

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