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**MINUTES OF THE SPRINGDALE HISTORIC PRESERVATION COMMISSION MEETING ON
THURSDAY, DECEMBER 4, 2014 AT 5:00 PM.
AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UT
MEETING BEGAN AT 5:00 PM**

MEMBERS PRESENT: Chairman Joseph Harper, Commissioners Pat Cluff, Stephen Roth, Lisa Zumpft, Jack Burns

ALSO PRESENT: DCD Tom Dansie and Town Clerk Darci Carlson recording
No citizens were in attendance

Discussion/Information/Non-Action Items

Approval of Agenda: Motion made by Pat Cluff to approve the agenda with deletion of item 4; seconded by Stephen Roth.

Harper: Aye

Roth: Aye

Zumpft: Aye

Cluff: Aye

Burns: Aye

Motion passed unanimously.

Commission discussion and announcements:

Lisa Zumpft announced:

- Ms. Zumpft received an email from Kavarra Corr saying Kavarra didn't hear about the formation of the group and teaches at Dixie State so is unable to attend the meetings; however she would like to get involved and help out. The email stated Ms. Corr was particularly interested in the documenting and protecting older trees in Town. She was upset that two healthy Mulberry trees were cut down near the Hampton Inn last fall. Ms. Corr wanted her desire to help out made known to the Commission.
- Ms. Zumpft asked Mr. Burns if Jean Krause from the Washington County Historical Society had contacted him. This group had contacted Sanctuary Ranch, formally Trees Ranch, to preserve the Shunesburg buildings.
 - The Washington County Historical Society is planning on taking a group out to Shunesburg and felt someone from the Springdale Historic Preservation Commission should also attend. Ms. Zumpft recommended Jack Burns and Joe Harper go on behalf of the Commission. Date to be determined.
 - Although this property is in the county it is of interest to Springdale and therefore a concern.

Action Items

Certified Local Government Application update: Ms. Zumpft announced that the paperwork was submitted to the Town Council and it was approved for the Mayor to sign. It is currently in the hands of the state.

Mr. Dansie said once we hear back we will officially be a certified local government and have access to all the resources available.

Grant proposal update: Ms. Zumpft spoke to Debbie Dahl from the Utah State Historic Preservation Office to get clarification on the survey process.

- Ms. Dahl said there are already six properties in Springdale on the historical list which include:
 - Springdale wash/Bumbleberry Bridge
 - The Bridge over the wash coming out of Kinesava/Mesquite Bridge
 - Springdale Scenic Turnout – in front of Canyon Vista
 - Springdale LDS Chapel which is currently Pizza Noodle
 - The Springdale Jail
 - Worthington Gallery
- Ms. Zumpft also spoke to the first consultant on the list who thought she could do it for under \$3,000. This would be for a selective survey where you are only looking for historical structures. A standard survey includes non-historical buildings. Knowing how many utility customers are in Town can help the consultant frame in the bid.

Mr. Roth asked what the consultant provides and how they go about the research. Ms. Zumpft said the consultant researches on the internet including the county assessors' site; also takes input from residents and people that have knowledge of the area. Ms. Zumpft said she did not know how deep the survey went.

Mr. Burns said the reports are generally brief. They take a photograph of the house; determine the architectural style, and building materials.

Mr. Roth asked if they were to make the list. Ms. Zumpft said not necessarily. But if there is something they would like included on the list, or that they knew to be significant, they can do that.

Mr. Burns said it is important to recognize that not every historical structure is significant. If Commission can provide the consultant information that a famous person lived there or if a famous architect designed it, or if a state, local or regional event took place there, this would be helpful and significant. He wasn't sure the group could do this.

Ms. Zumpft said if they focus on structures of historical significance then consultant thought cost may be around \$2500. The consultant does preservation documentation. Debbie Dahl provided five names for them to consider.

Mr. Dansie described the Town's procurement procedures:

- Under \$5,000 requires three bids, but can be done via telephone
- Over \$5,000 requires three written, documented bids
- Over \$25,000 requires an RFP

Given that the work appears to be under \$5,000, per the Town's procurement policies, the Commission can call up people on the list and get their bid.

Mr. Burns asked if the Town had a 50% match for the grant. Mr. Dansie said this is the other issue to discuss.

Ms. Zumpft thought if the grant was \$2,500 it wouldn't take much for them to match. Their time at these meetings could count. Mr. Dansie said as long as the time in the meeting is documented and related to the project. Ms. Zumpft said the grant is good for one year.

Ms. Cluff said the Council is supportive of the project so if they need to come up with a little bit of money in the budget it's probably not an issue.

Mr. Dansie said he did not believe anything was budgeted now, so for this current fiscal year they would have to adjust and get the money from other accounts. If next year, Mr. Dansie felt it would be fairly easy for them to budget \$2,000 - \$3,000.

Mr. Burns asked if Debbie Dahl had a copy of Rockville's reconnaissance survey. This would show them what the survey looks like. Mr. Burns thought Polly Hart did the survey for Rockville. Beatrice did work for Grafton.

Mr. Harper wanted to reiterate the way the process works so he could understand. His understanding is that the consultant is \$2,500 of which the Commission can apply for a grant and get half of the money. Then the Town will match the grant amount.

Mr. Dansie said there is a 50% match. Ms. Zumpft thought this could be a soft match, meaning time and not necessarily cash. They will potentially grant whatever we request as long as there is an in-kind or cash match. Mr. Dansie thought there was a cap. Per the website, it stated most grants are in the \$4,000-\$5,000 range.

Ms. Zumpft thought she could call and get emails from all on the list and send request for bid. They know what we have to have.

Mr. Dansie recommended that in order to compare apples to apples, the Commission should come up with a scope and then solicit the people. Ms. Cluff suggested the Rockville one could be used as an example if it can be found.

Ms. Zumpft said she would try and get a copy from Debbie. Her concern is that the proposal is due February 13th and if the Commission waited until that time to develop the scope it would be too late.

Mr. Dansie said that when the Commission applies for the bid they do not have to have the contractor on board. They just need to know in general what the surveys cost and put this into the application.

Ms. Zumpft read directly from the Utah Certified Local Government Program Grant Application 2014-2015, page 3, Survey and Inventory page: *"Reconnaissance Level Survey. Systemic architectural survey conducted by professional consultants or unsystematic archaeological survey conducted by qualified archaeologists. Architectural survey products include photographs of buildings in the survey area, a survey map, computerized survey data (entered into Preservation Pro), and a survey report with recommendations for future research. The consultant rate is approximately \$18-\$22 per building. Archaeological surveys must generate completed IMACS forms", which Ms. Zumpft said we do not have to do, "for each site. Consult with the State Historic Preservation Office for guidelines before starting survey."* Ms. Zumpft said this is what she was hoping, that they had the guidelines.

Mr. Burns suggested Debbie provide a sample of scope since they hand out grants all the time.

Ms. Zumpft continued to read: *"Intensive Level Survey: Historical documentation of buildings, or, systematic archaeological surveys involving comprehensive survey of all areas within survey boundaries. Archaeological surveyors and paid historical site surveyors must meet professional requirements. Whether completed by consultants or trained volunteers, the documentation must meet state standards. Consultants charge approximately \$800-\$1,100 per building."* Ms. Zumpft said this would be a much more comprehensive analysis.

Ms. Zumpft said she would try to get a copy of the Rockville reconnaissance survey and an example of scope of work to email the other Commissioners so they can determine if it will be valid.

Mr. Burns said even if the survey was not Rockville, there is no sensitive information in them so Debbie Dahl should be able to share.

Mr. Dansie said scopes are fairly generic. The unique aspect for Springdale will be to determine how much of Town they want the survey to encompass. Do they just go down SR-9 or the side streets. This would give the contractor a better understanding.

Ms. Zumpft pointed out that the Pioneer Cemetery, Jolley-Gifford Cemetery, and some of the irrigation structures are all off SR-9. Mr. Roth also suggested the rockwork across from Vern Dickman's home.

Mr. Dansie said the survey itself is pretty standard, but determining the area it will cover is the critical part.

Ms. Zumpft said she would try and get the information to the other Commissioners via email. She assumed the consultants would want time to provide a valid bid.

Mr. Dansie asked Ms. Zumpft to research the scope and get this down within the next week then ask the contractors to give estimates based on the scope. This should get us to mid-January and be in good shape for the February 14th deadline.

Ms. Zumpft wanted to confirm that the Commissioners were ok using the recommended consultants. Ms. Cluff and Mr. Harper agreed they would be a good starting place.

Mr. Roth asked if any of the consultants were local. Ms. Zumpft indicated they did not seem to know anyone locally. Mr. Roth would prefer someone who was really interested in the area.

Mr. Harper said the survey was a headline and then as a Commission they can move ahead with deeper research.

Historic Structure move update: Mr. Dansie said that Darci Carlson had recorded the move and showed the Commission the video footage.

Mr. Harper said he would like to get Allen Lee a check for \$250.00-\$300.00. Mr. Dansie said the Town needed an invoice from Allen Lee. He would also like to get Tom Burns a tax deduction slip. Mr. Dansie indicated that would not be a problem.

Mr. Roth expressed his thanks to Mr. Harper for all his volunteer work he had done on the building.

The structure is located to the left of the medical clinic.

In watching the video Ms. Zumpft said they leveled the area. She also wanted to know if there would be a foundation. The Commissioners agreed that Allen was pretty amazing.

Mr. Harper said right now the structure is sitting on the dirt but should be raised.

Ms. Cluff said the structure looked very solid. The dove tail construction helped maintained the buildings integrity.

Ms. Zumpft thanked Ms. Carlson for documenting the move on video.

Mr. Roth asked who found the building. Mr. Dansie said that Joe Pitti was instrumental in talking to Tom Burns from the Harvest House about the building. Mr. Pitti thought the Town would be interested in preserving the historic structure. Mr. Roth said it is definitely a significant building. Ms. Zumpft asked if the structure was there when Barb Ellard owned the property and they should ask her. Mr. Harper was going to ask Pat Fesler from Hurricane as she may know.

Mr. Harper mentioned there were pencil marks on the outside of the door and inside. Mr. Roth said they were lead pencil markings and included the names of Alonzo Russell, Frank Petty, OD Gifford and listing of commodities. He thought it to be one of the earliest Bishop storehouses. It also has William Crawford's name. Dates are in the 1870's and 1880's. Mr. Roth said he would speak to Phil Hepworth about it.

Ms. Zumpft suggested they figure out how the structure came to the Harvest House. They also need to know how we are going to preserve it. Mr. Dansie agreed that preserving it should be a priority. There was already some termite damage.

Mr. Harper said they can move ahead with renovation and more permanency.

Ms. Zumpft questioned if grants might be available to help with this sort of project. However Mr. Burns said it is really hard to get grants out of the state office for bricks and mortar. He suggested donations. Mr. Roth said the roofing would be very expensive but thought they could get donations.

Ms. Zumpft asked if someone can come up with a plan for what needs to be done to preserve. Mr. Roth said Mr. Harper is good at this and has done a lot of historic work. Mr. Harper feels comfortable with this and donating his time.

Mr. Roth said Alan Staker donated stone to the Town. Mr. Dansie said some would be used for the bathroom project but some may be available.

Mr. Roth said to fit a stone foundation will be tricky. He suggested leveling all four corners then putting a hefty block under each corner and to include a step. Mr. Harper said it was currently leaning back and suggested they dig out two corners and jack-up the back to level. Mr. Roth offered to help with the roofing and to decide what type was the most authentic. Mr. Harper thought it was wood plank. Mr. Burns said the original roofing was likely hand-made shake.

Mr. Harper said he would contact Mr. Roth and together they can put together a restoration plan, a to-do list, for the January meeting. Mr. Roth suggested there is no sense of urgency because the structure has been sitting for a 135 years. Mr. Roth said someone suggested putting plexi-glass over the signatures but if you do that the value is gone.

The Commission raised concern over the potential for vandalism. Mr. Burns said they have the same concern with Grafton; do they keep doors locked and shut or leave open. He said that if people want to get in they will.

Mr. Burns also commented on sandstone versus basalt and the buildings at Grafton. He said all the foundations were basalt. Mr. Roth said he liked that idea. Since it is a very rough building the foundation should be the same. Mr. Roth suggested dry stacking.

Ms. Carlson added that the agenda got the attention of St. George News. They called and wanted additional information about the structure. She provided the publication some information and hoped they picked up on the story for an article.

Mr. Harper said that he spoke to Mr. Tom Hirschi today and he knew everything and everybody. He knows a lot about Springdale and might be interesting to learn from.

Recommendations to the Planning Commission regarding color palette regulation for historic structures: Mr. Harper announced he wrote an email to the Planning Commission. He asked Mr. Dansie about next steps.

Mr. Dansie said the Planning Commission reviewed the email and agreed color on historic structures should be treated differently than regular structures. They don't have expertise to know what is historic, how historic color should be documented, range of historic colors, etc. Therefore, they look to the Historic Preservation Commission's expertise to answer these questions and make a recommendation.

Ms. Cluff said this will be in the future. They don't know what the historic color really is on any of the buildings. Ms. Zumpft said that if a house is historically white it can stay that way.

Using Under the Eaves as an example, Mr. Dansie said this was true, however if remodel or addition impacted more than 25% of area they would have to paint the building a color from the approved palette according to the current ordinance. Therefore the Planning Commission understands that keeping historic colors on structures is something they want to do, but don't know how to do that. There may determine a range of historic colors or document the historic color of a structure or employ another method.

Mr. Burns hoped the result is that if a historic house is white, it won't be dictated that the house stay white. Mr. Dansie suggested the property owner has the ability to maintain the historic color but they don't have to maintain the color. The option may be available to the property owner.

Mr. Roth agreed and didn't want to dictate.

Mr. Burns said that in the Park they look at paint chips a lot. Analysis shows that some historic colors were pink, yellow, turquoise and green. Therefore we may not want the color from the past.

Mr. Harper said that the Planning Commission is looking to the Historic Preservation Commission to provide a means by which a property owner can apply for an exemption to the current color palette if they have an historic structure. Property owners can come and review with the Commission or create an egalitarian policy or system that would exempt historic structures from the current color palette.

Mr. Burns recommended they provide a range of colors that are compatible with historic structures and this be added to the Town's color palette.

Mr. Dansie said the Planning Commission may have an issue with this if the palette includes white structures being up in the hills. Ms. Zumpft said that there are no historic structures up in the hills and perhaps this could be part of the guidelines.

Mr. Burns said historic properties would come and apply for an exemption. The Commissioners agreed this was a good idea, however they probably needed to wait until the survey was done in order to identify which structures were considered historic.

Mr. Harper thought a process should be included whereby property owners could approach the Commission and provide information as to why they believe their property has historical value.

Ms. Cluff recommended Mr. Dansie tell the Planning Commission that they are working on the approach and language.

Adopt Commission Bylaws: Mr. Harper asked if everyone had a chance to read the bylaws sent to their emails.

Ms. Zumpft also asked if anyone had a problem with Mr. Burns' suggestion of keeping the Secretary and Treasurer after all.

Mr. Burns wanted to fully understanding Ms. Carlson's role. Ms. Cluff asked if Ms. Carlson would attend the Historic Preservation Commission meetings. Ms. Carlson answered that because the group was a certified government entity she was required to take minutes. She asked Mr. Dansie for clarification if there were any restrictions or conflicts to her attending the meetings in a staff capacity but listed as the Commission's secretary.

Mr. Dansie said it could be handled one of two ways. He said they could leave the Secretary off and know the Town Clerk will be recording, or say the Secretary for the Commission will be the Town Clerk. However bylaws say the Secretary has to be a member of the Commission.

Ms. Zumpft suggested they take off the Secretary and Treasurer since they are part of the Town. Then the Commission does not need to worry about State rules regarding finances and recording.

Mr. Harper recommended the Town should serve as the repository for anything generated by the Commission. Information needs to be in a central location. Ms. Carlson indicated this would be a normal course of action because all the documents from the Commission are part of the official record. They are fiched and stored.

Motion made by Pat Cluff to adopt the Commission bylaws; seconded by Stephen Roth.

Harper: Aye

Roth: Aye

Zumpft: Aye

Cluff: Aye

Motion passed unanimously.

Ms. Zumpft wanted to be sure the Town Clerk had the Word document that contained all the tracked changes from the Rockville bylaws. Mr. Dansie and Ms. Carlson indicated they had it.

Community comment period: No public comments were made.

Consent agenda: Minutes of October 23

Motion made by Stephen Roth to approve the Consent agenda; seconded by Pat Cluff.

Harper: Aye

Roth: Aye

Zumpft: Aye

Cluff: Aye

Motion passed unanimously.

Ms. Cluff asked about their meeting schedule. Mr. Dansie said that originally the Commission had suggested the fourth Thursday of the month, however if they wanted to get the grant finalized they might want to switch. Mr. Harper suggested the next meeting would be January 8th at 5:00 PM and then February 5th. After that time they could reevaluate.

Adjourn: Motion to adjourn made by Stephen Roth at 6:01 PM; seconded by Pat Cluff.

Harper: Aye

Roth: Aye

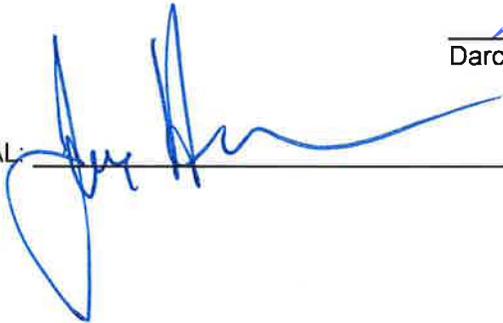
Zumpft: Aye

Cluff: Aye

Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL:  _____