

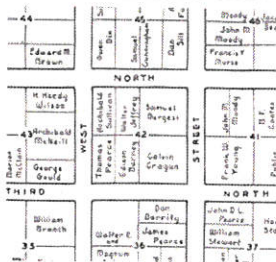
Landmark Historic Preservation Commission Report

The Thomas Calvin Cragun Home

416 West 300 North, St. George



The Thomas Calvin Cragun Home is located at 416 W. 300 N., also described as the southeast quarter of block 42 of the pioneer plat, in St. George, Utah. It was built in the early 1860s (est.) and occupied by young Thomas Calvin Cragun and wife, Amelia Chambers, in their early 20s soon after they were married*. They lived two blocks west of Thomas Calvin's father and mother, James & Eleanor Cragun (southeast 1/8th of block 40).

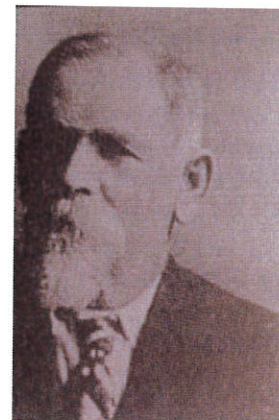


Overview:

The Thomas Calvin Cragun home currently sits on a .40 acre lot. There have been at least three additions to the original adobe structure; an addition on each east and west sides, and an older addition on the rear.

The original square structure consisted of an elevated front door and four adobe exterior walls and chimney. The original interior floor plan is unknown but was likely a very simple one or two room design with a fireplace, which may have been used to both heat the home and cook meals.

The first addition to the home added a kitchen and/or bedroom on the rear, a narrow staircase to the upper level attic area, which was



* <http://www.findagrave.com>

probably used as bedroom/sleeping area. This addition stays true to the original design and we plan to restore this addition as part of our overall restoration and building plans.

The latter additions were likely added in the 20th century and do not stay true to the original architectural style. For this reason we plan to remove these later additions with the goal to restore the home to the original pioneer period design.

Property Information Narrative:

Section A: Must meet ALL of these requirements:

1. Is it located within the boundaries of the City of St. George?
 - a. Yes. The Property is at 416 W. 300 N., originally pioneer block 42.
2. Is it a minimum of fifty (50) years old?
 - a. Yes. The Thomas Calvin Cragun family moved to St. George in the early 1860s and lived in the home for about three years before relocating.*
3. Does it retain its historic integrity in that there are no major alterations or additions that have obscured or destroyed the significant historic features?
 - a. The original structure retains original front door and window openings. It is unknown if the actual door and windows are original, but are antiquated, with hardware, and there is an old stained glass transom window above the front door in good condition.
 - b. The integrity of the original exterior adobe walls remain intact. There have been door openings cut into the original exterior adobe walls to gain access to the expanded additions.
 - i. Note: These openings will be either restored to the original appearance or be used to access new historically accurate renovations (if application is approved).
 - c. The major alterations (expansions) that now obscure the sides of the original structure will be removed and replaced with historically period accurate additions with the goal to enhance and provide a focal point to the original structure.

Section B: Must meet at least ONE of these requirements:

4. N/A. House is not listed in the National Register of Historic Places.
5. N/A. It is not, to our knowledge, associated with events that have made a significant contribution to the broad patterns of the history of the city, state or nation.
6. The house is associated with Thomas Calvin Cragun, who is listed among the original pioneer settlers of St. George along with his father James Cragun. The Cragun family came to Utah in 1849 in the Ezra T. Benson Company, also known as the 5th Company. That same year father James was "called" by LDS Church leaders to go to Utah County to help fight the Indians who attacked the people sent to settle the Provo area. This added many hardships to Thomas Calvin, siblings and mother who were left behind.*

* <http://www.findagrave.com>

7. The house does embody distinctive characteristics of a rare or unique type, period or method of construction with its original exterior adobe structural elements, original fireplace, chimney and roof pitch. Additionally, it is possible some interior elements are either original or of the same period (i.e. wood floors, doors & hardware, windows/sills, stairs/railing, fireplace/surround, ceiling molding details, etc.).
8. N/A. It is not an archeological or prehistory site.

Project Ambition and Conclusion.

When we originally acquired the home from HUD we intended to simply renovate and resell the home. As we made further assessments and estimates we concluded it would be cost prohibitive to renovate and determined the best option would be raze the home and build new. At this time we were informed by someone at St. George City Building Department that the home is one of the original settlers homes and he kindly encouraged us to consider options to save the home. One of the options the City suggested is that we have the home designated as a landmark site giving us the ability to transform home into a "bed & breakfast" type property by also acquiring a "conditional use" for this purpose.

At this time we began to pursue options to convert property into a bed & breakfast type vacation inn. We would prefer to consider the property in broader terms such as "Inn" or "Vacation Villas" with greater marketing latitude (i.e. non-owner occupied, fractional vacation ownership, etc.). We hired local architect, Campbell & Associates Architects, to draw preliminary renderings expanding the home to have the capacity to accommodate multiple guests with a strong emphasis for design to meet the period style. Expansion is necessary because the original historic portion of the home is only 357 ft² with another 280 ft² addition on the rear.

Our tentative plan for the original pioneer structure is to use it as a "parlor" and the smaller addition as a multipurpose room; both rooms designated as common areas that can be used by guests for gatherings, meetings, small business retreats, reunions, game room or TV/movie room, etc. It could also be used as the "breakfast" area if property is literally used as a bed & "breakfast".

We feel this project will greatly improve the beauty of this downtown neighborhood while also preserving and accentuating this historic pioneer home. We also feel, when completed, our carefully designed plan will inspire others to take greater pride in their own properties and catalyze improvement and beautification of historic downtown. It will also provide a service and economic value to the area.

Respectfully Submitted,

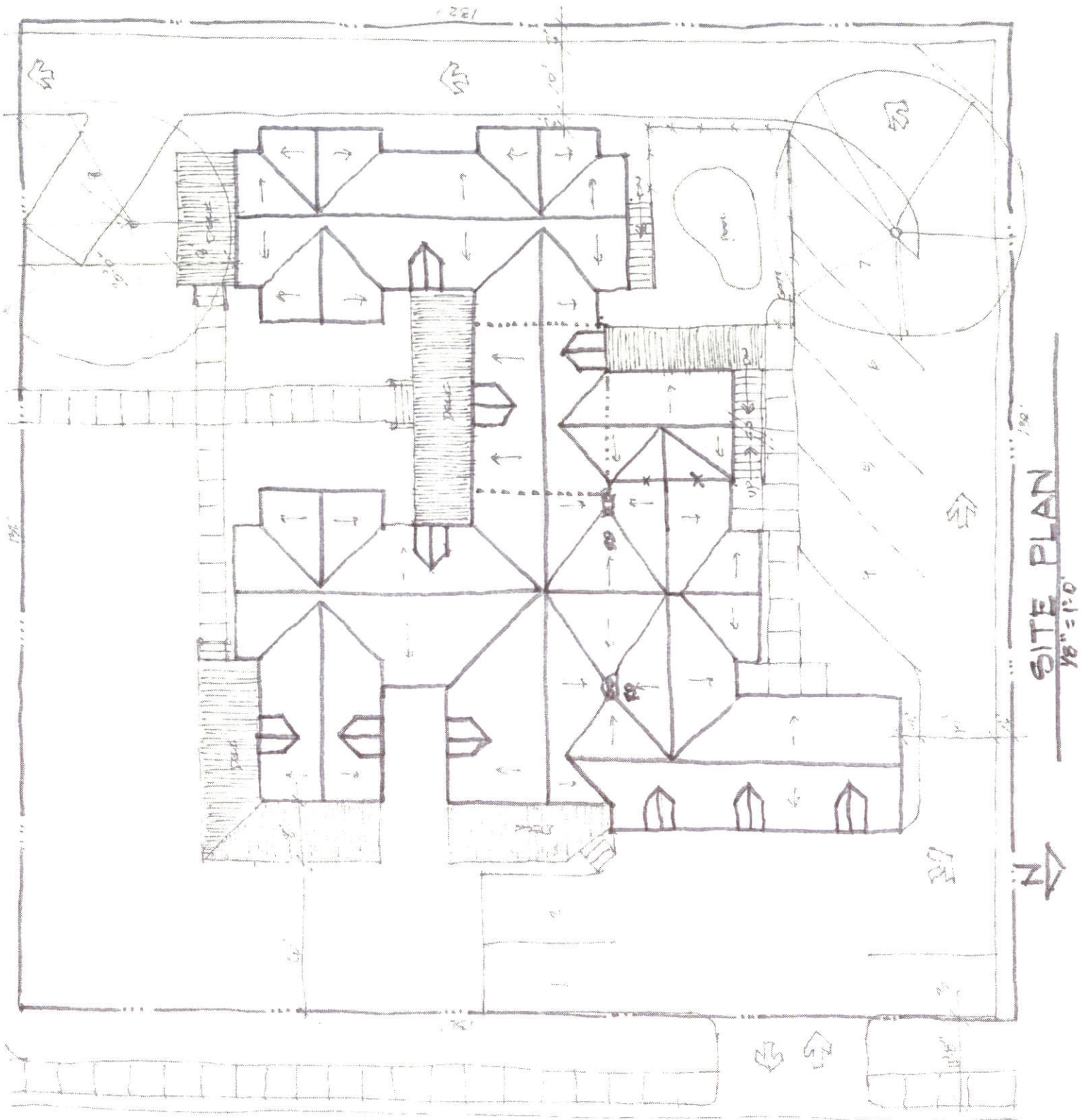
Jon Rawle 

Associated with:

Par 5 Lending Group LLC & Lone Peak Real Estate Inc

* <http://www.findagrave.com>

Architectural Rendering of Preliminary Proposed Plan



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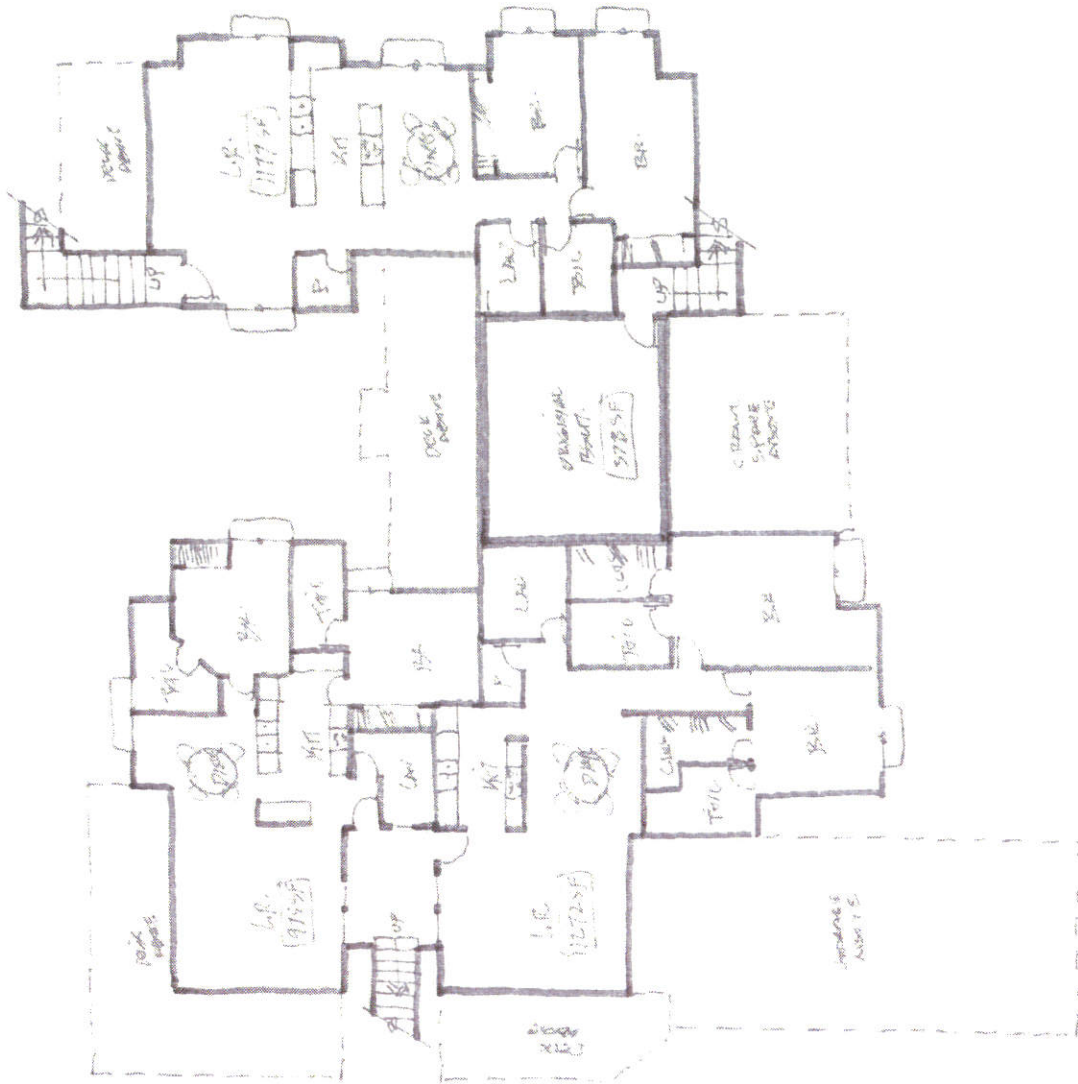


MAIN FLOOR
165130' 4124 SF

A hand-drawn floor plan of a building, oriented vertically. The plan shows several rooms and corridors. At the top left is a large room labeled "DINING". Below it are two smaller rooms, one labeled "KITCHEN" and another labeled "BATH". To the right of the kitchen is a room labeled "TOILET". Further down is a room labeled "HALLWAY". In the center is a large room labeled "LIVING ROOM". To the right of the living room is a room labeled "BEDROOM". Below the living room is a room labeled "TOILET". At the bottom left is a room labeled "BATH". To its right is a room labeled "TOILET". At the bottom right is a large room labeled "BEDROOM". There are also some smaller rooms and corridors labeled "CL." and "CLO.". The drawing is done in black ink on white paper.

UPPER FLOOR

Architectural Rendering of Preliminary Proposed Plan



BSMT FLOOR

1/8" = 1'-0" 3802 SF

