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DESIGN GUIDELINES FOR THE HISTORIC DOWNTOWN
OF THE CITY OF ST. GEORGE, UTAH

by

Bronson R. Tatton

A Plan B Project submitted in partial fulfillment
of the requirements for the degree

of

MASTER OF LANDSCAPE ARCHITECTURE

in

Landscape Architecture and Environmental Planning

UTAH STATE UNIVERSITY
Logan, Utah

2007

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ABSTRACT

Design Guidelines for the Historic Downtown
of the City of St. George, Utah

by

Bronson R. Tatton, Master of Landscape Architecture

Utah State University, 2007

Major Professor: Michael Timmons
Supervisory Committee: David Bell, Keith Christensen
Department: Landscape Architecture and Environmental Planning

This document proposes historic preservation guidelines for the downtown area of the City of St. George, Utah. It grew from a summer internship with the city where I took inventory of the streetscape in the Historic Downtown and prepared recommendations in the form of a PowerPoint Presentation that was given to the city council. This paper summarizes the summer internship and introduces a more appropriate approach based on reflection of the internship. The new approach involves a thorough inventory of the historic character, in-depth research of the historic elements that contribute to the historic character, development of design guidelines and standards, reviews, and codification of the design guidelines and standards. The historic elements that contribute most to the city's historic character are identified as 1) block and lot layout and building setbacks, 2) architecture, 3) irrigation ditches, 4) tree lined streets, and 5) other streetscape elements and site features. Through comprehensive research of old photography, literature, and existing conditions these historic

elements are further defined. The historic elements are currently being specified in design guidelines and standards and reviewed by the city in preparation for possible codification.

(173 pages)

*To Abby for convincing me of the beauty
of her childhood town.*

ACKNOWLEDGMENTS

There have been many people who have helped me get this paper to where it is today. I would like to thank Michael Timmons for his great instruction in the classroom and insight into historic and cultural landscapes; David Bell for his commentary and helping form this thesis; Keith Christensen, is an amazing editor and I appreciate his timely revisions and sense of humor. They all have been a great committee without whom this paper would not be at the current level.

I give my family, Abby and Sam, a special thanks for their constant understanding to long days and late nights. Thanks to Ron and Shelly for their financial support through my years of schooling and always believing in me.

Many thanks go to the St. George Park Planning Division and especially Kent Perkins for giving a student an amazing responsibility to revitalize the historic “look and feel” of downtown St. George and for allowing me to see to the conclusion of the project and for the financial backing.

Thanks Dan, Megan, Brian, and Sarah for all their help in making these last two and a half years challenging and fun. Angelie your editing was also very much appreciated.

Bronson R. Tatton

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INTRODUCTION

A Brief History of the City of St. George, Utah

The unique setting of St. George is characterized by the red sandstone hills to the north in contrast to the deep purple and blue backdrop of Pine Valley Mountain. Black volcanic ridges filter down along the East and West of St. George while the Virgin River defines the southern boundary. The native landscape found in the Virgin River Valley, where St. George is located, consisted of shoulder high Creosote Bush and Mesquite Trees, Joshua Trees, Rabbit Brush, Greasewood, Saltbush, bunch grass and a variety of wildflowers and cacti. The riparian corridors in the area have been documented as having Willows, Cottonwoods, Wire-grass, Reeds, Cattails, and Mesquites. The topography slopes to the south draining into the Virgin River.

Settled by 309 Mormon families in November 1861 and followed by 200 more in 1862,¹ St. George was established as a cotton, wine, and sugar cane producing town. The settlement of this part of Washington County was known as the Dixie Cotton Mission. The hot and dry climate, seasons of drought and extreme flooding, and harsh desert landscape of southern Utah, made settlement discouraging and difficult for the early pioneers. Damming of the Virgin and Santa Clara River proved to be a frustrating task because of the frequency of flash floods that wiped out not only the dam but also the canal system at various times. Obtaining water, the lifeblood for the budding community, was essential in sustaining life in St. George. Crops failed frequently because of the lack of water, causing the settlers and their stock to forego many of their essential foodstuffs. A major reason sending this group to settle the area was to increase self reliance for the LDS church as a whole, and it was beginning to look impossible. Some of the original

¹ Arrington, Leonard J., *Great Basin Kingdom*, p. 216.

settlers could not endure the harsh environment of southern Utah and subsequently left to go back to Salt Lake City or other surrounding communities.

In the fall of 1862, Brigham Young, the Prophet and President of The Church of Jesus Christ of Latter-Day Saints, visited the downtrodden saints and called for the construction of a Tabernacle. This project gave the settlers a purpose other than cultivation, which was not very successful. The town soon became animated with the prospect of a public gathering place. The meetinghouse was constructed in a New England architectural style with a clock made in London, locally hewn red sandstone, and glass from Paris. The construction of the Tabernacle took thirteen years to complete, from 1863 to 1876. During this time, the St. George Temple was also under construction between 1871 and 1877 as well as the Washington County Courthouse (1870), the Social Hall (1875), and the Opera House (1880). These buildings stood as the first landmarks and symbols of permanence, dedication, perseverance, solidarity, and faith to the residents of St. George who had come from the eastern states to settle first in Salt Lake, only to pick up yet again and settle in the desert. The white steeple of the Tabernacle and

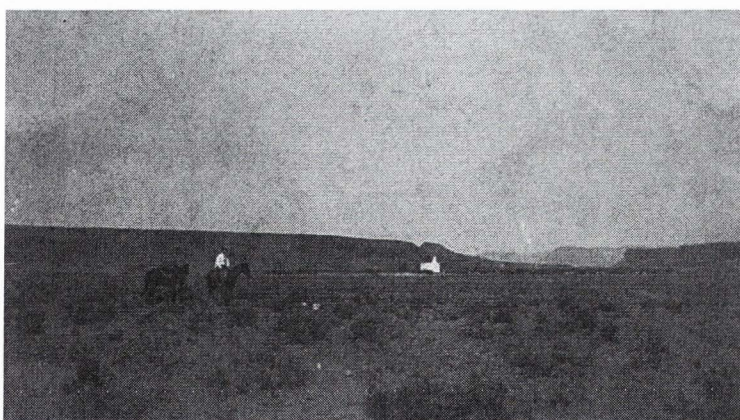


Fig. 1 View of St. George from the Virgin River looking to the northwest (ca. 1909). *Courtesy of the University of Utah Willard J. Marriot Special Collections.*

towers of the Temple and Courthouse stood in stark contrast to the surrounding unruly desert landscape. A stunning composition within the red cliffs to the north and encircling black basalt ridges to the east and

west, fulfilling in part the prophecy given by Brigham Young a few years prior, “there will yet be built between these volcanic ridges a city with spires, towers, and steeples, with homes containing many inhabitants.”²

Early accounts of St. George illustrate the town as standing “in the midst of vineyards, each occupying the greater part of a ten acre block.”³



Fig. 2 View of St. George from the red hills to the north looking southwest over the original town site (ca. 1880).
Courtesy of the University of Utah Willard J. Marriot Special Collections.

Cultivation consisted of vineyards, orchards, residential gardens and

community crop fields where cotton, sugar cane, wheat, grapes, and fruit trees were raised.⁴ Canals and trees soon lined the streets as described by Elizabeth Kane, a visitor of St. George:

“The ‘streets’ of St. George are smoothly graded wide lanes, water murmurs along the edges of all the side paths, which are overhung with trees; vineyards and orchards surround the houses, and there are so many birds about that Evan [her son] said ‘the cottonwoods seem to have budded out in blackbirds.’”⁵

² Bleak, James, *Annals of the Southern Utah Mission*, p. 49, see also Hafen, Lyman, *On the Edge of Memory*, p. 18 and Whipple, Maurine *The Giant Joshua*, pp. 54-55.

³ Kane, Elizabeth, *A Gentile Account of Life in Utah's Dixie 1872-1873: Elizabeth Kane's St. George Journal*, p. 2.

⁴ Whipple, Maurine, *The Giant Joshua*, p. 144.

⁵ Kane, Elizabeth, *A Gentile Account of Life in Utah's Dixie 1872-1873: Elizabeth Kane's St. George Journal*, p. 4.

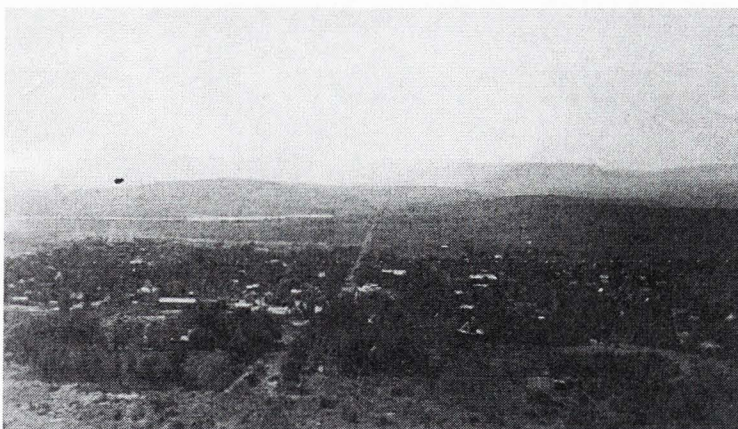


Fig. 3 View of St. George from the red hill to the north looking south (ca. 1909). *Courtesy of the University of Utah Willard J. Marriot Special Collections.*

Leonard J. Arrington's *Great Basin Kingdom*, records that there were 544 acres of grapes that produced 1,700 tons in 1875. And in March 1887, the tithing office recorded 6,610 gallons of wine,

valued at fifty cents per gallon.⁶

Many accounts indicate that home building was put on hold with residents inhabiting basic adobe brick homes or dugouts while religious and civic buildings were constructed. The temporary adobe structures were later converted to secondary uses such as a grainery or guesthouse after they completed construction of their more permanent homes. Very few of these early auxiliary structures remain today.

An Overview of the Growth and Development of St. George, Utah

St. George is not unlike many other Utah towns of the 21st Century. Having origins in the mid-19th Century, it has experienced various growth spurts and changing development styles through its history. The City of St. George was organized much like many other Mormon pioneered cities, on an orthogonal grid, sometimes referred to as the "Mormon grid." The earliest plat map drawn by Israel Ivins during February 17-24, 1862, reveals the grid pattern, public spaces, and block numbering (Fig. 4 on the next page). Growing at a slow pace in the first five decades it was not until after World War I

⁶ Arrington, Leonard J., *Great Basin Kingdom*, 1958, p. 222, 477

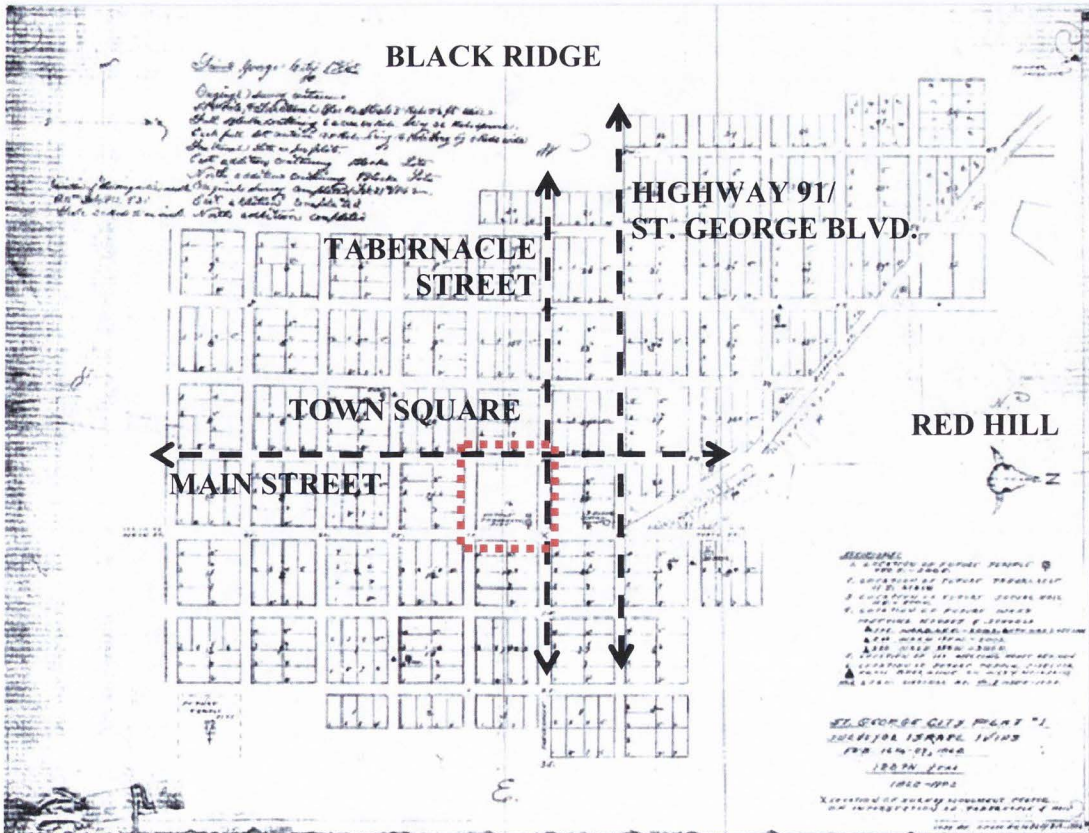


Fig. 4 Copy of the original plat map dated February 24, 1862 by Israel Ivins. A total of fifty-five full and partial blocks were platted. The town square is outlined in red. North is to the right.

that the city surpassed a population of 2,000.⁷ Highway 91 (St. George Boulevard) was paved between 1919 and 1920, after which St. George experienced increasing growth rates and became better known as a tourist and resort town. Improved accessibility created the opportunity for visitors to enjoy the scenic environment and year round warm weather.

Commercial and residential development centralized around the originally platted land in the northwest corner of the valley (as seen in the top right of Fig. 4). Agricultural land was zoned in the south and south west portions of the valley where the Virgin and

⁷ History Projects, *St. George, Utah Selective Reconnaissance Level Survey*.

Santa Clara rivers run. In 1862, one acre of undeveloped land priced at twenty dollars, as recorded by James Bleak, the Dixie Mission Historian.⁸ Land use could be broken into three general categories, low density residential, commercial, and agricultural.

Commercial development was focused on Main Street and Tabernacle Street, which was also the major educational, civic, and religious center. Early department stores, such as J.C. Penny's and ZCMI, located in this area as well. This area, near the intersection of Main Street and Tabernacle Street, was recognized as the historic central business district.



Fig. 5 Commercial establishments along Highway 91 (ca. 1880). *Courtesy of Utah State Historical Society.*

Commercial development continued to grow along the corridors of Main Street, Tabernacle Street, and Highway 91 with the advent of automobiles in the 1910s. Highway 91, known today more commonly as St.

George Boulevard, was the main thoroughfare through town. This would become the main transportation route from Los Angeles, California, to Salt Lake City.

Residential growth patterns generally radiated outward from this hub until around the 1970s and 1980s, when St. George experienced rapid suburban development. With residential development sweeping across the valley to the southeast replacing the traditional agricultural uses, growth has continued to where now even the black ridges to

⁸ Bleak, James, *Annals of the Southern Utah Mission*, p. 76.

the east and west are engulfed by development that has overcome topographical constraints.

By the 1970s, the central business district suffered from this pattern of rapid growth that took traffic and business to the outskirts of town. The Interstate-15 bypass was constructed in 1973 cutting across the valley to the south. It eventually became the most preferred route resulting in traffic bypassing the old Highway 91, and the center of town.

Main, Tabernacle, and the Highway 91 (St. George Boulevard) were historically the hub of commerce or the central business district (CBD). As commercial opportunities were created away from the traditional business district, commerce slowed in the historic downtown. Department and chain stores developed further and further away from the CBD, further debilitating the area. In the book *Site Planning*, Kevin Lynch and Gary Hack indicate that the “regional centers”, or shopping centers, resemble the function of the old central district.⁹ Not only did they visually resemble the CBD with storefronts lining a recreated street scene with benches and potted plants, they began to take over the function of the CBD.

This pattern was not unique to St. George and could be seen occurring across America. A general slow down of the historic downtown was evident in many cities across the country starting as early as the 1970s. A number of commentaries discuss the decline of the historic downtown of St. George. One such report from the 1980s indicated that the downtown area was beginning to show the early architectural signs of a, “ghetto...a ‘hodge podge’ of mis-matched ‘fronts over fronts’”.¹⁰ Another study

⁹ Lynch, Kevin and Hack, Gary, *Site Planning*, p. 323.

¹⁰ Southern Utah Design Collaborative, *The Report*, p. 25.

labeled the downtown area as “dormant”.¹¹ While St. George was far from a ghetto, the downtown was quickly losing its identity as a thriving business district as well as its’ historical character, as store owners attempted to reinvent themselves to attract clientele.

Historic Preservation Planning in St. George, Utah

In 1987, a group of planning consultants calling themselves the Southern Utah Design Collaborative developed a study to guide development in the downtown area while preserving the historic character. The report recognized the deterioration of downtown, and called for the establishment of design guidelines to insure that the qualities of harmony and unity were preserved in proposed development and rehabilitation. Through the efforts of the Community Development Director, Historic Preservation Commission, Southern Utah Design Collaborative, Retailers Association Downtown (RAD), and many other groups, the downtown revitalization effort began. These efforts closely followed the Main Street Approach developed by the National Trust Main Street Center (an arm of the non-profit National Trust for Historic Preservation), which focused “historic preservation with economic development to restore prosperity and vitality to downtowns and neighborhood business districts.”¹² The goal of this revitalization effort was primarily to make the traditional central business district more attractive for investment by local business and patronage of consumers as well as preserve and to promote the historical character of the downtown.

In 1988, the St. George City Council voted affirmatively on a motion to designate a historic district. This designation marked the beginning of a new focus to revitalize the core of the city, both socially and commercially. Businesses within the district

¹¹ Southern Utah Design Collaborative, *The Report*, p. 25.

¹² National Trust Main Street Center Website. <http://www.mainstreet.org/content.aspx?page=2§ion=1>

boundaries began to restore storefronts that had been altered or modified. The CBD, which was earlier described as “fronts on fronts” or façade upon façade, became a “hot property”, as described by the Community Development Director.¹³

The LDS Church provided precedence of historic preservation in their maintenance of the St. George Temple, Tabernacle, Brigham Young Winter Home, and the Jacob Hamblin Home in nearby Santa Clara. Other private efforts included a bed and breakfast called Greene Gate Village, which has rehabilitated, restored, and relocated some historic structures to a site where the nationally registered Orson Pratt Home is located. The Seven Wives Inn, another bed and breakfast, has restored two structures in the historic district. The Opera House was restored in 1996 continuing the positive thrust of the early revitalization efforts. A commercial complex known as Ancestor Square preserved some of the historic structures on site through sensitive planning and siting. Through these and other public and private endeavors, historic preservation and restoration has been a major activity in St. George.

The Art Center, or St. George Academy, is currently undergoing restoration work. Projects such as the Town Square and the Historic Water Walk, designed by Gillies Stransky Brems Smith (GSBS), are examples of new development in the historic district that are not restoration projects, but remodel projects that strive to communicate the historic themes of water and community life through interpretation, signage, and art. The new Washington County Library, Woodward School, Art Center and Tabernacle, all located on the same block, anchor the four corners of a newly designed town center. Each of these buildings use similar architectural materials, like red toned sandstone and

¹³ Division of Utah History New Release, Nov. 21, 2005, “St. George Enhances Downtown with Help from State History”.

white limestone trim, and are instrumental in defining the historical character of downtown.

As the revitalization effort continues, a new concern is arising. With the rapid growth and development that St. George has been experiencing, the historic identity and character runs the risk of being lost or misunderstood. The *Selective Reconnaissance Level Survey* conducted in 1994 by History Projects, expressed that the downtown area was still losing its historical integrity and recommended that design standards be adopted as city code in order to avoid the “mini-Las Vegas” image which is “to the detriment of its historic, visually interesting, architectural character.”¹⁴

Other concerns are that new developments are introducing different themes or different historical styles affecting the historical character. For example, developments built in the historic district during the Main Street movement recognized the historical importance of street lighting in the downtown, but each development has put a different twist on the fixture. Some are historically accurate while others are merely caricatures of historic reference, meaning they may look to have a historic touch but were used on the East Coast, for instance, rather than St. George, Utah. The historic identity is quickly lost when too many differing historic themes are created and inaccurately portrayed.

Another example of the inconsistency in the streetscape is the transition from historic planting strips, which ranged from six to twelve feet in width, to later development, which has integrated the sidewalk and curb leaving no planting strip. Similar inconsistencies are evident with many other historically significant features and will be subsequently addressed in following sections.

¹⁴ History Projects, *St. George, Utah Reconnaissance Level Survey “Selective” Method*. 1994.



Fig. 6 These images illustrate the inconsistent treatment of the planting strip. In the image on the left, an integrated sidewalk and curb/gutter leads right into a turf planting strip. The image on the right shows trees planted on the inside of the sidewalk eliminating the planting strip.

The Current Plan for St. George, Utah

Current Code

Currently, city code does not address inconsistencies in the streetscape. The City of St. George code addresses historic preservation, rehabilitation, reconstruction, addition, demolition or relocation of structures, and signage within the historical district under two ordinances, the Historic Overlay Zone (§10-13C) the Landmark Sites Ordinance (§21). The Historic Overlay Zone sets up the historic district and provides architectural design guidelines. The architectural design guidelines provide recommendations to guide new development in order to maintain the architectural integrity of the historic district. An established design review process enables the Historic Preservation Commission to make recommendations to the developer or property owner for new construction or modification to the exterior of historic structures within the historic district based on the architectural design guidelines. This commission only maintains advisory power to the Community Development Department who approves or rejects site plans and exterior modifications.

Structures outside the boundaries of the historic district that are determined as historically significant based on age and architecture are protected under the Landmark Sites Ordinance. There are over thirty designated Landmark Sites. These structures have nearly the same provisions as structures within the historic district, the only difference being that the city council has the executive power upon recommendation from the Historic Preservation Commission instead of the Community Development Department. Neither of these ordinances offer protection or guidance on streetscape, landscape, or site features other than that they need to be reviewed by the Historic Preservation Commission.

Twelve St. George structures are currently listed on the National Register of Historic Places (NRHP). Listing on the NRHP does not protect the structures or other site features nor does it put any restrictions on them. It is primarily designed to reward property owners through tax credits locally and federally for preservation efforts and give them a sense of pride in preserving history. Local and national designation can improve the chances of preservation of historic structures by offering more leniency on conditional use permits, providing tax credits, and generating higher property values.

A new landscape ordinance is in the process of being approved. While providing much needed governance and guidance on general landscape maintenance and upkeep, this ordinance does not provide specific guidance for the historic landscapes, streetscapes, or site features. The result of overlooking historic landscapes in the city code and ordinance is a “hodge-podge” streetscape and a visually disjointed landscape from development to development.

There is room for improvement in the city code for maintaining the integrity of the historic landscape and site organization in both new construction and rehabilitation projects. As a result, there is a need for St. George to develop landscape design guidelines for rehabilitation and new construction in order to maintain the historic character of the streetscape, thereby contributing to the overall harmony of the historic downtown.

Summer Internship/Initial Process

Currently, civic leaders are attempting to redefine and reinforce the historical integrity of downtown. In May 2007, I was hired as a summer intern to develop landscape design guidelines by collaborating with several different groups.¹⁵ The lead group was the Shade Tree and Beautification Board, charged with the preserving and restoring of the historic look and feel of the downtown. Landmark Design, Inc., a Salt Lake City based landscape architecture firm, was also hired as a consultant for the guidelines. The effort was labeled as the Historic Downtown Beautification Plan. The area of influence covered by the guidelines included the six blocks that comprise the historic district and roughly forty additional blocks surrounding the district, largely based on Plat "A", which was the original town site as platted in 1862. This larger area is referred to as the historic downtown in this document. The decision was made to include more of the downtown area, rather than limit the Historic Downtown Beautification Plan to the existing historic district in order to include more landmark sites. This area of St.

¹⁵ Three general groups were involved community groups included: the Shade Tree and Beautification Board (this group was given the primary charge to head up this project before I was hired on), the Washington County Historical Society, Utah State Historical Society, Val A. Browning Special Collections (Dixie State College), Vibrant St. George, Daughter of the Utah Pioneers Museum, and Lynne Clark Photography. City departments included: Leisure Services (Park Planning Division), Community Development, City Management, Historic Preservation Commission, Streets Division, Energy Services Division, and Water Division, and city traffic engineers. Technical groups included: Landmark Design Inc. (the firm hired on as consultant for this project) and Utah State University.

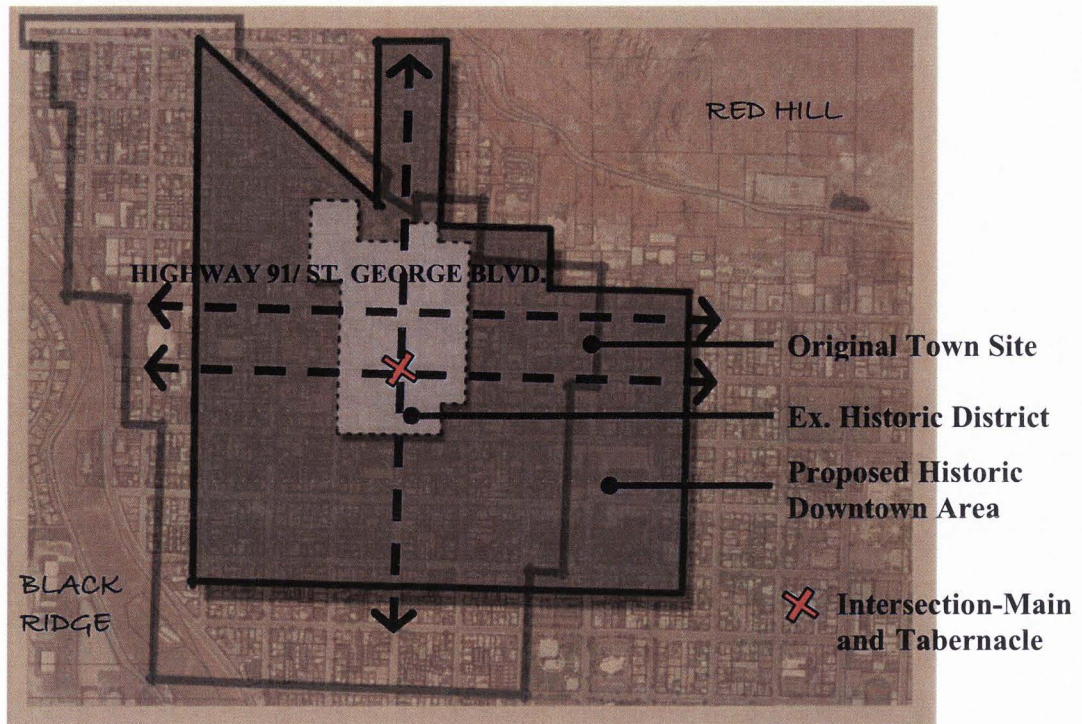


Fig. 7 Map of the proposed Historic Downtown.

George also included a larger number of surviving historic structures and intact streetscapes.

The first step in the process was to get familiar with the downtown through a photographic inventory. In *Streets Ahead*, the Design Council and the Royal Town Planning Institute maintain that an intensive survey is of paramount importance to familiarize oneself with the current condition of site features and the existing historical features before any recommendations can be made. Through this inventory, I was able to identify historic retaining walls, fencing, planting strip treatments, and other historic elements that would have gone unnoticed had I not taken this step in the process.

It was at this time that I noticed the many inconsistencies of the streetscape. A variety of unrelated site features was found to be the biggest problem. In walking one of the blocks in the historic district, I inventoried six different “historic” lamp posts, eight

different “historic” benches, and planting strips that varied between zero to twelve feet in width. Some lots had a grass planting strip with mature street trees while others had a dirt planting strip without trees. The streetscape in the historic district was very inconsistent yet was seen to have great potential in contributing to the historic character. In contrast, St. George Boulevard (Highway 91) was recently redone and set a precedent for consistent light fixtures, street trees, and plant material for the city.

Based on various inventories completed during the summer, the park planning staff and I decided to develop design guidelines focused on the planting strips and site features. Historical maps, photographs, literature, as well as surviving historical features were used to inform our recommendations in the landscape design guidelines, thereby contributing to the code already in place. The intent of the design guidelines was to

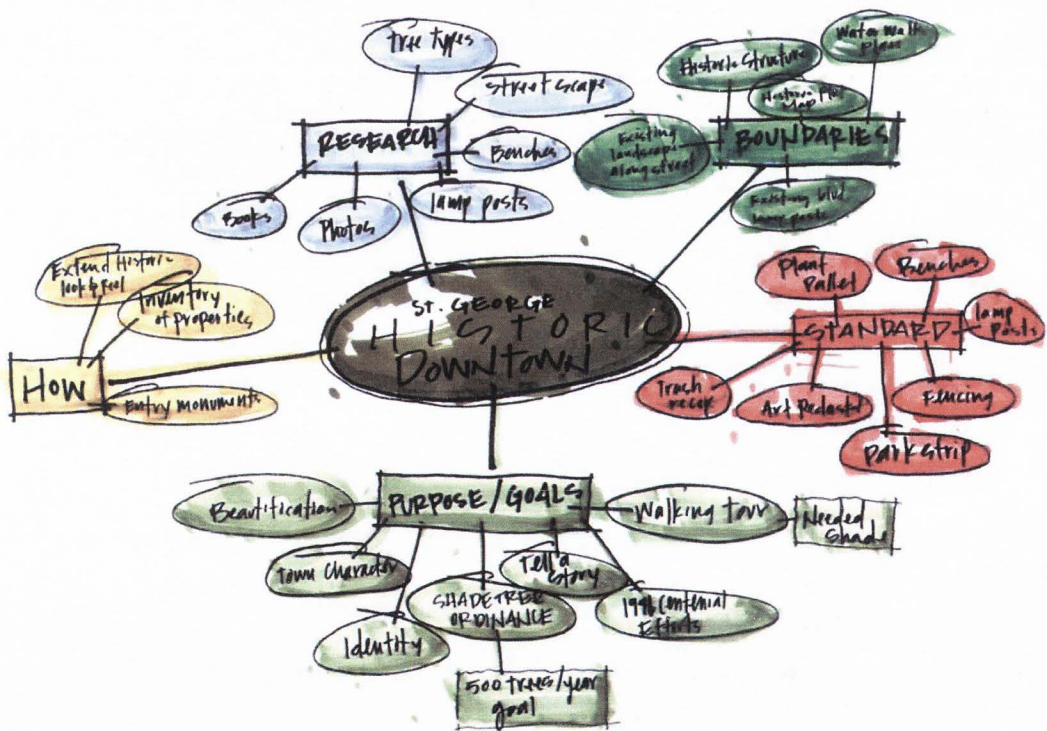


Fig. 8 This bubble diagram I drew represented my thoughts just after a visioning meeting at the beginning of my internship concerning the project scope. The image depicts a confusing and incomplete process. A refined drawing depicting the new or more appropriate approach is shown in Fig. 9.

provide a list of approved site features (street lights, street trees, benches, trash collectors, retaining walls, fencing, electrical box covers, backflow preventer cover, and drinking fountains)¹⁶ that would be standards developers would be required to implement on each project. This strategy was intended to insure that the same features were used throughout the designated area to create the desired harmony proposed in city code, effectively preserving the historical character.

Proposed guidelines and standards for street lighting, street trees, planting strips, seating, sidewalks, and signage issues, were presented to city council on August 9th, 2007. The council motioned that the guidelines be further developed and refined. In addition, the council requested a more detailed cost estimate to renovate each section of streetscape according to the guidelines. The refined guidelines are projected to go before council in February, 2008 to be adopted into the city code as well as determining a cost approach for implementation according to the cost estimate.¹⁷

The Problems with the Initial Process

Since completing the initial process as an intern with the city, I have reflected on the process and conducted more in-depth research in preparation to write this thesis. I have come to realize, with the help of my thesis committee, that the process was incomplete. The process that we used was to: inventory the site features that contributed to the historic character, specify where and what to implement, and eventually pursue codification or adoption of the standards and guidelines as city code. The process neglected to define the historical elements through more rigorous research and not limit

¹⁶ See See Appendix A Minutes of the August 9th, 2007 St. George City Council Meeting and Presentation of the Historic Downtown Beautification Area Conceptual Plan.

¹⁷ See Appendix A Minutes of the August 9th, 2007 St. George City Council Meeting and Presentation of the Historic Downtown Beautification Area Conceptual Plan.

the design guidelines to site features alone. While site features such as lamp posts and benches contribute to the historic character, other features and elements have been more meaningful to visitors and residents historically.

Another aspect lacking in the original process was more public involvement. Although the process was discussed informally there was no formal discussion with the collective public. It would have been particularly beneficial to involve long-time residents who remember the vitality the downtown area once had, as well as the historic features that may have been overlooked. The guidelines would likely be more widely embraced and followed if the public participated early in the effort. Residents who participated in the visioning process may have felt a sense of ownership as they saw the improvements implemented downtown. Potential contention over the improvements could be addressed and resolved early on rather than part way through implementation. Mitigating efforts in behalf of disgruntled citizens proved to be costly on the Water Walk project, which sought conflict resolution late in the planning and even implementation stages, again emphasizing the importance of early public involvement.

New Approach

Historic elements were superficially addressed in our initial inventory stage, without an in-depth analysis of what contributed most to the historic character. A more appropriate approach would have derived from study of historical documents of early city streetscapes, followed by analysis to rehabilitate and in some cases recreate them to carry the character of early St. George over in new construction.

In order to define the historic elements further, additional information was gathered from photographs, history books, journals, memoirs, periodicals, museums, and

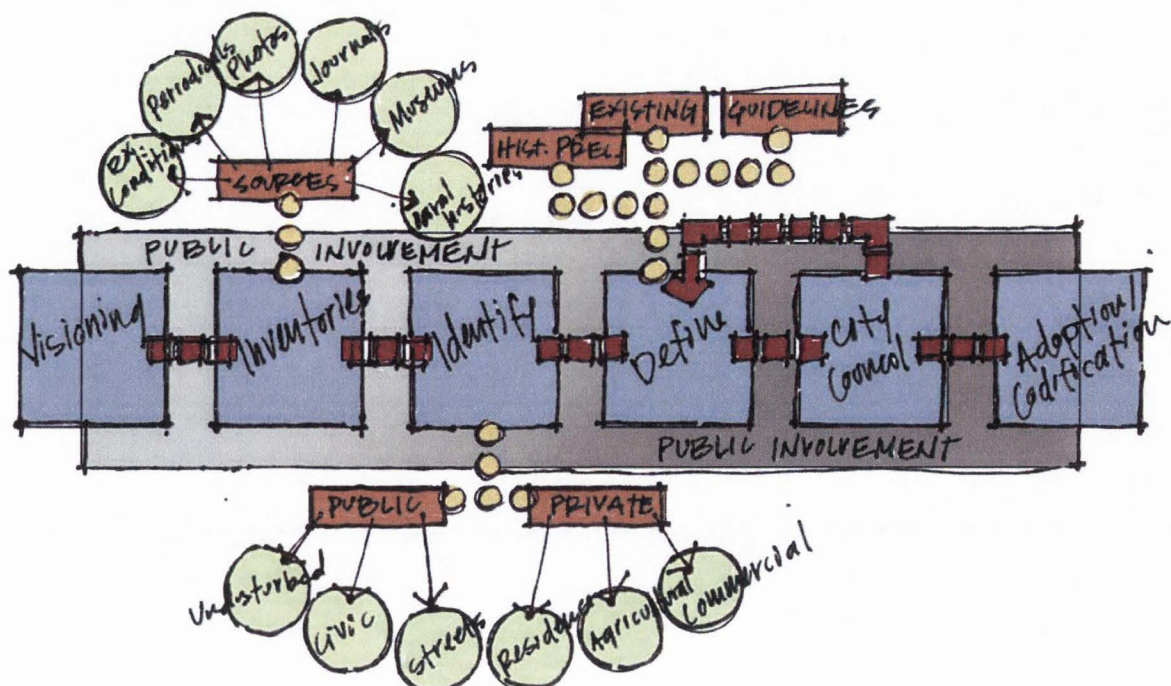


Fig. 9. This diagram represents the ideal approach with public involvement early on and throughout the process. Inventory is also included and is an essential step in becoming familiar with the historic characteristics of the area.

personal communication. The majority of the photographs acquired by the City of St. George came from the Utah State Historic Society in Salt Lake City. The only limitation of this source is that original dates are not always included and the researcher is left to speculate.

Additional research was conducted through the Lynne Clark Collection, a privately held collection in St. George comprised of over 15,000 photographs; Ms. Lynne Clark has been indispensable in deciphering dates and locations. Additional photographs were found in university special collections dating back to the late 1800s, including Dixie State College, Brigham Young University, Utah State University, University of Utah, Southern Utah University, Snow College, and Utah Valley University. The Daughters of

the Utah Pioneers (DUP) Museum had various photographs and artifacts along with plaques offering supplementary information.¹⁸

Most of the diaries, journals, and newsletters were found in university special collections. The Val A. Browning Special Collections at Dixie State University holds many diaries and journals as well as over 200 oral histories regarding St. George history. These sources recorded consistent themes such as: the sound of the water flowing through the irrigation ditches near the sidewalks, tree lined streets, the unique and varied architecture, and community life downtown. Residential gardens and plant material including tree, shrub, and flower species, fencing of the lot, road widths, and surface material of roads and sidewalks are also verified in these historical records. The historical accounts of St. George spoke volumes of what was historically significant to early settlers and some of these elements still exist in the landscape.

General Historic Preservation Approaches

Historic preservation/restoration approaches can vary from project to project in levels or classifications. It is important to understand the terms commonly used regarding historic projects. Historic **preservation** entails that an element considered historically significant is existing, sustained, or protected. Measures are taken to ensure the historical integrity is maintained in material, detail, form, and character. **Restoration** is the process of taking the historic element which has been altered or is no longer existent and is modified or rebuilt to be exactly how it was when it was originally built or a specific period. **Rehabilitation** is the act of taking the historic element which still has the original characteristics, but is in poor condition or incorporating modern conveniences in an effort to prolong the life and utility of the structure or landscape (air

¹⁸ See the final pages of Appendix B for photographs acquired by the City of St. George.

conditioning, automatic sprinklers, etc.). **Remodeling** of historic elements is taking the original character or detail and modifying it so that it is no longer as it was in the original state.¹⁹

The first approach or level of a historic project could be classified as a **purist** approach to preservation. This approach would take a historic element and through using same materials, character, style, location, etc. would be exactly as it was when it was originally built. A historic landscape that has used this approach is Williamsburg, Virginia. Williamsburg has been preserved and restored to look as it did at a specific time in history. The streets are paved the same way as they were in the 18th century. New homes and infrastructure were demolished so that original homes and gardens that had vanished from the streetscape could be restored.²⁰

The second approach could be classified as a **referential** approach where different materials are used but are very similar in character or style as the original element. This approach is often used when a historic element is obsolete or no longer safe or appropriate to use. A historic landscape that has used a referential approach is the Gettysburg battlefields. For a long period of time the paradigm behind historic preservation was to allow for the natural dispersal of trees and other vegetation. More recently the National Park Service has decided to change to a purist approach by deforesting new vegetation to restore the battlefields as they looked during the time of the civil war. There are varying levels within the referential approach and pinning down the appropriate level of historic reference can be a slippery slope. The Historic Water Walk

¹⁹ Design Guidelines for Residential Historic Districts in Salt Lake City, Winter & Company, p. 19. See also the National Park Service definitions for preservation terminology: http://www.nps.gov/history/local-law/arch_stnds_10.htm.

²⁰ Colonial Williamsburg website. <http://www.history.org/Foundation/cwhistory.cfm>

recently completed in St. George is an example of a referential approach to historic preservation. The Water Walk is not a restoration of the irrigation ditch because it is not in the same location nor is it built out of the same material; it's purpose is aesthetic rather than utilitarian. The Water Walk has relocated the historic irrigation ditch on the inside of the sidewalk instead of on the outside of the sidewalk and has lined the ditch with concrete. The Water Walk is categorized into the referential approach because it references many historic characteristics of the original irrigation ditch.

In the second approach, the referential approach, the designer or committee responsible for design holds a great deal of responsibility in how much of history is referenced. The referential approach can be a slippery slope because of the design choices that are made; there is room for a lot of compromise, which, in the end, will determine the historic accuracy that will be reflected and remembered. With each compromise the project takes, the further from the original character the landscape moves, until it moves into the next approach.

The third approach to historic preservation, associated with remodeling, is the **olde towne** approach; this approach could be considered outside the realm of preservation. The olde towne approach implements historic elements from different locations or eras in an effort to appear authentic. An example of this is Frontier Land in Disneyland. The area known as Frontier Land has been made to look like a certain period of time, from a certain location, while that specific area in Disneyland never possessed those characteristics at any period in time. The same approach has been taken in many cities to some extent, including St. George where historic looking elements are used in an effort to portray a history that was never consistent with the area.

These three approaches, purist, referential, and olde towne are appropriate in given situations. In the beginning stages of planning historic preservation, restoration, or remodeling it is important to choose the approach that best fits the project. Each has its benefits and pitfalls. The purist approach will most likely be the most costly in research and development, while the olde towne approach will be less historically significant. The approach decided upon by the City of St. George for the historic downtown best fits under the referential approach.

STREETSCAPE ANALYSIS

The first section of this chapter briefly discusses general elements associated with streetscape and the perception of place. Many studies have been conducted in the field of landscape architecture regarding how a user experiences place. The ideas used in this chapter come primarily from studies by Stephen and Rachael Kaplan, Kevin Lynch, and the Royal Design Council. While there are other sources in this area, these recognized groups are adequate for this paper. In the later part of this chapter, the St. George streetscape is broken down into categories and the historic character of each category is analyzed.

General Elements of the Streetscape

In planning the streetscape, it is important to discuss briefly how we as humans perceive place. Stephen and Rachael Kaplan, in *Cognition and Environment*, maintain that people prefer places that have characteristics of coherence, complexity, mystery, and legibility. A coherent place is well organized, structured, repetitive, and free from clutter; it is understandable. A complex space promises something new with each visit; this quality keeps people involved and coming back to the place. Mystery is associated with the quality of discovery; a mysterious place points to what may lie ahead and encourages movement through the space. Legibility refers to the quality of identity and individual pieces relating to an overall wholeness; a legible place allows visitors to explore without getting lost.²¹ In *Image of the City*, Kevin Lynch discusses the importance of legibility and coherence in the cityscape,

“By this we mean the ease with which its parts can be recognized and can be organized into a coherent pattern. Just as this printed page, if it is legible, can be visually grasped as a related pattern of recognizable symbols, so a

²¹ Kaplan, Stephen and Rachael, *Cognition and Environment*, p. 81-87.

legible city would be one whose districts or landmarks or pathways are *easily identifiable* and are *easily grouped into an over-all pattern*.”²²

Legibility and coherence are both critical in creating a successful streetscape.

Definition of space also contributes to the overall experience of place. Overhead structures, such as trees, awnings, and trellis’ at the appropriate pedestrian scale, can make people feel a sense of enclosure and the space becomes more intimate. Without an overhead structure, the space can feel very public, open, and impersonal. A barrier between pedestrian and vehicular traffic also offers the pedestrian a sense of protection from the vehicle. These barriers can include bollards, planting containers, planting strips, street trees, benches, and several other site features.

The list of site features is almost endless: mileposts, railings, street lamps, site lighting, bollards, clocks, signage, litter collectors, street nameplates, paving or surfacing, water features, seats, traffic signals, signs, utility poles, light poles, meters, trash cans, fire hydrants, manholes, wires, lights, plant material, plant containers, alarms, newsstands, telephones, bus shelters, kiosks and other notice boards, etc. Kevin Lynch and Gary Hack grant that just listing all the different elements relays a “sense of disharmony”. They point out that the

“World of detail affects the appearance of the whole, and if it accumulates without design, as it usually does, it can create a sense of clutter. And yet designers may put too much stress on these details or stress the wrong details. The user is affected by the texture of the floor, the shape of the steps, or the design of a bench because he uses them and is in direct contact with them. Other details, not directly used, may escape his conscious attention. He sees the light but not the light pole, uses the telephone but does not notice the wires overhead. The designer invents a special form for the light pole, and at some expense puts the wires underground, while neglecting to put a back on his bench. Details require

²² Lynch, Kevin, *Image of the City*, p. 2-3. (*Emphasis added.*)

an investment of design and supervision if they are to be finely shaped, and the effect for the user should justify that investment.”²³

Consistent site features aid in the overall experience of place; they also aid in the sense of arrival and way finding within the historic downtown. Legibility and coherence are results of careful site feature planning and design that help the pieces relate to the whole creating a defined, unique sense of place. This type of planning is appropriate for a historic district that has been set aside because of historical significance, meaningfulness, and age. **The historic district should be an area that is uniquely defined from the rest of the city.**

In selecting new site features in a historic district, the designer should attempt to provide a visually uncluttered street scene and a harmonious experience. **The designer should consider the following criteria: suitability, scale, materials, fixing, and numbers.**²⁴ Suitability is synonymous with appropriateness. Suitability of site features refers to, among other things, reference to the appropriate time period with which it is associated. If referencing a specific historical period, is the site feature suitable or appropriate for that period? In addition, does the feature fit in with the overall theme and pattern of the streetscape? Suitability also refers to functionality; does it do what it is meant to do? In the case of litter collectors, are people using them or is there litter scattered about the site? Is the placement appropriate? In the case of benches, are they comfortable, are people using them, are they *suitable* for this site?

Scale refers to the appropriateness of size. Pedestrian scale, in respect to site features, denotes a general size that helps the pedestrian (who generally moves slower through a space) feel more comfortable in a space. For instance, street lights on the

²³ Lynch, Kevin and Hack, Gary, *Site Planning*, p. 187.

²⁴ Design Council, *Streets Ahead*, p. 25.

freeway are nearly 100' tall (public scale or vehicular scale), whereas street lights in a pedestrian oriented environment are seventeen feet tall or less (personal scale or pedestrian scale). In a small downtown, pedestrian scale is most appropriate in selecting the size of site features. In *Streets Ahead*, the Design Council notes that,

“It is crucial that eye level should play a proper part in siting. Eye level largely determines the basis of scale in a street and it is vital that the impact of furniture should be related to the needs of the space as seen by people who use it.”²⁵

Signs placed at eye level (generally five to six feet and up to ten feet) are generally at the appropriate scale, whereas signs that are thirty feet tall would be at a vehicular scale.

Material may be one of the most important criteria in referencing historic site features. As many of the original manufactures of site features are no longer in operation (albeit some still are and can often replicate the historic site feature), using similar materials to those used historically will greatly reinforce the historic character of the area.

Fixing refers to how the feature is mounted or fixed to the ground or wall. In a plaza space it is sometimes appropriate to not fix chairs to the ground to allow the users to configure them as they please. However, vandal proofing is most often the reason for fixing features to the ground. The hardware used in fixing can also reinforce the character of the feature like on street lamps.

The appropriate numbers of site features is important to consider because this criteria can be influential in the perceived clutter. In addition, siting the appropriate number of street lamps in an historic district will potentially influence the luminosity of the site.

²⁵ Design Council, *Streets Ahead*, p. 26.

Streetscape Elements Specific to St. George, Utah

As mentioned earlier in regards to the Main Street Approach, revitalization combines historic preservation with economic development. As these efforts materialize, people will begin to come downtown for an experience. What will their experience be? How will they see the downtown and what feelings will they have when they come downtown? Will the long time residents reminisce about the “good ole’ times”? The landscape and architectural design guidelines are aimed at providing a unique experience for those who visit this part of town. The landscape design guidelines addressing the streetscape and site features should begin to influence the user’s experience of the historic downtown environment.

In selecting site features, it is important to conduct rigorous study and research on what was truly present historically or historically authentic. Staying true to the city-specific site features and streetscape is important in maintaining the integrity of the historic character. Bringing in new themes that have no basis in the historic context is inappropriate and is seen as no more than a generic “Olde Towne” imitation. In many cases, however, there will be the need for site features that were not used historically. Elements such as bollards, backflow preventer covers, electrical boxes near trees for seasonal lighting, tree grates, etc have appeared more recently and are necessary additions to the modern streetscape in order to protect the public health, safety, and welfare. These site features were not used historically in St. George, but they should reference materials that were present historically. As noted in *Streets Ahead*, “an area generously endowed with iron railings might call for outdoor seating and litter bins based on steel frame and slatted wood designs rather than concrete.”

This section breaks down the historic elements that comprise the streetscape and site features specific to St. George. First, the history of each element will be described, then, what is currently used will be analyzed, and finally recommendations for each will be suggested. The following elements will be discussed: block and lot layout and building setback, roadways, architectural style, irrigation ditches, tree lined streets and lawn planting strips, retaining walls, street lighting, fencing, signage, seating, and litter collectors.

Block and Lot Layout and Building Setbacks

Like most towns settled by Mormon pioneers, St. George is aligned on an orthogonal grid pattern based on Joseph Smith's Plat of Zion of 1833. The Plat of Zion was created by Joseph Smith for an earlier settlement in Independence, Missouri, but was also used in nearly 500 other settlements in the West.²⁶ According to the original plat map of St. George (Fig. 4 on page 5) completed February 24th, 1862, by Israel Ivins, the town site was composed of approximately fifty-five full and fractional blocks. Each block was recorded as six acres and sixty-four rods in size (6.4 acres) without the roadway. Plat "A" was the first to be settled on January 23rd, 1862. Plat "A" is wedged between and protected by the western black ridge and the northern red hill. The blocks were numbered one through fifty-five from the southeast corner and snaked upward toward the north. Subsequent plats "B" (located to the east of Plat "A"), "C" (south of Plat "A"), and "D" (north of Plat "A") would be settled later (see Fig. 10). Each plat is in harmony with the next, in a perfect grid, overlaying an irregular landscape.

²⁶ Sterling Historical Society website. <http://waltonfeed.com/stirling/history/plat.html>. For more information regarding Joseph Smith's Plat of the City of Zion see an article from the Library of Cornell University by John W. Reps, Professor Emeritus, Department of City and Regional Planning: <http://www.library.cornell.edu/Reps/DOCS/smith.htm>.

Each block was divided into eight lots; the lots were reported as containing twelve-and-a-half square rods (0.8 of an acre) and measuring sixteen rods (264 ft) in length and eight rods (132 ft) in width. Land was first set aside for civic and religious buildings. The town square was designated as block 16, where the Tabernacle would eventually be located. The future temple site was planned for the southeast corner in block 27 of plat "B". Churches spread across the town doubled as schools; these structures were named First, Second, Third, and Fourth Ward and can be seen on the

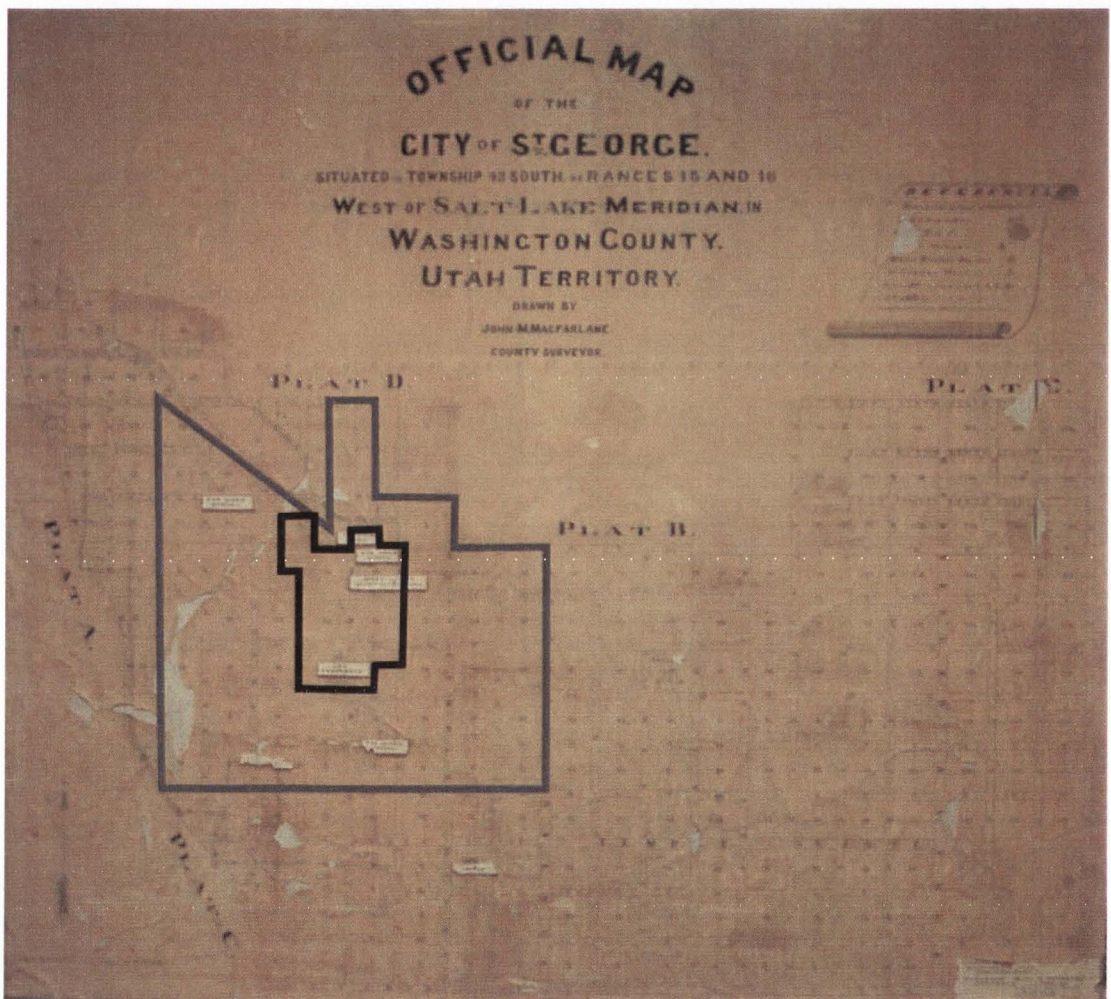


Fig. 10 Photograph of the 1877 Plat Map by John M. Macfarlane, county surveyor. The dark box outlines the current historic district and the lighter box outlines the proposed historic downtown.

original plat map.

Erastus Snow, the camp counselor, drew lots from a hat as the means of assigning each family a lot. Corner lots were thought to be more desirable because there was more access to irrigation water.²⁷ Lot orientation is a consistent checkerboard pattern from block to block; lots on every other block were divided in half North and South (four lots on the north half and four on the south half). The lots in between were divided East to West. This alternating pattern is evident in the layout of numerous Mormon communities, and afforded views into back-yard open space rather than into the neighbor's house across the street. Lots upstream were also thought to be more desirable because of the minerals that were often carried down slope from flood irrigation. As a result, some of these down slope lots became so infertile they had to be abandoned. Most homeowners had to amend their soil in the beginning, bringing loam from the river and adding large quantities of manure.²⁸

Generally, commercial buildings were not set back from the right-of-way; for example, along Tabernacle Street they were built on the right-of-way line. In front of these buildings is a ten foot wide sidewalk that sits in the right-of-way between the storefront and the road. The change in setback was evident when passing from residential to commercial use; commercial structures were much closer to the roadway as opposed to residences with spacious front yards.

Today the grid pattern is still prevalent. Lot sizes are considerably smaller as homes now line the outside of the blocks. The view into the backyard open space will not likely be recaptured because development has erased this unique pattern over time.

²⁷ Whipple, Maurine, *The Giant Joshua*, p. 115.

²⁸ Kane, Elizabeth, *A Gentile Account of Life in Utah's Dixie 1872-1873: Elizabeth Kane's St. George Journal*, p. 96-98.

Further subdivision of lots has allowed homes to line the exterior of the block all the way around providing views to the front door of the homes across the street. The majority of the downtown residential blocks still maintain substantial interior open space, although, the practice of creating infill development in the interior of the block is becoming more common. Another less common practice that should be kept in check is the removal of paved roadway between two blocks in an effort to combine blocks. The new Town Square has implemented this strategy and removed the road between two blocks in order to create a larger parade ground. This practice, if overused, makes the grid pattern unrecognizable. Residential structures vary in setback distances, but all maintained a more sizeable setback from the road than the commercial structures; this quality is governed by the local zoning ordinance and setback regulations.

The orthogonal grid block configuration distinguishes the historic character of the downtown area and should be preserved. Combining adjacent blocks by removing paved roadways should be done sparingly as overuse will detract from the grid organization. The distinction between commercial and residential setbacks creates legibility in the historic district and should be maintained. Creative infill projects should be employed to maintain the interior open space of the blocks within the historic downtown, including uses such as community gardens, parks, or private backyards.

Roadways

Roads are perhaps the most defining element of the grid pattern. Each block was bounded by a roadway width of five rods and seven-and-a-half feet (90 feet). Many roadways in Utah reflect the same generous widths so that an ox drawn wagon could

make a complete U-turn without having to circle the block or backup. Roads have evolved from rough dirt to smooth dirt to paved surfaces.

Power poles used to run down the center of both Main and Tabernacle Street and were later moved to the sides around the 1930s. Angled parking was allowed along Highway 91 on each side of the street as well as most of the other streets around town.

Main Street still accommodates angled parking and parallel parking on Tabernacle. Most other streets downtown including Tabernacle allow parallel parking, with the exception of St. George Boulevard (Highway 91), which is governed by the state. Parking is prohibited on this street because of higher speeds and heavier traffic volume today; angled parking would create high accident rates in this area. Recently, UDOT constructed landscaped medians down St. George Boulevard, old Highway 91. The street section no longer has room for parking with a landscaped median and four lanes of traffic. Most streets downtown maintain the ninety-foot right-of-way and continue to have substantially wide paved surfaces, ranging from sixty to seventy feet across.

Although distinct in character, the historic ninety-foot roadway is problematic in many instances particularly at the intersections. Narrowing roadways at the intersections by using bulb-outs can reduce vehicular speeds and improve pedestrian walkability. Bulb-outs reduce the unprotected distance between curbs to allow for a shorter, safer crossing. While it may not be practical to continue earth surfaced roads in the historic downtown, areas such as the heritage farms or parks can reference this historic paving method.

Architectural Style

Most of the construction within the first decade of settlement focused primarily on religious and civic structures, early settlers lived in temporary homes. The temporary housing that existed ranged from wagon boxes and tents, to

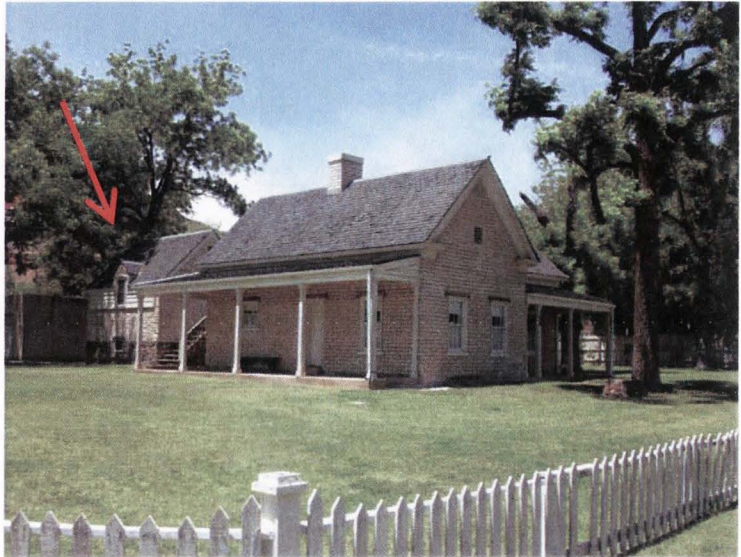


Fig. 11 The secondary structure is located to the left of the main home and is representative of the temporary housing found in the early settlement.

dugouts with willow thatched roofs. Eventually, tract style, adobe brick homes were built with equal dimensions on each inhabited lot. As residents began to build permanent homes, these “starter homes” were used as granaries or guesthouses. The reconnaissance level survey²⁹ conducted by History Projects, a Salt Lake based firm, indicate that there were nineteen different architectural styles associated with 355 historic sites in St. George.³⁰ All sites fifty years or older in the City of St. George were surveyed within a 1,951 acre boundary. These sites were then given an “evaluation” rating of “A”, “B”, or “C” based on the historical integrity of the structure. Of the 355 sites surveyed, 253 sites

²⁹ History Projects, *St. George Reconnaissance Level Survey*, 1994.

³⁰ The architectural styles identified were Bungalow (28%), Other/Vernacular (18.3%), English Tudor Revival (13.5%), Victorian Eclectic (11.3%), Classical/Other (7.3), Greek Revival (6.2%), W.W. II Cottage (4.2%), English Cottage (2.2%), 20th Century/other (2.2%), Federal (1.7%), Italianate (0.8%), Colonial Revival (0.8%), International (0.8%), Art Deco (0.5%), Picturesque/other (0.3%), Romanesque Revival (0.3%), Arts and Crafts (0.3%), PWA Moderne (0.3%), and Modern/other (0.3%). All these percentages are based on the 355 sites surveyed.



Fig. 12 The old Washington County Courthouse was built in the Greek Revival architectural style (ca. 1875). *Courtesy of the Utah State Historical Society.*

(71.2%) were rated as “A” and “B”, and are therefore qualified as “potentially eligible” to be listed on the National Register of Historic Places (NRHP). St. George currently has twelve structures listed, which leaves a large discrepancy between

listed and potentially eligible structures. Over thirty structures have been designated Landmark Sites by the Historic Preservation Commission.

Allen Roberts, owner of History Projects and noted for his work on historic preservation projects in Utah, stated that St. George has the “best collection of 1860s-1880s Greek Revival architecture” in Utah. The public structures designed during this period continue to be well maintained, and some of them are registered on the NRHP. Restoration projects have excelled on these public buildings. However, many of the residences with a Greek Revival architectural style have receive “B” and “C” ratings because of the detrimental alterations that have occurred over time. Roberts also holds that the city has an “excellent collection of English Tudor and English Cottage style period revival homes dating from the 1920s and ‘30s”.

When locals are asked what they think best defines the historic character of downtown St. George, they generally identify structures and architecture. Structures like the Temple, Tabernacle, County Courthouse, Woodward School, and Thomas Judd Store have long been important to the residents of the city through several generations. The

varied styles of residential homes in the area also create a distinctive feel. Similarly, the materials that were used in construction help define the historic character of St. George. Perhaps the most unique building material visible in historic structures standing today is the red toned sandstone. The St. George Tabernacle boasts this natural color of sandstone that was quarried near the present day Red Hills Golf Course. Red sandstone boulders

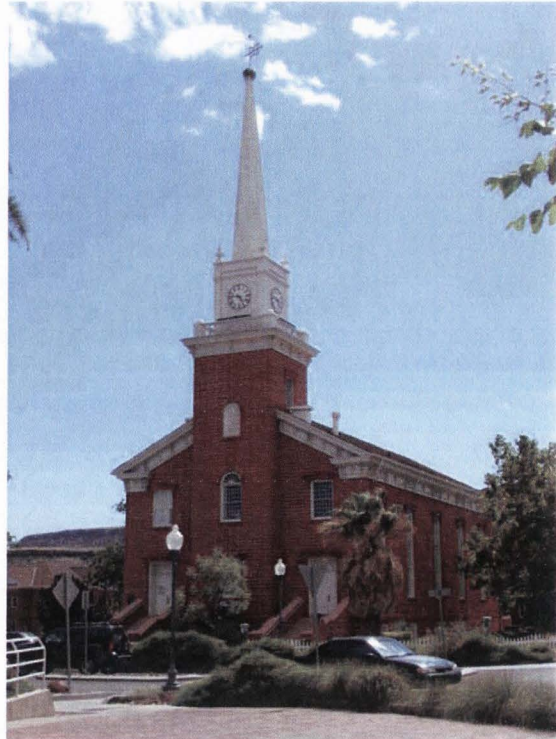


Fig. 13 The 131 year old St. George Tabernacle is built from locally quarried sandstone.

were hand-hewn from the hillside, and then reduced in size on-site to about two-and-a-half feet wide. The stonemason's signatures can be seen by the many unique tool marks on the outside walls. The old Washington County Courthouse was constructed in the same manner, as was the Woodward School. Stone rejected from public buildings was often used in private residences. One such home is the Brooks Home, a landmark site located on Main Street.³¹

Today, city code addresses architectural detail, building width, heights, orientation, setback, and scale. New construction is required to be harmonious with the surrounding environment and to go through the design review process with the Historic Preservation Commission to ensure compliance. While many of the larger buildings have

³¹ Karl Brooks, "Oral History."

been protected, some of the homes evaluated as “A” and “B” rated structures have already been destroyed or significantly altered, causing their historic contribution to be lost.

In an effort to make preservation easier the International Existing Building Code (IEBC) was established. The IEBC is geared more toward historic structures than the International Building Code which focuses solely on new construction. By adopting the IEBC the City of St. George would be encouraging rehabilitation of existing buildings and preservation of historic structures, reinvestment and revitalization, safety (rehabilitated buildings are safer than vacant buildings), increase tax revenue, smart growth and sustainability.³²

Stronger awareness and educational programs should be employed to promote historic preservation ideals and encourage owners to apply for historic designation. More of the historic residential structures need an intensive level survey, and more landmark site designations need to be promptly issued. The structures evaluated as NRHP eligible should apply for registration. Through more designations, awareness has the potential of being raised and subsequently more contributing structures could be preserved. An alternative expanded walking tour could aid in raising awareness and educating the public about the significance of each structure. Continuation of the Invitational Art Exhibit should be pursued.

The Invitational Art Exhibit was held from 1988 through 1999 to showcase historic buildings through paintings by local artists. This activity contributed to the passing along of the unique stories of each historically significant home and the people who built or

³² The National Trust for Historic Preservation website: “Public Policy Report in Forum May/June 2007” http://www.preservationnation.org/resources/public-policy/center-for-state-local-policy/additional-resources/mpp-iebc_building_codes_forum-mayjune07.pdf

dwelt in them. **Lynne Clark is currently working on a photographic history of St. George that will be done in time for the sesquicentennial of the city in 2011. This work will help raise awareness of the historic architectural characters of St. George and potentially influence developers to use preservation ideals. Materials such as red toned sandstone with basalt rock foundations should be used in new construction to be harmonious with the surrounding historic character. Adoption the International Existing Building Code (IEBC) to govern and encourage rehabilitation of historic structures should be considered by city officials.**

Irrigation Ditches

“The brook gurgled pleasantly in our ears,” writes Elizabeth Kane in January 1872.³³ Built as a means of survival, irrigation ditches were the lifeblood of the newly sprouting town. These dirt bermed trenches carried an essential and valuable resource to every inhabited lot. Irrigation water was so important that there needed to be a person to monitor the use of the water and ensure everyone took only what they were appropriated. Each lot was appropriated three hours worth of water every twenty-four hour period. In addition to irrigation needs, the ditches supplied the residents with their water supply. At specific times in the day (sounded by the Tabernacle clock and bell tower), livestock was to be cleared from the ditch to allow residents to collect “clean” water for drinking and other household tasks. The alkaline soil made the water distasteful and when storms would roll in the ditch water would remain cloudy and muddy for a sustained period of time afterward.

The main irrigation ditches were traditionally located on the edge of the road. Most ditches were excavated trenches with exposed soil and later lined with concrete. In

³³ Elizabeth Kane, *St. George Journal*, p. 59



Fig. 14 Existing residential irrigation ditch lined with concrete and stones.

joints of diversion, wood and stone often reinforced the ditch. Head gates along the main irrigation ditch would allow water to enter each individual lot and proceed to flood irrigate the lawn and garden. In some instances, a more intricate canal system would direct water to

specific locations like orchards or vineyards. One photograph indicated that wood lined a portion of a ditch. This treatment was not widely practiced, except for diversion points, perhaps due to the insufficient resources. The nearest sawmill was thirty-five miles away, making lumber impractical and expensive. One location where remnants of a residential ditch have been preserved is in front of the northern most structure of the Seven Wives Inn on 100 West (Fig. 14). This residential ditch is made of concrete and is no larger than six inches by six inches.

Currently, a portion of the citywide irrigation system is still active and used by residents. It runs in a concrete gutter south on 100 East, then east on 100 South, and from there south on 200 East. The unique pale green home on the corner of 200 East and 100 South uses the water to irrigate the fifty plus year old roses, among other plants.

The city has recently completed the Water Walk on Historic Main Street. The urban water feature runs from Cox Pond, at the top of Main Street, down seven-and-a-half blocks in a stylized irrigation ditch to the new St. George Town Square. This project is an attempt at interpreting this historic element that is nearly extinct. The original

concept hoped to use varying materials for the ditch—in the first section, the water would run from a natural spring, down a dirt embanked ditch, transitioning to a rock lined channel, and finally a concrete canal where it would terminate in the



Fig. 15 Reproduction of a residential irrigation ditch at the end of the Historic Water Walk in the Town Square.

town square. Budget cuts and other political issues changed the original design; now the water runs down a concrete trough. While the project does not use historic materials or place the ditch in the accurate location, it is successful in communicating the importance of water in St. George history in a fun and interactive way.

It is recommended to preserve the open-air flow of the current, active irrigation ditches. The practice of covering the ditch is discouraged, as there are only a few functioning irrigation lines in town. By putting the ditch underground, the cooling and sound effect it produces will be lost. In the future, the city may want to daylight covered irrigation ditches similar to the Water Walk, and Salt Lake City's City Creek. If nuisance complaints surface in regard to the irrigation ditch other creative solutions should be pursued, such as allowing small sections to be taken underground while leaving the majority of the water open to the air. If homeowners decide to no longer utilize the ditch water, which is the current trend,

the water could be delivered to a park and feed a public water feature. Private residential ditches should also be preserved whenever possible even if they are no longer functioning.

Tree Lined Streets and Lawn Planting Strips

Historic photographs of the downtown area reveal young street trees as early as 1870. Some of the trees identified from old photographs include Mulberry, Ash, Sycamore, Silk Tree (Mimosa), Black Locust, and Cottonwoods.

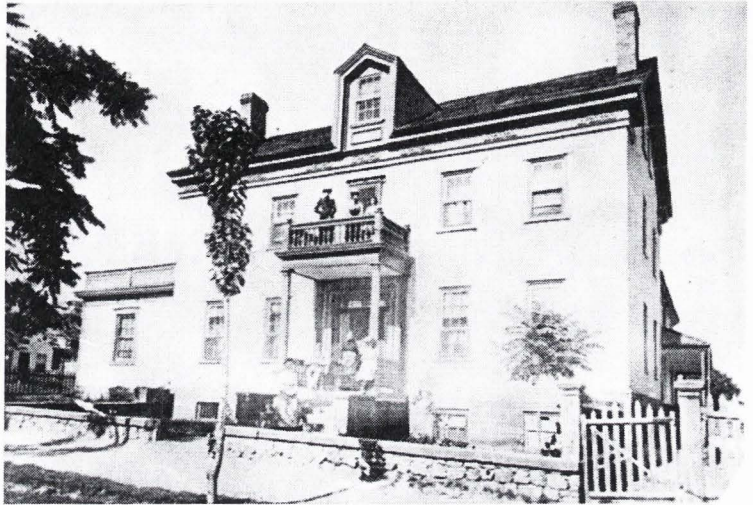


Fig. 16 Erastus Snow “Big House” demonstrates the early practice of street tree planting (ca. 1870s). *Courtesy of the Utah State Historical Society.*

An entry in the Elizabeth Kane diary relates how impressed she was by the tree lined streets that had sprouted up so quickly in the relatively young town,

“The ‘streets’ of St. George are smoothly graded wide lanes, water murmurs along the edges of all the side paths, which are overhung with trees; vineyards and orchards surround the houses, and there are so many birds about that Evan [her son] said ‘the cottonwoods seem to have budded out in blackbirds.’”³⁴

This journal entry was written on Christmas day in 1872, just eleven years after the settlement of the town.³⁵ Several existing mature trees in the historic district have been

³⁴ Kane, Elizabeth, *A Gentile Account of Life in Utah's Dixie 1872-1873: Elizabeth Kane's St. George Journal*, p. 2

³⁵ Kane, Elizabeth, *A Gentile Account of Life in Utah's Dixie 1872-1873: Elizabeth Kane's St. George Journal*, p. 7-8, 96.



Fig. 17 View of Main Street looking south (ca. 1920s).
 Courtesy of the Lynne Clark Collection.

documented as being
 planted as early as 1890.³⁶
 A few years ago, a
 hazardous tree, estimated
 to be eighty years old by
 the city urban forester,
 was removed due to
 dieback. Shade was very
 important to early settlers

of St. George living in a desert climate. The native landscape was devoid of any large trees near the newly laid out town in 1862. Cottonwoods, willows, and mesquite trees shaded the rivers further south in the valley and the natural springs on the north end of the valley.

The type of trees used between 1870 and 1875 were found in a newsletter entitled, *The Utah Pomologist* later known as *The Utah Pomologist and Gardener*. Joseph Ellis Johnson, editor of the publication into the 1880s, was called to the “Dixie Mission” partly because of his expertise in the field of horticulture. The tree species recorded in this newsletter included: Brazilian Tree or *Solanum macranthum*, California Black Walnut (could be a good lumber tree), Mesquite (used as a hedge because the long thick thorns repel livestock), Mulberry (White, English Black, and Downings Everbearing Mulberry *Morus multicaulis*), Chestnut, Beach, Maple, Birch, Larch, Elm, Olive, and Almond.

³⁶ The historic marker in front of the Grundy Home, located on Main Street and 150 North, indicates the Mulberry street tree was planted in 1890 making this hardy tree 117 years old.

Surrounding the Brigham Young Winter Home (100 West and 200 North), in addition to a producing historic vineyard and apricot orchard, are Modesto Ash trees planted approximately seventy-five years ago. They create an ambiance unmatched in the city. When strolling along the sidewalk on 100 West between 200 North and St. George Boulevard, one realizes what a unique place the large tree canopies create collectively. In the hot summer sun, temperatures in direct sunlight as compared to shaded areas can differ as much as ten degrees.³⁷

Photographs have been helpful in identifying the location of street trees; typically, the street trees were placed near the irrigation ditch where they could tap the critical water supply between the dirt road and sidewalk. Street tree spacing was between fifteen to twenty feet and thirty to forty feet. They were more abundant in residential areas than in commercial areas. Nearby municipalities in Washington County and other Mormon settled towns reveal the street tree placement and spacing. Around the 1930-1940s residents began to plant grass under the trees. This is generally the historic cross-section of the planting strips: curb, eight to twelve foot turf planting strips with street trees spaced between fifteen and forty feet, then a four to six foot sidewalk. The residential and urban planting strips differed according to old photographs. When concrete sidewalks began to be constructed in the 1930s and 1940s the curb and sidewalks were integrated in the urban areas of town. Street trees in residential areas of town continued to enjoy wide turf planting strips.

Existing patterns of large mature street trees in planting strips reveal this historic treatment particularly on 100 West, from Diagonal to Tabernacle Street. As seen in a sidewalk survey (Fig. 18), the current pattern of street trees and turf planting strips is

³⁷ City of St. George, *Southern Utah Guide to Trees*. 2000, p. 7.

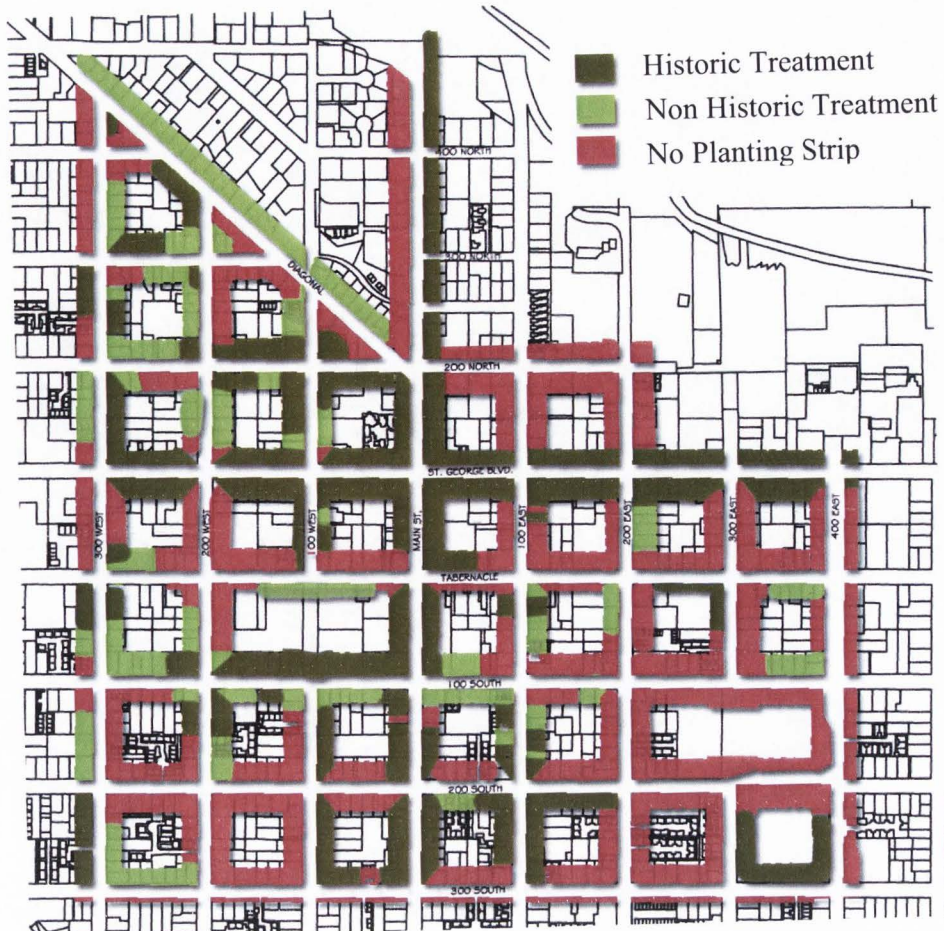


Fig. 18 Sidewalk Survey Map

inconsistent. Dark green indicates the historic planting strip treatment (23%). Light green indicates a planting strip without the historic treatment (34%). Red indicates the areas where the sidewalk and curb/gutter are integrated leaving no planting strip (43%). Main Street and the St. George Boulevard are shown in dark green not because of the historic treatment, but because they have both been recently remodeled and will unlikely be altered in the near future.

One concern with the urban street and shade trees is the creation of a monoculture, an area with concentrated plantings of the same specie of tree. Monocultural plantings are more susceptible to the spread of disease and eventual

elimination, as demonstrated by the spread of the Dutch Elm disease and the demise of the American Elm across the country. The Modesto Ash is an example of a tree that has been widely popular in St. George and is a fantastic tree exhibiting many similar qualities of those used historically, unfortunately, a virus called Ash Yellow has taken this tree off the approved street tree list because of potential outbreak.

As development increases in the downtown core, it is important for as many historic trees to be preserved as possible. A new county building will be constructed on a site that has at least twelve large mulberry trees including six or more along the planting strip, and six or so in a row inside the block. Without formal encouragement, along with technical advice on how to preserve mature trees over fifty years old, there is no assurance that these trees will make it past the demolition phase of this project. During construction of the recent town square and water walk projects along the historic Main Street, some mature trees were saved and some others were not. Although not all mature trees can be saved, proper vegetative management techniques must be followed to ensure preservation of historic trees whenever possible.

The city of St. George decided to widen Main Street a number of years ago, which required reclaiming portions of front yards within the city right of way. The renowned author and St. George native, Juanita Brooks, owned one of these lots that would lose some front yard. In front of her house stood three large trees. They were in the right of way and would need to be removed for the project. Brooks insisted that the city preserve them. The mayor told her that she stood in the way of progress and that they needed to be removed. A few days later, the mayor received a letter from the federal



Fig. 19 Juanita Brooks locust tree nearly 130 years old (2007).

government designating the three trees on Juanita's property as National Heritage Trees and they still stand today.³⁸

Currently, trees located in the right-of-way can only be removed by the city tree crew as stated in the city Urban Forestry Plan. In the recent past, the urban forester has tried to implement the state heritage and big tree program; however citizens did not want any restrictions placed on trees inside their property. They wanted to be able to take them out whenever they wanted to. The

urban forester and Shade Tree Board are actively compiling an approved tree list specific to the historic downtown. Other concerns citizens have had in regard to relining the streets with trees is blockage of store front signage. A separate list could be developed that would encourage small leafed trees to be planted in areas where signs could potentially be blocked by foliage.

Where this project was determined to be referential in approach, the most important characteristic decided upon by the Shade Tree Board and city council was that the trees canopy the streets. In commercial or urban areas, historic photographs depicted wide sidewalks with little vegetation. In an effort to make downtown more conducive to

³⁸ Karl Brooks, "Oral History". Juanita Brooks had a friend in Washington D.C., Nels Anderson, who she worked with in getting those trees designated as heritage trees.

pedestrians the same guideline for residential areas is not recommended for commercial or urban areas. The availability of shade and color in planting beds was more of a design consideration than to be purist in leaving the commercial streetscape with limited shade. Turf planting strips in commercial areas that are prone to higher foot traffic also poses a design concern. With these design considerations in mind it would be more appropriate to plant perennials or shrubs in the commercial or urban plant strips rather than turf. The commercial areas will be less historically accurate than the residential areas. This compromise is considered appropriate especially for St. George, because in the authors view it is more important to revitalize the downtown through a referential approach than risk a purist restoration to the downtown only to see it is too hot for people to enjoy.

Trees older than fifty years old should be persevered wherever and whenever possible. Prior to new construction, protective fencing should be erected outside the drip line in an effort to preserve healthy trees over fifty years old. A variety of trees should be used in order to avoid monocultural plantings, while still maintaining consistent tree types in groups. Each street should use the same tree species between blocks (not necessarily the entire stretch of the street) and alternate between different species on adjacent streets. The heritage and big tree program should be revisited and the urban forester should pursue designations on this state register. Much like the landmark sites designation, the heritage and big tree designation will help raise awareness of the historical significance of large trees. Residential streets should be lined with approved street trees at a spacing of between fifteen to forty feet. Commercial streets should also receive street tree plantings to provide shade opportunities for users. Residential planting strips



Fig. 20 This series of conceptual drawings outlines (1) the existing condition of many planting strips, (2) the approach of removing sidewalks that are integrated with curbs, setting them back six to twelve feet, and then (3) planting street trees.

should also be planted with turf and commercial planting strips with perennials or shrubs, preferably low water using.

A plan should be devised in order to preserve healthy mature trees over fifty years old. An intensive street tree planting effort should be undertaken to realign historically tree-lined streets. Planting strips indicated with red on the sidewalk survey should be first priority in this street tree planting effort. Planting strips indicated with light green should receive second priority. This action will dramatically improve the historic character of the historic downtown (Fig. 19).

Sidewalk widths should be between four to six feet in residential areas and six to twelve feet in urban areas. It is important to match the historic widths of the sidewalk that will be linked in new construction. Integrated curb and sidewalk is discouraged in the residential areas.

Retaining Walls

Retaining walls were historically used to retain the residual slope of overlaying a girded road pattern on an irregular landscape. As noted earlier, the St. George valley sloped downward from north to south. Retaining walls were made out of native stone



Fig. 21 The image on the left shows a basalt rock retaining wall. The middle image shows a wall that combines both basalt and sandstone that is over eighty years old. The image on the right shows current wall construction practices that are inconsistent with the historic character.

including black basalt, red sandstone, and limestone. Like some of the early homes, some retaining walls were built from the rejected stone from early building projects. Most of the retaining walls were less than four feet tall allowing for pedestrians to view over the wall. Historic walls were both dry stack as well as mortared into place.

Currently, most new retaining walls are block or keystone interlocking walls. While the color tone may imitate native stone, the use of these contrast with historic character originally seen in retaining walls. These walls lack accurate texture, joints, mortar, and historical heights. Many new existing walls are out of scale and make the pedestrian feel uncomfortable.

Retaining walls over fifty years old should be preserved whenever possible. Historic material such as native basalt rock, sandstone, and limestone should be used in the construction of new retaining and decorative walls within the historic district. Retaining walls that require intense engineering and must use other materials should face the walls with historic materials where possible. Wall heights should be less than four feet; where walls must be taller, terracing the wall to decrease expansive singular planes will keep the wall within the pedestrian scale.

Stones may be both dry stack or mortared in place. The mortar may be hidden to give the appearance of the dry stack method or beaded as seen in the basalt wall in Fig. 21.

Street Lighting

Lamp posts were an integral part of the historic streetscape. Visual qualities of lamp posts that require attention of designer include: fluting, color, ornate detailing, materials (cast iron or stamped steel), etc. In *Streets Ahead*, the design council cautions against using lamp posts that reflect a specific time in history or that have a stamped date on them. They recommend using simple, timeless fixtures. In cases where original fixtures are still present, retrofitting and updating them is encouraged.³⁹ In the case of St. George, no original fixtures remain, they are however well defined and visually apparent in historic photographs. The fixture selected for the St. George historic downtown

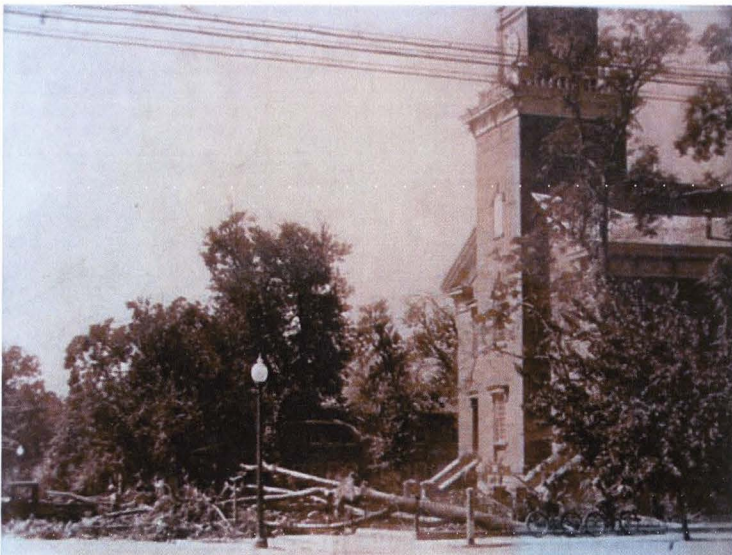


Fig. 22 Lamp post on Main and Tabernacle Street (ca. 1920s or 1930s). *Courtesy of the Lynne Clark Collection.*

closely resembles the scale and shape of the fixture used historically.

Kent Larson, the service crew foreman for the City of St. George, has been working for the city for many years and has removed some of the non-functioning historic

³⁹ Design Council, *Streets Ahead*, p. 25-26.

lamp posts. He related, from personal experience, that these early lamp posts were Cooper Lighting fixtures that were stamped steel posts with an aluminum base to cover the fastening hardware. These fixtures can no longer be found in St. George salvage yards. The exact model number is unknown. The replacement fixture, for many years afterward, was a HADCO product that to the untrained eye is nearly identical to the original Cooper fixture.

Currently, the city is reverting back to using Cooper products because they endure better than HADCO, in their opinion. Based on historical photography and help from Rick Hansen (Chief Electrical Engineer), and Kent Larson (Service Crew Foreman), the recommended fixture closely resembles the fixtures used historically, which meet new standards required by the American National Standard Institute (ANSI) and the National Electrical Manufacturers Association (NEMA), and accurately represent the attributes noted previously. One concern with regards to the globe portion of the newest fixture is that the city has approved a dark metal night-friendly cap to be placed on top of the globe, which decreases light pollution. The



Fig. 23 One of the many street lamps used in the historic downtown. The dark metal night-friendly cap is used on the top half of the globe. This image also shows the correct Cooper Lighting post with the exception of color (2007).

cap reflects the light that is projected upward back to the ground preserving a darker night sky. While a good concept, the metal cap detracts from the true historic character of the globe, which was visually one piece. An alternative to the cap is placing something inside the globe to reflect upward projected light back to the ground, thus preserving the appearance of a complete globe as well as contributing to the desired darker night sky.

The city should be flexible and allow the lamp posts in the historic downtown to not be held to having the night-friendly cap, thus preserving the historic character of the lamp post. High Pressure Sodium bulbs should be used in the historic downtown to relay the historic yellow glow and low luminescence. There is not a specified foot-candle required in St. George so the luminosity could be low which would also reinforce the historic light quality. The currently recommended lamp post fixture is Cooper Lighting Model #LS-30-16³/₄-14-BK-PC.⁴⁰

Fencing

Fencing is visible in old photographs around every lot in order to keep livestock contained. They were mostly wood picket fences no more than three or four feet high. They were most likely made from pine harvested in the Pine Valley area. The top of the fence resembled valleys and peaks (peaking at the larger posts and swinging downward and then upward again in between the posts). A six to twelve inch baseboard is present in some but not all of the picket fences.

⁴⁰ See Appendix B for site feature standards.

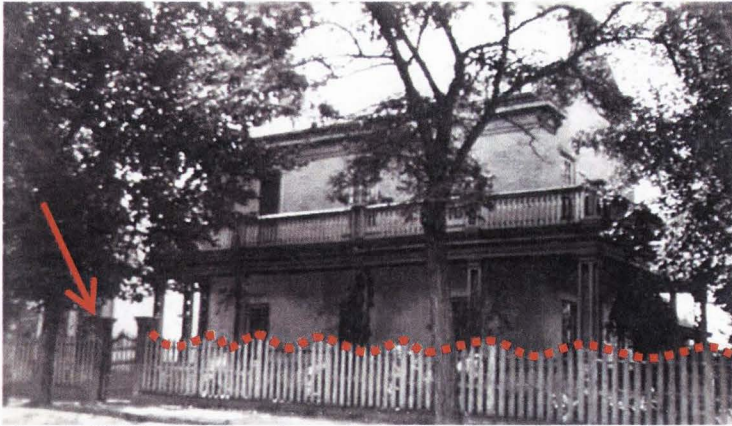


Fig. 24 Valley and peaks style of fencing as well as the dark colored gate columns (ca. 1909). *Courtesy of the University of Utah Willard J. Marriot Special Collections.*

A stylistic darkly painted column stood on either side of a lathed gate, similar to the historic gate on display within the courtyard of the Greene Gate Village on Tabernacle Street (Fig. 25). The dark wood

columns are seen today around town and are painted with a dark green paint. Wrought iron fences are also present in this period as seen in an 1875 photograph of the old courthouse (Fig. 11 on page 30). A solid wood slate fence is also seen toward the rear of the courthouse. The early wrought iron fences were typically the bow and picket style fences, resembling a wood picket fence in vertical rods and bows or arches over the scalloped picket (Fig. 26). A wrought iron fence in front of the Seven Wives Inn, on 100 West, bears the name Stewart Iron Works Co. Cincinnati Ohio. This company began in 1886 in Covington, Kentucky and from 1903 to 1915, a branch operated in Cincinnati, Ohio; Stewart Iron Works is still in business



Fig. 25 This image illustrates masonry wall, wood picket fencing, as well as the wood gate column (ca. 1870s). *Courtesy of the Utah State Historical Society.*

today; they maintain old fences and manufacture new ones as well.⁴¹ This fence was built in the 1990s, according to the previous home owner, and is a great example of appropriately referencing the historic character. While the fence is not



Fig. 26 Original lathed picket gate on display at the Greene Gate Village Bed and Breakfast. The green paint is historically significant as well (2007).

historic, it fits in very well with the other wrought iron fences of an earlier period.

Today the city employs the white picket fencing and green columns around civic buildings such as the Art Center, Woodward School, and old Washington County Courthouse. The LDS Church has maintained the same style fencing as that shown in Figure 25 around the Brigham Young Winter Home. Similar fencing has been installed around the Tabernacle. The green column is currently repeated in the historic downtown in the signage and kiosks.

Many of the wood picket fences are being replaced by vinyl fencing. The complaint is that wood is too hard, too costly, and too time intensive to maintain, while vinyl is nearly maintenance free. In speaking with Kim Campbell, the Historic Preservation Commission Chair and local architect, he recommends that all wood fences be switched to mono-extruded vinyl, which reportedly does not yellow like older vinyl.

⁴¹Chiroca Foundation Website, "Cemetery Ironwork", <http://chicora.org/cemetery_fences.htm>.



Fig. 27 An existing wrought iron fence similar to the ones seen in historical photographs. This fence shows the bow and picket style fence with the scalloped picket.

In the restoration projects he is involved with he says he always uses vinyl in place of wood for fencing. Time will tell if it can withstand yellowing.

Preservation of fencing older than fifty years is encouraged.

Partial historic fences should not be discarded; rather restoration should be employed where possible. Partial historic fencing that cannot be restored could be given a creative new use such as a display or a garden accent. New fences should maintain historical characteristics of transparency and be no taller than three or four feet permitting pedestrian visual access into the yard. Historic materials of wood and wrought iron are encouraged; mono-extruded vinyl is permissible. Chain link fences are discouraged in front yards and if used in the back yard appropriate visual screening should be employed so as not to be seen by pedestrians.

Signage

Signage has evolved in St. George over time. The earliest signs were on building fronts and store windows as seen in Fig. 5 on page six. Signs were also placed on awnings as they began to appear. Monument signs were used sparingly right in front of the advertised storefront. Three-dimensional signs attached to the storefront started to be

used in the 1920s. Post signs would later begin to clutter the streetscape as more and more traffic came through town on Highway 91.

Today signs within the historic district are governed in the Historic Overlay Zone Ordinance (§10-13C-7) and signage outside the historic district are governed by the Signs and Displays Ordinance (§9-13-1). The sign regulations in the historic district address mounting, freestanding pole signs and low profile signs, prohibited signs, color, and letter style. New signs are required to have the approval of the Historic Preservation Commission before a permit will be issued.

Lynch points out the negative stigmatism that signs have in the cityscape and offers this insight,

“design theory thinks of them as ugly necessities to be suppressed or minimized. But a landscape must communicate to its users. In a complex and mobile world, many messages must be carried by contrived symbols. If signs are ugly, it is not by their nature but because they are thoughtlessly used, ambiguous, redundant, and fiercely competitive.”⁴²

Signs have great potential of communicating a sense of place perhaps more than any other site feature. Suitability, scale, materials, fixing, and numbers, have a great deal to do with signage.

Signs should be suited for the historic district, not necessarily in content but in appearance; for instance, the font and graphic design can reference historic lettering and traditional simplistic design. Signs should be pedestrian scale and placed in pedestrian ways as signs in the early 1900s were designed for the pedestrian. Appropriate materials should be used to communicate the historic character as seen in historic photographs and utilized in surviving historic signage.

⁴² Lynch, Kevin and Hack, Gary, *Site Planning*, p. 187.

Fixing of signs to walls, columns, or as free standing low profile monuments were all utilized historically. The number of signs should be carefully monitored to avoid redundancy and clutter. Appropriately designed signage will not visually compete with the surrounding environment and should be in harmony with the overall historic theme.

Seating

Seating has been one of the most difficult features to research. The only seating referenced in historic sources was willow woven benches. The only seating seen in historic photographs was indoor chairs brought outside specifically for posed scenes. Neither photography nor artifacts in local museums demonstrate a bench or any other seating apparatus from which to base a recommendation or define an outdoor seating standard.

During the August 9th, 2007 presentation to city council, I learned the bench and litter receptacle I recommended in the beautification concept plan was undesirable because the wood slats between the black steel frame were perceived as very short lived in the hot St. George sun and dry climate. The city council recommended the benches be all metal and with a light brown (labeled as “Bronze”) powder-coat. This was disappointing because of the disparity between the black lamp post fixtures and the light brown benches, not to mention the intense heat absorbed by all-metal benches. Wood benches not only would have added to the historic character through weathering, they would have tied together both cast iron and wood site features, as well as being more comfortable.

Although backless seating may look nice, backrests and armrests are preferred amenities. Some seating should be located in shade and some in the sun. Seating should be located off the major pedestrian corridor out of the way of passersby. People generally like to be seated slightly above the average level of the surrounding environment giving them a visually superior point of view to activity. Locating benches up against a wall or planting helps the persons seated feel a sense of enclosure and protection. Rather than lining benches or placing individual chairs in rows it is preferred to encourage interaction by arranging seating in ninety degree configurations. To help facilitate an enjoyable and relaxing seating location, it is important to consider where the people sitting will be looking; orientation of seating can add or detract from the experience. Placement of benches should allow for the user to face landmarks or focal points as opposed to stark building walls or the street.

Benches should be sensitively placed (incorporating the above-mentioned preferences) contributing to an enjoyable experience. After an exhaustive and unfruitful search by the author there haven't been any benches captured by historic photography or kept by local museums. An appropriate style or model of bench still needs to be identified. In the meanwhile, a bench consistent with other site features of the time period, such as the street light fixtures, fencing, should be criteria or selecting this bench. Landscapeforms manufactures a bench that would fit this criteria, it is the Plainwell Series wood bench with metal sides and a durable wood seating surface. Without further research, this model of bench is complimentary to the street lights and the fencing materials (wood or wrought iron) and would be a satisfactory choice.



Fig. 28 The approved litter collector as seen in the new St. George Town Square (2007).

Litter Collectors

Litter collectors fall into the same historical category as the benches. Litter collectors were not present in the old photographs that I observed, although the streetscape was very clean and void of debris and

garbage.

There are generally two schools of thought in respect to litter collectors—one school sees the receptacle as always overflowing (because they are always full), unsightly, and detrimental to the visual quality of the space. This school would like to see litter collectors taken off site encouraging people to take their litter home with them. However, the other school of thought seeks to provide receptacles that are sited sensitively. People are more likely to use litter collectors near parking, seating, food establishments, and other slower paced areas. Placing collectors on fast paced pedestrian corridors increases the chance someone will attempt to throw their litter into the receptacle and miss. The Design Council recommends, in *Streets Ahead*, that “Site [collectors] close to the point of litter production in positions where they can be integrated with other elements of street furniture and where they can be easily emptied.”⁴³

⁴³ Design Council, *Streets Ahead*, p. 29.

Litter collectors should be sensitively placed to maximize use and ease of maintenance. The approved litter collector is the Landscapeforms Plainwell Series bronze litter receptacle. A better choice in the author's opinion would be the same style as the recommended bench Plainwell series wood and metal litter receptacle. This model would be more consistent with the overall historic quality of downtown as opposed to the all-metal models.

Added to the list of non-historic features present in the St. George streetscape are: drinking fountains, bollards, newspaper stands, tree grates, bike racks, art pedestals, backflow preventer covers, and electrical box covers. These features all need to coincide with the historic character being represented. **The materials and color of these features or their coverings should reference the materials and color of the retaining wall, lamp post, or wood gate column that do have historical origin.**

Evolving Structure

In the reconnaissance level survey conducted by History Projects, the historical development of St. George has been broken into three categories: Historical Context I: Settlement and Early Community Building (1861-1879), Historical Context II: Community Stabilization and Moderate Growth (1880-1919), and Historical Context III: Post War Modernization and Tourist-Based Economic Expansion (1920-1944). These periods were used to analyze the growth, development, and architectural style. These same categories are appropriate for discussion regarding the changes in the streetscape. From 1861 to 1879 the streetscape didn't change very much. The city was still focused on settlement and survival. Between 1880 and 1919 the streetscape would change slightly as the automobile entered the scene. Beginning in the 1920s asphalt began to

surface the roads. The streetscape drastically changed in respect to lighting, gas pumps, and the clutter of signage. This section will discuss the evolving structure of the streetscape in light of the three time periods mentioned above. Each period is described as well as drawn out in a typical urban street section.

Streetscape between 1861-1879

In the early settlement the general streetscape resembled the section drawing in Figure 29. The roads were grubbed and appeared to be very rough due to the wagon wheels and livestock hooves leaving their imprint on the dirt surface. When it rained heavily, the roads would become nearly useless as horses and wagons would often slide around on the clayey surface and create even deeper ruts. Photographs show wagon wheels covered in mud so extensively that the spokes are not visible. Even when roads were dry, the soft sand caused livestock to move at a snails pace.⁴⁴ Some roads outside of town were described as having many “jolting rocks subjected the pioneer wagons, animals, and human tempers to a terrific strain.”⁴⁵

The roads were relatively flat and bordered by a rough cut trench for irrigation

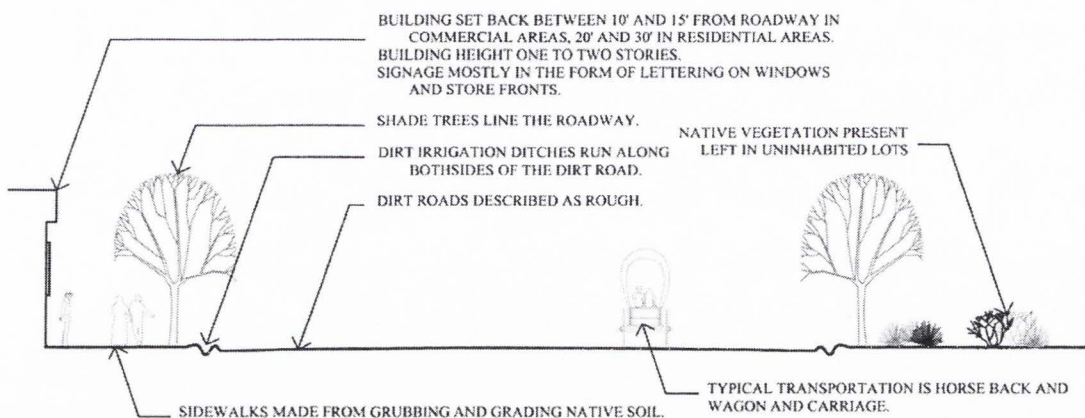


Fig. 29 Typical urban streetscape between 1861 and 1879.

⁴⁴ Larson, Andrew K., *I was Called to Dixie*, p. 523.

⁴⁵ *Ibid.*, p. 514.

water. In a few historic photographs, the irrigation ditches appear to be bermed up on both sides as if the spoils were piled up and left where they lay, however, in other photographs, it appears as though the irrigation ditch is flush with the grade of the street and the spoils have been spread out. In front of commercial establishments, wood planks can be seen bridging the ditch for accessibility.

Sidewalks also appear to be graded dirt, although much smoother than the roadway. Sidewalks appear to be wider in front of commercial buildings and narrower in front of residences. In some towns, it was customary to see wooden boardwalks covering the sidewalks, however due to scarcity of lumber this practice was not instituted in St. George.

Few buildings lined the streets during this period, as much of the time was spent building the Tabernacle, Temple, and other religious and civic structures. Of the 355 structures documented in the 1994 reconnaissance level survey, 15.5% were built between 1861 and 1879. The first housing structures have been described as “tents, wagons and makeshift dwellings, such as willow houses chinked with mud and covered with ‘bagus,’ stripped sugar cane stalks.”⁴⁶ Adobe brick homes were also built and considered by many to be just temporary. The Social Hall and old courthouse would be some of the first completed permanent structures made out of sandstone in 1870. Building heights, with the exception of spires, towers, and steeples, were typically no more than two stories tall. The Temple, Tabernacle, and Washington County Courthouse were, for a very long time, the tallest buildings around. Buildings were initially built closer to the road than in later time periods leaving the rear of the lot open for large residential gardens.

⁴⁶ History Projects, *St. George Reconnaissance Level Survey*.

Rows of trees planted early by settlers, near the irrigation ditches, provided shade for pedestrians and an increase aesthetic value. Rugged natural vegetation can be seen on the opposing side of the roadway where lots had not yet been inhabited. Trees are present between the irrigation ditch and the compacted soil sidewalk, providing a vertical barrier along the road as tree canopies have not fully matured. Plants that were used in this period have been recorded as being more utilitarian such as shade trees, fruit trees, and vegetable, grain, and cotton crops.⁴⁷

The intersection of Main Street and Tabernacle Street (and later on Highway 91) was the commercial hub during this time period. Commercial signage was mostly found on the storefront and windows in the form of painted lettering. There are also a few examples of four to five foot wood free standing monument signs placed near the irrigation ditch in front of the advertised storefront.

Streetscape between 1880-1919

The next period, from 1880-1919 (Fig. 30), was characterized by moderate growth of the commercial district of Main Street, Tabernacle Street, and Highway 91 as buildings filled in between, existing structures. Street trees continued to grow, providing added shade to the side paths below. Tree canopies were starting to surpass the building height and created more needed shade. Road improvements became a necessity as the automobile became more popular. Roads appeared to be better groomed and concrete sidewalks began to be installed as early as the 1910s. With the advent of the automobile

⁴⁷ Plant listed in *The Utah Pomologist and the Gardener* from 1870-1875 include: **Fruit**-Grapes, Gooseberry, Sand Cherry (*Prunus pubescens*), Apples, Pears (marginal), Plums, Peaches, Apricots, Almonds, Nectarines, Figs, Pomegranates, Hybrid Cherries, Currants (not well adapted), Strawberries, Raspberries, Blackberries (worthless), Winter Pears, Beurre d' Anjou, Josephine d' Meline, Redfield Pear, and Jute. **Flowers**- Potted Roses, Fuchsias, Pelargonium, Hollyhocks, Dahlias, New Jerusalem Lily, Paeonies, Gladiolus, bulbs, and Strawberry Rose Tree. **Vegetables/Crops**- Sweet Potato, Bluegrass, Potatoes, Lobelia, Cassaba Melon, Corn, Cotton, Wheat, and Barely. While this list is not all the plants the early settlers used, it represents those discussed in *The Utah Pomologist and the Gardener*.

in the early 1900s, equine drawn wagons and carriages slowly disappeared from the streetscape in the later part of this period. Paved roads made their appearance later on in this time period, concrete sidewalks found their way around more of the town, and curb and gutter provided a more stabilized channel for the irrigation water to flow through. Water was carried under the road in tunnels and then resurfaced at the other side. Planting strips were better defined by concrete surfaced sidewalks and irrigation ditches. Power poles made an appearance down the middle of Tabernacle and Main Street to provide power to homes and businesses. This placement avoided conflict with the street trees that lined most of the downtown streets. Fire hydrants were strategically placed; one appeared in a photograph on the southwest corner of the Social Hall.

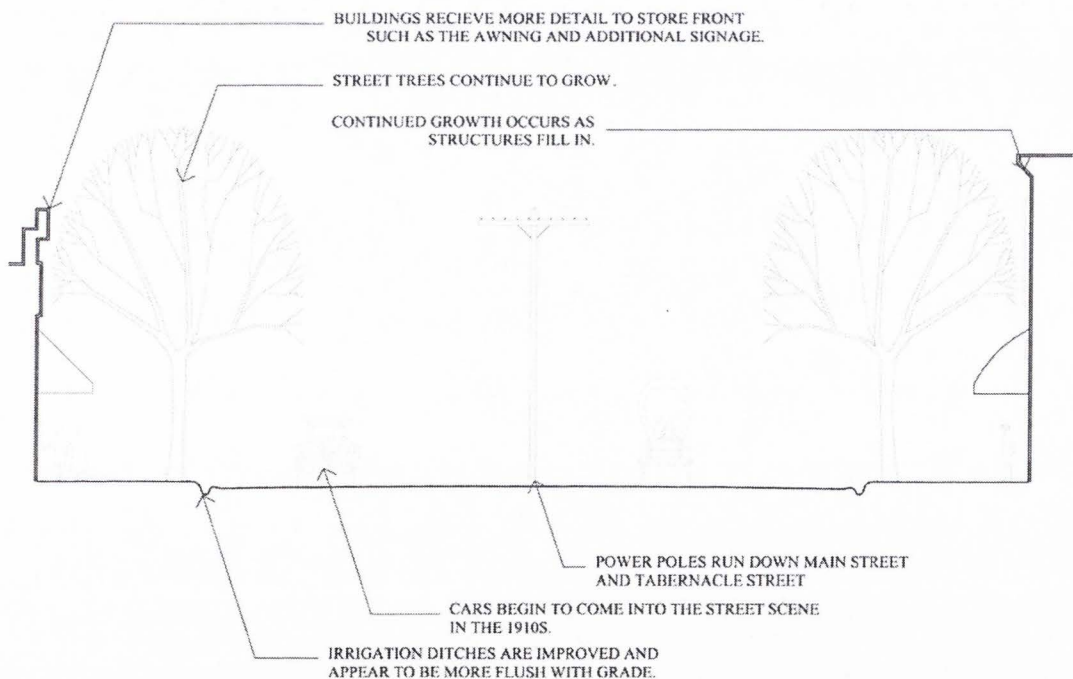


Fig. 30 Typical Urban Streetscape in between the years 1880-1919.

Streetscape between 1920-1950s

Signage was more prominent in this period. Business owners began using signs that protruded from the buildings and drew pedestrian attention. Post signs were also seen as gas stations began to line Highway 91. Cloth or canvas awnings were also implemented as a new storefront amenity. Traffic signs appeared on the sides and middle of the road. A “Slow Down” sign placed in front of a power pole, warned drivers entering Main Street from Highway 91. Wood marker posts with the intersection coordinates were placed on the corners of the block. Most signs were low enough to be visible under the tree canopy. Although some signs began to exceed the pedestrian scale and be more vehicular scale.

A consistent street lamp was present in several photographs; the glass globe was a transparent white, the top of the dark colored post flare at the top and bottom, the bottom wider than the top. The globe also appeared to have a



Fig. 31 Intersection markers on Main and Highway 91 (ca. 1933-35). *Courtesy of the Lynne Clark Collection.*

finial on the top giving the top of the fixture an upside down acorn look. The post was fluted and ornamented on the top and bottom. A picture taken in the 1920s or 1930s (Fig. 21 on page 44), shows large trees being cut down in front of the Tabernacle. In the

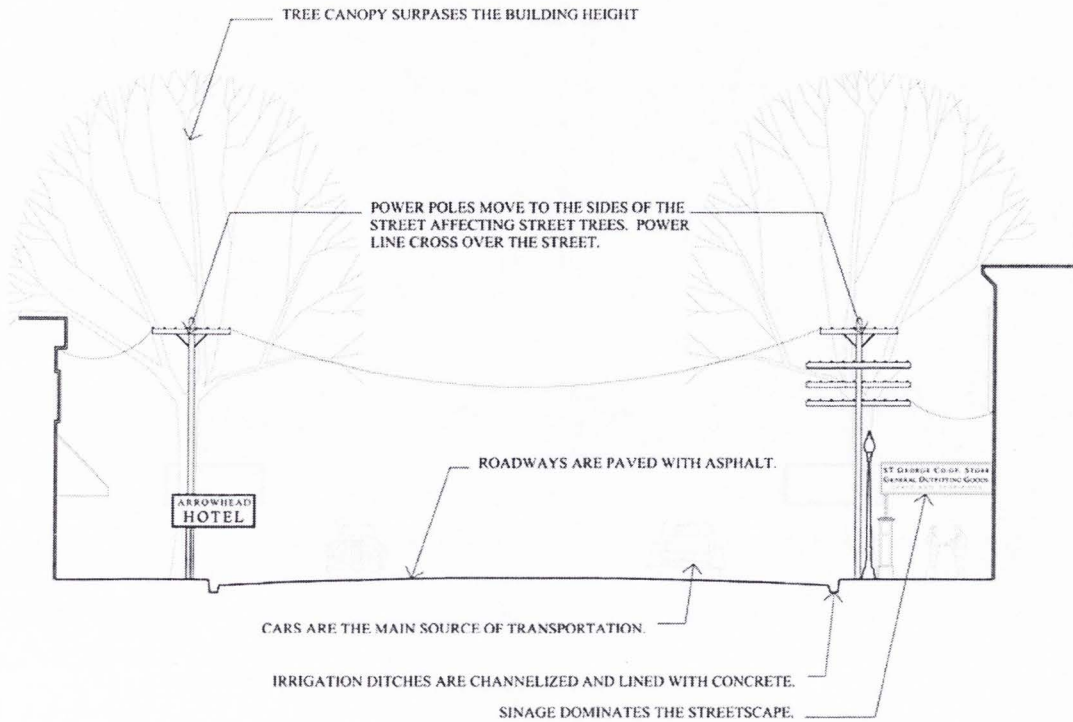


Fig. 32 Typical urban streetscape between the 1920s and the 1950s.

foreground of this picture, one of these lamp posts is shown silhouetted nicely against the fallen tree canopy. Power poles found their way out of the middle of the street and into the planting strip also affecting the street trees. Power lines were strung across streets as well as down one side of the street.

Wrought iron fences were still prevalent as were wood picket fences during this period. More variation in the style of picket fences was seen in old photographs. Fences were similar to the previous period—low and transparent.

Signs become a more predominant streetscape feature, particularly along Highway 91, aimed at drawing in the ever-increasing tourist traffic. During the rodeo, banners of bucking broncos, cowboys and cowgirls, and stars were strung from one side of Highway 91 to the other. Gas pumps began to be a common street feature as vehicular traffic increased. The streets were beginning to be lined with lights.

The asphalt roads that came into existence further defined irrigation ditches. Concrete surrounded and lined all the irrigation ditches in the downtown area. Dry concrete bridges as opposed to the old wooden planks or earth berm were implemented in order to allow vehicular access to commercial and residential parking or driveways. The water was still open to the air in the majority of the downtown.

Planting strips began to be planted with lawn around the temple square as early as 1935. Private landscapes began to be designed and more formally organized as opposed

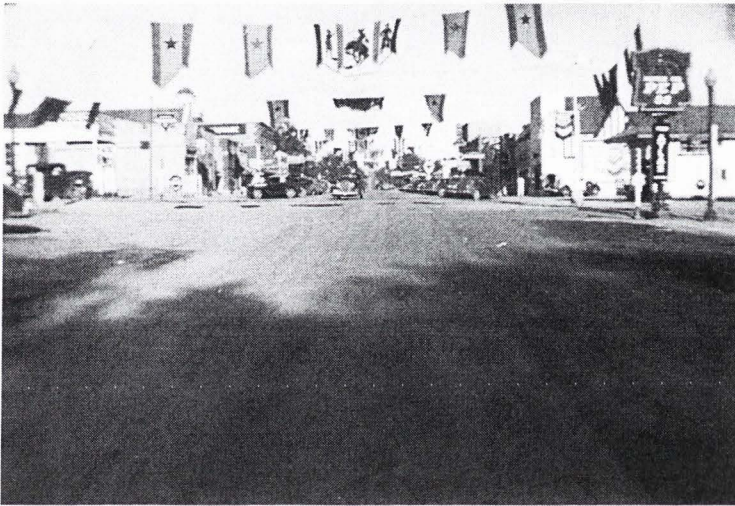


Fig. 33 Highway 91 (SG Blvd.) during the rodeo (ca. 1933-35). *Courtesy of the Utah State Historic Society.*

to the traditional vernacular landscapes. Distancing away from functional landscapes to more aesthetic landscapes was becoming more common. Clipping of junipers was also popular in residential situations

during this time. The practice of tree pollarding or topping (cutting branches back to stubs to increase water sprout growth) was implemented in many street and landscape trees. The temple grounds, for instance, received a looped sidewalk that led pedestrians from garden to garden.

Today the streetscape in the historic downtown is stagnant. Recent projects are continually striving to revitalize the area through landscaped medians, street lighting and street tree planting. As the city continues to revamp and redevelop the downtown the

historical integrity weighs in the balance. With the appropriate design guidelines, the historic character will be preserved and the streetscape will continue to provide a sense of place that is unique to the St. George Valley.

CONCLUSION

The most critical step to develop historic landscape design guidelines for the City of St. George is to produce a thoroughly researched inventory of historic elements. An in-depth inventory and rigorous study of historical elements in the landscape is key in familiarizing oneself with the appropriate sense of place that is to be preserved, restored, rehabilitated, or referenced. Recommendations generated from this process are more likely to be sustainable for generations to come.

The steps in the process that have yet to be accomplished are specifying the historic character through design guidelines (see current draft in Appendix B) and codification. These two steps remain to be taken to help preserve the historic character and identity of the City of St. George, Utah. This document sets forth concepts and recommendations that should inform the landscape design guidelines and site feature standards for the historic district and larger historic downtown. As the city council accepts these principles of preservation, the historic downtown will become more harmonious, coherent, and further develop as a special place.

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APPENDICES

**APPENDIX A. Minutes of the August 9th, 2007 St. George City Council Meeting and
Presentation of the Historic Downtown Beautification Area Conceptual Plan.**

August 9 2007 City Council Minutes

ST. GEORGE CITY COUNCIL MINUTES

WORK MEETING

AUGUST 9, 2007, 4:00 P.M.

ADMINISTRATION CONFERENCE ROOM

PRESENT:

Mayor Daniel McArthur

Council Member Bob Whatcott

Council Member Gail Bunker

Council Member Larry Gardner

City Manager Gary Esplin

City Attorney Shawn Guzman

Deputy City Recorder Judith Mayfield

EXCUSED:

Council Member Suzanne Allen

Council Member Rod Orton

OPENING:

Mayor McArthur called the meeting to order and welcomed all present. He explained that the meeting had been moved into the Council Chambers because of the number of people in attendance interested in the Agenda items. The pledge of allegiance was led by Mayor McArthur and the invocation was offered by Dean Heuring of the St. George Community Church. Mayor McArthur reminded those present that the County Fair is currently going on. He said that their parade will be held on Saturday, August 11, 2007 at 9 a.m. He said that they have great displays and various attractions and encouraged everyone to attend.

Council Member Bunker asked Ms. Harris how they would provide education to the community in general on the benefits of recycling.

Ms. Harris stated that they have a partnership with the Southern Utah Recycling Coalition. She stated that she serves on the Executive Board and through a grant from the EPA they will have education kits that will be in every classroom in every county in Southern Utah. Ms. Harris said that Blue Sky Services sends out a monthly newsletter about recycling and provides an ecofact and an ecoidea in each newsletter.

Council Member Gardner said that he would like to see a task committee look at the information that had been presented.

Mayor McArthur thanked the presenters and the citizens for attending the meeting and showing an interest in the topic.

City Manager Gary Esplin said that he would work with Marc Mortensen and the staff to identify other aspects of the programs. He said they would come back to the Council when they have additional details.

Mayor McArthur adjourned the meeting to the Conference Room.

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PRESENTATION ON DOWNTOWN HISTORIC DISTRICT, TREES, AND PARKWAYS:

City Manager Gary Esplin explained that the presentation was a result of questions raised by members of the City Council about the downtown area, historic district, trees and parkway, and recommendation for the Town Square. He stated that Kent Perkins, Leisure Services Director, would introduce the group that put the presentation together.

Kent Perkins, Leisure Services Director, stated that the project was a combination of the Shade Tree Board and the Parks Planning Division. Mr. Perkins said that Bronson Tatton is a Landscape Intern who has done an excellent job over the summer. Mr. Perkins said that Bronson would be going over the presentation for the Council and then there would be time for questions.

Bronson Tatton, Landscape Intern, explained that Larry Shane, Parks and Facilities Manager had made a presentation to the Council in December of 2006. He said that the presentation he would be making would elaborate on questions resulting from Mr. Shane's presentation. He stated that one of the questions the Council had at the December meeting was what kind of look they wanted for the downtown area. Mr. Tatton said that the presentation would address the look of the area and also give information on costs involved. He said that the goals of the plan were to preserve and restore the historic character of St. George; provide more shade for downtown and reduce heat islands; and, preserve and contribute to the vitality of downtown and the central business district.

Mr. Tatton went through the presentation and discussed the current historic district and the proposed historic district. He explained the different guidelines that were being proposed for the residential areas and the urban areas with respect to trees, site furnishings and site amenities. He showed a slide of a block bounded by 100 West, Diagonal, and 200 North as it currently looks and then showed a slide of how it would possibly look with the application of the guidelines. Mr. Tatton showed a slide of Tabernacle from 300 West to 400 East and then he showed a slide of the changes that would be made if the recommendations made in the proposal were approved. Mr. Tatton described different types of obstacles that would have to be considered such as parkways filled in with asphalt, sidewalk and parkway which are flip-flopped, parkway too narrow for trees and large trees where sidewalks would be. He showed a Parkway Survey Map slide of the beautification area that identified areas that were complete, in transition and needed improvement. He explained that the proposal and associated costs were broken into three phases. Mr. Tatton reviewed the construction cost analysis for each of the phases. He said that Parks staff management has expressed an interest in having the City landscape maintenance crews care for the historic downtown landscape while the other areas would be maintained contractually. He stated that several possible funding sources had been identified. Mr. Tatton stated that several members of the Shade Tree Board were at the meeting and he wanted to give them an opportunity to share their thoughts about the project.

Doug Wulfenstein, a member of the Shade Tree Board, stated that the board has spent a lot of time looking at the area and felt that it should be maintained by the City in order to have a cohesive and uniform look. He said that the board also discussed what type of ground cover would be most appropriate and they agreed that turf would be the best type

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of cover. Mr. Wulfenstein stated that turf was very inviting and it would work best for the downtown area.

Mayor McArthur asked what is the minimum width of the right of way.

Mr. Wulfenstein said that it varies around town but the minimum is 6 feet.

Council Member Gardner said that the focus on water conservation has resulted in some owners taking out the grass and putting in rock.

Mr. Wulfenstein stated that they were looking at the historical district and trying to keep the heart of the City alive. He said that water conservation could be done with state of the art time clocks and irrigation equipment and that it was worth it to preserve the historical feel.

Mayor McArthur asked what types of trees were being recommended for the area.

There was a general discussion about types of trees, planting areas, and how the size of the trees could impact business owners and the effect wanted for shade.

Kent Perkins, Leisure Services Director, said that some of the costs associated with the trees could be controlled by using trees that are already being grown at the tree farm. He stated that there were three ways that costs could be pared back. He stated that one way would be to get into the details and see what can be done, a second way would be to shrink the size of the overall district and the third would be to multi-phase it over several years.

Council Member Gardner said that he liked the effect of the beautification proposal. He stated that there would have to be a careful balance with the trees and the impact they would have on the business owners. He also stated that the proposed medians on Main Street and Tabernacle would have to be looked at. He said that parking is already a priority in those areas and if the medians took away parking it would have a negative effect on that area.

Doug Wulfenstein stated that he cut a tree down a couple of years ago at 100 South and Main. He stated that the tree was 80 years old. He said that the decisions that the Council makes on the beautification proposal will be something that can turn around the downtown area for the next 50, 60 or 80 years.

An unidentified member of the audience stated that where she came from they had walking streets. She said that those were areas where no parking was allowed. She said that there were multi-level parking garages just outside of the area where people could park and then walk to the shops.

Mayor McArthur stated that Boulder, Colorado is like that. Mayor McArthur stated that he liked the historic look that was presented and that they were headed in the right direction.

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City Manager Gary Esplin said that if the Council thinks it is worth pursuing, staff would

come back with a formal recommendation. He stated that the Water Walk, Town Square and the changes made on St. George Boulevard were a start to the process. He said if they could refine the guidelines and get them into a document, it would be beneficial when someone wants to build in the area they would be responsible for that section. He suggested that they pick a couple of the streets in the downtown area and start with them. He said that Tabernacle is critical and would be an example for what they are trying to do in the entire area. He said that they would pick three streets in the area and come back to the Council with a formal recommendation with actual costs. He said that they need to get the guidelines in place so they can give those to people when they come in. Mr. Esplin said that with all that's going on they could get some of the private people who share the vision to help when they come in for the approval process.

Mayor McArthur suggested that they look at matching funds the way they had on the back streets and Main Street programs. He stated that was very successful.

Council Member Gardner said that he agreed and that if they had a plan they could invite property owners to expedite and initiate the standards. He said that if they would do that then the City would help them.

There was a general discussion about the City maintaining the areas in order to have uniformity.

City Manager Gary Esplin said that they would have to look at the ongoing costs associated with maintenance.

Council Member Bunker said that she thinks the west side of Main is another critical area. She said that she was impressed with the presentation and that she appreciated their getting the old photographs and trying to replicate the look.

Doug Wulfenstein said that he would like to make a proposal that they look at Tabernacle and 100 West from the triangle block down to the gazebo at the Woodward. He stated that would be 2 streets that they could put numbers to and come back to the Council.

City Manager Gary Esplin said they would come back with a formal recommendation for Priority 1 and Priority 2.

Members of the Council thanked Bronson Tatton for the work he put into the presentation.

DISCUSSION ON BLOOMINGTON PARK AREA:

City Manager Gary Esplin said that the Bloomington Community Council wanted to discuss the Bloomington Park.

Gail Maxwell, a member of the Bloomington Community Council, stated that in 1999 there was a plan to redevelop the park, but he said the flood came and redeveloped it for them. He said that they had community hearings on the plan for the park. He said they had some trails, sand volleyball courts and a delightful plan. Mr. Maxwell said that after the flood, the design came in without any public hearings and they ended up with ball fields.

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He said that when you look at Bloomington Park you don't see families anymore, you see a lot of people going to ball games. He said they wanted to change that. He explained that about a year and one-half ago James Dotson, Landscape Architect, drew a plan for them but then he retired. He said that Mark Goble from the City's Parks Planning division came out with an intern. Mr. Maxwell said they came out with a plan and there were quite a few people there. He stated that they made some recommendations to the plan of what they would like to see and what they didn't like. He stated that they redrew the plan and that it was neat looking. He said that they invited Mark out for their next meeting so they could continue and Mark informed them that they had been put on the back burner. He said that a few months later they found out that they had been taken off the back burner and put on the floor. Mr. Maxwell stated that they want to get back on the burner. He said that the Bloomington Community Council has funds that they want to use to make the community a better place to live. He stated that they have corporations that are willing to work with them. He said that he thinks they could get much of the work donated. He said that they have funds within their Community Council that they would like to share. He discussed several projects that had been done with the City and said they wanted to sit down with the City and come up with a plan to accomplish some of things they want to do in Bloomington. He said that they need the City's help. Mr. Maxwell said that the plan that Mark drew up was an excellent one.



Historic Downtown Beautification Conceptual Plan

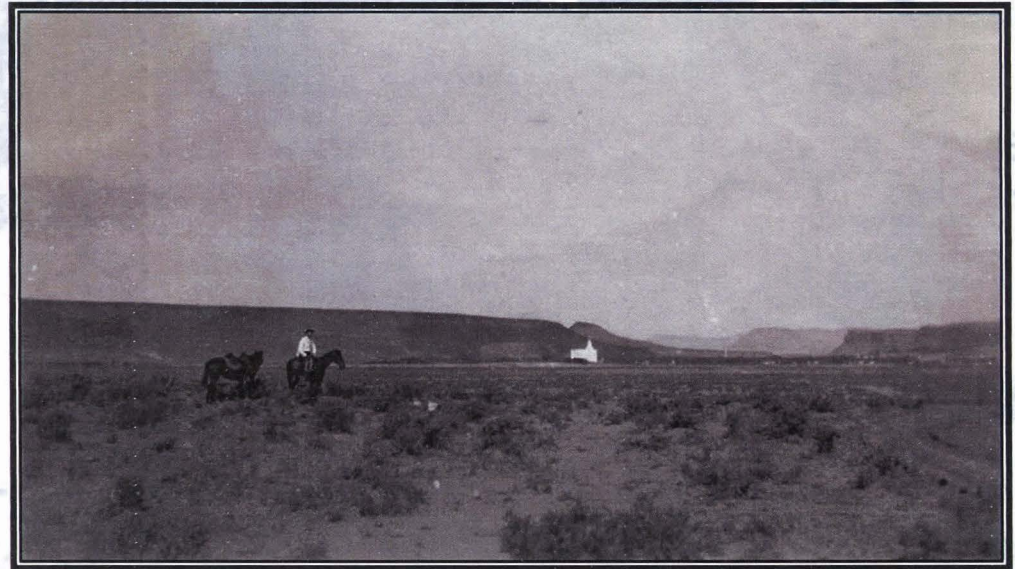
City of St. George
Park Planning



Purpose of Presentation



- Expand historic downtown concept
- Approval of guidelines and standards
- Funding
- Schedule



Early view of the St. George Valley, University of Utah Special Collection, circa 1909.

Table of Contents



- **Introduction** goals/project area
- **Guidelines** historic reference/current conditions/parkways/sites/amenities
- **Application** priority streets/implementation/maintenance/cost analysis/next steps



Early views of the St. George Valley, University of Utah Special Collection, circa 1909.

Goals



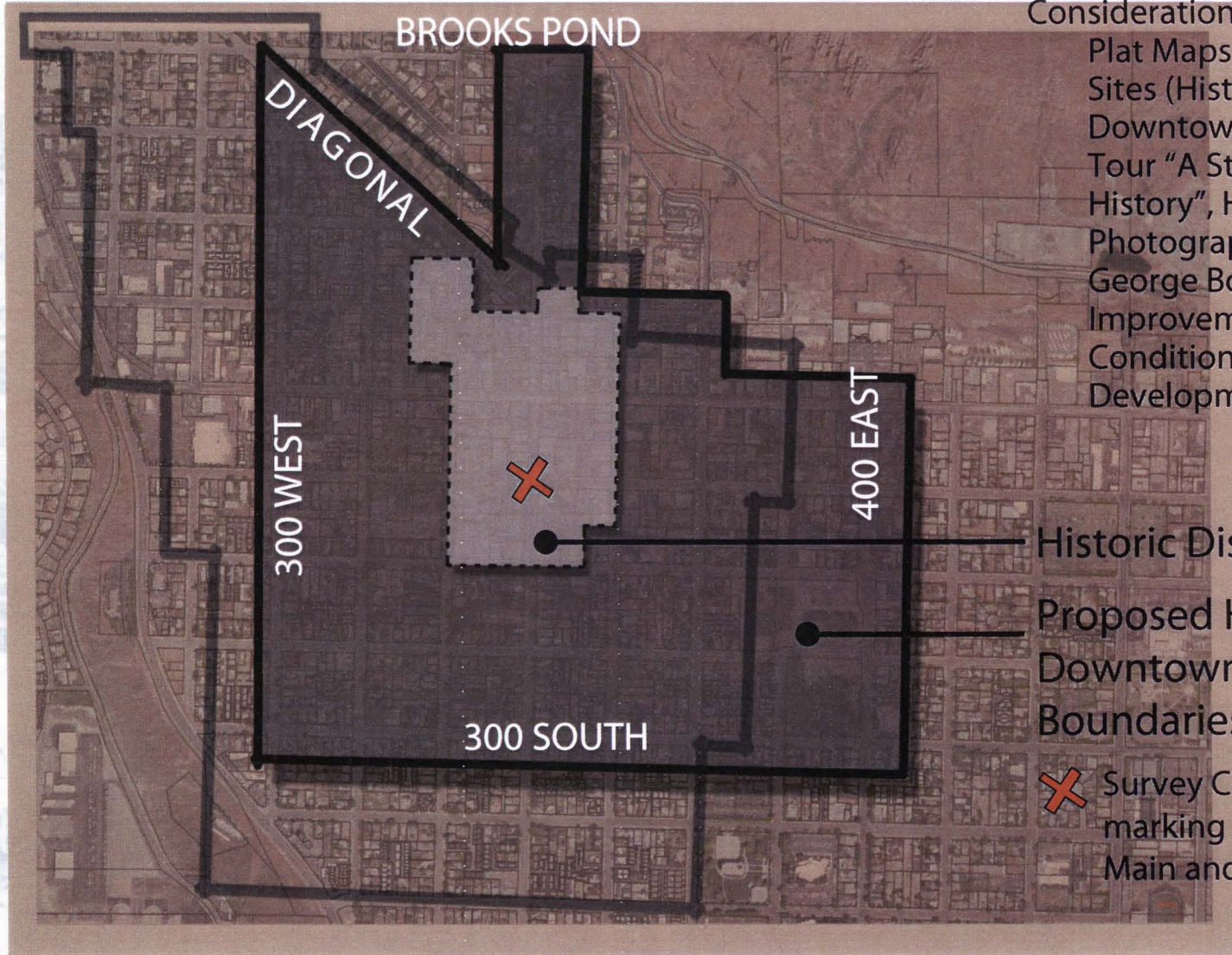
- Preserve/restore the historic character and identity of Downtown St. George.
- Provide more shade for Downtown, reducing heat islands.
- Preserve/contribute to the vitality of Downtown and Central Business District.

Collaboration



- Community
 - Shade Tree and Beautification Board
 - Washington County Historical Society (St. George Chapter, Doug Alder)
 - Utah State Historical Society
 - Dixie State College Special Collections
 - Vibrant St. George (Susan Crooke)
 - Daughters of the Utah Pioneers Museum
 - Lynne Clark Photography
- City
 - Leisure Services (Kent Perkins, Park Division Staff)
 - Community Development (Bob Nicholson)
 - City Management (Marc Mortensen)
 - Historic Preservation Commission (Kim Campbell)
 - Streets Division, Energy Services Division, and Water Division
- Technical
 - Landmark Design Inc. (Consulting firm)
 - Utah State University (Department of Landscape Architecture and Environmental Planning, Michael Timmons)

Historic Downtown Boundaries



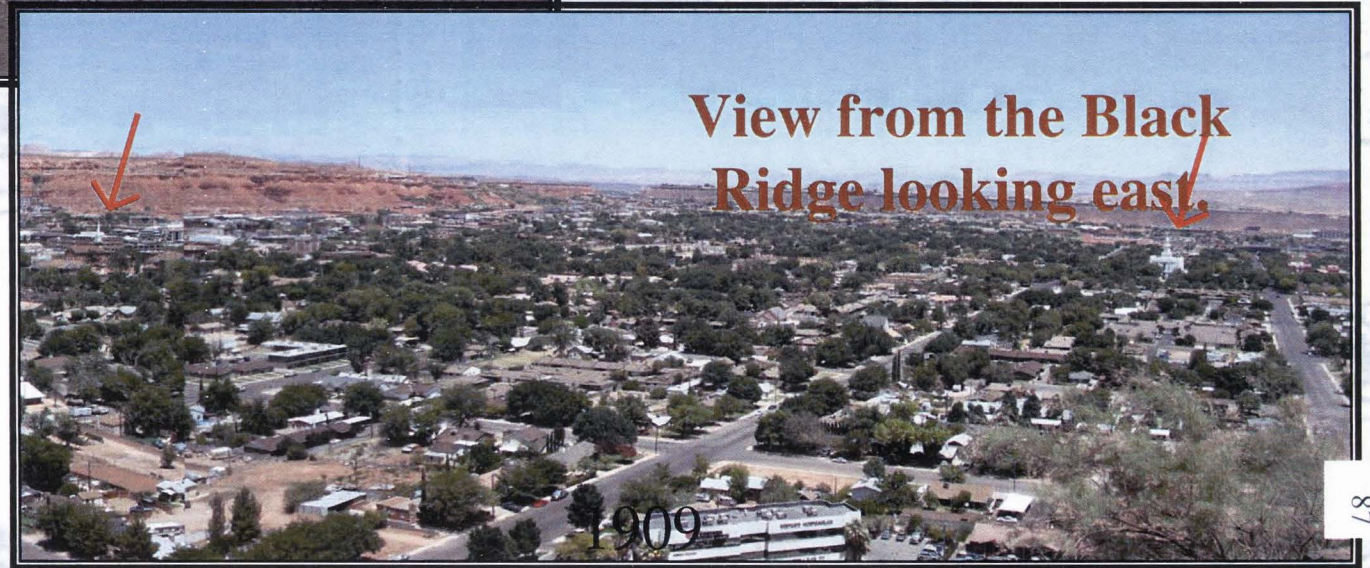
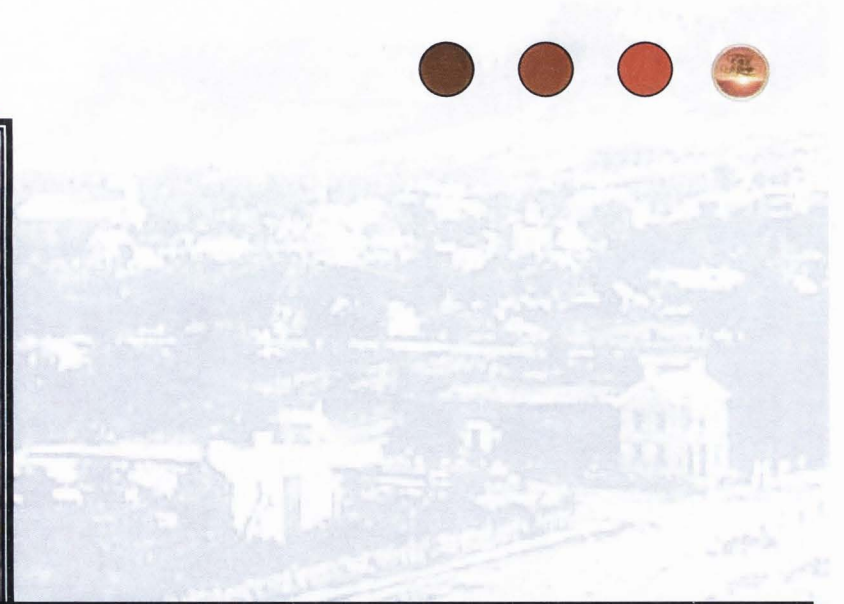
Considerations: Historic Plat Maps, Landmark Sites (Historic Homes), Downtown Walking Tour "A Stroll through History", Historical Photography, St. George Boulevard Improvements, Current Conditions, and Future Development

Historic District

Proposed Historic Downtown Boundaries

 Survey Cornerstone marking intersection of Main and Tabernacle.

Guidelines



View of St. George from the Black Ridge, *University of Utah Special Collections.*

Historic Reference



View from the Black Ridge looking northeast.



Aerial view of St. George, Utah State Historical Society (USHS).

circa 1915



2007

Historic Reference



Early 1930's
Main Street

Main Street, note the power poles down the center of the street, USHS..



2007

1940's



Main Street, note the power poles moved to the side, ne Clark Collection.

Historic Reference



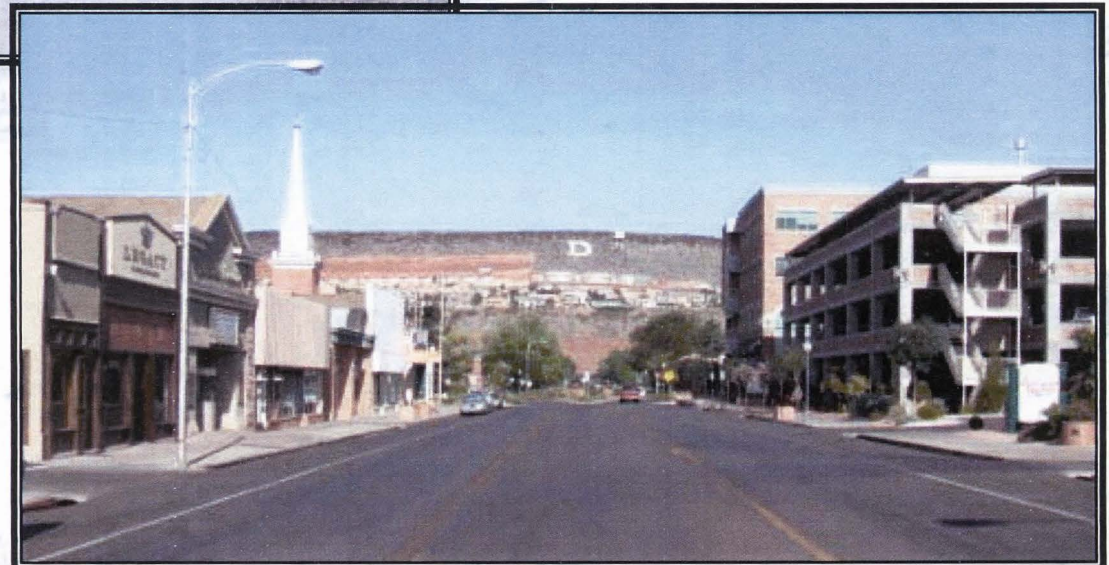
1920-30's

Tabernacle Street



Tabernacle Street, note the power poles down the center of the street, Southern Utah Guide to Trees

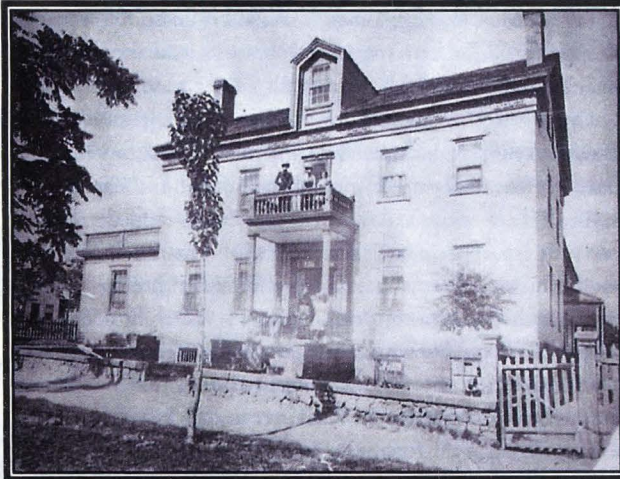
2007



Historic Reference

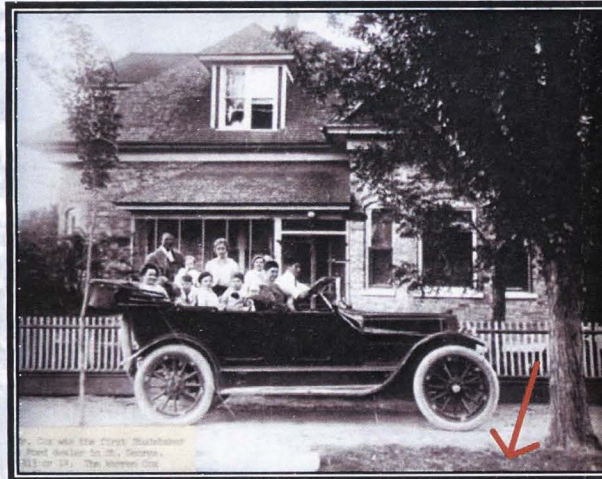


- Parkway consisted of turf and trees.



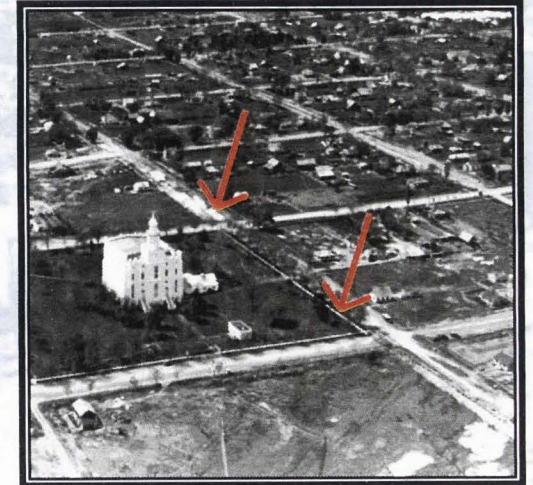
Erastus Snow Big House completed in 1868, USHS.

1870's



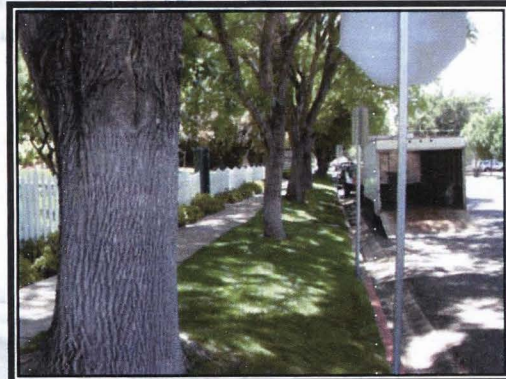
Cox Family, note the parkway landscape, Lynne Clark Collection.

1913-14



Aerial view of St. George Temple, USHS.

1935-40



Brigham Young Home parkway.

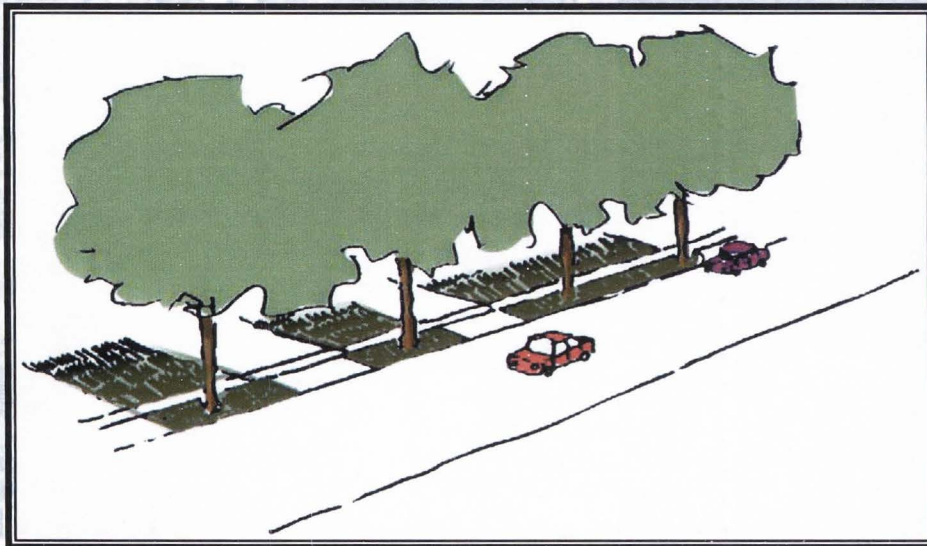


Moses Andrus Home parkway.

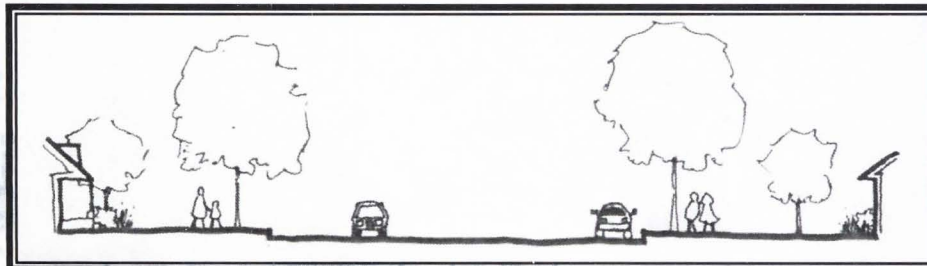
Residential Guideline



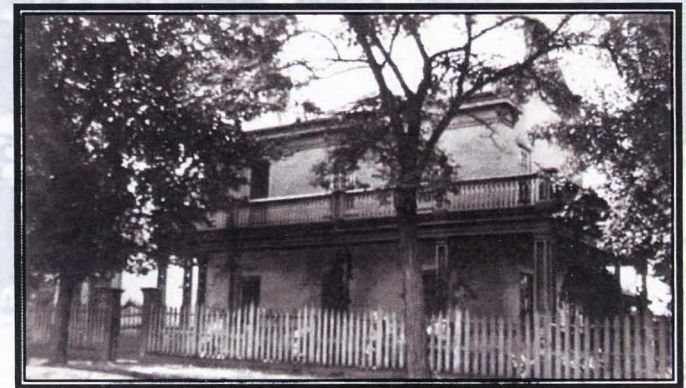
- A 6' minimum parkway, planted with lawn and approved street trees which are spaced every 30-40'. (approximately 60% of the streets in the beautification area are residential)



Perspective View: Proposed residential streetscape guideline.



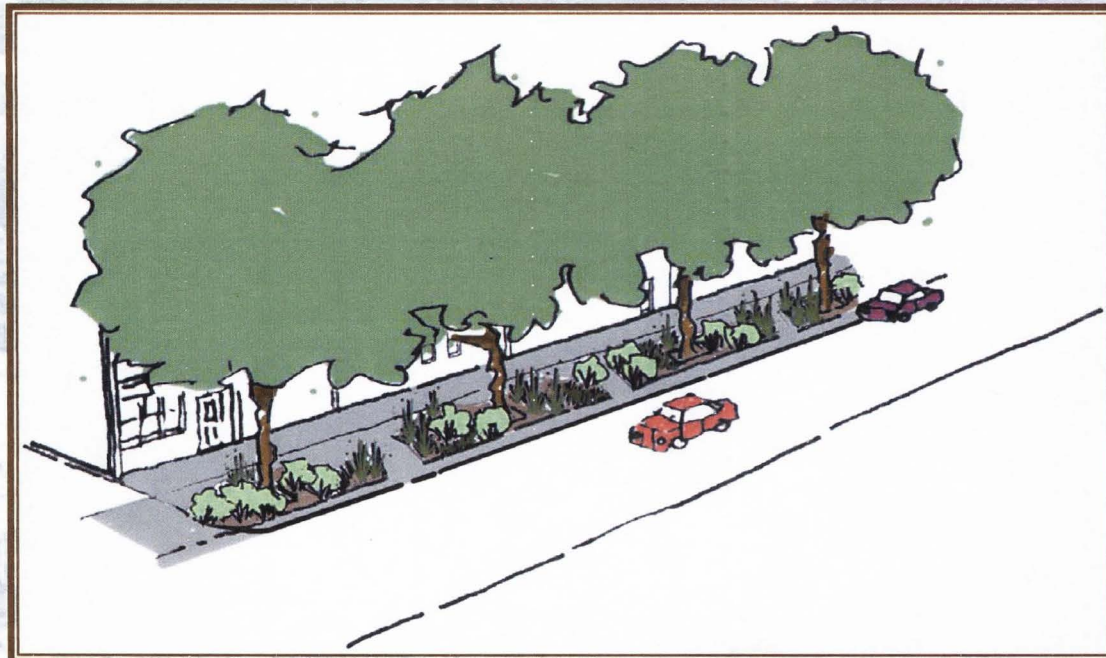
Section: Proposed residential streetscape guideline.



Urban Guideline

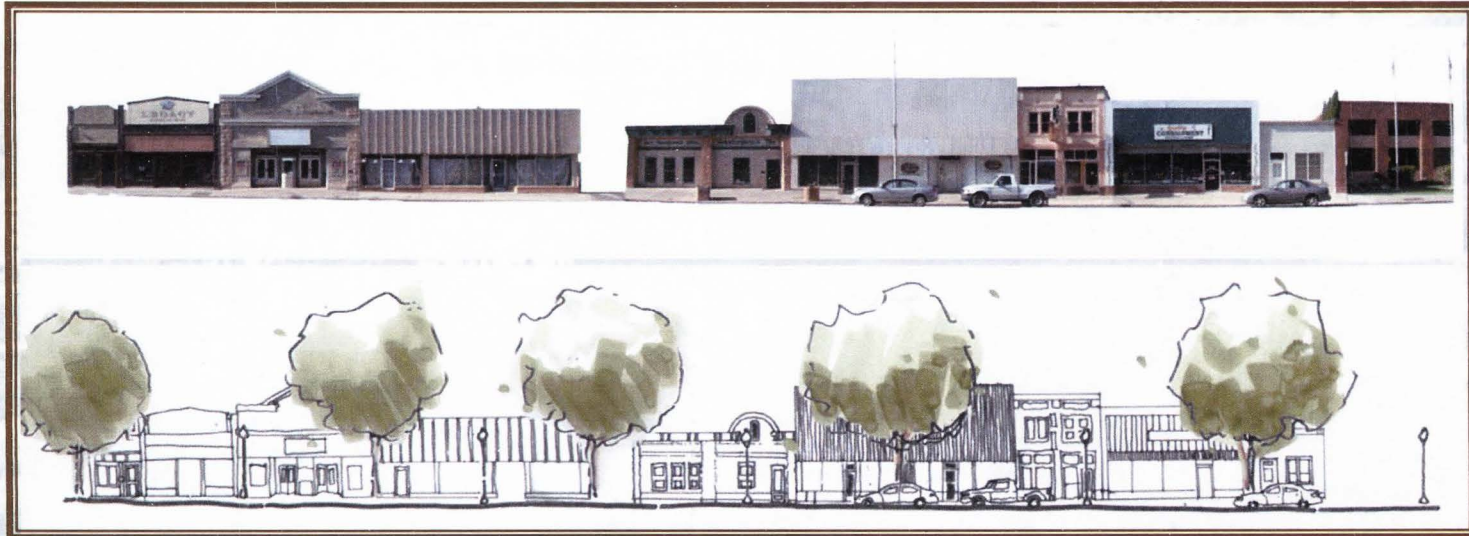


- On streets such as Main, Tabernacle and St. George Boulevard a different urban standard has been used, and should continue to be used. Trees in linear planters with pedestrian paths in between

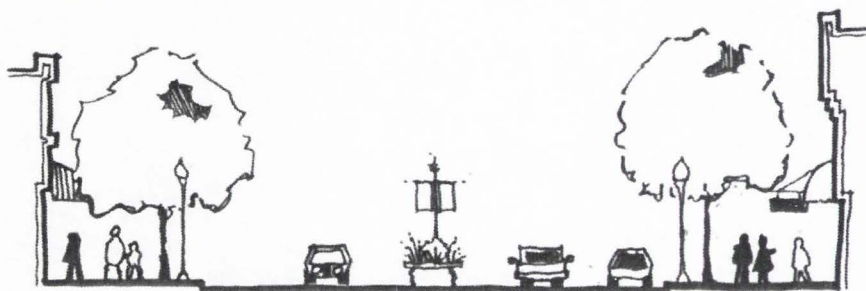


Perspective View. Proposed urban streetscape guideline (30% of the streets within the beautification area is urban).

Urban Street Section



Section: (Top) Existing streetscape on Tabernacle from 100 East to Main. (Above) Proposed streetscape improvements with shade trees and historic lamp posts.



Section: Proposed improvements to Tabernacle Street.



Site Furnishings

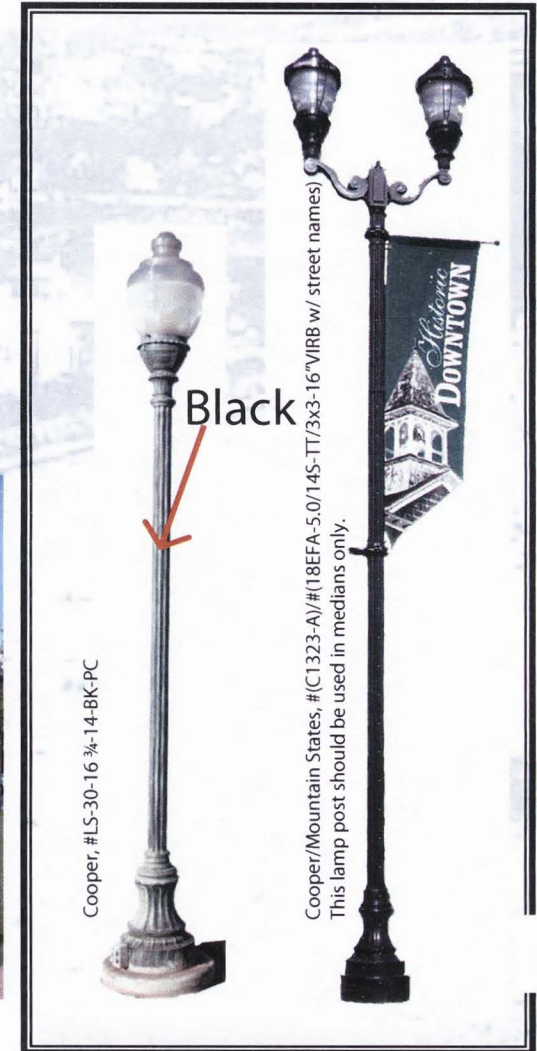


Street Lamps: Glass globe, post, round globe rather than tapered, transparent lid, and dark in color.

Guideline: black fluted post, round globe.



Street Lamps currently being used.



Site Furnishings

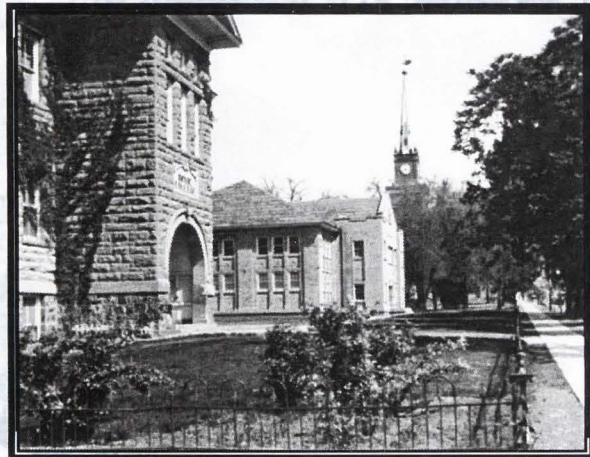


Landscape Forms, Plainwell series, Ipe Wood

Landscape Forms, Plainwell series, Ipe Wood

Guideline: locate under shade to decrease the heat on wood and metal as well as decrease rate of weathering.

Site Amenities



Guideline: picket (wood or mono extruded vinyl), rod iron, sandstone, limestone, and basalt rock.

Site Amenities



Signage type: store front lettering, awning, monume sign, and hanging sign

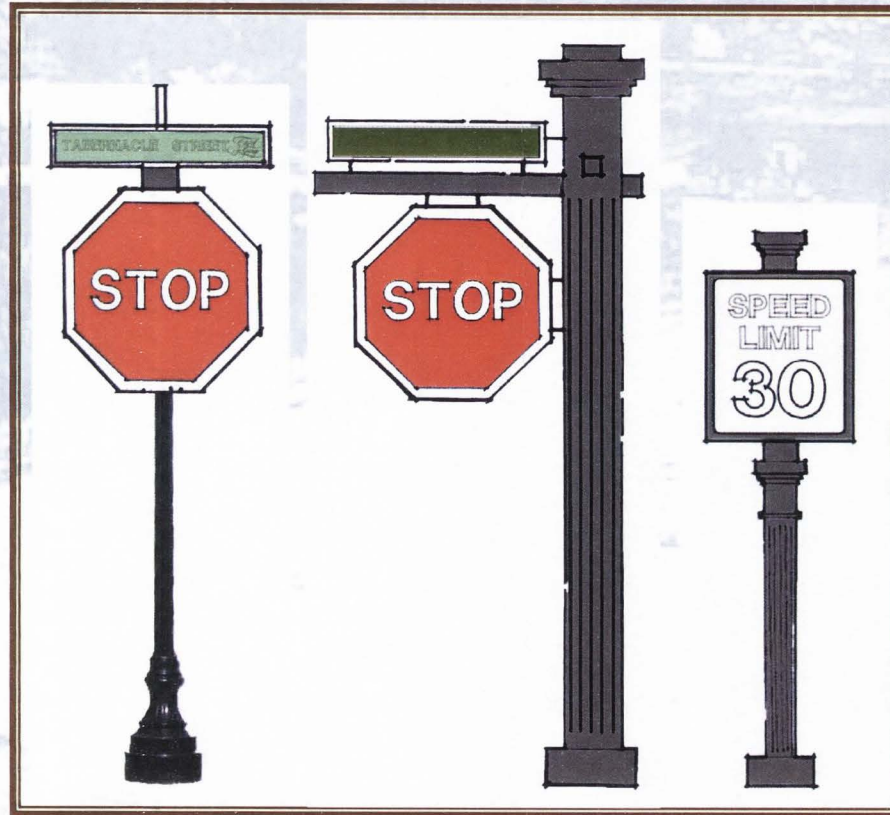


Guideline: materials should be wood or polyurethane(foam) to maintain historic character.



social event kiosk

Site Amenities



traffic signs

Other Site Amenity Considerations

bike racks/bollards



Landscapeforms
Bike Rack, PI

Timberform,
Bollard 2199-04-P



drinking fountains



Belson, Drinking
Fountain, Antique
Style 3511FR

planters



Need a planter to
reflect Historical
Character

rock walls



Sandstone,
limestone or
basalt rock walls
or venire.

electrical outlets



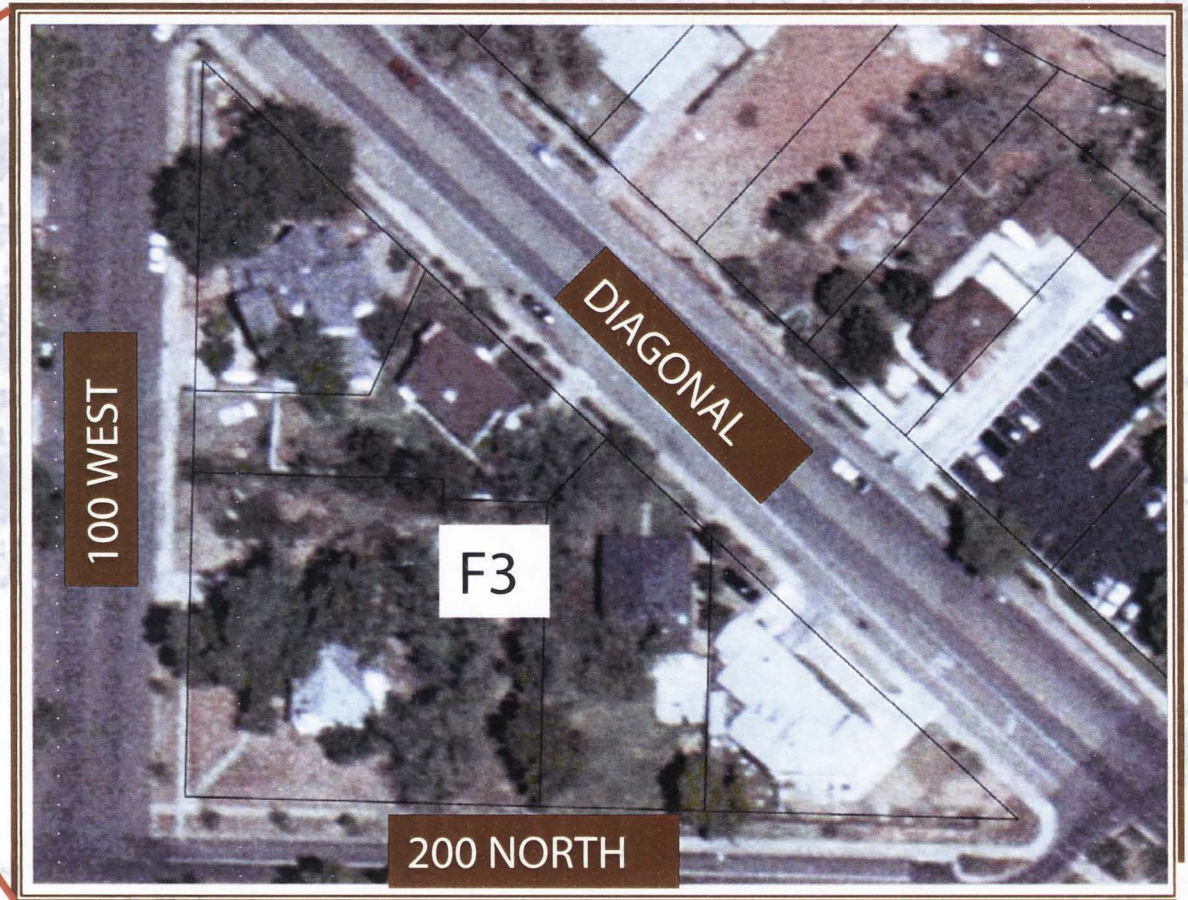
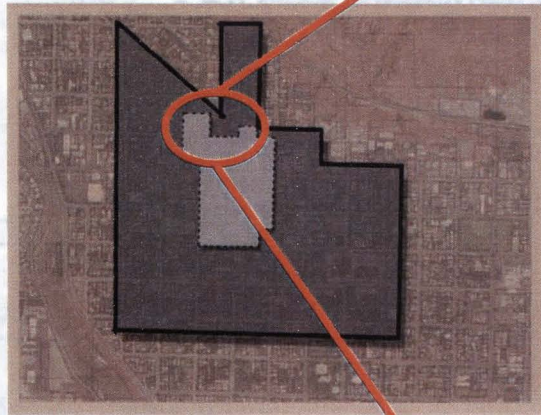
Blend in with
surroundings or
hide them better.

art pedestals



Need a base to
reflect Historical
Character

Application of Guidelines



Block bounded by 100 West, Diagonal, and 200 North

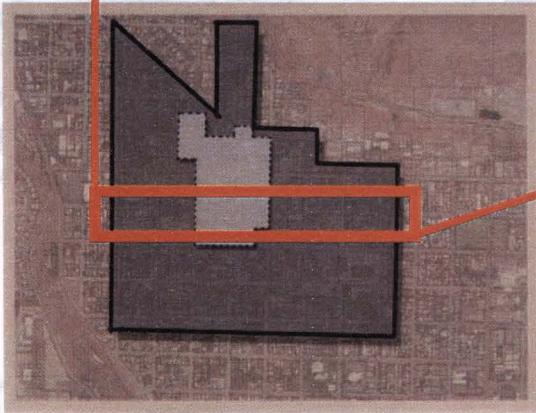
Model Block



Block
bounded by
100 West,
Diagonal,
and 200
North

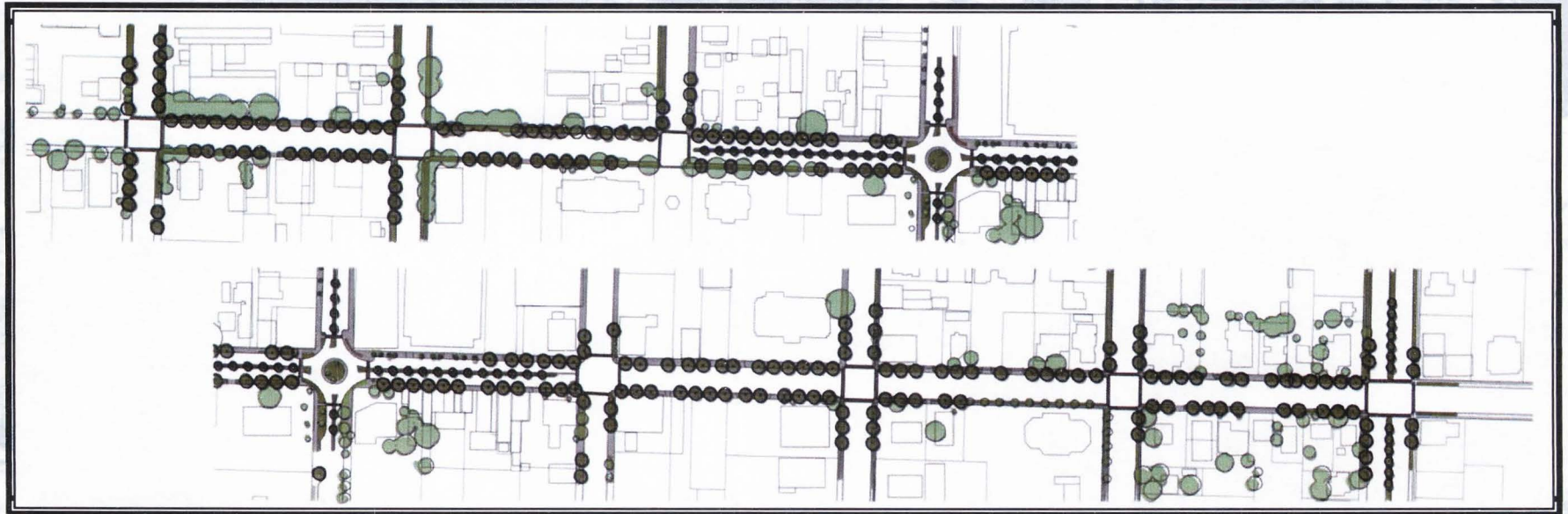


Model Street



Tabernacle from 300 West to 400 East

Model Street



Tabernacle from 300 West to 400 East

Challenges



- Parkway has been filled in with asphalt or concrete.
- Turf is none existent or in disrepair.
- Sidewalk and parkway are flip-flopped.
- Parkway is too narrow for trees.
- Large trees where the sidewalk should be.



Infill



Bare soil



Flip-flopped



Large Trees

Current Conditions of Parkways (Park Strips)



Needs Improvement
(43%)

In Transition
(34%)

Complete
(23%)

Parkway Survey Map



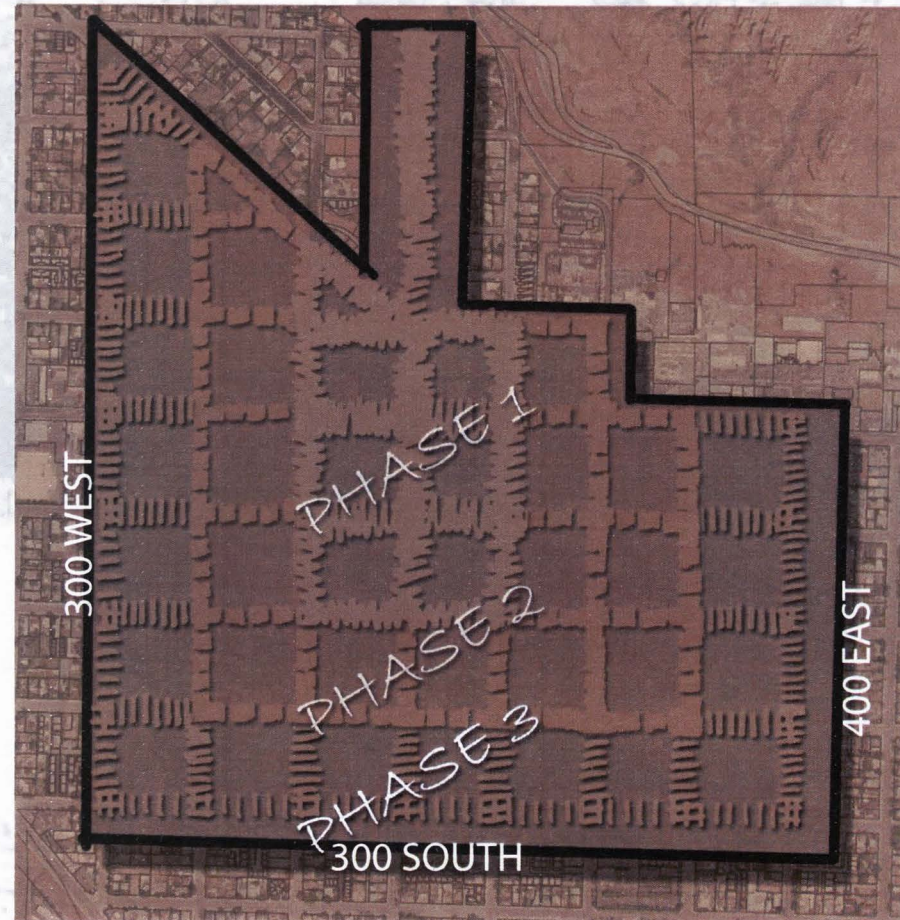
This map indicates parkways that are complete, in transition or need improvement.



R.O.W.'s range from 0-18.5' in the beautification area. The maximum distance the guideline covers is 14' (6-8' parkway plus the 5-6' sidewalk). In areas where there isn't enough R.O.W. the guideline will need to be flexible or obtain an easement.

Prioritized Streets Map

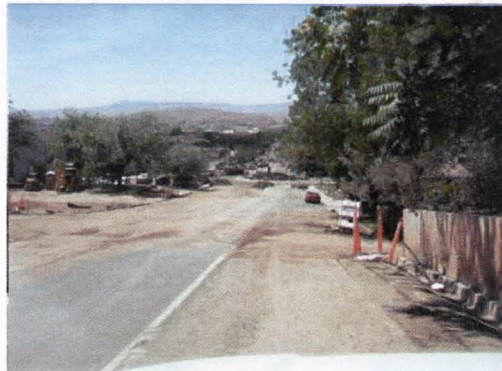
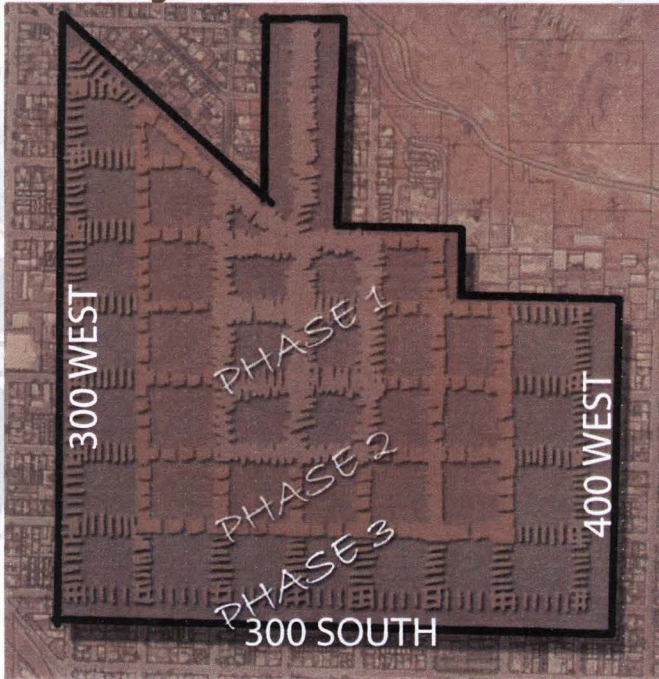
(High Use Blocks, High Visual Accessibility, Walking Tour, etc.)



Construction Cost Analysis



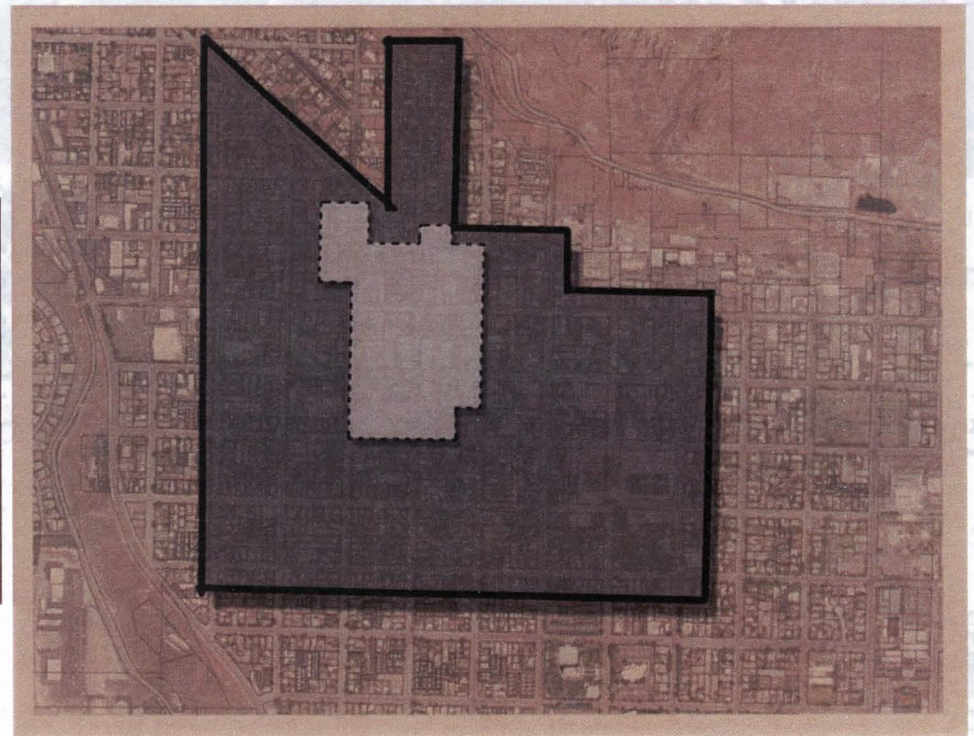
Phase 1	\$996,731
West Main	\$122,181
Tabernacle	\$119,593
100 South	\$70,356
200 North/Diagonal	\$238,078
100 East	\$293,500
100 West	\$153,022
Phase 2	\$2,282,721
Phase 3	\$2,630,535
Lighting for Phase 1	\$93,732
<u>Total</u>	<u>\$6,048,887</u>
Lighting for Phase 2 & 3	\$540,940
<u>Grand Total</u>	<u>\$6,589,827</u>



Maintenance Costs



Park staff management has expressed interest in the city landscape maintenance crews caring for the historic downtown landscape, while other areas be maintained contractually.



Funding Sources

- EXTERNAL GRANTS

- Utah Cultural Heritage Tourism Grants (SHPO, match up to \$10,000)
- Preservation/Restoration through Certified Local Governments (CLG) (Match up to \$5-7,000 every other year).
- UDOT (SAFETEA-LU) (John Jones and Brett Hadley with UDOT Safe Routes to School/Accessibility/Transportation Enhancement Program)
- Tree Utah Grant (Tree Planting Workshop with citizens \$1,500)
- Community Development Block Grants (CDBG not available this fiscal year)

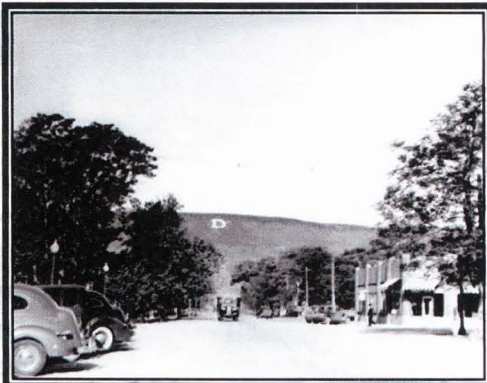
- ZONING

- Adopt Guideline and new development must comply; reference the guidelines in the landscape ordinance

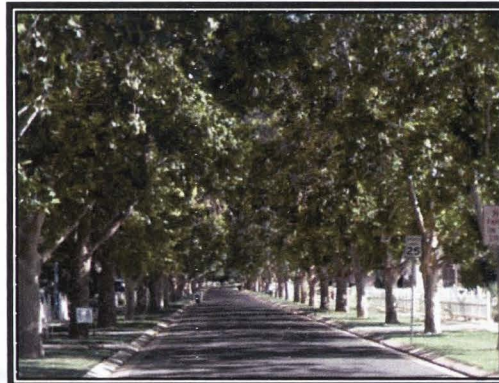
Next Steps



- Council approve guidelines, finance plan, and maintenance plan
- Public meeting with merchants and home owners
- Finalize plans (apply guideline to every block)
- Final Council authorization of plan and budget
- Design and engineering plans
- Complete Beautification Plan phases



Tabernacle Street, 1940's USHS.



A street in Hurricane, Utah lined with Plantanus. Larry Shane



St. George, corner of Main and 100 South.

**APPENDIX B. Design Guidelines for the Historic Downtown
of the City of St. George [DRAFT]**

DESIGN GUIDELINES FOR THE HISTORIC DOWNTOWN OF ST. GEORGE, UTAH





CONTENTS

HISTORIC OVERVIEW	1
PURPOSE	2
DESIGN GUIDELINES	6
SITE FEATURE STANDARD	22
PHOTOGRAPH INDEX	36
RESOURCES	46

COLLABORATION TEAM

Shade Tree and Beautification Board, Washington County Historical Society, Utah State Historical Society, Daughters of the Utah Pioneers, Lynne Clark Photography, Leisure Services Department, Community Development Dept., Historic Preservation Commission, Energy Services Dept., Public Works Dept., 2007-08 City Council, Landmark Design, and Utah State University.



HISTORIC OVERVIEW

The unique setting of St. George is characterized by the red sandstone rock hills to the north (Red Cliffs) in contrast to the deep purple and blue Pine Valley Mountain in the background. Black basalt volcanic ridges filter down along the East and West of St. George and the Virgin River defines the southern boundary. The native landscape found in the Virgin River Valley, where St. George is located, consisted of shoulder high creosote bush, mesquite trees, joshua trees, rabbit brush, greasewood, saltbush, bunch grass, and a variety of wildflowers and cacti. The riparian corridors have been documented as having willows, cottonwoods, wire-grass, reeds, cattails, and mesquites. The topography slopes to the south draining into the Virgin River.

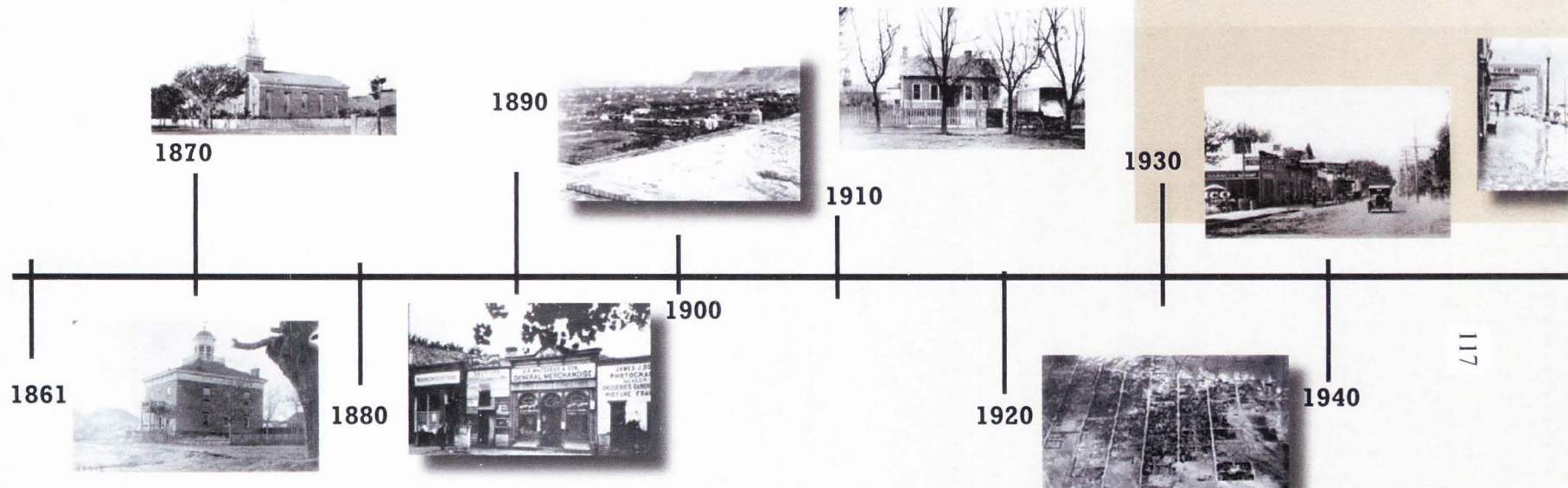
Settled by 309 Mormon families in November 1861 and followed by 200 more in 1862, St. George was established to become a cotton and sugar cane producing town. The initial settlement of this part of Washington County was known as the Dixie Cotton Mission. The hot and dry climate, seasons of drought and extreme flooding, and harsh desert landscape of southern Utah, made settlement discouraging and difficult for the early pioneers.

Early accounts of St. George illustrate the town as standing "in the midst of vineyards, each occupying the greater part of a ten acre block."

Cultivation consisted of vineyards, orchards, residential gardens and community crop fields where cotton, sugar cane, wheat, grapes, and fruit trees were raised. Canals and trees soon lined the streets as described by Elizabeth Kane, a visitor of St. George: "The 'streets' of St. George are smoothly graded wide lanes, water murmurs along the edges of all the side paths, which are overhung with trees; vineyards and orchards surround the houses, and there are so many birds about that Evan [her son] said 'the cottonwoods seem to have budded out in blackbirds.'" (Kane, 1876)

The first buildings erected became landmarks and symbols of permanence, dedication, perseverance, solidarity, and faith to the residents of St. George who had come from the eastern states to settle first in Salt Lake, only to pick up yet again and settle in the desert. The white steeple and tower were, and still are, in striking contrast to the surrounding unruly desertscape, fulfilling in part Brigham Young's prophecy, "There will yet be built between these volcanic ridges a city with spires, towers, and steeples, with homes containing many inhabitants." (Bleak, 18??)

The Tabernacle and Temple continue to be prominent structures in the cityscape, even as development has spread across the valley. Between 1861 and the 1930s growth in St. George was relatively slow. The town reached a population of 2,000 only after World War I. Since the 1930s, the town has grown relatively quickly compared to other towns within Washington County.



In the late 1990s and early 2000s, St. George ranked among the top ten fastest growing cities in the U.S. and was reported by the U.S. Census Bureau to be the second fastest growing metropolitan area between 2000 and 2003.

Main, Tabernacle, and Highway 91 (St. George Boulevard) between 100 East and 100 West were historically the hub of commerce. Beginning in the 1970s the central business district suffered from the type of growth pattern that took traffic and business to the outskirts of town. Interstate-15 Bypass was constructed in 1973 cutting across the valley to the south. It later would become the most preferred route so that traffic bypassed the traditional Highway 91. Department and chain stores developed further and further out from the downtown core. One report from the 1980s indicated that the downtown area was beginning to show the early architectural signs of a ghetto, "a 'hodge podge' of mismatched 'fronts over fronts'". (Report, 1986)

PURPOSE

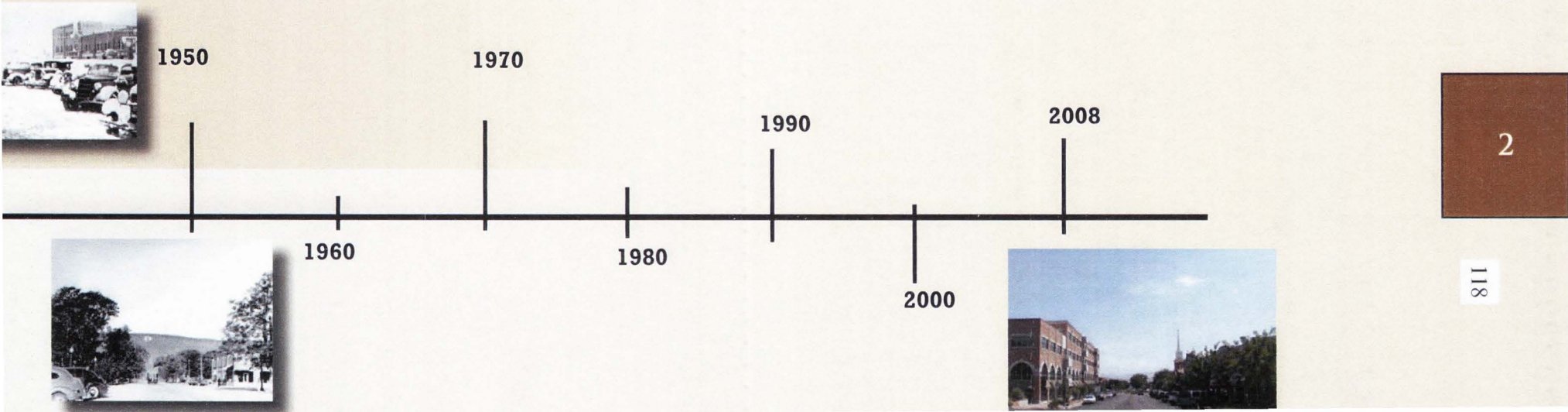
Through the efforts of the Community Development Director and historic preservation commission and many other groups, in 1988, the St. George City Council voted affirmatively on a motion to designate a historic district. The historic district was the beginning of a new focus

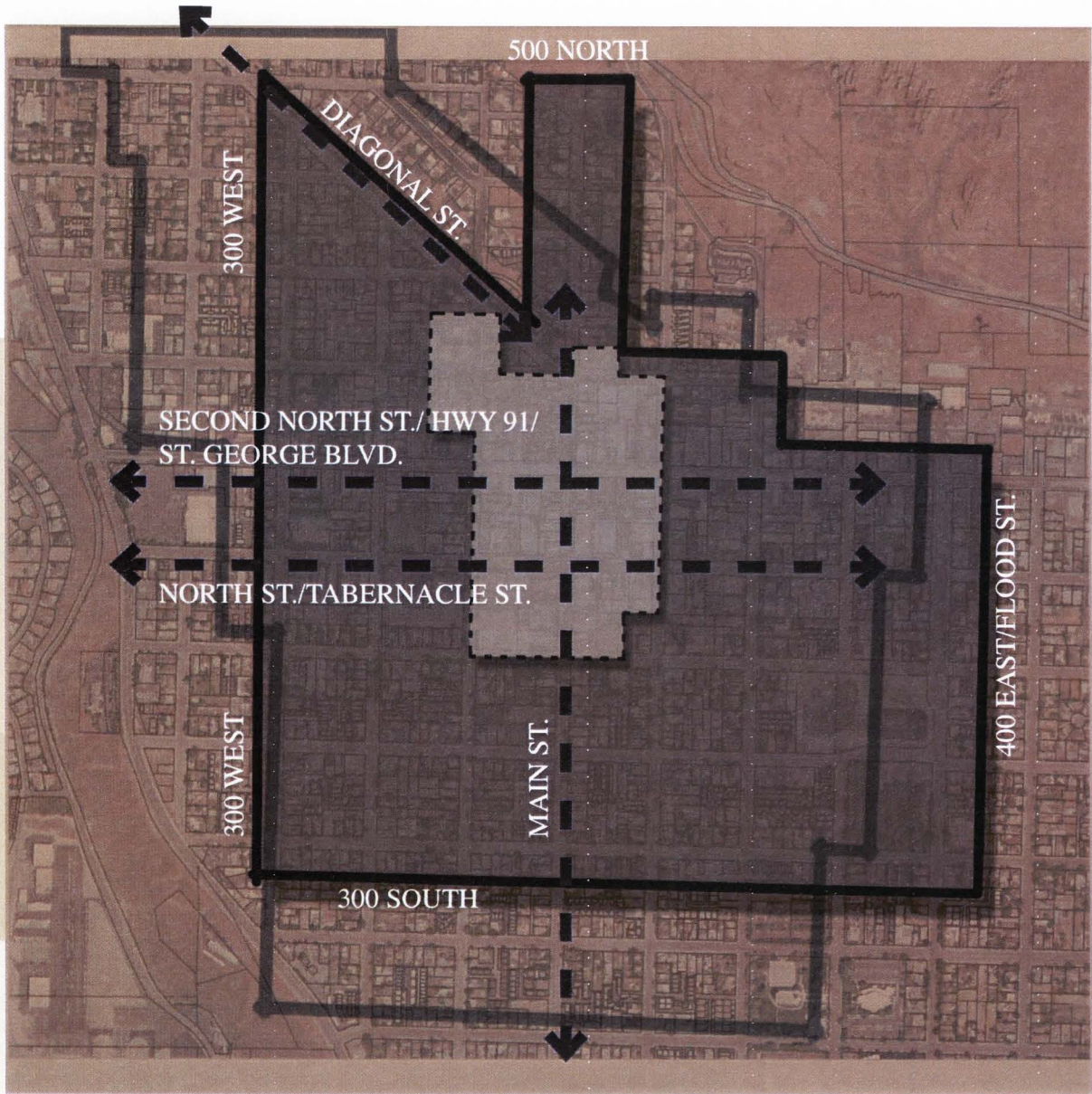
to revitalize the historical core of social and commercial activity. Businesses within the district boundaries began to restore storefronts from the "fronts on fronts" to their historic appearance and within six years, the Community Development Director described the area as "hot property".

Associated with the rapid growth and development that St. George has been experiencing for some time, the historic identity and character run the risk of being lost or misunderstood. Everything besides architecture and signage is currently up for the interpretation of each developer and historic preservation commission as to the historical character of the landscape and site which results in a disconnect that leaves the streetscape a "hodge-podge" from development to development. A patch work effect is apparent in the historic downtown where one property preserves the historical streetscape treatment while adjacent infill projects or other new development installs a trendy or non-historic treatment.

As a result, there is a need for St. George to develop design guidelines to preserve, rehabilitate, and restore the historic character of the streetscape and thereby reinforce the existing historic preservation ordinance. These guidelines are recommendations for home owners and new construction should follow in order to achieve a harmonious look and feel in the most historically significant area of downtown.

The maps on the following pages illustrate the original plat maps created around 1862 by Israel Ivins and the current area that the guidelines will influence. Home owners and new construction within this area is encouraged to follow the guidelines established herein.



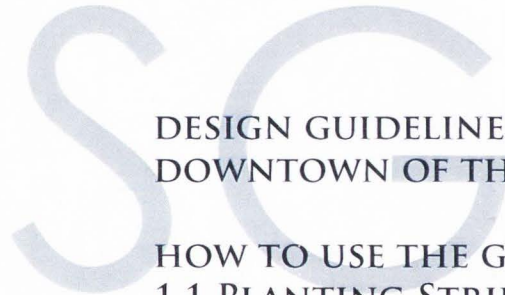


- 2007 AERIAL OF ST. GEORGE
- PROPOSED ST. GEORGE HISTORIC DOWNTOWN
- ST. GEORGE HISTORIC DISTRICT
- ORIGINAL PLAT BOUNDARIES CA. 1862

Proposed St. George Historic Downtown boundary overlaid on a 2007 aerial.

*Clayton
St. George*

5



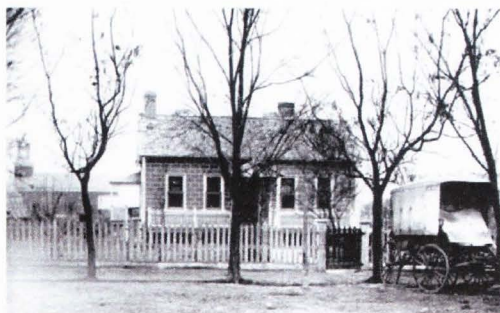
DESIGN GUIDELINES FOR THE HISTORIC
DOWNTOWN OF THE CITY OF ST. GEORGE

HOW TO USE THE GUIDELINES

- 1.1 PLANTING STRIPS
- 1.2 STREET TREES
- 1.3 IRRIGATION DITCHES
- 1.4 STREET LIGHTING
- 1.5 FENCING
- 1.6 WALLS
- 1.7 PLANT MATERIAL
- 1.8 SIDEWALKS
- 1.9 RESIDENTIAL ENTRY WALKWAYS



HISTORIC REFERENCE IMAGES



HISTORIC ELEMENT - 1.5 FENCING (EXAMPLE)

PRESERVATION PRINCIPLE: A short description of the intent or goal of the guideline. Ex. Fencing should be at pedestrian scale maintaining views over and through the fence.

HISTORIC PRECEDENTS: Characteristics of the historic element such as materials, construction, dimensions, and other qualities as inventoried in historic photography or other documentation. Ex. Historically fences were made from wood or wrought iron. They held the qualities of being no higher than three to four feet. Picket fences were both left their natural wood color or painted white. Passersby could also see through the fence by use of a picket or wrought iron fence.

APPLICATION: A description of how to accomplish the guideline through modern materials or historic equivalents. Ex. Original fencing should be preserved where possible. New fences can be made from wood, wrought iron, and mono-extruded vinyl.

CURRENT EXEMPLARY IMAGES



7

1.1 PLANTING STRIP

PRESERVATION PRINCIPLE: Preserve historic width and plant material of the planting strip.

HISTORIC PRECEDENTS: Planting strips began as empty space between the irrigation ditch and the compacted soil sidewalk. Shade trees were planted in rows in this area and because of the large space and proximity of water these trees were able to reach great heights. As concrete defined the edges of the planting strip grass was planted in between. Since the earliest years of settlement the planting strip was planted with street trees. The planting strips were historically between 6 and 12 feet wide.

APPLICATION: Planting strip should be a minimum width of 6 feet in residential areas bounded by a sidewalk on one side and the back of curb on the other. The planting strip is to be planted with lawn and a row of approved street trees in residential areas. Lawn should be maintained and kept neat. In urban high traffic areas, the planting strips minum with is 3 feet and may be planted with an approved palate (coordinate with Shade Tree and Beautification Board) of low water use plants and trees with a thinner leaf. The thinner leaf allows for visibility through the tree to business signage. Where planting strips no longer exist (integrated curb and sidewalk) efforts should be made to reestablish the historic turf and tree planting strip.

CURRENT EXEMPLARY IMAGES



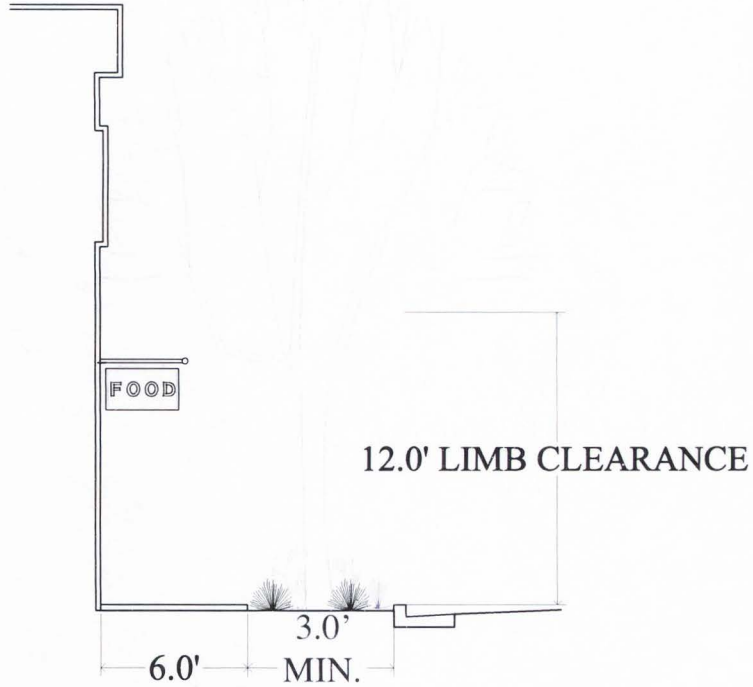
This planting strip is located in front of the Brigham Young Winter Home and has been preserved through many years.



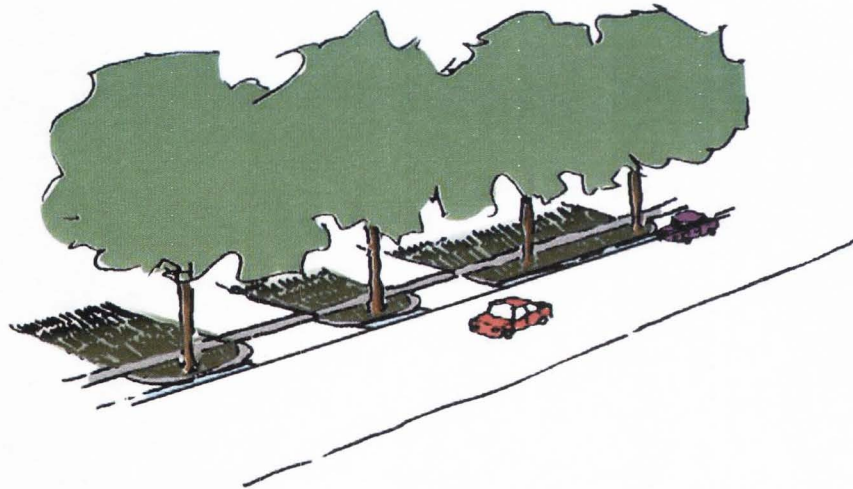
This portion of the Historic Water Walk on Main Street uses perennials, ornamental grasses, shrubs, and trees in the planting strip which creates a more urban feel.



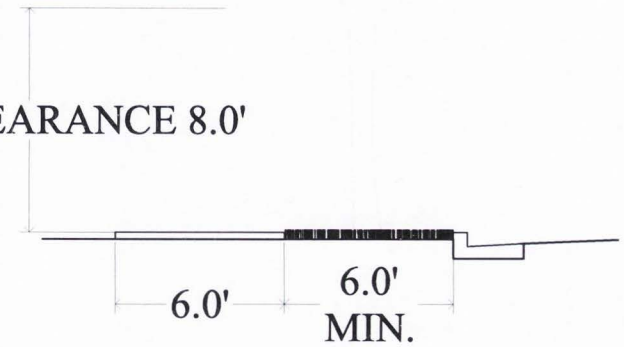
CITY OF ST. GEORGE
HISTORIC DOWNTOWN DESIGN GUIDELINES : URBAN PLANTING STRIPS



These sections and sketches indicate the desired treatment of urban planting strips.



LIMB CLEARANCE 8.0'





HISTORICAL REFERENCE IMAGES



1.2 STREET TREES

PRESERVATION PRINCIPLE: Preserve the trees that currently line the streets as well as increase street tree planting to line streets.

HISTORICAL PRECEDENTS: Early settlers recognized the importance of shade and water. As the small community formed, street trees were planted and irrigation ditches were dug. Joseph E. Johnson was an avid horticulturist and editor of the publication "The Polmologist". This newsletter contains several trail and error discussions regarding early ornamental plants. Street tree spacing varied between 15-40 feet.

APPLICATION: The Shade Tree and Beautification Board have established a list of approved street trees. This list should be further developed to provide approved varieties to replace historic trees as needed. Heritage Tree and Big Tree lists are maintained by the Utah Division of Forestry, Fire & State Lands (<http://www.utahurbanforest.org/amazing.html>). Designating trees that are botanically significant (either because it is the only species in the state or its large stature) or significant based on national, state, or regional history. Trees can actively be added to this list. Each replacement should maintain a similar size, shape, form, and leaf character as the historic tree. Trees in the right-of-way need to be approved by the Shade Tree and Beautification Board before removal or planting. For new construction, trees should be planted between 15-40 feet on center.

CURRENT EXEMPLARY IMAGES

11



This Mulberry tree is said to be 107 years old.



These street trees planted in a turf planting strip contribute to the historic character of downtown.



100 West looking south from Diagonal Street. The street trees provide much needed shade in the historic district.

1.3 IRRIGATION DITCHES

PRESERVATION PRINCIPLE: Maintain active irrigation ditches in the street as well as irrigation ditches within the residential property limits. Preserve open air ditches by not piping them underground.

HISTORICAL PRECEDENTS: Irrigation ditches provided the lifeblood to the newly budding community. They represent years of toil in taming the Virgin River. The banks or canal material ranged from dirt, rock, wood, and concrete. The ditches generally down both sides of the streets. Diversions were arranged at each property to supply the share of water to the residents. Few of these historic irrigation ditches remain active today, and even fewer residential ditches remain intact and active.

APPLICATION: Preserve and maintain all active irrigation ditches that flow in the city gutters. Where residential irrigation ditches remain they should be preserved and reconstructed with original material. Removal of residential irrigation ditches is discouraged.

HISTORICAL REFERENCE IMAGES & DESCRIPTIONS



“Water murmurs along the edges of all the side paths, which are overhung with trees.”

Elizabeth Kane, *St. George Journal*, p. 4

“The brook gurgled pleasantly in our ears.”

Elizabeth Kane, *St. George Journal*, p. 59

CURRENT EXEMPLARY IMAGES



Remnants of a residential ditch at the Whitehead Home near the Seven Wives Inn.

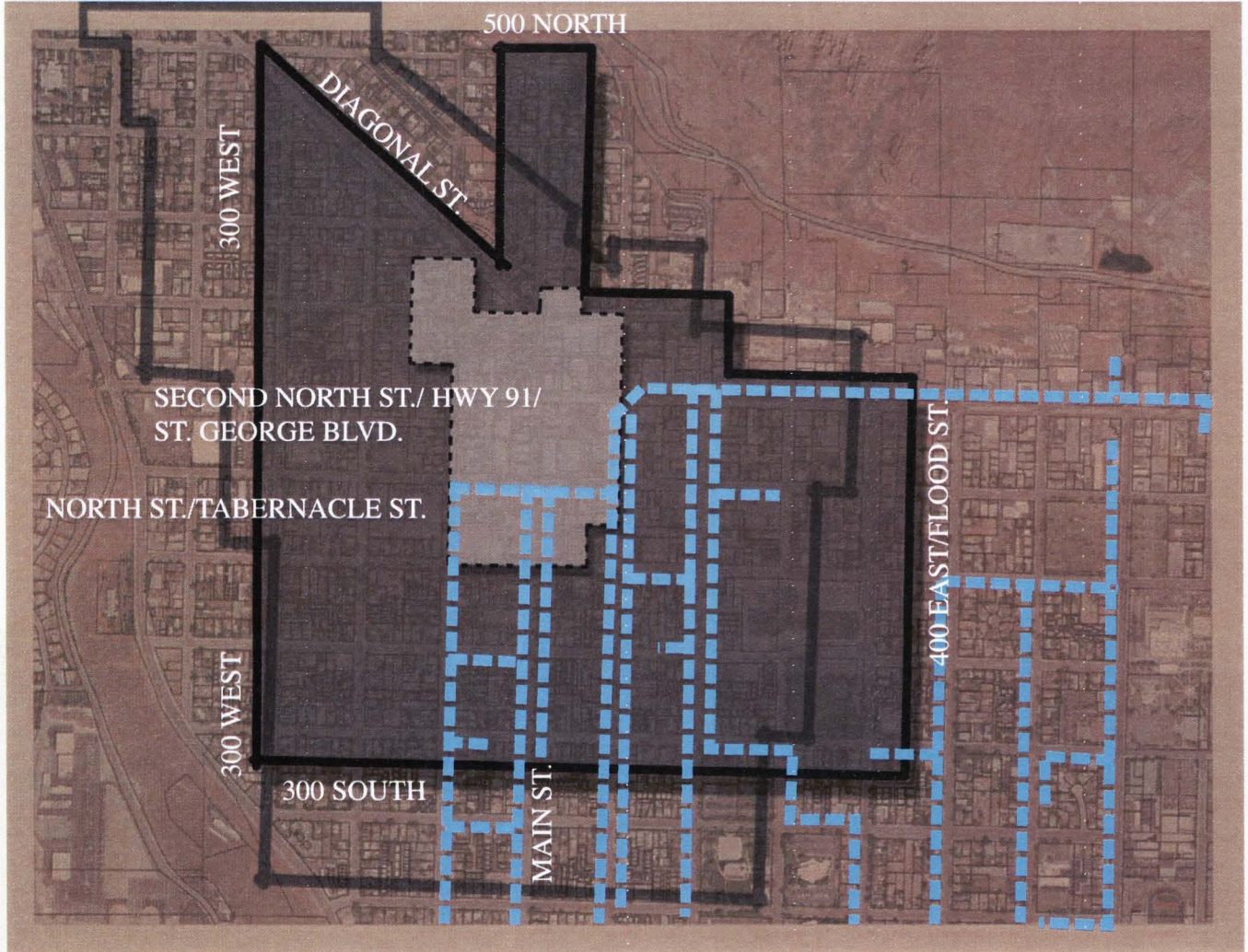


One of the few active irrigation ditches running east on Tabernacle Street.



Water Walk on Historic Main Street, see city website “<http://www.sgcity.org/townsquare/pride.php>”.





 EAST CITY SPRINGS

CURRENTLY ACTIVE
IRRIGATION DITCH MAP

14



This image represents the approved model of street lights.

1.4 STREET LIGHTING

PRESERVATION PRINCIPLE: Maintain a harmonious design through one consistent historic lamp post.

HISTORIC PRECEDENTS: Traditionally the street lights were acorn style fixtures with a darkly colored post and a glass globe. They were a common streetscape element as early as the 1920s. Located on the streetside edge of the sidewalks they illuminated both the street and the sidewalks. A consistent style, believed to be manufactured by Cooper Lighting, was used from the 1920s through the 1960s.

APPLICATION: Install street lights and lamp posts specified in the Historic Downtown Site Feature Guidelines; see this guide for model number and further requirements. Coordination with the Energy Services Department is essential.

HISTORICAL REFERENCE IMAGES



A photograph taken of the typical lamp post in 1920. Photograph taken of the intersection of Main and Tabernacle Streets.



The lamp post located to the left of the photograph depicts a similar lamp post in the 1930s This photograph is taken of Tabernacle



Highway 91 shows the same lamp post in this 1930s photograph.



The lamp post to the left of the PEP sign is similar to all the previous lamp posts. This photograph was taken between 1933 and 1935.



In 1930-40s Tabernacle Street maintained the same lamp post fixture and location as in the 1920s.



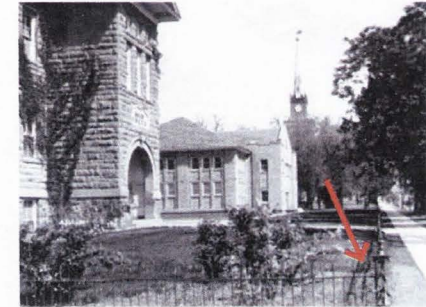
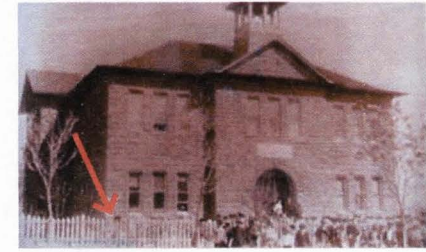
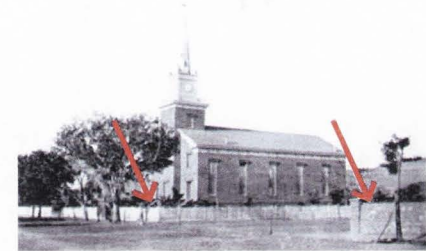
HISTORICAL REFERENCE IMAGES

1.5 FENCING

PRESERVATION PRINCIPLE: Fencing should be at pedestrian scale maintaining views over and through the fence. Fencing should maintain historic style and character.

HISTORIC PRECEDENTS: Fences traditionally outlined the property in order to keep livestock from wandering away. Historic fences were made from wood or wrought iron. Picket fences were both painted and left their natural color. The most common style of wood picket fences had valleys and peaks as illustrated in the white wood fence below. Wrought iron fences were of the bow and picket style and the scalloped picket style. Both types of fences held similar qualities of being no higher than three to four feet. Wood fences often had ornamented posts accentuating the sides of gates. A very unique green paint was used to paint fences and even some homes. When ordering paint for the temple the supplier sent white paint with a green tint and leaders petitioned residents to not waste the paint and use it to paint fences, etc. Today many dark green wood columns have been used with white picket fences.

APPLICATION: Preserve, restore, and rehabilitate original fencing where possible. New fences can be made from wood, wrought iron, and mono-extruded vinyl. Chain link is unacceptable in visible sight from the street. Chain link may be used in the rear of the home as long as it is screened fully by vegetation or a fence made out of the approved material from all street views.



CURRENT EXEMPLARY IMAGES



An original wrought iron fence located in front of a residence in St. George, showing the bow and picket style.



A scalloped picket style fence in front of a St. George



A white wood picket fence around the Tabernacle property. The green wood columns were common as fence posts or gate



A white wood fence around the Brigham Young Home featuring the valley and peak style.



An original green painted wood gate on the Green Gate Village.

HISTORICAL REFERENCE IMAGES

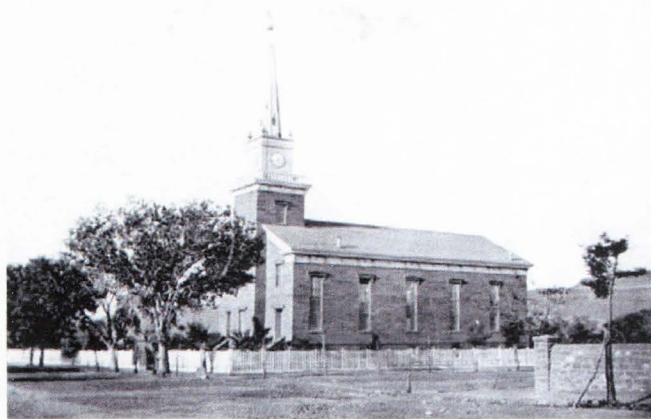


1.6 WALLS

PRESERVATION PRINCIPLE: Preserve walls over fifty years old and maintain similar color tones, material, and scale used historically in new construction.

HISTORIC PRECEDENTS: Walls considered historic were constructed by dry stacking and mortar. Red sandstone, limestone, and basalt rock were all materials used historically and create a defining character in the downtown area. They were generally no higher than three feet in height maintaining the theme of pedestrian scale.

APPLICATION: Preserve, restore, and rehabilitate historic walls where possible. In cases of wall failure, replace the wall with similar materials, color tones, and method of construction. Dry stack walls should continue to be dry stack walls at least visually. A mixture of both sandstone and basalt rock is acceptable. Capstones were a common practice and may or may not be used. Concrete or block walls are unacceptable unless faced with one of the above mentioned historic materials. Veneers replicating historic materials are acceptable. Where possible, preserve the current grade of the site. If retaining walls must be over three or four feet consider terracing the wall to break up tall solid planes.



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CURRENT EXEMPLARY IMAGES



An existing dry stack sandstone and basalt rock wall more than 70 years old. This wall is less than 3' tall.



An existing basalt rock wall offset 2' from the sidewalk and less than 4' tall.



A portion of the same basalt rock wall with characteristics of both dry stack and mortared joints.

1.7 PLANT MATERIAL

PRESERVATION PRINCIPLE: Preserve historic plant material in both maintenance and successive plantings.

HISTORIC PRECEDENTS: Residential yards were traditionally made up of lawn, flowering shrubs and vines, shade trees, small gardens, vineyards, orchards, and a flood irrigation system. Shrubs were not planted as foundation plantings and are discouraged because of the threat they pose on the integrity of historic structures.

APPLICATION: Plant material over fifty years old should be preserved and maintained when in healthy vigorous condition. Keep shrubs at least two feet away from historic structures and vines are not permitted to climb on landmark site structures due to the increased moisture they attribute. Preserve vineyards and orchards wherever possible. See appropriate plant list in appendix X.

HISTORICAL REFERENCE IMAGES



“Vineyards and orchards surrounded the houses.”
Elizabeth Kane, *St. George Journal*, p. 4.

“In the midst of vineyards, each occupying the greater part of a ten acre block.”
Elizabeth Kane, *St. George Journal*, p. 2.

CURRENT EXEMPLARY IMAGES



Many of these roses bushes are over fifty years old.



Vineyards and orchards were common place in residential yards. This apricot allee at the Brigham Young Young Winter Home is both functional and aesthetic.

HISTORICAL REFERENCE IMAGES



CURRENT EXEMPLARY IMAGES

19



This 4' wide sidewalk illustrates the desired look and feel of the residential area.



This section of Main Street portrays an appropriate treatment of sidewalk and planting strips in an urban



A consistent offset as opposed to a curvilinear sidewalk is consistent with the historical treatment of sidewalks.

1.8 SIDEWALKS

PRESERVATION PRINCIPLE: Preserve the sense of walkability in the downtown through consistent planting strips, street trees, and sidewalks.

HISTORIC PRECEDENTS: The pedestrian environment was very important to early residents. Sidewalks were grubbed soil and with use would become compacted and lumpy. Sidewalks help maintain the sense of walkability in the downtown as well as a sense of progression. Concrete sidewalks started appearing in historical photographs in the 1930s. Sidewalks were integrated with the curb in some areas downtown in about the 1970s.

APPLICATION: Integrated curb and sidewalk are discouraged in residential areas. Residential widths may range between 4-6 feet in width, 5 feet being preferred. In urban areas (central business district or where storefronts are closely set back from the street), sidewalk widths will be a minimum of 6 feet in width, but will not take up all the space between the back of curb and the building. A planting strip will be a minimum of 3 feet between the sidewalk and curb. The preferred width of urban sidewalks is 10 feet. Where possible a 18-24 inch concrete strip should be placed on the back of curb to allow passengers to exit their vehicle and walk on the concrete strip to an access point.

1.9 RESIDENTIAL ENTRY WALKWAYS

PRESERVATION PRINCIPLE: Preserve the sense of progression and connectivity in the downtown.

HISTORIC PRECEDENTS: Most historic buildings still have the historical walkway path delineated even if it is no longer the historic material. Walkways communicate a sense of progression from the street and sidewalk to the home. These paths were traditionally straight providing a strong axis to the front door.

APPLICATION: Walkways are recommended to be between 3-5 feet in width, while 4 foot walkways are preferred. Owners are encouraged to preserve and maintain historic sandstone walkways and other historic materials used for access from the sidewalk to the main entries of the home.

HISTORICAL REFERENCE IMAGES



CURRENT EXEMPLARY IMAGES



The walkway in this photograph is lined with roses which adds to the sense of arrival and curb appeal. Concrete curbing should be used sparingly as it was not used historically.



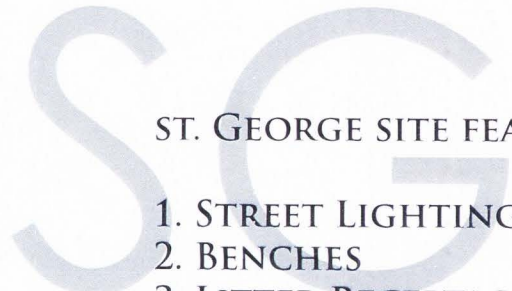
The sandstone walkway in this photograph illustrates use of native materials.



The walkway leading up to the house contributes to the sense of connectivity from the streetscape to the home.

*City of
St. George*

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ST. GEORGE SITE FEATURE STANDARDS

1. STREET LIGHTING (23)
2. BENCHES (24)
3. LITTER RECEPTACLE (24)
4. MAIL COLLECTOR (25)
5. DRINKING FOUNTAIN (26)
6. NEWSPAPER STANDS (27)
7. BOLLARD (28)
8. BIKE RACK (29)
9. ART PEDESTAL (30)
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13. PLANTER CONTAINER (34)



LAMP POST



Cooper Lighting™ Globe

Model No. Type III
 Material Acrylic or poly carbonate
 Color Clear reflective
 Description Housing Type (Acorn), Top Type (Nostalgic), Finial Type (Architectural), and No Cage or night-friendly cap.

Cooper Lighting™ Historical Lamp Post

Model No. LS-30-16¾-14-BK-PC
 Material Powder-Coated Aluminum
 Dimensions 16¾ Base Width x 14' Height
 Color Black
 Description Extruded aluminum post and base, one-piece construction with a fluted shaft and a classic, double tapered and fluted base. All hardware to be tamper resistant stainless steel. Anchor bolts to be hot dipped galvanized.

MANUFACTURER/SUPPLIER

Cooper Lighting/ALLSCAPE®
 2930 South Fairview Street
 Santa Ana, CA 92704
 Phone 714.668.3660
 Fax 714.668.1107
 Email alllighting@earthlink.net

www.cooperlighting.com

City of St. George Contact
 Energy Services Directo, Energy Services Division
 435.627.4800

*Site lighting such as uplights are discouraged as they were not used historically.
 **High Pressure Sodium, 250 Watts, 250-300' Spacing mid block and on the southeast corner of the block.

BENCHES

**Landscapeforms® Plainwell Bench**

Material	Aluminum
Dimensions	72" or 96" Length 25in. d x 32in. h x 72 or 96in. l
Color	Black
Location	Shaded areas

LITTER RECEPTACLE

**Landscapeforms® Plainwell Litter Receptacle**

Style	Side Opening, 35-gallon capacity with liner
Material	Aluminum
Dimensions	30in. dia. x 38in. h 35-gallon capacity
Color	Black
Location	Near seating

MANUFACTURER/SUPPLIER

Landscapeforms
431 Lawndale Avenue
Kalamazoo, MI 49048-9543
Phone 800.521.2546
Fax 269.381.3455
Email www.landscapeforms.com



MAIL COLLECTOR



Charnstrom Weather-Sealed Mail Drop Box

Model	Pull Down Door
Material	Heavy-gauge, all-steel
Dimensions	22-1/2in w x 23in d x 47-1/2in h
Color	USPS Blue

MANUFACTURER/SUPPLIER

Charnstrom
5391 12th Avenue East
Shakopee, MN 55379-3215

Phone (800) 328.2962
Fax (800) 916.3215
Email www.charnstrom.com

*Private mail boxes are recommended to be built from rock or wood. Heights and setbacks should follow USPS standards.



DRINKING FOUNTAIN



Belson Outdoors Antique Style Drinking Fountain or approved equivalent

Model 3511FR
Material Cast aluminum with a powder-coated finish with polished stainless steel bowls.
Dimensions 223 lbs
Color black powder-coated and stainless steel

MANUFACTURER/SUPPLIER

Belson Outdoors

111 North River Road
North Aurora, IL 60542
Phone 800.323.5664
Fax 630.897.0573
Email sales/@belson.com



NEWSPAPER STAND

Custom made frame to house the locking news vending machine.

Material	Native Sandstone, limestone, or basalt rock. Cast iron or steel. Wood.
Dimensions	3' h x 2' d x length varies according to how many vending machines there are included in the group.
Color	Earth toned colors if it is stone, black if cast iron is used, and deep green to match the fence columns when using wood.

MANUFACTURER/SUPPLIER

The newsstands are to be custom made to fit the historical character of the Historic Downtown. Design should be reviewed by the Community Development Department and the Historic Preservation Commission.

Community Development Director
Phone 435.627.4205
Fax 435.627.4430

*See CD Director for contact information of Historic Preservation Commission Chair.

BOLLARD



TimberForm® Metal Bollard or approved equivalent

Model 2199-01 (add suffix "E" for permanent mount, "P" for a pedestal mount with hardware, or "R" for removable mount)

Material Powder-coated steel and cast iron top

Dimensions 8in dia. x 3ft 6in h

Color black powder-coat

MANUFACTURER/SUPPLIER

Columbia Cascade

Phone 800.547.1940 ex 850/

Fax 503.223.4530/

Email info@timberform.com



BIKE RACK



TimberForm® Bollard CycLoops or approved equivalent

Model 2172-01-E-C
Material Powder-coated steel and cast iron top
Dimensions 8in dia. x 3ft 6in h
Color black powder-coat

MANUFACTURER/SUPPLIER

Columbia Cascade/

Phone 800.547.1940 ex 850/

Fax 503.223.4530/

Email info@timberform.com



ART PEDESTAL

Custom made base to feature art pieces.

Material	Native Sandstone, limestone, or basalt rock facing or mortared. Cast iron or steel. Wood.
Dimensions	Varies according to the art piece. The piece should be at eye level (average of five feet). Interactive pieces may be set at lower levels if necessary and should seek council from the Arts Commission Board.
Color	Earth toned colors if it is stone, black if cast iron is used, and deep green to match the fence columns when using wood.

The art pedestals are to be custom made to fit the historical character of the Historic Downtown. Design should be reviewed by the Community Development Department, the Historic Preservation Commission, and the Arts Commission Board.

Community Development Director
Phone 435.627.4205
Fax 435.627.4430

*See CD Director for contact information of Historic Preservation Commission Chair.



ELECTRICAL BOX CONCEALMENT

Custom made post to attach electrical outlets.

Material	Native Sandstone, limestone, or basalt rock facing or mortared. Cast iron or steel. Wood. Vegetative-shrubs, perennials, or ornamental grasses.
Dimensions	No more than 12" in height and 6" w x 6" d.
Color	Earth toned colors if it is stone, black if cast iron is used, and deep green to match the fence columns when using wood.

The electric box concealers are to be custom made to fit the historical character of the Historic Downtown. Design should be reviewed by the Community Development Department and the Historic Preservation Commission.

Community Development Director
Phone 435.627.4205
Fax 435.627.4430

*See CD Director for contact information of Historic Preservation Commission Chair.



BACKFLOW PREVENTER CONCEALMENT

Custom made box to be placed over the backflow preventer. Once one design is approved consecutive concealing features should be consistent.

Material	Native Sandstone, limestone, or basalt rock facing or mortared. Cast iron or steel. Wood. Vegetative-shrubs, perennials, or ornamental grasses.
Dimensions	Clearance of the preventer in all directions must be 12 inches. Height will vary according to model and size of backflow preventer used.
Color	Earth toned colors if it is stone, black if cast iron is used, and deep green to match the fence columns if wood is used.

The backflow preventer concealers are to be custom made to fit the historical character of the Historic Downtown. Design should be reviewed by the Community Development Department and the Historic Preservation Commission.

Community Development Director
Phone 435.627.4205
Fax 435.627.4430

*See CD Director for contact information of Historic Preservation Commission Chair.



TREE GRATE



Urban Accessories or approved equivalent (verify with Parks Hardscape Supervisor)

Model	Chinnok Tree Grate with light hole and St. George insignia.
Material	Cast Iron
Dimensions	3', 4', 5', 6' SQ
Color	Raw cast grey iron

MANUFACTURER/SUPPLIER

Urban Accessories/Playscape Design Inc.

Phone Playscape Design Inc. 800.840.5410 and 801.274.0212 Diana or Bob Ross
 Fax 801.274.0214

City of St. George Contact
 Parks Hardscape Supervisor
 Phone 435.634.5869
 Fax 435.634.5824



PLANTER CONTAINER



Home and Yard Pottery Planter Container or approved equivalent

Material Black clay pottery from Vietnam
Dimension May vary in height and width
Color Dark brown

SUPPLIER

Home and Yard Pottery
Jay Martindale

Phone 435.656.2151
Fax 435.656.2543
Email hytsg@xmission.com

City of St. George Contact
Parks Horticulturist
Phone 435.634.5869
Fax 435.634.5824

*Coast
Group*

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HISTORIC PHOTOGRAPHY

Courtesy of:

Utah State Historical Society (USHS),

Lynne Clark Collection,

J. Willard Marriott Library Special Collections at University of Utah, and

Val A. Browning Library Special Collections at Dixie State College.

1870s Erastus Snow Residence “Big House”. Note the rock masonry wall between front yard and the pathway and roadway. The white picket fence and wood column gate add the early character. Fence and wall are both low to the ground. Both a young and mature tree show evidence of tree lined streets. *Courtesy of the Utah State Historical Society (noted as USHS from here on).*



1874 St. George Tabernacle. Different types of fencing has been used around the Tabernacle although wood picket is featured in this photograph. Wrought iron was also used. Note the dirt smooth roads as well as the earliest trees planted to create the tree lined streets. On the bottom right is a rock masonry wall. *Courtesy of USHS.*





1875 Washington County Courthouse. The courthouse, another iconic structure, was built out of native red sandstone in the Gothic Revival style. Both a wrought iron and wood fence surround this structure; the more aesthetic iron fence in the front and the wood fence in the back. A pollard or topped tree is shown on the right side. *Courtesy of USHS.*



1880 View of St. George looking toward the south from the red hill. This photograph outlines the original townsite boundaries as platted in 1861. The development up until this point was mostly done in the original town site (see map on page 4). Subsequent platting would expand development to the east, southeast, and south portions of the valley, although the land use was primarily agriculture up into the 1970s and 80s. *Courtesy of the Lynne Clark Collection.*

1900s Main Street looking south from the intersection of Main and Highway 91. Power poles ran down the center of the street until sometime in the 1920s or 30s when they were moved to the outside of the street. Note also the irrigation ditch running on the west side of the street in an open dirt ditch. Roads were graded for equine and pedestrian use. The store fronts were plain and signage was limited and non-competitive. *Courtesy of the Val A. Browning Special Collections at Dixie State College.*



1909 View of St. George looking south from the red hill. Development has increased in the originally settled townsite and trees fill out. Orchards can be seen in the foreground. *Courtesy of Willard J. Marriot Special Collections at University of Utah.*





1909 View of St. George looking east. The Temple and Tabernacle both stand out as landmarks in the desert scene. Street trees are populating the dirt roadways near the city core and inhabited lots. *Courtesy of Willard J. Marriot Special Collections at University of Utah.*



1909 Brigham Young Winter Home fencing and street tree planting. This photograph illustrates the valleys and peaks in the wood picket fencing. The dark green wood gate columns are also seen in this photograph. Street trees that still exist today are even large in 1909. *Courtesy of Willard J. Marriot Special Collections at University of Utah.*

1909 Auxiliary structure on the Brigham Young Winter Home property. Many of the first structures built in St. George were small adobe homes while most building efforts were focused on public buildings like the Tabernacle, Temple, Social Hall, and Courthouse. Many of these structures were turned into grainaries or guesthouses as the bigger more permanent homes were built. Very few of these early adobe structures exist today. This auxiliary structure does still exist along with the fencing, gates, and columns. *Courtesy of Willard J. Marriot Special Collections at University of Utah.*

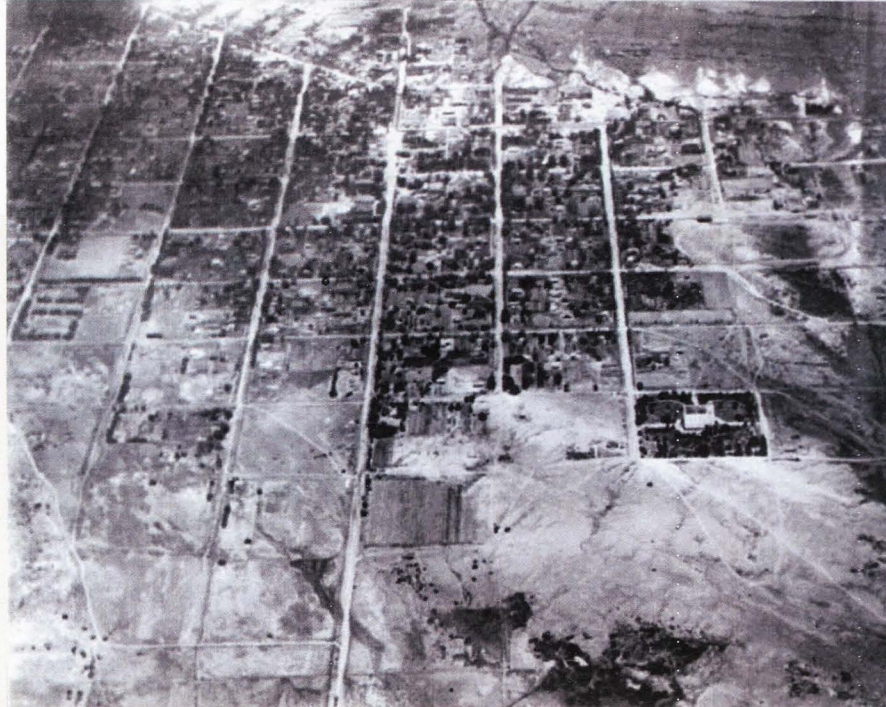


1900s Erastus Snow Home. This photograph emphasises the common practice of street trees and fencing in the early streetscape. Note the closely spaced trees; they are spaced no more than fifteen feet apart. *Courtesy of USHS.*



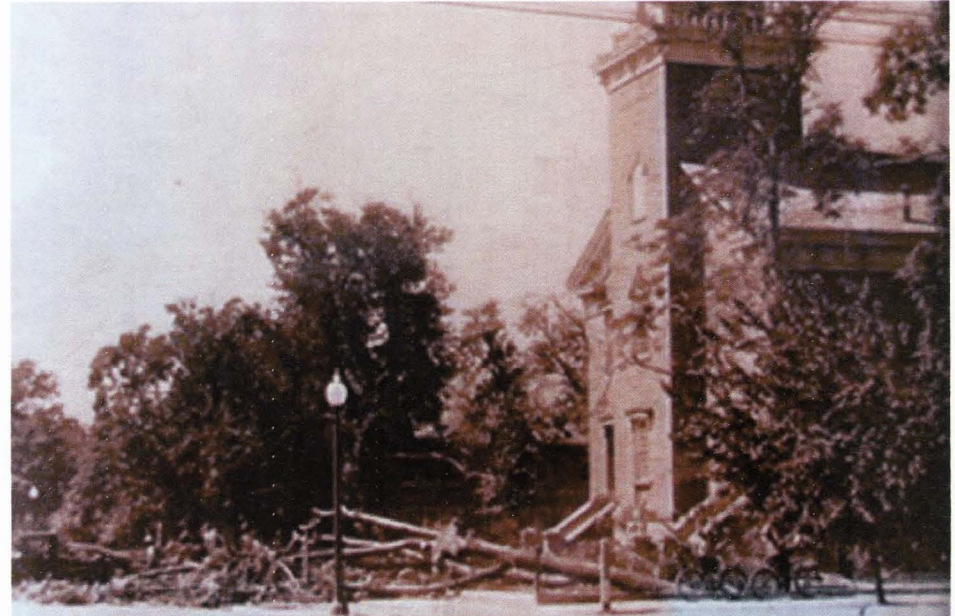


1910s Main Street looking south. This photograph indicates the beginning of awnings being used on store fronts. Power poles continue to run down the center of the street. Mature street trees can be seen in the distance in front of the Tabernacle. *Courtesy of the Val A. Browning Special Collections at Dixie State College.*



1920 Aerial photograph of St. George. This image further emphasises the boundaries of the original townsite. Not very much development has happened outside the original townsite in the first sixty years. 300 East is still the eastern boundary at this point in time, while 500 South is the southern boundary. *Courtesy of the Lynne Clark Collection.*

1920 Lamp post on Tabernacle and Main. This is one of the earliest images featuring lamp posts in the streetscape. The lamp post is darkly colored while the globe is a contrasting white. Also, note the mature trees that have been cut down in front of the tabernacle. The large trees in the background still exist today. *Courtesy of the Lynne Clark Collection.*



1920s Main Street looking south. Street trees are very dominant in this photograph. The store fronts are much more decorative in awnings, signage, and ornaments. More aggressive advertising through signage compete for vehicular traffic attention. A concrete sidewalk looks to have been installed on the west side of the street demarkated by a abrupt grade change between the road and sidewalk. Power poles have been moved to the side of the street on this portion of Main Street. *Courtesy of the Lynne Clark Collection.*





1920s Bishops Store House. The wrought iron fence used in front of this structure is a bow and picket style fence. The scalloped finials are painted white similar to the Courthouse photograph on page 28. Street trees line this commercially dominated street which has not been the customary treatment in front of commercial establishments, especially on Main Street between Tabernacle and Highway 91 (St. George Boulevard). *Courtesy of USHS.*

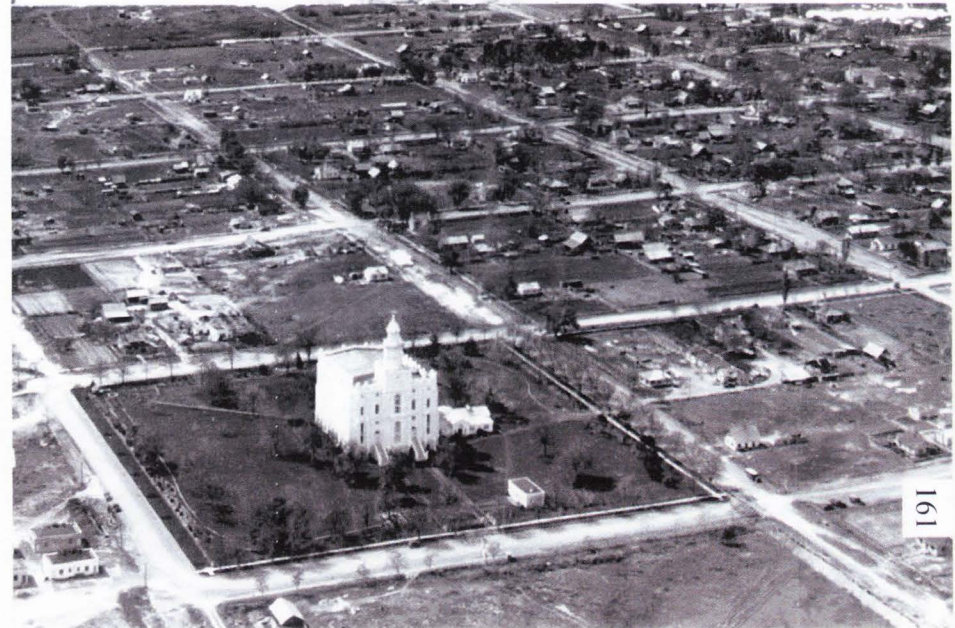


1930s Dixie Academy and Town Square. A bow and picket style wrought iron fence outlines the Dixie College property. A small one to two foot planter is followed by a four to five foot sidewalk and eight foot wide planting strip planted with mature street trees and turf. *Courtesy of Val A. Browning Special Collections at Dixie State College.*

1935 Highway 91 (St. George Boulevard) looking east. A wide concrete sidewalk fronts the commercial store fronts along this portion of Highway 91. The streetscape includes protruding signage and awnings, lamp post, and angled parking. Powerlines are seen bridging across the highway from building to building. *Courtesy of USHS.*



1935-40 Oblique view looking northwest from the edge of town. This image further illustrates the iconic character of the Temple. A concrete sidewalk surrounds the temple square as well as a wide planting strips with rows of street trees. Development is just becoming apparent on this south boundary. Low density and open space are two qualities exemplified in this photograph. Most properties seem to have substantial space to cultivate private crops, vineyards, and orchards. *Courtesy of USHS.*





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PREPARED BY:
BRONSON TATTON
AND THE
CITY OF ST. GEORGE PARK PLANNING DIVISION

2008

