

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, **March 15, 2023**, commencing at **12:00 p.m.**

The agenda for the meeting is as follows:

PRESENT: Bob Nicholson, Member
Scott Messel, Member
Allan Carter, Member

EXCUSED: Rick Atkin, Member
Bette Arial, Chair

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

Scott Messel moved that Bob Nicholson is the acting Chair for the meeting today. Seconded by Alan Carter.
Ayes: Scott Messel and Alan Carter.

Bob Nicholson called the meeting to order at 12:04 pm

1. NEW CITY HALL BUILDING AT 61 S MAIN STREET

A presentation of the new City Hall building and parking garage to be built at 61 S. Main Street

Marc Mortensen – This project has been years and years in the making. Originally we were going to renovate this building and put a parking garage next to it. We put that on hold during COVID. We have been negotiating with Wells Fargo for about 3.5 years for a performing arts building but it's a great site for City Hall. We have an architect team joining us from Salt Lake: Chelsea, Chris and Jim. The Council has also awarded the contract to Big D construction. We will show you the City Hall itself, the parking structure that will go in the center of the block, and the plaza. It isn't just being built as a City Hall; it is really a Civic Hall. We will have 10,000 sq ft of space that people can utilize.

Chris Child – Described the outside of the building and how it orients to town square. The building is 3 stories. It is about 48 ft to the top of the building. There is a plaza on the south side to buffer the residential from the building.

Marc Mortensen – Some of the landscape space we won't put in, we will be able to put food trucks in. There is an extension of the water feature that is an extension from the Main Street Townsquare.

Bob Nicholson – Is the bank on the corner staying?

Marc Mortensen – Yes, and as part of the agreement the bank will be getting a new drive through. That is phase 1 of this project and it will be getting underway in April, next month.

Chris Childs – We will be bringing the red stone into the elevators on the ends of the parking garage, we are provisioning to have solar on the top floor of the parking garage and the parking garage.

Marc Mortensen – The parking garage will have 308 stalls; it will be public so the public can park there. We are trying to make it one large project that will benefit all of downtown.

Discussion on the parking garage.

Marc Mortensen – There has been discussion on murals and decorative art. There has been some talk about some LED lighting as an artistic standpoint to make it look like an inviting friendly building. It won't be lit up all the time, but we want that option. The sandstone material has 8 different tones. We can have that available to look at.

Bob Nicholson – Last time some of the block was smooth faced and some is split faced, is that right? The lower was kind of rough, is that right?

Chelsea Antonich – This is not a true sandstone; it is a man-made product. Part of the reason is the price point and the tones. We recognize that we would miss the mark if we were trying to mimic the sandstone, so we are doing a modern take on that. We will have them in there next week. They will be 1 ft high by 2 ft wide pieces. The material above are metal panels.

Bob Nicholson – This board is really concerned about the exterior appearance.

Marc Mortensen – I think we have covered that. We are not trying to be fake historic, but to honor the historic downtown.

Bob Nicholson – I think you have done a really good job on the landscaping, the building looks nice.

Marc Mortensen – We haven't ruled out shade structures, we are showing a lot of trees, but we haven't ruled out the shade structures if we can find something that fits.

Alan Carter – I am a little curious because this is, it appears to me that this is the first modern adaptation of the pioneer theme. I don't remember anybody using a slant shed roofline.

Marc Mortensen – That's a good point, it was brought up, we did do a gable roof on this to see what it would look like. It didn't quite look right, it looked like a barn.

Alan Carter – The glass and the sloped roof, that hasn't been introduced downtown yet.

Scot Messel – I think as you look at that profile right there and the area where the sandstone is and then also to the east, the massing of the windows, yes, you have some large panel windows, but you have the smaller windows along there that tend to be the size of more traditional buildings.

Marc Mortensen – That is what we were going for. The architects were designing taking into account the scale of the windows downtown. You're right, it's a departure, it's new for us. Some will scratch their heads and some will say it's about time.

Bob Nicholson – Our task under the ordinance is to make a recommendation to the Community Development Department. I think they've done a good job. I commend the architects and the City.

MOTION: Alan Carter made a motion to recommend approval to the Community Development Department.

SECOND: Scott Messel

AYES: (3)

Bob Nicholson, Member

Scott Messel, Member

Allan Carter, Member

NAYS: (0)

Motion Carries

2. **DEMOLITION OF A SIGNIFICANT HISTORICAL BUILDING**

Consider a request to demolish a significant historical building – The Pymm House - located at 44 East Tabernacle

Matt Metcalf – Our original intent was to try and preserve the building. We had already discussed how the façade had already been removed and replaced in the past. You can see that they tried to mimic some of those original details. The windows and scale don't match the original. Our original intent was to come in and match the original structure. We did an asbestos abatement and demolition; it is in pretty bad disrepair. We were hoping to find beautiful historic beams in the roof, they are just 2x4s and they have collars holding them together. The roof is sagging. We did look at options to preserve this. These are old masonry walls, there is no steel. To preserve it you would need to bring in steel and back pour concrete to stabilize it. We would have to sister new studs to the roof and add beams. There are only two existing walls. To try and preserve it and make it structural to code you would no longer be able to see any of the original building. The back wall is missing grout, the foundation underneath is the stacked basalt. As we got into it there wasn't much left to preserve. It would just be 3 walls and the shape of the roof. None of the original materials would be able to be seen as we would need to bring it up to code. We propose to take it down and put it in a full brick façade that is 2 story.

Bob Nicholson – Are they old bricks?

Matt Metcalf – No, they're new but they are tumbled so it looks older.

Carol Davidson – The original proposal was to keep them two separate buildings, the new proposal is to make it just one.

Alan Carter – I am actually a preservationist, but not needlessly. Every time you get a new historical building it saps from what is really historical. I think you have done a good job.

Scott Messel – I love the materials. I think you have done a great job.

Bob Nicholson – I'm with you, the problem with adobe is it wasn't durable.

Alan Carter – Unless it receives the periodic update, then it doesn't last.

Matt Metcalf – When you look back at the historic photos it was in rough shape 100 years ago.

Matt Glendenning – And Carol did say that this is not on any registers.

Carol Davidson – And the applicant did say that they would work with us on revitalizing downtown and maybe put in a grease trap. Right now, they will get an office building.

Bob Nicholson – Is that some kind of a horizontal awning?

Matt Metcalf – It comes out about 2 ft.

Bob Nicholson – I know that this is a work in progress, if there is some kind of awning that you could do, that also kind of helps the shape. It helps the historic district. It helps the aesthetics of the district to have a nice canvas material.

Scott Messel – I feel like the eye beam style, cantilevered out is traditional building material with the kind of industrial feel it is true to the era it is being built but it also kind of uses an alternative, it's not an awning but it kind of gives the feel of an awning.

Bob Nicholson – How far does that project out?

Matt Metcalf – 2 foot 6.

Bob Nicholson – You really don't get much too shade out of it do you?

Matt Metcalf – No, it is more just to protect the entry from rain.

MOTION: Scott Messel made a motion to recommend the approval of the demolition of the Pymm post office building and approval of the building as presented, the form and scale of it fits in the historic district without being a faux historic building being true to the era in which it is being built, constructed. Especially with the scale of the new building with the new building that is kitty corner with this it helps with the scale and height.

SECOND: Alan Carter

AYES: (3)

Bob Nicholson, Member

Scott Messel, Member

Allan Carter, Member

NAYS: (0)

Motion Carries

3. MINUTES

Consider approval of the October 19, 2022, January 24, 2023, and February 15, 2023, meeting minutes.

MOTION: Scott Messel made a motion to recommend approval of the minutes for October 19, 2022, January 24, 2023, and February 15, 2023.
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SECOND: Alan Carter

AYES: (3)

Bob Nicholson, Member

Scott Messel, Member

Allan Carter, Member

NAYS: (0)

Motion Carries

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MOTION: Scott Messel

SECOND: Alan Carter

AYES: (3)

Bob Nicholson, Member

Scott Messel, Member

Allan Carter, Member

NAYS: (0)

Motion Carries
