

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: John Willis, Community Development Director
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