

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 31, 2022**, commencing at **12:00 p.m.**

The agenda for the meeting is as follows:

CALL TO ORDER

1. **LANDMARK REHABILITATION**

Consider a request to modify the exterior of a significant historical building – 25 North Main Street

2. **MINUTES**

Consider approval of the March 30, 2022 and the April 13, 2022 meeting minutes.

ADJOURN

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: **08/31/2022**

25 N. Main Street – Rehabilitation Historic Landmark Rehabilitation (Case No. 2022-HPC-006)	
Request:	To consider a request to rehabilitate the 25 N. Main Street Building.
Applicant:	Jason Neeley
Representative:	Jason Neeley
Location:	25 N. Main Street
General Plan:	COM (Commercial)
Zoning:	C-4 (Central Business District Commercial)
Land Area:	Approximately 0.05 acres



BACKGROUND:

The applicant would like to remove the awnings and paint the exterior façade of the building located at 25 N. Main Street. The property has not been designated as a local or national landmark; however, it is located in our Arts District and could possibly be nominated as a national landmark. This building sits between the Bishop's Storehouse at 17 N. Main and the Dixie Theater built in 1927, located at 37 N. Main. We don't have any historical information on this building.

The paint color proposed is a charcoal color. See Exhibit C for a photo of the color. They will also be removing the three lights on the top of the building and putting in three new lights just above the sign. The guidelines below state, "*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.*" The proposed paint color is not a muted pastel color; however, it is difficult to tell if this building is a historic pioneer building.

The rehabilitation guidelines for significant historic buildings (10-13E-1D) are found below:

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 A
Existing Exterior of Building



EXHIBIT B
Proposed Exterior of Building



EXHIBIT C
Additional Photos



Paint Color



Street View

NOTICE OF MEETING
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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 Community Development Conference Room, 175 East 200 North, St. George, Utah on Wednesday, **March 30, 2022**, commencing at **12:00 p.m.**

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

EXCUSED:

CITY STAFF: John Willis, Community Development Director
Carol Davidson, Planner III
Jami Bracken, Assistant 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 12:04 pm.

1. NATIONAL REGISTER NOMINATION

Consider a request to recommend the nomination of the Dixie Hillside "D" to be listed on the National Register of Historic Places.
- located at 50 East Tabernacle

Carol Davidson presented the following:

Carol Davidson – There is a nomination for the "D" to be on the National Registry. Zachary Clegg put an application in to add it to the registry. In order to get on the national registry, it has to go through the state. The state requires your recommendation. They want your knowledge, if you found anything on the application that is incorrect or should be added to. The application was lengthy a large narrative on it. The evaluation sheet will be signed by Bette Arial the chair, the sheet is in your packet. That will be the voice of this commission.

Jami Bracken – Is there a place for them to make comments?

Carol Davidson – I will type that up and send it with this form.

Jami Bracken – When did it get put up on the hill?

Carol Davidson – 1915

John Willis – Right now, it gets lit up, who will maintain that, will it be the group that does it now?

Rick Atkin – That is an important question, that is why my parents deeded the land to the Alumni Association specifically and not the college because of the longevity of an Alumni Association that would outlast changing leadership at the university. It sounds like it's just a national designation where the Association would still own and upkeep it.

Chair Bette Arial – When I first went to work with BLM we were restoring Mt Trumbell School House. Which was on private family property. Bill Lamb proposed that they restore it, the government said you are not going to touch it as long as it belongs to that private family. Finally, a grandson deeded the part where the school was to the government. After it was burned down by vandals we rebuilt it, I thought about that a long time because if someone else had owned it then may not have been done.

Rick Atkin – I have legal questions. Does this give it any legal protection? Are there any other monoliths on the National registry or is this the only one? Does this give any legal protection even those the Alumni Association will still own it?

Jami Bracken – What it would do is it would prevent any developer from removing it from the hill.

Rick Atkin – What does it take to get it off of the National Registry?

Jami Bracken – There is a process. They can apply.

John Willis – It won't give it complete protection, but it will give it more protection than it has now. I'm hoping that they recognize there is some level of maintenance that needs to be done.

Rick Atkin – So does the maintenance need to go through the national committee to whitewash it every year?

Jami Bracken – I think when they put it on the registry there is a maintenance plan that says we don't need your permission to do x, y, and z.

Bob Nicholson – We put the Opera House on the registry years ago and regular maintenance does not have to go through any processes.

Jami Bracken – Yes, regular maintenance is fine. If they wanted to change it in any way then there would be a process.

Chair Bette Arial – So will there be any political consequences? I don't want to protect this and then have unintended consequences.

Jami Bracken – I don't think the legislature is going to care.

Alan Carter – It really doesn't have anything to do with the college anymore.

Chair Bette Arial – If you go back in history, Brigham Young called it Dixie from the beginning, that is what it means to me.

Rick Atkin – Yes the college changed its name to that.

Alan Carter – The name Gregerson is spelled wrong, it only has one g. On page 5 section 7, I think that it ought to be checked because it is involved with somebody significantly historical to this area. And that is Rutger and Mona Atkin. Not just on what they've done, but the Atkin family has probably done more in Southern Utah than even the Gardner or McArthur family. The other thing that I would recommend that Ralph do is record an affidavit in the County records that references the conveyance specifically and state that he is the only surviving child and that he knows for a fact that it was deeded as the permanent location for the use and benefit of the people of Southern Utah including the college. While that isn't a restriction imposed by the grantor. I would recommend that. On page 1, item number 2 location in my opinion it ought to contain a reference to the attached deed or the legal description found on that deed. It gives the geo locations, but it is important that the original deed and legal description are on the reference too. Page 17 section 9 under D it shows St. George Boulevard as the location and that isn't the location.

Scott Messel – It's on the google map. It's on the road below it.

John Willis – We can white that out, it's just the google maps.

Chair Bette Arial – We need to document that the Atkin family owned it.

Rick Atkin – It was the Price Family Homestead, which were my ancestors, and then my Grandparents bought it and made the black hill their homestead. On page 2 it says that public state is the owner, I don't think that is correct. I know when my grandparents deeded the land, they specifically deeded it to the Alumni Association and not the college. Section 8 page 8 it talks about the social history of it, and I think that it should include that "Dixie" is a term that unites distinct communities together even though we are divided by geography. That's why I like the "D" on the hill, it says these hills don't divide us.

Chair Bette Arial – When I moved here in 1980 there was no distinction, I thought Santa Clara was St. George.

John Willis – Washington City, their slogan is "Where Dixie Begins"

Rick Atkin – So it depends on who you talk to but when you ask where is the center of Dixie, it will be the university or St. George or Washington. So, we have a big responsibility to protect the name. Something about that needs to be added, the importance of connecting these.

Chair Bette Arial – We do get along; St. George provides water to Santa Clara.

Bob Nicholson – I think the application is well done; it says the "D" is representation of the City, of the community. I know the college students put it up, but it really represents the City and it's a community symbol. It's a good idea to put it on the National Registry.

Rick Atkin – Do we know of any other monoliths that have been on the National Registry?

Discussion speculating other monoliths.

Scott Messel – I think it's great. There are these different built features that are important to the community. This is one of those built features.

Chair Bette Arial – I think it's important to give the town identity. I think this is a great effort and I would be really proud if our committee approved this. I think the Dixie on the rock should get this as well.

John Willis – I think that it is going that way.

Discussion continued on what else should be protected.

MOTION: Rick Atkin made a motion that with the suggested edits from the committee to the application we approve the application to the National Registry, and we give Chair Bette Arial authorization to sign the document.

SECOND: Alan Carter

AYES: (5)

Bob Nicholson, Member

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries

2. UPDATES

Carol Davidson – I just wanted to let you all know we are proceeding with the CLG Grant. Bob helped with the interviews, we did choose one, but the contract is not final, so I don't want to announce who it is. It will need to be done by July so we will have a few public meetings. Last time Bob asked about Green Gate Village, I contacted them, but they are having a hard time finding contractors, that's all that is. The 295 S Main did go to the Planning Commission, they recommended denial as well. They were supposed to go to City Council on April 7, 2022, but the applicant can't make that so they will be going to City Council in May.

3. MINUTES

Consider approval of the February 16, 2022, meeting minutes.

MOTION: Scott Messel made a motion to approve the minutes with the correction of the spelling of his last name with one l.

SECOND: Bob Nicholson

AYES: (5)

Bob Nicholson, Member

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries

ADJOURN

MOTION: Bob Nicholson made a motion to adjourn at 12:45 pm.

AYES: (5)

Bob Nicholson, Member

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries

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 Community Development Conference Room, 175 East 200 North, St. George, Utah on Wednesday, **April 13, 2022**, commencing at **12:00 p.m.**

PRESENT:

Rick Atkin, Member
Scott Messel, Member
Allan Carter, Member
Bette Arial, Chair

EXCUSED:

Bob Nicholson, Member

CITY STAFF:

John Willis, Community Development Director
Carol Davidson, Planner III
Genna Davenport, Economic Vitality & Housing Coordinator
Jami Bracken, Assistant 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 12:10 pm.

1. REFRESH DOWNTOWN GRANT

Consider four requests for Refresh Downtown Grant. Three of the requests are to modify the exterior aesthetics of significant historical buildings

Genna Davenport presented the following:

Genna Davenport – We have created this pilot to try and put some money into our Downtown to improve façade, outdoor gathering spaces, and things like that. We got 4 applications in the Arts District and that is what we are presenting to you today.

Genna Davenport continued to describe each project and what they would like to do.

Carol Davidson – On these for items, the first one you will definitely need to make a motion to recommend the changes or not. The other two, I'm not sure. I don't know if you would consider them significant or not. They are definitely old enough to be historic, but are they significant enough? I don't know.

Chair Arial – If they're not, that is a very important street to the City. We should make them.

Rick Atkin – Downtown beautification, every foot is important in that Historical District.

Carol Davidson – And if we do consider these significant, then they do need to meet the regulations in as far as what they’re doing. It’s not on the last survey that was done there.

Jami Bracken – So it’s not on the last survey, we don’t know if it is going to be on the new survey.

Discussion continued on what would be considered significant.

- a) Basix
35 North Main Street
Replace window panes, repair wood trim, repaint surfaces

Genna Davenport showed pictures of Basix and explained what they would like to do.

Alan Carter – Are the funds for changes or maintenance. This building is historical, but I don’t think the other two buildings are.

Rick Atkin – So the façade refresh is for changes, not maintenance.

Genna Davenport – And it is matching, they have to put in some money.

Rick Atkin – So this is mostly for comment from us.

Carol Davidson – This building would need to come to you anyway even if there wasn’t a grant because it is historical.

Wendy Mangum – When the owner renovated the building he wasn’t aware that it was on the historical list. If there are benefits could I get a list of them for the owner.

Jami Bracken – You are in the Arts District, but you are not on the list. If the Arts District ends up on the registry then you might be able to qualify for advantages that are not on a City level.

Scott Messel – I just want to make it clear that I am the Chairman for Arts to Zion. I didn’t want to make the motion and wanted that on record.

MOTION: Rick Atkin made a motion to approve the changes to Basix.

SECOND: Alan Carter

AYES: (4)

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries

- b) Milne Jewelry
45 E. St. George Blvd
Apply brick veneer, paint, and resurface sign

Carol Davidson – Described the criteria that would have to be met for this to be considered a significant landmark.

Alan Carter – The Milne Jewelry bought the one on the other side and combined them into one storefront.

Jami Bracken – So when they combined it they changed the front, they didn't keep the two fronts?

Alan Carter – Yes, the fronts used to look like the M & S Turquoise.

MOTION: Scott Messel made a motion because of the exterior façade modifications and the combining of the buildings there have been significant changes and we don't need to review it under the Landmark Modifications Code, we can review it only for the beautification and improvements to the Downtown.

SECOND: Rick Atkin

AYES: (4)

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries

c) M&S Turquoise

41 E. St. George Blvd

New stucco, German Schmear, replace signage, replace frames on doors and windows, replace fascia and soffit, and add recessed can lighting

Alan Carter – I don't know whether Milne owns the 53 East, but it is a historical building, there has really never been anything done to it. We need to encourage them to do something.

Genna Davenport – We will make sure to mention that in the next round.

Carol Davidson – This was not on the last survey, so I don't know if it is significant. If we think it is significant it will need to meet the criteria. The issue is if it is significant the German Schmear would not be historic and that change would not be allowed.

Jami Bracken – Is it going to look weird with the schmear on the one side and then the new brick veneer on the other side.

Scott Messel – Personally I think it will look alright, but we need to make these look nice because we are trying to promote more walkability downtown.

Discussion on whether the building is a significant landmark. Please see the recording for the significant names related to this property.

MOTION: Scott Messel made a motion that although the building has not been modified very much from the original design it is not meet the other criteria such as

architectural significance and such to justify being a landmark or meeting the criteria of the landmark ordinance so then it could be reviewed just for the beautification.

SECOND: Alan Carter

MODIFIED MOTION: Scott Messel modified the motion to doing the shmear and some of these other finishes that may not be period correct may cause issues with any future designation.

AYES: (4)

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries

d) Bombay Café (This is not a significant historic building)

40 W. Tabernacle

Add outdoor dining to restaurant

MOTION: Alan Carter made a motion that the funding be approved for this item.

SECOND: Rick Atkin

AYES: (4)

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries

ADJOURN

MOTION: Rick Atkin made a motion to adjourn at 12:55 pm

SECOND: Scott Messel

AYES: (4)

Rick Atkin, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries