation work must blend with the existing exterior residential color palette. If any new brick is used for rehabilitation work, it must be similar in texture, effect and color to the original brick. Stucco color for exterior walls shall be similar in tone to the muted pastels typical of historic pioneer stucco buildings or shall blend with the natural tones of the surrounding geology reflected on the exterior of adjacent buildings;
 - b. White and off-white may be used on decorative elements such as lintels, sills and cornices. Bright colors are not appropriate for major architectural elements such as building walls. However, when used sparingly in fine lines, such as on the wood trim of a storefront, a brighter color than that of the building face will be allowed to enhance a particular color scheme;
 - c. Metallic finishes generally are not allowed, except when used in such treatments as painted-gold or bronze-toned lettering on storefront glass;
 - d. A simple color scheme of up to no more than three (3) exterior colors is required.

2. Paint. Please see the guidelines below for painting standards.

Rehabilitation Guidelines:

- Section 10-13E-1.D – 11. *Painting*: Heavy or numerous coats of paint, or paint in the wrong color, that obscures architectural decorations and details should be removed before repainting. Refer to Preservation Brief No. 10, Exterior Paint Problems on Historic Woodwork, by the Technical Preservation Services Division of the United States Department of the Interior.

3. Trim. Please see the guidelines below for replacing and repairing trim.

Rehabilitation Guidelines:

- Section 10-13E-1.D – 10. *Repair or Replacement of Architectural Details*: Deteriorated building details should be repaired rather than replaced whenever possible. Repair or replacement of missing architectural decorations and details should be based on accurate duplications, substantiated by historical, physical or pictorial evidence rather than on conjectural design. In the event replacement is necessary, the new material should match the original material in composition, design, color and texture.

RECOMMENDATION:

Staff recommends this Commission go through each item and determine the appropriateness on each item before making a recommendation to staff.

EXHIBIT A
Applicant's Narrative

I have attached some photos for the repairs we need to do at Green Gate Village. As well as the site plan, and have labeled the photos with the initial of the buildings. Most of the repairs we need to do is on the Orson Pratt House. As you can see from the pictures of the wood railings, soffit and fascia of this building. We need to have some of the wood work and railings replaced to paint. There are some patios that need some attention where there is heavy foot traffic on some of the other buildings. And may need to be replaced in those areas.

The question for the historical committee is, what do we need to do to repair the buildings so that we can have them painted? Do I need to have custom work done on the railings, etc. so they match, or can we get premade railings so that it will be more cost effective? The Orson Pratt house is the one in most need of repairs. Morris House and Bentley House have minimal trim work, just some patio flooring patches that could use some new pieces and paint. The Judd Store has a little repair on the South end and would need a decision on what paint colors if we can't pick out our own. Granary, Carriage, and Green Hedge Manor really only need paint. As well as Tolley Cabin and Christmas Cottage. There may be minimal wood work repair on the last two, if we decide to do it.

I understand from our conversation that you will present this to the committee and then they will review and I will need to be at the next meeting on August 18th. Please let me know if you need anything else from me to get the committee to decide on these repairs.

Thank you,

Jeff Perrick | *Facilities/Construction Coordinator*

EXHIBIT B

Rehabilitation Guidelines for Significant Historic Buildings Section 10-13E.D

D. *Rehabilitation Guidelines for Significant Historic Buildings:* Rehabilitation of significant historic buildings shall comply with the guidelines set forth herein and, in addition, all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, construction and occupancy of the property.

1. *Standards:* All improvements to landmark sites shall be in accord with the general and specific standards for historic preservation as prepared by the Secretary of the Interior, and in harmony with the architectural character of the neighborhood.
2. *Additions:* Whenever possible, new additions or adaptive reuse to structures shall be done in such a manner that if such additions or changes were to be removed in the future, the essential form and integrity of the structure would not be impaired.
3. *Parking and Access:* Off-street parking, loading facilities and pedestrian access shall be designed so as not to create conflicting movement. All other areas other than driveways, parking areas, walks and terraces shall be appropriately landscaped and provided with appropriate trees and shrubbery.
4. *Accessory Structures:* Accessory structures shall be improved to harmonize with any redevelopment of the primary structure.
5. *Restoration of Exterior Façades:* Restoration of all exterior façades, including the side and rear façade, shall be in keeping with the objectives herein. Roofline, windows and exterior facing materials shall all be considered. Adjoining buildings in separate or the same ownership shall be rehabilitated so as to carry out a unified concept.
6. *Harmony of Materials, Techniques and Colors:* Materials, techniques and colors must conform to and harmonize with original materials and techniques. To this end, the emphasis should be, where practical, on correct period sash, doors, cornices, wall materials and signs and the removal of present-day anachronisms, such as defacing or out-of-scale contemporary features. The general requirements shall apply particularly to visible surfaces on the exterior. New work adjoining old must be carefully blended to minimize the separation, unless, in the opinion of qualified architectural experts, it is better to make the joining areas obvious and thereby emphasize the qualities of the original work.

7. *Patching*: When repairing or replacing masonry details, decorations or parapet walls, care should be taken to prevent an obvious and unsightly patch. Materials, joints, etc., should match the original as closely as possible in composition, color and texture. For additional information on repairing masonry walls, see the Preservation Brief No. 2, prepared by the Technical Preservation Services Division of the United States Department of the Interior.

8. *Fake Details and Decorations*: Fake “historic” details, decorations and other additions should be avoided.

9. *Anchoring*: Sagging details, decorations, cornices, string courses, lintels, arches, pilasters, and parapet walls should be firmly reanchored. The original height of the parapet wall should not be modified.

10. *Repair or Replacement of Architectural Details*: Deteriorated building details should be repaired rather than replaced whenever possible. Repair or replacement of missing architectural decorations and details should be based on accurate duplications, substantiated by historical, physical or pictorial evidence rather than on conjectural design. In the event replacement is necessary, the new material should match the original material in composition, design, color and texture.

11. *Painting*: Heavy or numerous coats of paint, or paint in the wrong color, that obscures architectural decorations and details should be removed before repainting. Refer to Preservation Brief No. 10, Exterior Paint Problems on Historic Woodwork, by the Technical Preservation Services Division of the United States Department of the Interior.

12. *Fixtures*: Hardware and lighting fixtures, where practical, shall be selected with care to conform to authentic work of the period, and to match remaining originals where such exist.

13. *Ornaments*: If the original or significant detail no longer exists or is too deteriorated to save, it is recommended that a contemporary design be undertaken which is compatible with the rest of the building in scale, design, materials, color and texture. An alternative might be to undertake an accurate restoration based on historical research and physical evidence. Where an original or significant detail no longer exists and no evidence exists to document its early appearance, it is generally preferable to undertake a contemporary detail that retains the historic “flavor” of the building.

14. *Materials:*

- a. Original building wall material should not be covered with any form of inappropriate siding. Where this has already occurred, the inappropriate siding should be removed and the original wall material restored;
- b. Masonry facings shall be cleaned and painted as necessary. Sandblasting is forbidden without prior approval of the historic preservation commission. All repointing, when necessary, shall be done according to the specifications set by Preservation Brief No. 2, Repointing Mortar Joints in Historic Brick Buildings, by the Heritage Conservation and Recreation Service, United States Department of the Interior;
- c. Recommended materials for rehabilitation of masonry buildings include traditional bond pattern, such as running bond or Flemish bond, not stack bond. Clay facing tile may be used if the face size of the tile is that of standard brick and if the bond pattern is typical of contributing buildings in the neighborhood;
- d. The imitation of stone veneer or brick, using stucco, prefabricated plastic, plywood and/or fiber panels is not acceptable, unless documented through historic or pictorial evidence;
- e. Asphalt or wood shingled awnings and diagonal sided panels are not acceptable;
- f. Vinyl or aluminum panels imitating clapboard or wood siding are not acceptable;
- g. Glazing shall be clear, nonreflective, and untinted. Double-glazed insulating glass or materials such as acrylic or high-impact polycarbonate panels are permissible;
- h. Wall surfaces that have not been painted should remain unpainted.

15. *Color:*

- a. Color for all rehabilitation work must blend with the existing exterior residential color palette. If any new brick is used for rehabilitation work, it must be similar in texture, effect and color to the original brick. Stucco color for exterior walls shall be similar in tone to the muted pastels typical of historic pioneer stucco buildings or shall blend with the natural tones of the surrounding geology reflected on the exterior of adjacent buildings;

- b. White and off-white may be used on decorative elements such as lintels, sills and cornices. Bright colors are not appropriate for major architectural elements such as building walls. However, when used sparingly in fine lines, such as on the wood trim of a storefront, a brighter color than that of the building face will be allowed to enhance a particular color scheme;
- c. Metallic finishes generally are not allowed, except when used in such treatments as painted-gold or bronze-toned lettering on storefront glass;
- d. A simple color scheme of up to no more than three (3) exterior colors is required.

16. *Mechanical Equipment:*

- a. Radio, television, telephone and/or other telecommunication equipment, such as antennas or satellite “dishes” and ancillary systems, cables, junction boxes and the like, shall be placed behind or within suitable visual barriers in such a way that it is not visible from the streets;
- b. Heating and air conditioning equipment, including cooling units, blowers, exhaust fans, ducts and/or ancillary systems, support units, brackets, wiring, junction boxes and the like, shall be properly screened or installed behind or within suitable visual barriers.

17. *New Construction:* The guidelines in this section are to be used by those planning new construction. Their purpose is to reinforce and enhance the historic architectural character of the neighborhood by encouraging compatible new construction. The guidelines do this by describing and illustrating certain design concepts found in the historic architecture of the neighborhood; concepts which can be applied in the design of new structures.

18. *Considerations:* The historic preservation commission will consider design concepts other than those recommended in these guidelines when necessary to promote design concepts found in the historic architecture of the neighborhood. However, in order for a design to be considered for exceptional review, it must not include the use of elements that are designated as inappropriate in the guidelines.

19. *Siting:* The ground floor of new structures should relate to the pedestrian’s human scale and continue to display the siting of neighboring structures.

20. *Scale:*

- a. Of the many criteria that must be considered when designing new buildings for the neighborhood, by far the most important is the scale of the new building and its relationship to the scale of the neighborhood;
- b. Just as the relationship of a new structure to the buildings on its block is important, so is it important that the elements within its façade be appropriately scaled. The scale of these elements should recall those of neighboring structures.

21. *Width of Building:* Building widths have a major impact upon the perception of the scale of a building. The apparent widths of the front façades of new buildings should correspond to typical widths of the buildings on the same block. A long façade should be broken into separate elements to suggest façade widths or bays similar to those of neighboring buildings.

22. *Windows:* Original windows in the older buildings are predominantly wood double-hung type. A sash pattern of one over one (1/1), that is, one (1) undivided framed pane above a similar pane, is the most common type. In new construction, one over one (1/1) type is required, unless the majority of windows in adjacent structures facing the streetscape clearly indicates otherwise. The pattern of a one over one (1/1) window may be achieved by the use of fixed glass, with three (3) conditions:

- a. The window frame replicates the proportions of a typical double-hung window sash;
- b. No unpainted clear aluminum is used for the frame; and
- c. The window frame is of similar cross-sectional size to that of double-hung windows typical of the neighborhood.

23. *Ornament:* The ornamental details shall be compatible and in scale with those used in the streetscape.

24. *Color:* Approved color schemes appropriate for the neighborhood are required.

- a. Muted background colors are required for the majority of the building surfaces;

- b. Up to two (2) complementary accent colors may be used in addition to the background color;
- c. *Finished Wood Surfaces*: The rustic or bare wood look is not allowed;
- d. The natural color of stone or brick may not be painted;
- e. Roofs must be a neutral or muted brown or gray. (Ord. 2019-10-002, 10-10-2019)

EXHIBIT C
PowerPoint Presentation



GREEN GATE VILLAGE REHABILITATION

2021-HPC-007

Location





GREEN GATE VILLAGE

Location

An abstract, colorful floral pattern in shades of purple, pink, blue, and black, with some areas featuring white dots. The pattern is dense and covers the entire left side of the image.

Photos



An abstract pattern of overlapping, stylized floral shapes in shades of purple, pink, and blue, set against a dark background with small white dots.

Photos





Photos



An abstract, colorful floral pattern in shades of purple, pink, blue, and black, with some areas featuring white dots. The pattern is dense and overlapping.

Photos





Photos



Photos





Photos





Photos





Photos



Photos





Photos



NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
June 16, 2021

PRESENT: Bette Arial, Chair
Bob Nicholson, Member
Rick Atkin, Member
Scott Messell, Member
Allan Carter, Member

EXCUSED:

CITY STAFF: Daniel Boles, Planner III
Carol Davidson, Planner III
Bryan Pack, Civil City Attorney
Brenda Hatch, Development Services Office Manager

1. **TRAINING REGARDING 10-13-E ST. GEORGE ARTS DISTRICT
OVERLAY ZONE, LANDMARK SITES, AND THE HISTORIC
PRESERVATION COMMISSION**

Carol Davidson showed the power point that was included in the packet for training.

Rick Atkin – What is the value of having the local or national designation?

Carol Davidson – The ones on the national registry will be able to obtain grants, the local ones often are because they want to be noticed as such.

Allan Carter – Is there anything that would notice a would-be buyer?

Carol Davidson – I’m not sure we will have to check on that. And I can tell you that if they are locally recognized they can use it as a short-term rental and some light commercial uses.

Bryan Pack – If you are a locally designated landmark site you can take yourself off of the list as well.

Discussion continued on the difference of designations.

Carol Davidson continued presenting power point.

Rick Atkin – In terms of the Historic District designation is it Planning Commission that designates it?

Bette Arial – It is City Council. And we have expanded the district a bit when we included the court house.

Discussion on the District and the uses permitted there.

Rick Atkin – If we wanted could we add to and store maybe the old looking signs in the area?

Bette Arial – Yes, it would have to go through its process. As a council we had just started the renaming of streets, we renamed the park on Bluff Street to Sandtown Park.

Discussion continued on what the role of the Historic Preservation Commission could be in shaping what areas look like.

Bryan Pack – I note that the ordinance doesn't really have standards. So, when they are checking this type of application for modification are they the body that guides it?

Dan Boles – There actually are guidelines in the ordinance.

Discussion continued on the ordinance and guidelines.

Dan Boles – There are things in the City that we want to make sure are preserved. There are also things that are ripe for redevelopment as well. Not everything goes to Council. You will make some recommendations to staff, and we take that very seriously. That is part of what you will be reviewing, where it is appropriate for change as well.

Chair Arial called the meeting to order at 12:02 pm.

2. **EXTERIOR MODIFICATION**

Consider a request to make modifications to the existing building and build an addition to the back of the existing building located at 76 East Tabernacle Street.

Dan Boles presented the following:

Dan Boles – We have the applicants in the room and Aaron Day their architect on Zoom he will be representing them. This building is on Tabernacle, there are actually two spaces along the street that they are looking at preserving and then the building in the back will be razed and they will be replacing that. I believe that they were two spaces that became one space and right now are they two or one?

Matt Glendenning – We have removed, there is a wall splitting them, and we found the original openings, there are openings.

Dan Boles – So the intent is to make them one space?

Matt Glendenning – Yes.

Bob Nicholson – The old Mathis market, which was the thrift store, had a sidewalk elevator and I don't know if that has been removed?

Matt Glendenning – It is still down there. It's still underground, it's pretty cool.

Discussion continued on what the old site had and what it was used as.

Maggie Glendenning
Courtney Orton
Matt Glendenning

Dan showed historic pictures of what the site looked like before.

Dan Boles – I asked when the building that wasn't historic was created, he indicated maybe in the 1960's. That is the area that would be removed.

Rick Atkin – Is there a basement across the whole thing?

Matt Glendenning – Just the front.

Dan Boles – They are proposing to remove the paint on the leaded glass. Wood trim would be restored and repainted. The tile on the brick columns would be removed. The space is proposed to be used as an event space.

Maggie Glendenning – Yes we will let public hold weddings, parties' things like that. The back building will be family office space, not public.

Rick Atkin – Is this to be a one-off space or will it be consistent and provide for a vibrant downtown?

Maggie Glendenning – I am an event planner. I want it to be busy, we definitely want life downtown that is our goal.

Carol Davidson – Will there be full kitchen there?

Maggie Glendenning – It will just be a prep area.

John Willis – Will you be putting in a grease trap?

Courtney Orton – We have called it a butler's pantry.

Matt Glendenning – We want as little as we can, we don't want a full kitchen back there.

Aaron – So building code doesn't allow you to put windows on the property line. So, the east side is a blank wall, with a courtyard between buildings, so that will provide light for where we cannot have windows. We are creating a ribbon window right behind the historic buildings so that we can see the Dixie Rock so that is why that sticks up. If a person was standing across the street the view cone doesn't show that part that sticks up. We are literally building to all property lines, there is no parking on this project.

Bob Nicholson – I went and asked Matt Ziegler if there was any way to get around building that side without windows, maybe an easement on the parking spaces by the property line. He said he hadn't heard of that but that it might be worth exploring.

Aaron Day – The property owners on the east side are not interested in giving up a 10-foot easement on that side so that we could have windows. It's not fully compromised by that, but it could be better.

Discussion continued regarding windows.

Dan Boles – Aaron will you talk about the materials?

Aaron Day – We are building up against the Electric Theater, over half the building is abutting that. We will need to do a construction type of CMU to build right up against their wall, so it made sense to continue that and that becomes the finished material. It will look granite like with the exposed aggregate. It creates a nice surface that is very clean, and it also adds texture to it.

Scott Messell – Will the wood look the same as the wood that you restore on the front?

Aaron Day – It could be, but it is customary to show a difference between the old and the new. It possibly could be, but they will be stained wood so there will be continuity.

Scott Messell – I think you have done an excellent job of breaking up the plain wall and creating smaller masses rather than just one big line.

Dan Boles – Will there be connection between the old building and the new?

Aaron Day – Yes, it will be connected by the public bathroom.

John Willis – Have you guys thought about using wood to break up the front façade?

Aaron Day – Yes, the purity of this is that where we have these large masses, that it is that rectangular form that it is solid, and it's broken up on a large scale. You're right, it's not broken up on a small scale, there are very large openings that have wood and windows and that becomes articulation of the different materials. This the strategy is the pure forms of it, not being broken up.

Warren Lloyd – A comment about the 0-lot line, we felt that if we look at the side view, you can see that the historic patterns that there were zero or few openings. We felt like in terms of being historically respectable, then this would be essentially a solid wall. Then we used the wood treatment there to delineate the courtyard, and that seemed like that was a way of responding to the historic nature of the site.

Bob Nicholson – Did the bank indicate why they wouldn't want to give up the easement?

Matt Glendenning – They felt it may be limiting toward future sales.

John Willis – Have you approached them for a smaller feet? If you go down to 3 ft or 5 ft then you could use different materials, that are fire rated.

Matt Glendenning – Yes, but the building is only 22 ft wide so if you only get 3 and then to suck everything in 3 ft. would limit the space.

Discussion continued on the spacing, windows and fire rated materials.

John Willis – Yes but you could look at your materials, it could make it more expensive. What about reserving a place for a mural on that blank wall? It almost feels like on the back portion you need some sort of material change or something.

Matt Glendenning – We love the thought of that.

Bette Arial – The City was looking at a mural ordinance.

Matt Glendenning – The other thing to is if you are there you would look out at a trash enclosure and the hoods of cars so putting windows in may not be good.

Bob Nicholson – If you add windows to the second level on that back portion, anything you can do to break that kind of a mass, whether it's a mural or different materials, something.

Dan Boles – If they wanted to do a mural in the future, what kind of challenges would they have putting a mural on honed CMU?

Aaron Day - There wouldn't be any trouble with that, and maybe they will put it on signage material, so it is not directly embedded in the CMU. I agree, you will see this

side as you are traveling west on Tabernacle or on 400 East. That could be really spectacular.

Rick Atkin – I like that, I like the modern, it feels refreshing to me. I think it shows life downtown. I like how you're taking into consideration the viewpoints too.

Dan Boles – That is all we really had; we are looking for a recommendation that will come back to the Community Development department.

Allan Carter – Would the bank be willing to sell an easement?

Matt Glendenning – We are dealing with Kip Bowler; we have had extensive talks with them.

Courtney Orton – We have extensively explored that option. And we have already gotten an easement to dig into their property to put in power lines. It was a little bit of a juggling, we ask for the extra to bury the lines to make the whole block look better, when we feel like we worked really hard with Lloyd to come up with a concept and an idea that we can make work.

Rick Atkin – Is that bank on the Historic Registry?

Carol Davidson – No, I don't think so.

Rick Atkin – It should be.

Bob Nicholson – Any in the commercial district there wasn't any motivation for the local owners to get on the Historic Registry because the main benefit of being on the local registry was you could put that property to commercial use. A lot of those buildings are not designated because they are already in the commercial district.

Rick Atkin – I worry about them knocking it down.

John Willis – We don't have a carrot to dangle for the buildings in the commercial district yet.

Discussion continued on commercial buildings that are historic.

Allan Carter – What concerns me is if the bank doesn't want to cooperate they may not be able to get a mural, you will need to get the bank's approval to go on their property to paint it.

John Willis – Yes the owner will have to work with the bank to even get the building built.

Allan Carter – I'm a co-owner on the building to the south of the bank, that site is too small to be anything else in fact they have talked about purchasing our property.

John Willis – Which lends itself to, these property owners wanted to do something on a small piece of property, and I think it's something we need to encourage.

Rick Atkin – Absolutely.

John Willis – I would think as we start moving forward on these you are going to see a lot more reservation, a lot more things happening in the back to try and utilize these. I think it's a really good thing. What I like about this project is you know where the old building ends, they are not trying to replicate the old building in the back so you can recognize the approach of the two different styles, and it actually makes you appreciate the older historic portion of the building.

MOTION: Scott Messel moved to recommend approval to the city staff for the proposed elevations and modifications to the building that have been presented to us today.

SECOND: Rick Atkin

AYES: (5)

Bette Arial, Chair

Bob Nicholson, Member

Rick Atkin, Member

Scott Messell, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries

Discussion on the interior of the building.

3. **MINUTES**

Consider approval of the March 31, 2021, meeting minutes.

MOTION: Chair Arial moved to approve the minutes from the March 31, 2021 meeting.

SECOND: Allan Carter

AYES: (5)

Bette Arial, Chair

Bob Nicholson, Member

Rick Atkin, Member

Scott Messell, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries

4. **ADJOURN**

MOTION: Rick Atkin made a motion to adjourn at 12:44 pm

SECOND: Scott Messell

AYES: (5)

Bette Arial, Chair

Bob Nicholson, Member

Rick Atkin, Member

Scott Messell, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries

NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
JULY 21, 2021

PRESENT:

Bob Nicholson, Member
Scott Messell, Member
Allan Carter, Member

EXCUSED:

Bette Arial, Chair
Rick Atkin, Member

CITY STAFF:

Carol Davidson, Planner III
John Willis, Community Development Director
Bryan Pack, Civil City Attorney
Brenda Hatch, Development Services Office Manager

APPLICANTS:

David and Brittany Healy

MOTION: Scott Messel made a motion to make Bob Nicholson the action chair

SECOND: Allan Carter

AYES: (3)

Bob Nicholson, Member
Scott Messell, Member
Allan Carter, Member

NAYS: (0)

None

Motion Carries

1. LANDMARK SITE DESIGNATION

Consider a request to designate the home at 135 South 100 East as a landmark site to be known as the Frederick Blake Home.

Carol Davidson presented the following:

Carol Davidson – The house is pretty prominent. We have all these houses that have plaques but aren't officially designated. As you can see right now the condition is not the best on the exterior, but it is still a beautiful home. It was built by Fredrick Blake. The windows on the front of the home are new, they are vinyl, and they used the original openings. There were a couple of additions on the rear. It looks like on the south and north sides are where the additions are. It was built in 1870. There is a plaque already out there. Staff recommends approval.

David Healy – There were some windows replaced, the cutouts remained but the seal has been flashed in so that it has been properly sealed. The back French doors look like they were installed in a place where the window was, but it is obviously bigger.

Allan Carter – I assume you will tune up the landscaping appropriately.

David Healy – Yes, we will. It has a sprinkler system right now, but it is all galvanized.

Allan Carter – You probably will need to pull that out. You said you are going to have the door a different color than the shutters?

David Healy – We'd like it to pop, we really want to maintain the historical integrity of the property. Brittany is a designer; she has designed all of our properties that we do. She does a fantastic job. Originally we came up with during the 1870's in our research there was a lot of stone colored and straw colored more of the earth tones. We wanted to keep within that, but we wanted it to be really unique.

Allan Carter – The door should be a different color than the shutters to be historically accurate.

MOTION: Scott Messel made a motion to recommend approval of the Landmark designation for the historic Fredrick Blake Home.

SECOND: Allan Carter

AYES: (3)

Bob Nicholson, Member

Scott Messell, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries

2. **EXTERIOR MODIFICATION**

Consider a request to modify the exterior aesthetics of a significant historical building located at 135 South 100 East.

Carol Davidson presented the following:

Carol Davidson – There are six items in this presentation and in your staff report that the applicants has expressed that they would want to change. The first three items on the exterior wall, the shutters and then the trim. They would like to patch the cracks that are in the wall and then paint it. They will also paint the shutters. They will hand scrape the ginger breading up here and repaint it. They will use a dark green for the shutters, all the trim around the door and the higher trim will be white.

David Healy – I wouldn't skim coat everything, I would skim coat the cracks with a plaster, and we want to find a way to water proof it the best we can. Do you have any suggestions for the formula?

Scott Messel – It's not historic, but you can get stucco paint, that is meant to cover up micro cracks.

Allan Carter – If water gets behind that it will bubble.

Bob Nicholson – Kim Campbell might be a good resource to ask. He is an architect in town. He was on this commission for a few years. He would probably be willing to share any knowledge he has.

Scott Messell – Have you check with the Heritage foundation? I would check with them, they're up in Salt Lake.

Bob Nicholson – And in fact, the state also has a historical architect. He is a resource, he's with the Historic Preservation office. That is their job to answer questions and help the public with that.

Allan Carter – Is the cracking a result of the adobe underneath?

David Healy – No, I think the interior walls are intact. These are 3 layers thick.

Discussion on adobe continued.

Carol Davidson – The next item are the windows. They do have new windows in the front. There are some older ones that need to be replaced that aren't functioning currently. In addition to replacing the windows they would like to add two windows. It would make it symmetrical with two windows framing the fireplace. The second window is on the rear. It would be above the French doors. They want to expand the bathroom on the upper floor into the storage space and that is where the window would be. I did give some guidelines in the staff report. The national historic registry frown on adding windows. They do want to use the same windows that were replaced on the front. They would like to add a rooftop deck and exterior stairs. There is a little door there, but it isn't same. They want to add railing up there and they want to add steps to the French doors in the back.

David Healy – There is a basement access right there as well. We would need to add railing there for safety.

Allan Carter – Are those a/c units?

David Healy – Yes, they are being taken to the garbage. They are not hooked up and don't work. The home has its own heating and cooling systems.

Bob Nicholson – I don't mind any of those adjustments, I think they looked good.

Scott Messel – I don't mind them as long as the railing isn't vinyl.

Carol Davidson – I do have a question, they are trying to get this onto the National Registry, if you still want to do that, they might care about the window thing. That was the only one I saw that it could affect that.

David Healy – More than anything we are just concerned about getting it preserved for here.

Carol Davidson – And I could talk to the state and try and find out.

Bob Nicholson – There are good resources, the architect at the state will have good guidance for what you want to do.

Brittany Healy – Do you think it will be hard to find railing that is in keeping with it?

Allan Carter – Are you doing wood then?

Brittany Healy – Yes, that will look better.

David Healy – Do you think we can get away with the pre-built 8-foot panels and then you put the spindles in them? That's what we were planning to do, that would be wood.

Allan Carter – You will need to paint it every year. How many of these properties have you done?

David Healy – This is our first historic. We have flipped about twenty others.

MOTION: Allan Carter made a motion to recommend approval of the alterations as shown.

SECOND: Scott Messell

AYES: (3)

Bob Nicholson, Member

Scott Messell, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries

Discussion on why they are getting this property designated.

ADJOURN

MOTION: Scott Messell made a motion to adjourn at 12:35pm

SECOND: Allan Carter

AYES: (4)

Bob Nicholson, Member

Rick Atkin, Member

Scott Messell, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries

NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
June 16, 2021

PRESENT: Bette Arial, Chair
Bob Nicholson, Member
Rick Atkin, Member
Scott Messell, Member
Allan Carter, Member

EXCUSED:

CITY STAFF: Daniel Boles, Planner III
Carol Davidson, Planner III
Bryan Pack, Civil City Attorney
Brenda Hatch, Development Services Office Manager

1. **TRAINING REGARDING 10-13-E ST. GEORGE ARTS DISTRICT
OVERLAY ZONE, LANDMARK SITES, AND THE HISTORIC
PRESERVATION COMMISSION**

Carol Davidson showed the power point that was included in the packet for training.

Rick Atkin – What is the value of having the local or national designation?

Carol Davidson – The ones on the national registry will be able to obtain grants, the local ones often are because they want to be noticed as such.

Allan Carter – Is there anything that would notice a would-be buyer?

Carol Davidson – I’m not sure we will have to check on that. And I can tell you that if they are locally recognized they can use it as a short-term rental and some light commercial uses.

Bryan Pack – If you are a locally designated landmark site you can take yourself off of the list as well.

Discussion continued on the difference of designations.

Carol Davidson continued presenting power point.

Rick Atkin – In terms of the Historic District designation is it Planning Commission that designates it?

Bette Arial – It is City Council. And we have expanded the district a bit when we included the court house.

Discussion on the District and the uses permitted there.

Rick Atkin – If we wanted could we add to and store maybe the old looking signs in the area?

Bette Arial – Yes, it would have to go through its process. As a council we had just started the renaming of streets, we renamed the park on Bluff Street to Sandtown Park.

Discussion continued on what the role of the Historic Preservation Commission could be in shaping what areas look like.

Bryan Pack – I note that the ordinance doesn't really have standards. So, when they are checking this type of application for modification are they the body that guides it?

Dan Boles – There actually are guidelines in the ordinance.

Discussion continued on the ordinance and guidelines.

Dan Boles – There are things in the City that we want to make sure are preserved. There are also things that are ripe for redevelopment as well. Not everything goes to Council. You will make some recommendations to staff, and we take that very seriously. That is part of what you will be reviewing, where it is appropriate for change as well.

Chair Arial called the meeting to order at 12:02 pm.

2. **EXTERIOR MODIFICATION**

Consider a request to make modifications to the existing building and build an addition to the back of the existing building located at 76 East Tabernacle Street.

Dan Boles presented the following:

Dan Boles – We have the applicants in the room and Aaron Day their architect on Zoom he will be representing them. This building is on Tabernacle, there are actually two spaces along the street that they are looking at preserving and then the building in the back will be razed and they will be replacing that. I believe that they were two spaces that became one space and right now are they two or one?

Matt Glendenning – We have removed, there is a wall splitting them, and we found the original openings, there are openings.

Dan Boles – So the intent is to make them one space?

Matt Glendenning – Yes.

Bob Nicholson – The old Mathis market, which was the thrift store, had a sidewalk elevator and I don't know if that has been removed?

Matt Glendenning – It is still down there. It's still underground, it's pretty cool.

Discussion continued on what the old site had and what it was used as.

Maggie Glendenning
Courtney Orton
Matt Glendenning

Dan showed historic pictures of what the site looked like before.

Dan Boles – I asked when the building that wasn't historic was created, he indicated maybe in the 1960's. That is the area that would be removed.

Rick Atkin – Is there a basement across the whole thing?

Matt Glendenning – Just the front.

Dan Boles – They are proposing to remove the paint on the leaded glass. Wood trim would be restored and repainted. The tile on the brick columns would be removed. The space is proposed to be used as an event space.

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John Willis – Will you be putting in a grease trap?

Courtney Orton – We have called it a butler's pantry.

Matt Glendenning – We want as little as we can, we don't want a full kitchen back there.

Aaron – So building code doesn't allow you to put windows on the property line. So, the east side is a blank wall, with a courtyard between buildings, so that will provide light for where we cannot have windows. We are creating a ribbon window right behind the historic buildings so that we can see the Dixie Rock so that is why that sticks up. If a person was standing across the street the view cone doesn't show that part that sticks up. We are literally building to all property lines, there is no parking on this project.

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Warren Lloyd – A comment about the 0-lot line, we felt that if we look at the side view, you can see that the historic patterns that there were zero or few openings. We felt like in terms of being historically respectable, then this would be essentially a solid wall. Then we used the wood treatment there to delineate the courtyard, and that seemed like that was a way of responding to the historic nature of the site.

Bob Nicholson – Did the bank indicate why they wouldn't want to give up the easement?

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John Willis – Yes but you could look at your materials, it could make it more expensive. What about reserving a place for a mural on that blank wall? It almost feels like on the back portion you need some sort of material change or something.

Matt Glendenning – We love the thought of that.

Bette Arial – The City was looking at a mural ordinance.

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side as you are traveling west on Tabernacle or on 400 East. That could be really spectacular.

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Rick Atkin – It should be.

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Rick Atkin – I worry about them knocking it down.

John Willis – We don't have a carrot to dangle for the buildings in the commercial district yet.

Discussion continued on commercial buildings that are historic.

Allan Carter – What concerns me is if the bank doesn't want to cooperate they may not be able to get a mural, you will need to get the bank's approval to go on their property to paint it.

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Allan Carter – I'm a co-owner on the building to the south of the bank, that site is too small to be anything else in fact they have talked about purchasing our property.

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Rick Atkin – Absolutely.

John Willis – I would think as we start moving forward on these you are going to see a lot more reservation, a lot more things happening in the back to try and utilize these. I think it's a really good thing. What I like about this project is you know where the old building ends, they are not trying to replicate the old building in the back so you can recognize the approach of the two different styles, and it actually makes you appreciate the older historic portion of the building.

MOTION: Scott Messel moved to recommend approval to the city staff for the proposed elevations and modifications to the building that have been presented to us today.

SECOND: Rick Atkin

AYES: (5)

Bette Arial, Chair

Bob Nicholson, Member

Rick Atkin, Member

Scott Messell, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries

Discussion on the interior of the building.

3. **MINUTES**

Consider approval of the March 31, 2021, meeting minutes.

MOTION: Chair Arial moved to approve the minutes from the March 31, 2021 meeting.

SECOND: Allan Carter

AYES: (5)

Bette Arial, Chair

Bob Nicholson, Member

Rick Atkin, Member

Scott Messell, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries

4. **ADJOURN**

MOTION: Rick Atkin made a motion to adjourn at 12:44 pm

SECOND: Scott Messell

AYES: (5)

Bette Arial, Chair

Bob Nicholson, Member

Rick Atkin, Member

Scott Messell, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries

NOTICE OF MEETING
HISTORIC PRESERVATION COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
JULY 21, 2021

PRESENT:

Bob Nicholson, Member
Scott Messell, Member
Allan Carter, Member

EXCUSED:

Bette Arial, Chair
Rick Atkin, Member

CITY STAFF:

Carol Davidson, Planner III
John Willis, Community Development Director
Bryan Pack, Civil City Attorney
Brenda Hatch, Development Services Office Manager

APPLICANTS:

David and Brittany Healy

MOTION: Scott Messel made a motion to make Bob Nicholson the action chair

SECOND: Allan Carter

AYES: (3)

Bob Nicholson, Member
Scott Messell, Member
Allan Carter, Member

NAYS: (0)

None

Motion Carries

1. LANDMARK SITE DESIGNATION

Consider a request to designate the home at 135 South 100 East as a landmark site to be known as the Frederick Blake Home.

Carol Davidson presented the following:

Carol Davidson – The house is pretty prominent. We have all these houses that have plaques but aren't officially designated. As you can see right now the condition is not the best on the exterior, but it is still a beautiful home. It was built by Fredrick Blake. The windows on the front of the home are new, they are vinyl, and they used the original openings. There were a couple of additions on the rear. It looks like on the south and north sides are where the additions are. It was built in 1870. There is a plaque already out there. Staff recommends approval.

David Healy – There were some windows replaced, the cutouts remained but the seal has been flashed in so that it has been properly sealed. The back French doors look like they were installed in a place where the window was, but it is obviously bigger.

Allan Carter – I assume you will tune up the landscaping appropriately.

David Healy – Yes, we will. It has a sprinkler system right now, but it is all galvanized.

Allan Carter – You probably will need to pull that out. You said you are going to have the door a different color than the shutters?

David Healy – We'd like it to pop, we really want to maintain the historical integrity of the property. Brittany is a designer; she has designed all of our properties that we do. She does a fantastic job. Originally we came up with during the 1870's in our research there was a lot of stone colored and straw colored more of the earth tones. We wanted to keep within that, but we wanted it to be really unique.

Allan Carter – The door should be a different color than the shutters to be historically accurate.

MOTION: Scott Messel made a motion to recommend approval of the Landmark designation for the historic Fredrick Blake Home.

SECOND: Allan Carter

AYES: (3)

Bob Nicholson, Member

Scott Messell, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries

2. **EXTERIOR MODIFICATION**

Consider a request to modify the exterior aesthetics of a significant historical building located at 135 South 100 East.

Carol Davidson presented the following:

Carol Davidson – There are six items in this presentation and in your staff report that the applicants has expressed that they would want to change. The first three items on the exterior wall, the shutters and then the trim. They would like to patch the cracks that are in the wall and then paint it. They will also paint the shutters. They will hand scrape the ginger breading up here and repaint it. They will use a dark green for the shutters, all the trim around the door and the higher trim will be white.

David Healy – I wouldn't skim coat everything, I would skim coat the cracks with a plaster, and we want to find a way to water proof it the best we can. Do you have any suggestions for the formula?

Scott Messel – It's not historic, but you can get stucco paint, that is meant to cover up micro cracks.

Allan Carter – If water gets behind that it will bubble.

Bob Nicholson – Kim Campbell might be a good resource to ask. He is an architect in town. He was on this commission for a few years. He would probably be willing to share any knowledge he has.

Scott Messell – Have you check with the Heritage foundation? I would check with them, they're up in Salt Lake.

Bob Nicholson – And in fact, the state also has a historical architect. He is a resource, he's with the Historic Preservation office. That is their job to answer questions and help the public with that.

Allan Carter – Is the cracking a result of the adobe underneath?

David Healy – No, I think the interior walls are intact. These are 3 layers thick.

Discussion on adobe continued.

Carol Davidson – The next item are the windows. They do have new windows in the front. There are some older ones that need to be replaced that aren't functioning currently. In addition to replacing the windows they would like to add two windows. It would make it symmetrical with two windows framing the fireplace. The second window is on the rear. It would be above the French doors. They want to expand the bathroom on the upper floor into the storage space and that is where the window would be. I did give some guidelines in the staff report. The national historic registry frown on adding windows. They do want to use the same windows that were replaced on the front. They would like to add a rooftop deck and exterior stairs. There is a little door there, but it isn't same. They want to add railing up there and they want to add steps to the French doors in the back.

David Healy – There is a basement access right there as well. We would need to add railing there for safety.

Allan Carter – Are those a/c units?

David Healy – Yes, they are being taken to the garbage. They are not hooked up and don't work. The home has its own heating and cooling systems.

Bob Nicholson – I don't mind any of those adjustments, I think they looked good.

Scott Messel – I don't mind them as long as the railing isn't vinyl.

Carol Davidson – I do have a question, they are trying to get this onto the National Registry, if you still want to do that, they might care about the window thing. That was the only one I saw that it could affect that.

David Healy – More than anything we are just concerned about getting it preserved for here.

Carol Davidson – And I could talk to the state and try and find out.

Bob Nicholson – There are good resources, the architect at the state will have good guidance for what you want to do.

Brittany Healy – Do you think it will be hard to find railing that is in keeping with it?

Allan Carter – Are you doing wood then?

Brittany Healy – Yes, that will look better.

David Healy – Do you think we can get away with the pre-built 8-foot panels and then you put the spindles in them? That's what we were planning to do, that would be wood.

Allan Carter – You will need to paint it every year. How many of these properties have you done?

David Healy – This is our first historic. We have flipped about twenty others.

MOTION: Allan Carter made a motion to recommend approval of the alterations as shown.

SECOND: Scott Messell

AYES: (3)

Bob Nicholson, Member

Scott Messell, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries

Discussion on why they are getting this property designated.

ADJOURN

MOTION: Scott Messell made a motion to adjourn at 12:35pm

SECOND: Allan Carter

AYES: (4)

Bob Nicholson, Member

Rick Atkin, Member

Scott Messell, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries