

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.**

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

EXCUSED: Rick Atkin, Member

CITY STAFF: John Willis, Community Development Director
Carol Davidson, Planner III
Jami Bracken, Assistant City Attorney
Brenda Hatch, Development Services Office Manager

Chair Arial called the meeting to order at 12:10 pm.

1. LANDMARK REHABILITATION

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

Jason Neeley and Michael McHenry

Carol Davidson presented the following:

Carol Davidson – They would like to change the exterior of the building, making it a charcoal coloring. The sign will be the letters only in die cut metal on standoffs with gooseneck lights on top.

Bob Hermandson – Is it that dark?

Michael McHenry – Yes is kind of a pewter color.

Carol Davidson – They are also taking the canopy off.

Michael McHenry – We will add tile below the windows to refresh the outside, it's pretty tired looking. I feel like it fits with what has been done in the area

Carol Davidson – I contacted the Historical Society, and no one has any information on the site.

Alan Carter – It was the original McArthur bakery. It was L shaped and went back.

Michael McHenry – The MacArthur’s still own it and we plan on leasing it for the next 10 years.

Carol Davidson – I couldn’t find the age of the building.

Jason Neeley – This part of the building was built in the 70’s to add on to the bakery.

Michael McHenry – At some point it was a sporting goods store, we could tell when we did the demolition. The building seems to be 50 to 60 years old.

Jason Neeley – I couldn’t find any pictures of the original exterior.

Michael McHenry – The tiles on the bottom are kind of a sage green and earth toned colors. It’s kind of a desert theme.

Scott Messel – One thing I like about the color, I know it’s not the earth tones but being next to the old theater this will provide nice contrast.

Bob Nicholson – The color reminds me of the Urban Renewal store. I was thinking a little lighter.

Alan Carter – I don’t prefer the dark color.

Scott Messel – I think this color helps the tile below pop also.

Discussion continued on colors.

Scott Messel – I like the gooseneck lights, and I like that the sign will not be on the awning.

Michael McHenry – We want as much natural light as possible, and the awning does not really serve the purpose of this space.

Scott Messel – If this were more of an earth tone the copper wouldn’t stand out, so I like this color.

Chair Arial – It is definitely updated.

Michael McHenry – It is a half a million-dollar improvement. We should be able to seat 100 people at capacity between the interior and the exterior.

Jami Bracken – Where is the smoker?

Michael McHenry – It is on the back of the building. It is being built in Dallas. This specific type of smoker will be a bit of a show as well. We will invite people to actually be back there.

Carol Davidson – If your vote is in favor you can use the finding that it blends in with the natural tones in the surrounding geology.

MOTION: Scott Messel made a motion to recommend approval of the proposed changes to 25 and Main building subject to the following findings and conditions: The color while it is not in the tans, it is an earth tone that can be found in the Washington County area in the surrounding lava rock and that the details they are putting on are not fake details, the building wasn’t necessarily a historic building but the overall form of it was more historic on the Main
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Street but they are adding more detail to it and so it is not creating a fake look to it, it is more authentic to the period that we are in right now but still paying homage to the past.

SECOND: Bob Nicholson

AYES: (4)

Bob Nicholson, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries

Alan Carter – The dark color would be softened not only by the tile but also by the green of the plants. I'm not going to go down and count or anything, but I think that the green would add a lot.

Michael Mchenry – We will try to get as close to the rendering as we can. The first 24 inches of that tile border will be landscape that will run from the drip system up above. It will be live succulents living in a kind of a desert landscape below that tile.

2. **MINUTES**

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

MOTION: Alan Carter made a motion to accept the minutes with following corrections the names regarding the black hill should be Rudger and Leona Atkin.

SECOND: Scott Messel

AYES: (4)

Bob Nicholson, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries

Carol Davidson – I wanted to talk to you guys about the code for Historic Preservation. The City Council moved the age to a building needs to be 100 years old before it can be considered for a Landmark Designation, and they removed the use of Short-Term Rental from the Conditional Use Permit section. There were 2 that voted against it, and they did mention that they would want to revisit it at a later time.

Discussion on what other historic homes may be out there that are not landmarks.

Discussion on 295 S. Main and where that is in the process.

Discussion on the Downtown Plan and Character areas.

Bob Nicholson – Is anything happening with Green Gate Village?

Carol Davidson – I spoke to them, and he said that he can't find anyone to do the work.

Alan Carter – That should change now.

Bob Nicholson – I think the one that is the worst is the Bentley home, and that is on the National Register. They have a nice carrot with that because any maintenance can be a straight across tax benefit.

Discussion continued on Green Gate Village.

ADJOURN

MOTION: Scott Messel made a motion to adjourn at 12:55 pm

SECOND: Bob Nicholson

AYES: (4)

Bob Nicholson, Member

Scott Messel, Member

Allan Carter, Member

Bette Arial, Chair

NAYS: (0)

Motion Carries