TOWN OF SPRINGDALE

118 Lion Blvd PO Box 187 Springdale UT 84767 * 435-772-3434 fax 435-772-3952

MINUTES OF THE SPRINGDALE HISTORIC PRESERVATION COMMISSION MEETING ON THURSDAY, FEBRUARY 5, 2015 AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UT MEETING BEGAN AT 5:05 PM

MEMBERS PRESENT: Chairman Joseph Harper, Commissioners Pat Cluff, Stephen Roth, Lisa Zumpft, Jack Burns
ALSO PRESENT: DCD Tom Dansie, Associate Planner Moumita Kundu and Town Clerk Darci Carlson recording. One citizen was in attendance

Discussion/Information/Non-Action Items

Approval of Agenda: Motion made by Stephen Roth to approve the agenda; seconded by Pat Cluff.
Harper: Aye
Roth: Aye
Zumpft: Aye
Cluff: Aye
Burns: Aye
Motion passed unanimously.

Commission discussion: Ms. Zumpft shared that she received an email from Barb Farnsworth (attachment #1). Ms. Farnsworth wanted to mention two types of trees that were used by pioneers for furniture making and the Town should consider for their historic value. The first was sumac and the second a fruitless species of the Mulberry. Ms. Farnsworth thought it would be useful to post a plaque that explained their historic usefulness.

- Mr. Roth said the sumac was called the "Tree of Heaven". It is an Ailanthus tree.
- Ms. Zumpft thought it to be an exotic tree but not historical.

Mr. Harper announced that Allan Lee was not going to bill the Town for his work in moving the historic structure. The value of this contribution was approximately $300.00.

- Mr. Dansie indicated he was writing an exception letter to Tom Burns for his donation of the structure itself. The Commission was unsure of the value of the building.

Mr. Burns questioned how the location of the structure was determined. He said it is out of its original setting and felt it should be placed in a more genuine setting such as at the end of River Park.

- Ms. Cluff said they were in a hurry and had to get it moved due to construction on Tom Burns' property.
- Mr. Roth thought the current placement was more of a local setting versus River Park is more of a tourist setting. His concern was vandalism.
- Mr. Dansie agreed and said River Park receives quite a bit of vandalism. If the historic structure is closer to Town Hall there will be more eyes to watch it. Ms. Zumpft also thought it would be better protected where it was until a more appropriate location could be found; perhaps near a museum area.
- Mr. Harper was concerned about the pioneer signatures and protecting them. Mr. Burns agreed and thought these old signatures might spur people to make their own mark.

Community comment period: No public comments were made.

Future Commission projects: Mr. Dansie said this item was put on the agenda to provide the Commission an opportunity to discuss future projects they had passion for and would like see done.

Currently they are working on the reconnaissance survey and the historical structure but they may want to identify others.

- During her participation at the Washington County Historical Society meeting this week, Ms. Zumpft had a chance to speak with Doug Alder, Head of Archives at the Dixie State Library. He is very knowledgeable about oral histories. When the time comes for the Springdale Historic Preservation Commission to begin work on oral histories he would be a great resource.
- Mr. Burns mentioned he would like to see the restoration of the stone ditches. Ms. Cluff asked if he meant to uncover the ones that were covered. Mr. Burns said 'no' he wanted to restore damage. Ms. Cluff said uncovering what had been covered would mean creating safe access.
- Ms. Zumpft said there was information in the General Plan that relates to historic preservation. She felt it valuable for the Commissioners to review this chapter. She wanted the Commission to provide their thoughts. She mentioned the Planning Commission didn't want their comments directly so this is why she provided them via email.
- Mr. Dansie wanted to clarify the Planning Commission's statements because he felt there was miscommunication. He said the Planning Commission would welcome their input. Mr. Dansie recommended the Historic Preservation Commissioners review the chapters and make comments. He also thought the General Plan was a good place to start looking for future projects.

Alan Jensen arrived to the meeting. Mr. Jensen asked the Commission if they had identified the main historical assets in Town.

- Mr. Roth answered they are making an attempt now. The project is in the works.
- Mr. Jensen added there is relatively little that is obvious to a passerby. He thought historic preservation can overlap with planning to preserve the character of the town. For example the agriculture, pioneer heritage and minimalist elements.

Ms. Zumpft said she wasn't able to attend the Planning Commission meeting on Tuesday to talk about her comments regarding Chapter 2 Town Appearance.

- Mr. Dansie said that only two people attended. The Planning Commission had a lengthy discussion about the Town in general and what it is trying to promote. They planned to continue the discussion in their February 17th meeting.

Mr. Harper said the Commission was getting a professional reconnaissance survey done to identify historical assets in Town. This will provide a starting point of what else to include. The Commission will also identify properties that are not on the survey but the Town feels have historical significance. This will be a work in progress that will take a year or two to complete.

Ms. Zumpft said the agricultural aspect of the Town was historic and also part of the appearance piece.

Mr. Jensen wanted to refine his comments and said that modest homes do connect us to our history.

Mr. Burns asked if the irrigation ditches were on the national historic register. Mr. Dansie replied they were not. Mr. Burns contemplated if they should be. He also noted they hear from residents on concerns of trees and streetscape. They should identify trees with significance and come up with a way to provide a level of protection. He felt the Mulberries and some of the trees adjacent to the sidewalks were examples.

- Ms. Cluff recommended they even include those trees that have been lost.
- Mr. Roth mentioned some trees were imported to make furniture. He knew some historic chairs were made from Ash and Ailanthus.

Mr. Burns also said Rockville gathered and made copies of historic photos. Michael Plyer assisted with that project. It would be nice to have this type of display for Springdale.

- Mr. Roth indicated Philip Hepworth has boxes of old photos.
- Ms. Cluff said when the Town celebrated its 150th birthday there was a call to residents for photos. There was a good response. She thought Mr. Wixom may have some photographs.
- Mr. Dansie said he did not believe the Town had the Hepworth photos but that the Town actually had a good database of photos. Mr. Burns suggested there be a section on the Town website to display them.

Mr. Jensen said he thought there was more vandalism than a few years ago. For example he cited the wooded posts by River Park had been run over. Mr. Dansie said that was actually an accident and not intentional. The person responsible notified the Town.

Action Items

Grant proposal update and reconnaissance level survey scope of work: Ms. Zumpft said the grant application needs to be postmarked by February 13th. They would need to determine which of the four survey bids would be used in the application. Mr. Dansie indicated the Commission would not need to do an RFP, they could do written bids. But according to the Town's procurement policies, when doing written bids they need to choose the lowest responsible bidder unless they know that person can't perform.

- Mr. Burns asked if the difference was only $100 did they still need to award to the lowest bidder.
- Mr. Dansie reiterated the policy. There are several layers of procurement.
    - The first is a sealed bid process. The lowest bidder must be chosen.
    - Next is the RFP process. The Town looks at price and other factors.
    - For smaller, lower value projects, written bids can be accepted. The Town must select the most responsible and responsive bid, but the intent is to pick the lowest.

Mr. Burns thought there was a clear distinction in the quality of the proposals submitted. Mr. Dansie said value-added differences may be considered and can carry weight if the proposals are comparable. Mr. Burns said they can document the differences and benefits between proposals.

- Ms. Cluff asked what differences they were seeing. Ms. Zumpft said one proposal doesn't give us much; there is definitely less information in some. Mr. Burns said they just didn't elaborate. Another proposal however, clearly demonstrated qualifications.
- Ms. Zumpft noted three are in the same price range. Mr. Burns thought government could not accept in-kind work if it wasn't asked for, however they will contact Debbie Dahl and inquire. Ms. Zumpft offered to call and said she would use the highest proposal number in order to complete the grant application.
- Mr. Dansie told the Commission they do not need to decide on the consultant now. The purpose of getting the bids was to use for the grant application process only. Once the grant is awarded they can prepare an RFP or send out another bid request if they want.
- Ms. Zumpft wanted to meet with Mr. Dansie to get the application filled out. It will need Mr. Harper's signature and be postmarked by February 13th.

Motion made by Lisa Zumpft to approve the submittal of the reconissance level survey grant application and authorize Joseph Harper to sign; seconded by Stephen Roth.
Harper: Aye
Roth: Aye
Zumpft: Aye
Cluff: Aye
Motion passed unanimously.

Report on Washington County Historical Society meeting from January 28, 2015 and selection of WCHS representative from Springdale: Ms. Zumpft told the Commission she had attended the Washington County Historical Society meeting as an interested party and not as a representative of the Commission. She brought back a brochure from the meeting (attachment #2). She had a chance to speak with Jean Krause from Virgin. She was aware of a trip to Shunesburg in spring.

- There are important historical structures on Paul Allen's property within the county boundaries. The Washington County Historical Society, in conjunction with people from Mr. Allen's camp, is scheduling a fieldtrip to see these structures. They want to include people from Springdale as well. Ms. Zumpft recommended Joe Harper and Jack Burns go.
- Ms. Zumpft also thought there should be a Springdale Historic Commission representative on the Washington County Historical Society. She nominated Pat Cluff. They meet monthly.

Motion made by Lisa Zumpft to nominate Pat Cluff as the Springdale representative to the Washington County Historical Society; seconded by Stephen Roth.
Harper: Aye
Roth: Aye
Zumpft: Aye

Cluff: Aye
Motion passed unanimously.

Mr. Burns said there is a cemetery and a number of old foundations in Shunesburg too. When Jim Trees owned the property, he would open up the area one day a year to allow local residents to visit descendents in the cemetery. Ms. Zumpft thought it was part of the deed to continue to allow this to happen each year. There is high interest in this area from a historical perspective.

Historic Structure restoration plan: Mr. Harper presented possible foundation solutions for the historic structure (attachment #3). He visited Grafton to see what options they had used. He noted sandstone or flagstone, and concrete with lava rock veneer.

Mr. Harper volunteered his time to do the foundation. He noted it will be tough to find square or rectangular black lava rock. Flagstone, or hard pressed sandstone would be easier to get.

- Mr. Roth noted there was a lot of lava rock rubble on the side of the highway at Mosquito Cove.
- Mr. Burns said they need to keep it rustic and not make the foundation look too finished. Mr. Roth agreed. Mr. Burns brought up the setting and if the structure stays where it is they should use sandstone.
- Ms. Zumpft expressed concern in how the structure was currently sitting. Mr. Harper said it was tilted backwards. They need to get the wood off the dirt; however Mr. Roth commented that the structure had already been setting on the ground for hundreds of years. The foundation would allow air movement under the structure. Mr. Harper noted there is dry rot and termite damage.
- Ms. Zumpft suggested Mr. Harper do something simple and temporary for the time being until the grant was awarded and they determine what to do next.

Motion made by Lisa Zumpft to authorize Joe Harper to do a minimal amount of work, on a volunteer basis, to the historic structure in order to protect it while the Commission determines what will be done permanently; seconded by Pat Cluff.
Harper: Aye
Roth: Aye
Zumpft: Aye
Cluff: Aye
Motion passed unanimously.

Recommendations to the Planning Commission regarding color palette regulation for historic structures: Mr. Harper said he tried to come up with a way to word this recommendation but felt they need to first define what is historic. In other words, what building is eligible? He felt the study has to happen then the Commission can formulate a general idea of what is historic.

- Mr. Dansie said the packet material provided some basic sample language. He agreed they need to determine what is historic or not. If a building is designated by the Historic Preservation Commission as historic, the Town may allow the building be painted a color from the historic palette instead of the regular palette. The Commission can identify a range of colors from the Munsell Color System that are designated historic colors.
- Mr. Burns suggested they ask the state Historic Preservation office for suggestions on historic colors.
- Mr. Roth noted if you look at photos most of the historic buildings are white. The Walter Ruesch home was not painted for many years. It was just weathered wood.
- Mr. Burns said some historic colors you wouldn't want. In the Park for example they used pinks, yellows and greens. They should identify a range that is compatible with historic structures to give owners options.

Mr. Burns questioned language in an existing ordinance. If a property owner wants to construct an addition or alteration to a historic structure, this new section cannot be painted using a color from the historic palette. In his opinion, this didn't make sense and creates a situation where the addition is not architecturally compatible. Mr. Roth agreed.

- Mr. Dansie said the proposed draft to the Planning Commission doesn't address additions versus the original building. They might want to consider adding this to the ordinance language.

- Mr. Roth indicated this situation occurred with the Worthington Gallery addition. Mr. Dansie said the existing code regarding conforming paint colors would need to be enforced until a change is made.
- Ms. Zumpft suggested if a new addition fits the historical style it should be allowed to be painted a color from the approved historic palette.
- Mr. Burns said per the Secretary of the Interior standards, if an addition is added to a historic structure it should not mimic the historic style. It should be clear it is an addition, however it should be compatible in terms of materials, color and scale. In his opinion, the addition should be painted to match the historic building.
- Mr. Dansie thought this would be a good change to make. He can draft the change and also get advice from the state Historic Preservation Office on historic colors. The Commissioners can review at their next meeting and make a recommendation for the Planning Commission.
- Chairman Harper said it will be good to get this done. The other Commissioners agreed.

Consent agenda:

Motion made by Pat Cluff to approve the consent agenda; seconded by Lisa Zumpft.
Harper: Aye
Roth: Aye
Zumpft: Aye
Cluff: Aye
Motion passed unanimously.

Ms. Zumpft recommended the Commission set their next meeting for March 12th at 4pm. The other Commissioners agreed. She asked Town Clerk Darci Carlson if she was keeping track of everyone's volunteer hours. Ms. Carlson indicated she was keeping track of staff hours but not Commissioners. Ms. Zumpft asked that a copy of the volunteer form be emailed out so everyone can track hours.

Adjourn

Motion to adjourn made by Stephen Roth; seconded by Pat Cluff.
Harper: Aye
Roth: Aye
Zumpft: Aye
Cluff: Aye
Motion passed unanimously.

Darci Carlson
Darci Carlson, Town Clerk

APPROVAL: _____

Lisa Zumpft

From: Barbara Farnsworth [bjsfarns@gmail.com]
Sent: Thursday, February 05, 2015 10:33 AM
To: Lisa Zumpft; Barbara Farnsworth
Subject: Historic mtg. today

Hi Lisa,

I would like you to suggest the following (if you are on that committee) since I won't be able To attend:

There are two types of trees used by the pioneers that are usually cut down. I think the town should use them for their historic value.

1 - Those shrubby sumac-like trees (called something like angel) were used to make chairs. Fake Cope displayed one a few year ago at a Springdale anniversary celebration at the CCC.
Lila Moss has them along the roadside across from the post office. Roths and the adjoining section of the Firehouse keep them mowed down. The Hampton also keeps them sprayed. I think it would be nice to designate a plot for them and display a sign showing some of the furniture and history. A good spot may be the Firehouse area next to Roths. I know that Rosiland liked her former privacy shrubbery.

2 - Also, I think that a fruitless species of the Mulberry tree would benefit planting, or a least placing a sign where some original trees still exist showing the Pioneer history as well.

If you are not involved with this committee, I will email their Chairperson (pun?)

Thanks,
Barb

Membership Form

Membership dues and donations may be made on our web site ***wchsutah.org***

Annual Family Membership	☐ $15
Lifetime Family Membership	☐ $150
Annual Nonprofit Agency Membership	☐ $30
Annual Corporate Membership	☐ $100
Other Tax Deductible Donation	$ _____

Please mail this form with your dues to:

Washington County Historical Society
P. O. Box 404
St. George, Utah 84771

Date: _____

Name: _____

_____

Address: _____

_____

City: _____

State: _____ Zip: _____

Email: _____

Phone: _____

For questions about the WCHS, please call Richard Kohler at 702-445-3650
or email us at info@wchsutah.org

435-275-7409

April 2014

Join our exciting community of good neighbors at the Washington County Historical Society in Southern Utah. We work together to appreciate and preserve the past, enrich the present, and prepare for the future.

Community Members

Enterprise	***St. George***
Hurricane	***Santa Clara***
Ivins	***Silver Reef***
La Verkin	***Springdale***
Leeds	***Toquerville***
Rockville	***Washington***
Grafton	***Harmony Valley***

The Washington County Historical Society is seeking donations of local histories of pioneers who helped settle this area.

Items advertised for sale on our web site are:

- Audio-tour CDs and cassette tapes of historic sites in Washington County
- Beautiful prints of historic buildings, signed by the artists
- DVDs of historical area tours

wchsutah.org

435-275-7409

Join the WCHS today!

Washington County Historical Society

Preserving Protecting Restoring

We invite you to join with us in preserving Washington County, Utah's rich heritage.

Take your part in history!

The Washington County Historical Society

WASHINGTON COUNTY
HISTORICAL SOCIETY
Preserving--Protecting--Restoring

The Washington County Historical Society (WCHS) is a nonprofit organization formed to promote, protect and perpetuate the history of Washington County, Utah. It embraces the county's community historical societies and supports their efforts to preserve our history.

The WCHS Board is comprised of members representing many local historical societies and other historically-minded citizens, all working together to preserve, protect and restore the rich history of Washington County, Utah. The WCHS meets in the basement of the St. George Library from 10 AM until noon on the last Wednesday of each month, September through May.

wchsutah.org

Recent Grants Awarded to Local Communities by the WCHS:

► 2007 - $1000 given to the Santa Clara Historical Society for restoring the Relief Society House on its 100th anniversary.

► 2007 - $1000 also given to the Town of Leeds for a metal interpretive signage plaque for the Town Hall.

► 2008 - $1000 was given to the Hurricane Valley Museum to remodel the restrooms and to repair and replace glass in the Pioneer Museum.

► 2008 - $1000 also given to the Town of Virgin for their Virgin Town Old Church restoration project.

► 2009 - $1000 given to Fort Harmony Historical Society to help preserve the San Daniel Camp, part of the 1776 Expedition on the Old Spanish Trail.

► 2009 - $1000 also given to the Washington City Historical Society to showcase artifacts in honor of the 100th anniversary of the Old School Building.

► 2010 - $1000 given to Leeds Historic Preservation to restore the Civilian Conservation Corps (CCC) Camp in Leeds.

► 2011 - $1000 given to the DSC Center for Media Innovation to digitize Bart Anderson's historic slides.

► 2013 - $2500 given to Leeds Historic Preservation to help reopen the Silver Reef Museum.

► 2014 - $1000 given to the Silver Reef Foundation in support of the Silver Reef Museum.

Benefits of Membership:

► Join us on monthly tours of historical communities and sites in Washington County during October through May.

► Private Family Reunion tours available by appointment.

► Membership dues help fund annual grants awarded to preserve and protect historic sites in Washington County.

Enjoy our informative web site

wchsutah.org

and absorb the rich history of Washington County, Utah.

Your tax deductible dues help to pay for the projects of the **Washington County Historical Society**

Take your part in history!

Possible Foundation Solutions for Granary

A. Black Lava Rock as was suggested at the December meeting.

B. Sandstone/Flagstone as is present in the Church in Grafton.

C. Concrete with a Lava rock veneer.

TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please sign

Meeting of Historic Preservation **on** 2-5-15

If you'd like to be included on our great e-notice list, please give us your email address. That's the only reason you need to provide that information. Your address will never be sold, though we may have to provide it as public information. **If you have provided the information before, you don't need to add it again.**

Alan Jensen	
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