

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, **October 20, 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 179 West 200 North as a landmark site to be known as the Junius and Margaret Ann Barton Home.
2. **DISCUSSION ITEM**
Discussion on restoration of historic buildings
3. **MINUTES**
Consider approval of the August 18, 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: 10/20/2021

Junius and Margaret Ann Barton Home Local Landmark Designation (Case No. 2021-HPC-008)	
Request:	To consider a request to designate a Local Landmark Site.
Applicant:	Tyler Wittwer
Representative:	Tyler Wittwer
Location:	179 West 200 North Street St. George, UT 84770
General Plan:	MDR, Medium Density Residential
Zoning:	RCC, Residential Central City
Land Area:	Approximately .12 acres



BACKGROUND:

The owner of the home at 179 W 200 N Street would like to designate this home as a local landmark in the City of St. George. This home falls within the boundaries of the St. George Arts District and was built in 1949 by Leo Lorenzo Barton and Junius K Barton, his son. Junius and Margaret Ann Barton, both coming from Southern Utah pioneers, lived in this home for 69 years. Please refer to the applicant's narrative for a complete history of Junius and Margaret Ann.

There have been no major exterior alterations to the exterior of this building. In 1966, one window was removed, and two windows were added in the attic to create two rooms and a bathroom. In addition, the laundry room was originally built with outdoor access, but it is now accessed through the inside of the home.

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. Please see the criteria below:

REQUIREMENTS TO BECOME A LOCAL LANDMARK		
Must Meet All Criteria Below		
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 1949
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 few external alterations. The first alteration is that one window was removed, and two windows were added in the attic to create a staircase leading up to two rooms and a bathroom in the attic. In addition, the laundry room was originally built with outdoor access, but it is now accessed through the inside of the home.
Must Meet at Least One Criteria		
d.	NATIONAL REGISTER 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 <u>36 CFR 60.6</u> . Properties listed on or	NO

	determined to be eligible for the national register must still retain their integrity	
e.	EVENTS 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>YES – per applicant, the home is associated with events that have added to the history of the city of St. George during the post WWII era.</i>
f.	PERSON It is associated with lives of persons significant in the history of the city, state or nation	NO
g	ARCHITECTURE / CONSTRUCTION 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	NO
h.	ARCHAEOLOGICAL It has yielded or may be likely to yield information important in prehistory or history (archaeological sites, for example).	NO

RECOMMENDATION:

Staff recommends the Commission take into consideration the events (item10-13E-4e) that have made a significant contribution to the broad patterns of the history of St. George before making a recommendation for the petition of the Barton home to become a local landmark.

EXHIBIT A
Applicant's Narrative

Landmark Site Designation Application

179 West 200 North St. George, Washington County, Utah USA

Section A

1. The home on 179 West 200 North is located in the city center of St. George in the historical district.
2. It was built in 1949 by Leo Lorenzo Barton and Junius K Barton, his son. June and Margaret Ann Barton lived in this home for 69 years.
3. The home has maintained its historical integrity. There were minor alterations that have not changed the look of the home or exterior wall materials. When adding the attic rooms on the inside of the home in 1966, one window was closed off and two were added in the attic. In the original layout, the laundry room in the back of the home had an outdoor access. In 1972 they changed the access to be included inside the home. In the process of finishing their home they painted it when funds were available. These small changes made this home unique.



Home in 1950



Home in 2003

Section B

The application numbers 4,7 and 8 are not applicable to this home. The home is associated with events that have added to the history of the city of St. George. The lives of those who built the home and resided there have added to the community during the days of post WWII when the city of St. George was seeing a new generation of families building homes and establishing themselves in the community.

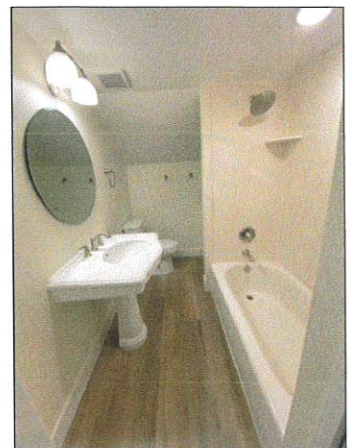
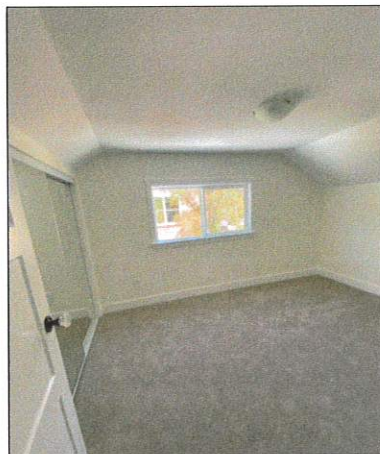
(See attached information).

This home has the original hard wood floors, which have been refinished, doors and the two large front windows. Other parts of this home have been upgraded. All new plumbing, electrical, new kitchens and bathrooms have been placed in the home.



Home in 2021

The inside of the home has 3 floors. The main floor has a living area, kitchen, laundry room, bathroom and two bedrooms. The attic includes a bathroom, bedroom and a spare room for multiple uses.

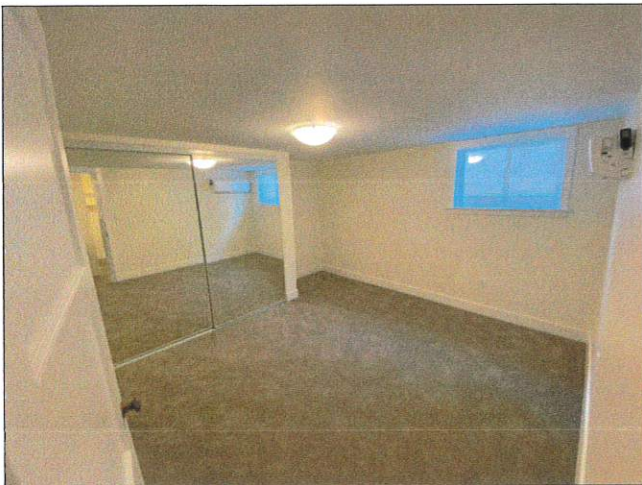


Attic bedroom and bathroom.

The Basement consists of a living area, kitchen, bathroom, two bedrooms and a laundry room.

The floors have carpet or luxury vinyl planks.

The bedrooms and kitchen have a BTU wall unit for heating and air conditioning.



History of the Junius K and Margaret Ann Russell Barton Home

179 West 200 North St. George, Washinton County, Utah, USA

The history of this property dates back to 1872 when it was patented by President U.S. Grant to Joseph W. Young the mayor of St. George for the “use and benefit of the inhabitants thereof”.

The property is a part of Lot five (5) in block 31 of plat “A”, first recorded in 1875 by St. George Mayor Robert Gardner. It was then deeded to Charles Lytle. Records show it passing from Lytle to James W. Nixon and then to Brigham Young, President of the Church of Jesus Christ of Latter-day Saints. It was received by his daughter Eudora Lovina Young in 1877, after his death.

Edward Dodge, another early resident born in Santa Clara Utah is 1861, then owned the property in 1890. His widow Sarah Dodge had possession until 1926 when she sold it to Anne R. Schone who sold it to Hyrum and Elizabeth Eleanor (Lillie) McAllister Atkin in December 1926.

The Hyrum Atkin family sold a portion of their land to Junius K Barton in 1945. Junius K and Margaret Ann Russell Barton built a home and lived on this property for 69 years from 1949-2018 until the passing of Margaret Ann. It was bought by their daughter Karma Jean Barton Wittwer in 2020 from the Junius K Barton family. The home has gone through a refurbishing by restoring the original wood floors, doors, a selection of original door knobs and updating the plumbing and electrical in the home.



Leo Lorenzo and Karma Johnson Barton

The two front windows are original.

Junius K Barton commonly known as ‘June’, was born May 24, 1923 in the town of Tropic, Garfield County, Utah. Tropic is located just below Bryce Canyon National Park. June’s parents were Leo Lorenzo Barton and Karma Johnson. June was the sixth child in a family of 10 children plus one more they raised from infancy. June’s father was a carpenter by trade and a very good one, but it was a challenge to raise and feed eleven children.

The summer after June graduated from Tropic High School their family moved to St. George Utah. The year was 1941. The population of St. George at this time was just over 4,000 people and it offered them new opportunities. Leo built a home for his family on 168 North 200 West. June worked with his father doing carpentry work. Leo Barton built over 50 homes in the Southern Utah area, among them were homes here in the St. George area. The Grant Whitehead home located on 339 North 200 West, Wayne Whitehead home on 269 North 100 West and the Lloyd McArthur home, 239 North Main Street as well as the Church of Jesus Christ of Latter-day Saints Chapel that was located on 245 North 200 West where the Senior Center is now located. He also built homes for other family members.

The Barton line can be traced back to 1640 at which time Edward Barton had come from England and settled in the the coast town of Salem Massachusetts. Edward and his son Samuel lived in the mad era of Salem witches—where Samuel defended those accused of witchcraft by the fanatic Mercy Lewis.

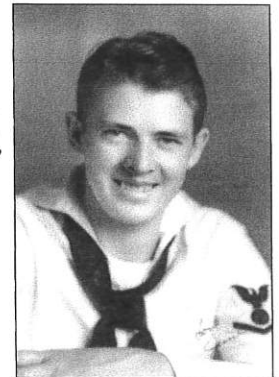
June’s parents Leo Lorenzo and Karma Johnson Barton were the grandchildren of Southern Utah pioneers, Lorenzo Barton and Joel Hills Johnson who were early colonizers of this area. Lorenzo Barton was a contemporary of the Prophet Joseph Smith Jr. He came west with the saints and arrived in the Salt Lake Valley in the early months of 1850. In December of 1850 Lorenzo and his wife Sarah Johnston were sent by Brigham Young under the leadership of Apostle George A Smith to help colonize the community of Parowan and open up new towns and frontiers along the streambed or the “Iron

Mission". He later moved to Circleville, Piute County with his 3 children where his son Levi Lorenzo was raised. Leo Lorenzo was born in Circleville but later moved with the family to Tropic Utah which was a new community development. In Tropic he assisted his father at the sawmill. This experience at the mill taught him many carpentry skills which he used in his later life to earn a livelihood.

Leo Lorenzo, June's father, met and married Karma Johnson, who was the granddaughter of Joel Hills Johnson, an early convert to the Church of Jesus Christ of Latter-day Saints. He and his family moved with the church from Kirtland to the Nauvoo area and then to the West. Joel was also a writer and is known for being the author of the hymn "High on the Mountain Top" (Hymn No. 5 in the 1985 LDS hymnbook.) Johnson was also sent to settle communities in Southern Utah by Brigham Young.

Both of these families were dedicated to the cause of working, supporting and strengthening their families and communities with honesty and integrity.

The world changed on December 7, 1941, when Pearl Harbor was bombed by the Japanese. The country was plunged into war and all the eligible young men were drafted into service. June was able to choose the Navy and served aboard the *USS Jupiter AK 41*, a cargo ship. His assignment included "Switch Board Watch" in the engine room, operating the movies for entertainment and he was also trained as an electrician. The ship carried supplies and personnel between the West Coast and bases in the South Pacific. June was just off shore where he saw the American flag raised at Iwo Jima, one of the biggest battles they were engaged in.

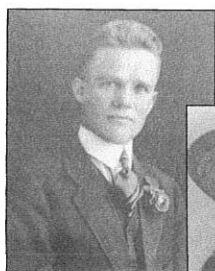


Junius K Barton—US Navy

During his time in the service June sent money home to his folks to buy the lot from Hyrum Atkin. The location of this property was just around the corner from June's parents. The purchase price was \$500.00.

June returned to St. George after his time in the service and was ready to find his way in the post world war. His generation faced new challenges that were different then the earlier settlers had, but still challenges that needed to be dealt with. Having lived through the years of depression and war, the steps forward were just as unknown as those experienced in the 1860's and 70's.

Like so many of his peers, June was ready to repair and rebuild a world that had been torn apart. As he helped his father build a home in Alton Utah he met his future wife, Margaret Ann Russell.



Eugene and Minnie Carroll Russell



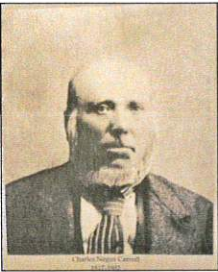
Margaret Ann was born in Kanab Utah on May 29, 1928. She was the 3rd child out of 4 born to Eugene and Minnie Carroll Russell. She was raised in the town of Orderville Utah which is located east of Zion National Park on highway 89. Her father, Eugene Russell spent much of his life working with sheep and cattle. In doing this he spent much time away from home, especially during the winter months. Often these men would get snowed in at the sheep herd.

Her mother Minnie took care of the home front. She spent hours working in her home, yard, garden and the barnyard. The barnyard consisted of a large barn, coal house, grainery, pigpen, two chicken coops and the outhouse. She worked hard and was very independent. Everything she did she did well and she taught Margaret Ann from these gifts and talents that she had.

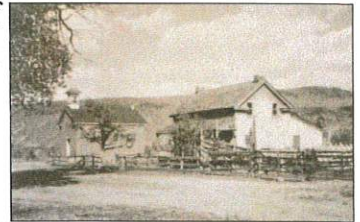
Margaret Ann loved school and was involved as a student body officer, drum major and was the Valedictorian of her class. She worked in her Grandfather's Mercantile which had one of two telephones in town. During the war when the phone rang she feared that one of her classmates may not be returning home from the war. After high school she moved to St. George to attend Dixie College.

Margaret Ann also came from pioneer stock. The Russell family was sent to Grafton Utah and arrived on December 31, 1861. Alonzo Havington Russell and his family had a blacksmith shop in Salt Lake City.

Brigham Young personally went to visit him and called him to the new settlement of Grafton. Margaret Ann's father Eugene was born in this new community on August 4, 1889. The Russell home is still standing in this ghost town of Grafton today.



Charles Negus Carroll was born in New Brunswick, Canada. The Carroll's came from Ireland. Originally they were known as O'Carroll until the children were growing and going to school, then the 'O' was gradually dropped out of the name. Charles was one of eleven men to move into the Heber Valley near Provo Utah. They built log cabins for their families and moved into the valley in 1859. In 1877 Charles heard President Brigham Young speak of a united order. He was very interested in joining the United Order of Orderville so in 1878 he wrote a letter to the presiding officer of the Order and asked that his family be accepted. The family was welcomed and they made their journey from Heber City to Long Valley where they lived the United Order until it was dissolved in 1885. The qualities of honesty, thrift, punctuality, order and obedience were taught through the generations in this family.

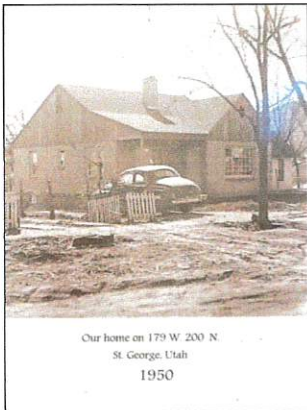


Russell Home in Grafton Utah 1967

As Margaret Ann was attending Dixie College this young couple continued their courtship. June and Margaret Ann were married in 1947 in the St. George Temple. Together, their hard work and personal responsibility and integrity would pave the path for their success. They spent their first couple of years in a home next to his father's home on 100 North. They also began building their cinder block home at 179 West 200 North. They knew that this home was a work in progress. As time went on their place became complete with curtains, paint, cement walks, lawn, shrubs, and



June and Margaret Ann Barton 1947



flowers. June did much of the work on the house with the assistance of his father and exchanging labor for the plastering and brick laying. *"When you are young, energetic and excited,"* Margaret Ann wrote later, *"you can accomplish many things."* With their one year old daughter, Karen, they moved into their home in 1949.

June and Margaret Ann's work ethic says a lot about them. June spent long hours providing for his family. Along with delivering milk for the St. George Ice Plant, he spent almost two years as custodian at the chapel located across the street from them. Later he worked for Pickett Lumber Company as the yard foreman. He then joined the

United States Postal Service as a custodian and soon moved to delivering mail and working as a clerk. He was employed there for 27 years, until his retirement in 1987. He usually rode his bike to the old post office on 100 East Tabernacle Street. Later when they moved to the new Post Office on Main Street and 200 North, he found he could jog to work from his home in three minutes! June was affectionately known as the "friendly window clerk" in his time working there.

St. George was beginning to grow and entrepreneur opportunities were all around. June, along with his cousin Sheldon Johnson and friend Dr. Alpine Prince started constructing campers to fit on the back of pick-up trucks. This was when campers first became popular. June was always busy and worked hard and put in long hours. Eventually he and his father took over the camper business they called "Kozy Kamper". His brother Karl later joined them in the camper business. They built and repaired many campers and trailers for people all over Southern Utah and Southern Nevada. Repairing wrecked trailers and motorhomes was a challenge June seemed to enjoy!



Logo placed on all campers

In March of 1958 June and Margaret Ann bought the 'Day and Night Laundry'. They mortgaged their home and car and worried constantly about making the payments, so they worked hard to make it a success. June wrote *"After investigating our resources, Margaret Ann and I decided to go in hock. We borrowed as much*

as we could from the Bank (Zions) and Mendenhall took a second mortgage on the rest and we took over the laundry. The laundry was about 7 blocks from our home. This was the beginning of many trips back and forth from home to Pickett Lumber and the laundry. I seemed to have fit into that kind of business quite well. I was able to do all the repair and maintenance work. . . Later as self service dry cleaning became popular we installed Dry Cleaners, which proved to be a lot of work and expense and problems. A good experience but not very profitable for us. I found that the problems at the laundry were calling me more and more from my work at Pickett Lumber. I decided to go back to part time handy man work, (Carpentry and electrician work) and gave up my job at Pickett Lumber. I hated to quit Pickett Lumber. I had enjoyed my work there for eight years. After saying my good byes I started doing odd jobs again along with the laundry."

The laundry was located at 280 East on Highway 91/St. George Boulevard. They were there for 10 years and then built their own building at 170 West St. George Boulevard. June again wrote, *"For some time we had been looking at the Tillie Sorenson property down through the block from our home. Mrs. Sorenson had passed away and the property was for sale. Our first price quote was \$25,000.00. It is a very good location on the highway and close to home. . . 8 rods wide by 16 rods deep. By the time we finally decided to buy it and found the finances, the price had increased to \$39,000.00. It was at the beginning of the St. George building boom and property prices were increasing quite rapidly. We borrowed money from St. George Savings & Loan and small Business Administration and bought the property and started making plans for building."*

Besides the laundry, they also constructed a building in back and moved the 'Kozy Kamper' business into it. It also had two business rentals on the ground floor with three apartments above. The name was changed to "Barton's Self-Service Laundry". It was located just a block from their home so that made it handy as they were in and out many times a day keeping it clean and in good repair. It also offered the opportunity for their children to be a part of the business as they spent many hours cleaning and helping. They later sold the property and building and it still stands and is currently used for commercial business. The Kozy Kamper part of the building was destroyed by fire.

Though much can be said about June and his work ethic, much should also be mentioned about Margaret Ann and her financial prudence and artistic talents. June and Margaret Ann were a great



Home in 2017

match...Each of their talents and gifts complimented the other. Her careful management of their funds, along with the hard work made it possible for them to be successful in their endeavors. She made her home and yard a place of beauty with her flower gardens and beautifying the neighborhood with holly hocks that many people from other areas would stop and admire. She also shared her love and care for family and friends. June and Margaret Ann were people of integrity, commitment and were trusted and respected by the people around them. They were involved in their community, church and schools. Whether the Kiwanis Club, PTA, or docent coordinator at the Dixie College Invitational Art Show, or member of the Dixie Development Corporation, they served willingly to

build the community they lived in. They also served as missionaries for the Church of Jesus Christ of Latter-day Saints in Nauvoo Illinois for 18 months and served as St. George Tabernacle Service Missionaries. In this assignment they scheduled the programs in the Tabernacle and made sure the building was locked up and secure after the performances.

They set a foundation of service and support for their family to build on and move forward. They were called to many positions of responsibilities in their Church. June served as a counselor to Bishops, High Priest Group Leader, Dance director and as a very faithful Home Teacher. He loved to sing and was a part of many quartets and choirs even into his later years.

June could fix almost anything and was constantly called on to do so by friends, neighbors and family. He managed to take care of the neighborhood. . . keeping it clean, lawns cut, bushes trimmed, trash and leaves

raked up and fallen limbs cut up. He made scenery for programs and lighting for Road Shows and presentations. He enjoyed helping kids and grandkids with their scouting and school projects. He made frames for Margaret Ann's many paintings. He loved to be of service. He was so happy when he could lighten another's burden. When the dinosaur tracks were discovered by his cousin Sheldon Johnson, June was one of the first to serve as a volunteer to show the people from all over the country and the world the new discovery.

June and Margaret Ann quietly but consistently moved about their community and neighborhood, serving those in need, visiting at the care center across the street, gathering, shelling and returning pecan nuts for friends and just helping where they saw a need. Years ago June's father made the statement, *"If ever their family was in need of anything it was June who would walk in the door with a sack of flour over his shoulder or whatever was needed."*

Margaret Ann was a very personable and talented person. She held many leadership positions in Primary, Young Women's and Relief Society in both the local ward and Stake. She developed her artistic talents by taking classes at Dixie College and loved to share her paintings with friends and family. She enjoyed painting in oil and watercolor pictures of places she loved. . Cedar mountain, Orderville, Grafton, Pine Valley and historical homes throughout Southern Utah and other places she traveled.

As members of the Church of Jesus Christ of Latter-day Saints, they attended meetings in the First and Third Ward in a chapel that June had helped build. Through the years they watched their single stake, that covered everything from Washington through Santa Clara, expanded to countless wards and stakes across the valley.

The home they built with their hard work, careful planning and love, sheltered and sustained a family of five children. Karen (Dean Losee), Carol Ann (Larry Gardner), Russell June (Debra Sylvester), Karma Jean (Sheldon Wittwer) and Wyone (Allen Orchard). Their children all reside in the St. George area and the example of service continues with them as they have



Home in the early 1960's

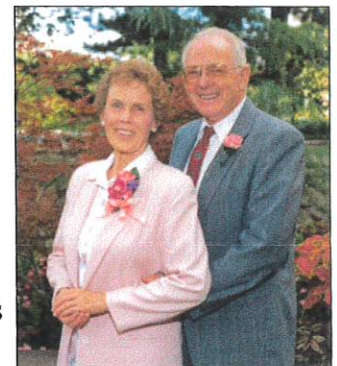


Home in 2003

contributed to their church, community and fellowmen.

As their family grew there seemed to be magic in the home because it grew with them. The basement was finished for nieces attending Dixie College along with a room for their own children. As another child was added to the family June recognized that the attic was large enough to build two more bedrooms and a bathroom for their teenage daughters. He got right to work and soon the girls were enjoying their own bedrooms. Twenty-seven grandchildren loved to visit grandma and grandpa's home and explore the different rooms and enjoy their good company, treats and fun. Today their posterity is up to 150. The basement apartment has been home to countless young newly weds, college students and grandchildren.

More than seventy years have passed since the home was built and the neighborhood has changed. The many young families of the 1950's and 60's are now grown and moved on to other places. Several of the old homes around them have disappeared and large businesses have taken their place. The street is busier... the personal touch of Jim's Traveling Market stopping under the shade trees has gone. June and Margaret Ann had their roots too deep to move and they watched as new residents pushed the boundaries to the surrounding hills and fields. They had opportunity to move out of the city but they took pride in their small residence and always kept it in good repair. Margaret Ann's flower garden was admired by many. We have seen the city grow from the 4,500 people who lived in St. George in 1950 to the 90,000 who live here today.



Margaret Ann and June Barton

The home at 179 West 200 North has a story to tell. It has become the little house in the big city. But it represents a time that should never be forgotten. A time of momentous changes, a time of progress and achievement. A time when a generation pulled themselves from worldly upheaval to an era of American power and wealth. What was once the present is now the past and needs to be represented as part of the continuing history of St. George.



Painted by Granddaughter Heidi Wittwer Thorley

Written by Karen Losee and Karma Jean Wittwer

(Information used in this History are from Documents, Histories, and Journal material that the authors have in their possession.)

Eudora Lovina "Dora" Young Hagan

Eudora ("Dora") Lovina Young, born May 12, 1852 in Salt Lake City, Utah, was the eldest of three daughters of Lucy Bigelow and Brigham Young. She eloped to marry Moreland "Morely" Dunford October 3, 1870. Dora and Morely had two sons, Frank in 1873 and George in 1875. Due to Morely's alcoholism she divorced him and returned to St. George to live with her mother in 1876.



Dora was sealed to Wilford Woodruff, as a plural wife, on Saturday, March 10, 1877. Dora moved to Salt Lake City later that year after Wilford returned there following Brigham Young's death in August 1877. Dora left Wilford in 1878 for Judge Albert Hagan, a married Salt Lake attorney. The date for Albert and Dora's marriage is given as March 1, 1879.

Their first son Albert Hagan, Jr., was born in Chicago on August 13, 1882 and died December 3, 1883 in Lakeview, Illinois. They eventually settled in Coeur d'Alene, Idaho where three more children were born: Harold Raymond May 20, 1886, Mabel Clara May 15, 1889 and Lucy Mary on June 13, 1891. Lucy died three months later.

Albert established himself as a well-respected attorney in Kootenai County, Idaho and, among other clients, represented the mine owners in the Coeur d'Alene strikes of 1892. He died in Coeur d'Alene on June 23, 1895. Dora lived a full life as a mother and grandmother, later returning to Salt Lake City where she lived until her death on October 21, 1921. The name entered on her death certificate was Dora Mary Hagan and she was buried in the Mount Olivet Cemetery in Salt Lake City.

Inherited the property through probate after the death of Brigham Young.....July 25, 1878

Dora Young(1852-1921) sold the property to Edward Alonzo Dodge (1868-1898)...Recorded - November 8, 1889



Edward Alonzo Dodge Born in Santa Clara, Utah, United States on 10 Mar 1861 to Walter Erastus Dodge and Eleanor Caroline Malone. Edward Alonzo Dodge married Sarah Rankin Dodge and had 6 children. He passed away on 13 May 1898 in St George, Washington, Utah, United States.

Sarah Rankin Dodge (1866-1940) Edward A Dodge widow sold the property to Mrs. Anna R Schone...Recorded -Feb 9, 1926



Hyrum and Lillie Atkin conveyed a tract of land to Junious (Junius) K Barton
May 31, 1945 Filed Nov 29, 1946

*That part of Lot Five (5), Block Thirty one (31), Plat "A" St. George City Survey,
described as follows: Beginning at the North East Corner of said lot, and running
thence West Fifty-one (51) feet; thence south 100 Feet, thence East fifty-one (51)
feet, thence North one hundred (100) Feet to the place of beginning, together with
improvements there on and appurtenances thereunto belonging, including one
half hour of St. George City Water.*

Further transactions included a Warranty Deed to Sylvia Barton by
Junius K Barton and Margaret Ann Barton - June 7, 1950 then Sylvia
Barton to Junius K Barton and Margaret Ann Barton - June 7, 1950.
Sylvia is June's sister.

Other transactions between Junius K and Margaret Ann Barton and the
Atkin family continued until June 8, 1960. A small piece of additional
property was added to the original in the back corner.



Karma Jean Barton Wittwer purchased the property In 2020.

EXHIBIT B
PowerPoint Presentation

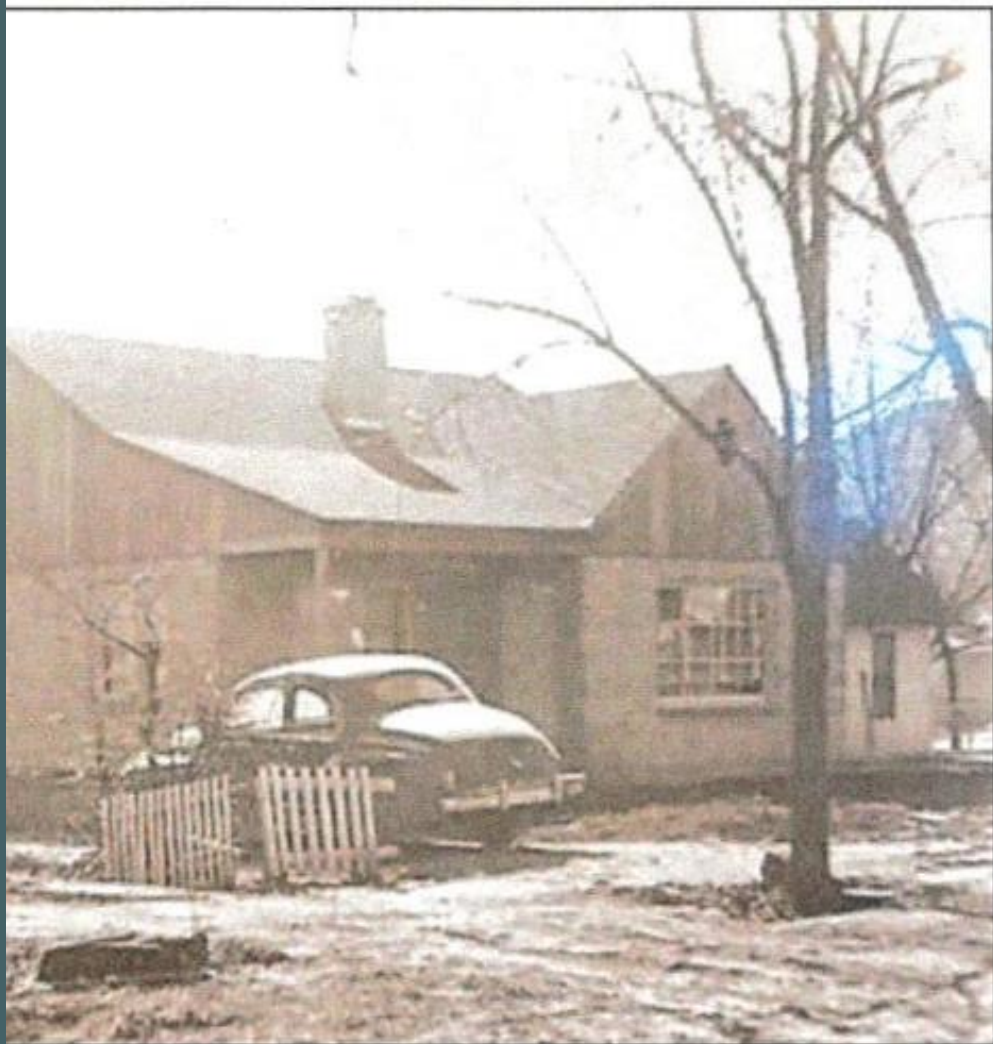
JUNIUS AND MARGARET ANN BARTON HOME

2021-HPC-008



LOCATION





Home in 1950



Home in 2003

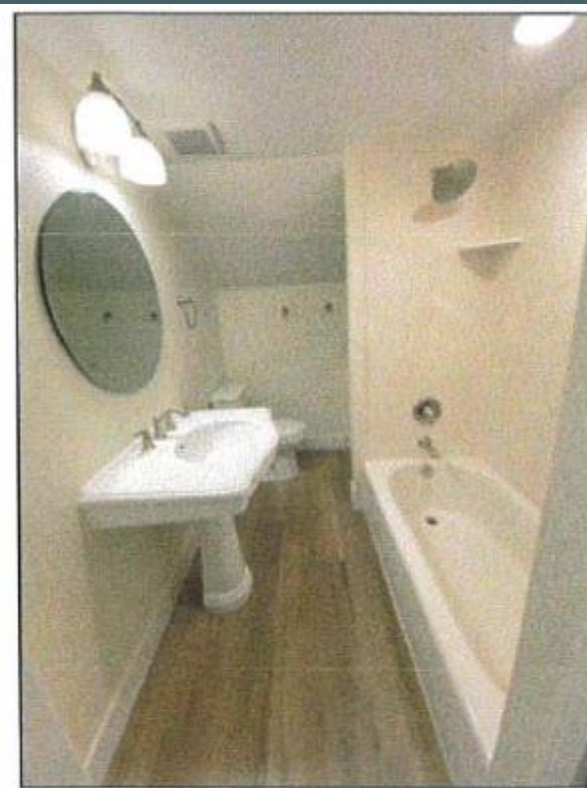




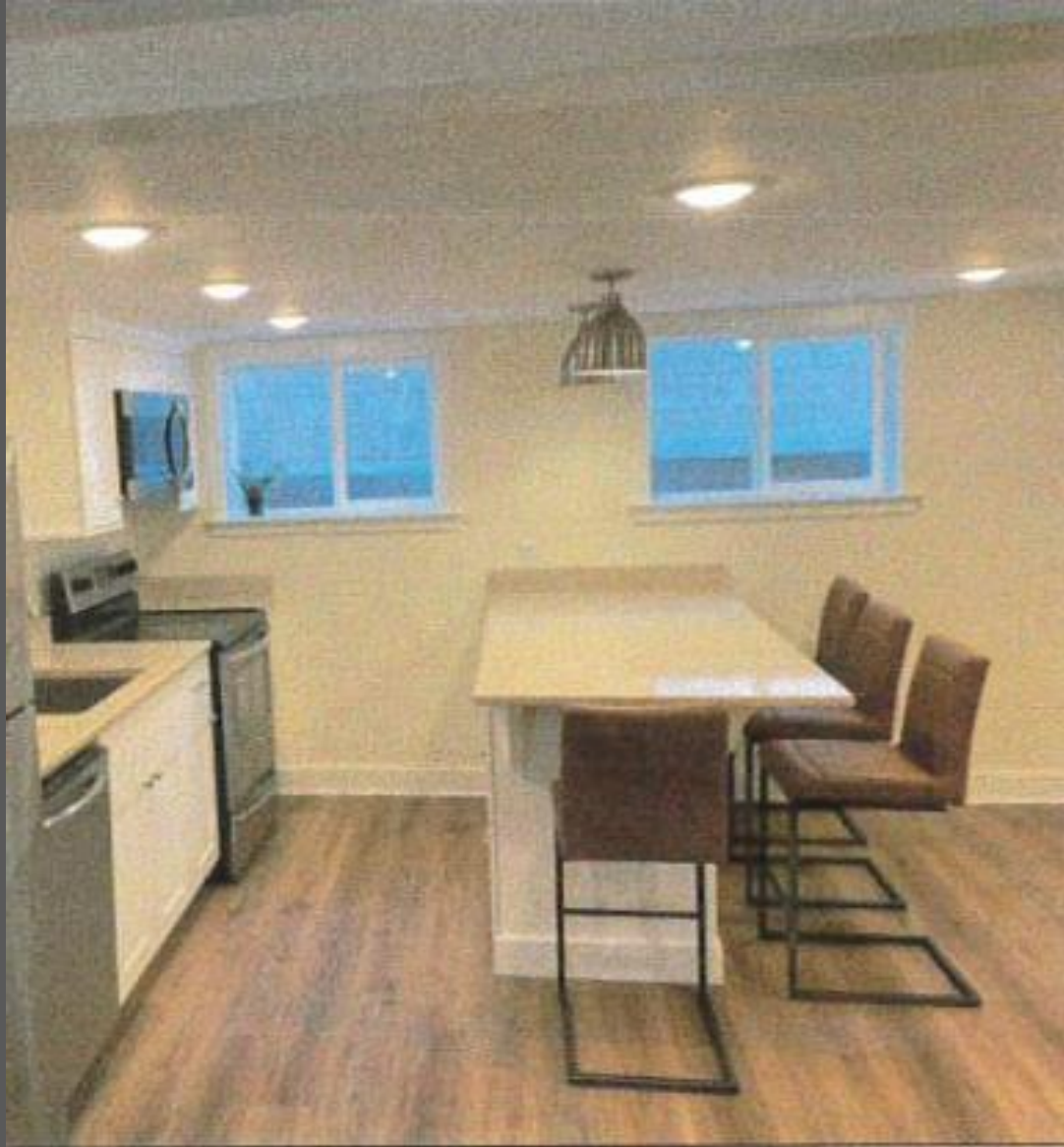








Attic bedroom and bathroom.



REQUIREMENTS TO BECOME A LOCAL LANDMARK

Must Meet All Criteria Below

a.	It is located within the boundaries of St. George City	YES
b.	The building or structure was constructed before 1970	<i>YES - Per applicant the home was built in 1949</i>
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 <u>nonhistoric materials</u> , 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.	<i>YES - Per applicant, the home has had few external alterations. The first alteration is that one window was removed, and two windows were added in the attic to create a staircase leading up to two rooms and a bathroom in the attic. In addition, the laundry room was originally built with outdoor access, but it is now accessed through the inside of the home.</i>

Must Meet at Least One Criteria

d.	NATIONAL REGISTER <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>	NO
e.	EVENTS It is associated with events that have made a significant contribution to the broad patterns of the history of the city, <u>state</u> or nation	YES – <i>per applicant, the home is associated with events that have added to the history of the city of St. George during the post WWII era.</i>
f.	PERSON It is associated with lives of persons significant in the history of the city, <u>state</u> or nation	NO
g	ARCHITECTURE / CONSTRUCTION It embodies the distinctive characteristics of a rare or unique type, <u>period</u> 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	NO
h.	ARCHAEOLOGICAL It has yielded or may be likely to yield information important in prehistory or history (archaeological sites, for example).	NO



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 Messel, Member
Allan Carter, Member

EXCUSED:

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

The agenda for the meeting is as follows:

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

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.

Carol Davidson presented the following:

Carol Davidson – The slide shows a pamphlet of existing granaries the pamphlet was produced in 2008.

Cimmaron Chacon – And I think at least four of those that are marked are gone.

Carol Davidson – The house was built in 1938 as a 2-bedroom 1 bathroom house. The granary on the property is now used as a laundry room. There have been additions made to the home.

Chair Arial – We need to take into consideration that the homes in this were built in stages.

Carol Davidson – Showed photos of the home at different stages of the additions.

Cimmaron – I came as close to the original colors on the inside and outside as I could.

Carol Davidson – Showed a comparison photo to show what Cimmaron has done to the home.

Cimmaron – The house had the old windows, I put one of those original windows in the living room inside. We ordered Marvin windows which are a good replication. The door in the picture was added in the 50's.

Carol Davidson – It must meet all of the A, B, and C of the code. There have been some alterations to the exterior, I did list them, and I guess it's up to you to decide whether it was

significant alterations. g is it embodies distinctive characteristics; the granary is still there, and you can discuss it to see.

Cimmaron Chacon – I worked closely with Kirk and Bob back in the day to make sure that the renovations were done correctly, the renovations that we did were major. The plumbing hadn't been upgraded; the wiring hadn't been upgraded when we moved in there. The previous owners had turned it into a rental, they took out half of a bearing wall. They chopped it up to add a bedroom. We first had to do a stabilization project, working with the Utah Heritage Foundation, I wanted to make sure that we not only preserved the house, but that we brought it back. It was quite fascinating when we went through that process. It was vernacular built. They put the fireplace on the subfloor without a foundation. We left the original fireplace in place so we would have it. We found out that the whole house is sitting on temple rock. I have the original claw foot tub in my bathroom. We found original paint colors in the walls, scraped off so that we could preserve it. It was a tear down when we bought it. I thought there were 4 houses left like this in town, but I only found 3.

Rick Atkin – Is it adobe or timber?

Cimmaron Chacon – It is timber, they brought it down from Carmel Junction through the Zion tunnel. I met the son of the original builder.

Bob Nicholson – So this property was vacant until 1938 when the home was built, were not sure when the granary was built. It does say that the land was owned in 1892 by Joseph Young who was at the time the Mayor of St. George, St. George Stake President, and a member of the legislature.

Allan Carter – Joseph Young granted most of the patents in the St. George area.

Chair Bette Arial – I live on the hill over there and I've learned to love some of the little homes. I was excited to see this project. When Joule Plaza was being built I had an office over there and I used to walk around at lunch time. I only found a few that should have been kept. There are some historic significance in these little homes that should be kept, just because they are not 2 story and with the chimneys on both sides.

Rick Atkin – I would love to hear from you what about the designation you are looking for?

Cimmaron Chacon – I have been talking to Bob about this for a while. One of the reasons are I can use it as a vacation rental. This May my dad was diagnosed with throat cancer, and we thought we would have to spend a lot of time to take care of him. It turns out they found a treatment and he's in remission. But I started looking at what we could do. I have put a lot into it, it is just as much the Chacon house as it is the Sevy house. I don't want to sell it and not have it loved.

Allan Carter – I'm going to talk both sides of this. I think that the property was the original mayor's home, who granted most of the patents in St. George. I think the granary is pre-1900's. I appreciate your feelings for the home. I feel like we need to be careful with what we focus on. We don't want to open it up to homes built in the 1930's and water down what we are trying to do. I think we need to focus on the granary.

John Willis – I think you bring up good points, many of these applications we are seeing is to get a short-term rental. That's why the criteria is so important. Maybe that's a discussion as an item on an agenda.

Chair Bette Arial – How does that work as a short-term rental?

Carol Davidson – It's a conditional use permit.

Discussion continued regarding short term rentals

John Willis – I think you have to look at it in the sense that yes, this is so important of a house that we want to preserve it and we don't mind giving it a short-term rental.

Cimmaron Chacon – There is a lack of short-term rentals in the downtown area. So, I kind of look at this as we want to, one of the things of making a walkable community is that your visitors can't walk. If someone was going to rent my house they would be able to walk and participate in the ironman or to a restaurant downtown.

Rick Atkin – I don't have a problem with the short-term rentals, especially the Airbnb, they do it really well. Think of downtown Boise.

Discussion continued on short term rentals and the pros and cons.

John Willis – I think the important thing is that we focus on the criteria for the landmark status and make sure we feel comfortable with those.

Bob Nicholson – I give a lot of credit to Kirk, one thing he points out that makes it special is its size. Most of these homes are teardowns. I think the Landmark program is a good incentive to keep some of these homes even though they are teardowns. I think this is very cool from the size and the fact that it represents the small homes, when they built them that's all they could afford. Some might say is this really a landmark, but I think when you look at the history and the size it makes sense to make it a landmark and I don't have any problems with short-term rentals. It may grow into a problem; I don't think it is now downtown. In my mind it does qualify as a landmark.

Chair Arial – Are we ready to make a decision on this?

Bryan Pack – I think you need to make some findings that correspond with the ordinance for landmark status.

MOTION: Rick Atkin made a motion to recommend approval of the landmark designation, the thing that I find the most interesting is the granary part of this, I think we are losing those, and we need to protect those even if it is enclosed in the house. The significance of the historic feature is the granary and the size of the structure. None of the changes over time have changed that.

SECOND: Bob Nicholson and I would add from Kirk Huffanger's letter that it is a vernacular cottage from that period.

AYES: (4)

Bette Arial, Chair

Bob Nicholson, Member

Rick Atkin, Member

Scott Messel, Member

NAYS: (1)

Allan Carter, Member

Motion Carries

2. EXTERIOR MODIFICATION

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

Carol Davidson presented the following:

Carol Davidson – This is for rehabilitation for Green Gate Village. Jeff is here to represent Green Gate Village. The Orson Pratt and the Judd house are national landmarks. The Morris house and Judd's store are both local landmarks. The Orson Pratt needs the most repairs. They do need wood railing, soffit, fascia, the front porch needs repair. The Morris house the trim work and front porch repaired painted. The sign for the Judd's store is very weathered and needs repairs on the south side. The granary, the carriage house, and the Green Hedge manor, they all need paint. The Tolley Cabin needs paint and woodwork. Some of the railings are in very poor condition. (Carol showed slides of what needs repaired)

Jeff Parrack – Initially the ownership just wanted us to paint things, to spruce it up. We got in there and got some bids from some local contractors and a lot of them said it needs fixed properly. A lot of the trim is water damaged, I don't think you need to replace everything, but sections of it. The biggest thing is on the Orson Pratt house the railing is missing pieces. The biggest question we have is can we get something that is premade and then match it? Even if we do all of the bottom the same? Or is it something we are going to have to have custom done to match what is there? Which would obviously increase the cost. Most of it is repainting. We were talking about putting up some lights like the City View and string those through. But it is pretty expensive to get the electric there so we may just string them on the front of the homes. We are painting all the buildings, most are white, we have a kind of purple one that we will try to match. We want to get it spruced up and cleaned up. We have had a couple of falls going into the Alfredo's because of the loose tongue and groove. And I think the Morris house also needs some patio work.

Bob Nicholson – Kudos for the group thinking of these improvements. This really is the jewel of downtown and always has been forever. You have two different standards that you have to meet. The national registry has a little higher criteria. Those railings, I think Don Hartley is still the State Historic Preservation Architect. I think if you get Don, there are some products that match the original closely and if he's good with that I would be good with that, but I hesitate to make a recommendation without that, especially on the Pratt house.

Jeff Parrack – Is there a contact, would you have that information?

Carol Davidson – I can get that to you.

Discussion continued on what would be required with the state landmark status

Chair Bette Arial – It is a treasure; it has been underutilized. Judd's store in particular needs care. People line up around the corner in the winter time to have a bowl of soup and a breadstick. It's a very historic place. When it was purchased I was hoping there would be repairs. Judd's looks horrible.

Carol Davidson – As far as the coloring on the signs, I'm not sure that they are the original colors. Maybe some of you know.

Bob Nicholson – The colors were really subdued.

Rick Atkin – On the Judd store there is a lot of adobe brick, that is a hard thing to repair.

Discussion on adobe and repair.

Chair Bette Arial – I would like to recommend that you do a little more research, I think you see the support you have here. If you would check on the colors and all that.

Scott Messel – Yes and I agree with that. I think the string lights would be appropriate.

MOTION: Scott Messel made a motion to table this item to provide the applicant more time to contact the state and get more information about the detail of restoration that will be required.

SECOND: Allan Carter

AYES: (5)

Bette Arial, Chair

Bob Nicholson, Member

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries

Carol Davidson – I just wanted to let you know that we did receive a CLG grant to update our survey.

3. **MINUTES**

Consider approval of the June 16, 2021, and the July 21, 2021, meeting minutes.

MOTION: Scott Messel made a motion to approve the minutes as written.

SECOND: Rick Atkin

AYES: (5)

Bette Arial, Chair

Bob Nicholson, Member

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries

4. **ADJOURN**

MOTION: Bob Nicholson made a motion to adjourn

SECOND:

AYES: (5)

Bette Arial, Chair

Bob Nicholson, Member

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

NAYS: (0)

None

Motion Carries