

August 12, 2021

Ms. Bette Arial, Chair
Historic Preservation Commission of the City of St. George
175 E 200 N
St. George, UT 84770-3795

RE: 274 S 200 W - Application for Landmark Site Designation

Dear Chair Arial and Commissioners:

It's a pleasure to submit a letter of support for the application for landmark site designation for the historic house at 274 South 200 West in St. George.

I have known the owner for over ten years, having been an employee of Utah Heritage Foundation at the time that the organization provided preservation technical assistance and financial assistance for rehabilitation. We should all be thankful for the passionate homeowner who was committed to a historic preservation approach to the house. That passion is what I recall from that first site visit, along with the numerous issues with the systems, finishes, function, structure, and exterior of the house. There were significant plumbing and electrical issues, along with a tree growing out of the foundation that destabilized the entire house structure.

While some may consider this house to not be on par architecturally with high style examples in the city, it is in fact a fine example of a vernacular cottage from the period. A period where severe financial strain created an ethic of modesty and restraint for the majority of Americans in both appearance and financial expense. Additionally, in my professional opinion, this historic working class-type of building is the most endangered type in the state for just this reason.

It is not hyperbole to state that if not for this owner this house would have been demolished. I strongly encourage the commission to make a favorable recommendation for landmark site designation for the following reasons in addition to those in the staff report that are required by ordinance:

- 1) The owner has requested it of their own free will;



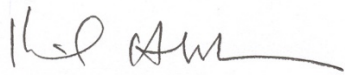
Kirk Huffaker
Preservation Strategies

- 2) This type of house is highly endangered throughout the state and preserving working class and vernacular examples is equally as important as the high style examples of the advantaged;
- 3) This is exactly the type of model preservation project the city should promote to other owners, one that is methodical, slow and steady, collaborates to utilize available preservation programs, and desires to protect that investment through landmark site designation.

One additional note of historic significance. The property may also be considered locally significant from the settlement period as it was surveyed and included in Plat A Block 5 in 1862. According to BLM General Land Office records (for T42S R16W, Section 25, SE ¼ NE ¼), the property was first owned by Joseph W. Young, having been recorded in 1872 when he was concurrently serving as Mayor of St. George, St. George Stake President, and Utah Territorial Legislature Representative.

Thank you for your consideration of this information and the application.

Sincerely,



Kirk Huffaker
Principal / Architectural Historian

cc: Cimarron Chacon, Applicant
Carol Davidson, Planner, City of St. George

