



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, April 7, 2016 AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UT
MEETING CONVENED AT 4:03PM**

Regular meeting

MEMBERS PRESENT: Commissioners Pat Cluff, Stephen Roth and Lila Moss

EXCUSED: Commissioners Joe Harper and Jack Burns

ALSO PRESENT: DCD Tom Dansie, Associate Planner Toni Benevento, and Deputy Town Clerk Jennifer Thompson recording. See attached list for people signed into the meeting.

Approval of Agenda:

Motion made by Lila Moss to approve the agenda; seconded by Stephen Roth.

Cluff: Aye

Moss: Aye

Roth: Aye

Motion passed unanimously.

Discussion/Information/Non-action items

1. **General discussion and announcements:** Ms. Thompson let the Commissioners know about the Public Officials Training being held on Friday April 15th, 2016 at the Virgin Town Hall. Attendance was recommended for all Public Officials including the Historic Preservation Commissioners. Ms. Thompson also mentioned that the Mayor needed recommendations for a new HPC Commissioner and would like some input from the Commission. She will take the names that the Commission provided and will pass them along to the Mayor.

Mr. Dansie wanted to follow up with the Commissioners on the rock ditches that were a point of discussion from the last meeting. He stated that based on meetings with the UDOT Engineers and the feedback from the rock ditch walk, the Commission's ideas would be incorporated into the final design, but that design was not complete yet. The SR-9 reconstruction project was set to begin Sept or Oct. until mid-spring 2017. There will be an SR-9 Construction meeting May 12, 2016 at the Community Center. There will also be a mailing notice and flyers placed in Town advertising the meeting.

2. **Report on the Historic Preservation Conference - Toni Benevento** – Ms. Benevento attended the Historic Preservation Conference March 31st-April 1, 2016 with Commissioners Pat Cluff and Lila Moss. She stated that she had attended a few classes there that she had found more interesting. One of the better classes that she attended was from presenter Bob Yap, called the "Myths of Historic Preservation". He talked about how Historic Preservation could strengthen the local economy, create jobs, and be environment friendly. Ms. Benevento also attended a class during the education session, called "Small Projects, Big Results". The presenters were 3 planners from the Salt Lake City area. She said that it was fascinating to see the different projects and their outcome from the planner's perspective and how the planner tries to direct people through process and adhere to the guidelines of Historic Preservation. Ms. Benevento felt that the most important part of conference was making contacts. She had already emailed the planners from the Salt Lake City area to keep in contact, just in case help was needed in crafting ordinances later. Another important contact that she made was with John Hartley, an historic architect and our CLG (Certified Local Government) contact. She felt he would be a good contact to know for his wealth of knowledge, and also for help on grants and other resources available

for Municipal Historic Preservation. Ms. Benevento strongly encouraged the Commissioners to attend next year.

- Ms. Moss learned that we needed to be careful documenting, for example, the street scape, both before and after the SR-9 construction. She also attended a workshop on volunteerism and felt that it was very important that we engage the community. A suggestion that was brought to her attention was starting a mentor program. For example, in saving the rock from the old historic rock ditches, we could use a Rock Mason who could show younger people something about rock work using those old historic rocks and how to save them. She felt that it was important to engage the community as volunteers and make them feel involved. She also made a suggestion for having a heritage festival or having a common place to keep histories, photographs or have somewhere people could donate items that were historic.
- Ms. Cluff learned that it's not necessarily more conservative to replace windows. One of the presenters dispelled that myth. He suggested resealing them due to the return rate for purchasing new windows which was approx. 80 years. Ms. Cluff also mentioned learning about a gentleman who recruits volunteers, and suggested that we could do something like that with young people to get them involved.
- Both Commissioners talked about how interesting it would be to combine forces with the Town of Virgin and Rockville to help each other for Historic Preservation.

3. **Presentation of findings from the Reconnaissance Level Survey– Korral Broschinsky-** Korral Broschinsky works as an Architectural Historian and Preservation Consultant with 20 years' experience. She was hired by the Historic Preservation Commission to do a Reconnaissance Level Survey here in Springdale, which would be the first step in identifying and evaluating historic buildings and other resources. It was meant to be an inventory, not an in depth research on individual properties. She used data from the Washington County Assessor's office, mainly the construction records that fit into the historic period that she was searching. She also drove Town and looked to find buildings that looked historic that did not come up in the assessor's records for example, a Gem Shop that was moved to Springdale about 30 years ago. She identified as many resources as she could using both of these methods. The data that she had compiled will be inputted into the SHPO (State Historic Preservation Office) database. Ms. Broschinsky then explained what was in the database and what the criterion for evaluation was. She mentioned that there were six resources identified in the SHPO database prior to survey. The Springdale Chapel, the Springdale Jail, 789 Zion Park BLVD (Worthington Gallery), the Springdale Scenic Turnout's (by Canyon Vista), and 2 Bridges.

As the Result of this survey, a total of 114 resources were looked at and evaluated, which were only preliminary numbers which could change a little bit. The objective of this survey was to look for individual candidates for the National Registry and perhaps a multiple submission for the multi resource areas.

- 15/13% of those were-ES- Eligible /Significant, which could possibly be found on the National Register.
- 69/61% of those were-EC-Eligible/Contributing, which are buildings that may have had some changes.
- 27/24% of those were-NC-Ineligible/noncontributing, which are ones that are historic but have been altered to look new.
- 03/2% of those were D- which was considered out of period resources that share the same property.
- A total of 74% of those were contributing and 27% were noncontributing.

Ms. Broschinsky's research of the Statistical Summary of Findings or the original use in Springdale showed that there were a lot of changes of use over time, which is part of the evolution of properties. Springdale had primarily residential properties, but many have changed to commercial over time. The Summary findings for Materials show what materials were used in the resources as 5% brick, 26%

wood, 32% stucco, 3% metal and 14% stone. She also took pictures of stone lined ditches and retaining walls which were placed in a linear resource which may be impacted by the SR-9 UDOT project. She suggested working with UDOT with their mitigation plan to help identify these as historic resources. The next step in the Historic Preservation after identifying and evaluation buildings would be documentation or Intensive Level Surveys, which would provide more intensive research on a specific building for walking tours, plaques, or rehabilitation plans. This would provide a preliminary determination of eligibility for an individual NRHP (National Registry of Historic Places) Nomination, intensive research of significance or potential for a historic district, and also provide mitigation documentation for historic properties that will be altered or demolished.

Included in Ms. Broschinsky's final report will be her recommendations for NHRP Candidates. These candidates would be significant Nationally, Statewide, or locally and have an association with important events, significant persons, architectural significance or archeological significance. She mentioned the building at 789 Zion Park BLVD (Worthington Gallery), which was the best preserved of the oldest homes in Town, even with the large addition on the back. Another property mentioned that may be significant was the tourist court from the Canyon Ranch Motel. According to the tax records, not all of the cottages were historic but the historic property still had the feel of an auto tourist court from a certain period, so this would be an excellent candidate for the National Register as well.

Ms. Broschinsky said that when a Community had a reconnaissance level survey done, the communities were usually looking for Historic District recommendations or Multiple Property Submittals (MPS). She thought about the possibility of suggesting a Historic District in Town, however, Springdale developed as a line village with historic properties that were spread out so that would make it more difficult. There is a concentration of historic buildings around the chapel and school which could be considered the area for an historic district, but she felt it would be difficult due to all the changes. MPS's were designed to help better justify the significance of a group of properties and to make listing them in the National Register easier. Her recommendations for the MPS would be conditional and mentioned that there were properties in Town that would be listed individually, which she would add in her final report.

Ms. Broschinsky stated that in Town, the Historic properties have evolved and become new uses over time. Multiple properties that may be older or changed during the historic contextual periods would be helpful to submit as a multiple property submission. She has divided the contextual periods based on events from the Town that show patterns of change over time.

- 1862-1898, Pre-settlement Period
- 1898-1918, Exploration Period
- 1919-1942, Springdale, Zion National Park & the CCC
- 1942-1958, Entrance & Tourism
- 1959-1979, Springdale Incorporation and Economic Development

Ms. Broschinsky mentioned that she would be happy to come back for another presentation or for a Town Council meeting to discuss the benefits, education and the tax credit programs, which was one of the best financial incentives available. She also mentioned other resources that the HPC may be able to take advantage of. She will get full report to the Commission as soon as the data could be completed.

4. **Discussion regarding the roles of Historic Preservation Commissioners and the opportunities available under the current ordinance versus a possible ordinance revision-** In the last Historic Preservation Commission meeting the Commission discussed possible actions that they could pursue to preserve Town history. Mr. Dansie had provided an outline of the Commissions roles and responsibilities, and suggested potential actions based thereon. Mr. Dansie stated that the way the Historic Preservation Ordinance was established was first to give the authority to establish programs

designed to educate the Community, to promote history or retain history of the area, and to engage the Community. Second, the Commission had the authority to identify specific projects, the ability to find grant funding and the ability to develop a plan for preservation. The third thing the Commission had authority to do was to establish policy. The primary responsibility for the Commission was to preserve the existing history and their authority would be limited to make recommendations to the Town Council or Planning Commission who then could adopt the policy or change the ordinance. In the realm of creating projects, the Commission had a broad authority. In the realm of creating policy, the Commission had an advisory role. The Commission could recommend ordinances that identify specific resources that need preserving, or specifically, Land Use ordinances, or to recommend resources for the National Registry. Mr. Dansie suggested that based on an overview, and ideas for future action, the Commission could make a list of those items suggested and fill out agendas for future meetings to follow.

- As an example, Ms. Cluff asked if the Commission could pursue a grant for a project to restore the rock work that will be taken away from the SR-9 project. Mr. Dansie said that was within the authority of the HPC to develop projects. Ms. Cluff then suggested that the Commission prepare an overview of properties that have historic value that may be in danger of being torn down. She also was interested in the Landmark District to help preserve the character of the Town, She felt anyway that the Commission could do that would be beneficial to the Town.
- Mr. Roth discussed Land Use at the Canyon Ranch Motel (Olson's camp) as an example. He felt that spot was an historic area, and he liked the idea of preserving the way the land would be used or preserving the history of the lot that may add historic value. Another suggestion would be for a more restricted color palette, or perhaps one that would be a historic color palette. He felt that some of the historic home values have been diminished by being painted an odd color and gave some examples of buildings in Town that had this issue. Ms. Cluff agreed that it seemed right to preserve original colors or at least one of the original colors on historic buildings.

Mr. Dansie stated that these were all excellent examples of recommendations. The Commission could make those recommendations to the Planning Commission and have them start working on them.

- Ms. Cluff stated that there are a few things the Commission had talked about during the discussion that they deemed worthy and would like to bring forth to the Planning Commission.

5. **Discussion of Historic Tree Preservation Ordinance draft-** Ms. Benevento stated that recently there was a large mulberry tree removed from the Springhill Suites property. Some Citizens called in to see if there was anything that could be done, which brought up the concern that we needed to adopt a tree preservation ordinance. Ms. Benevento suggested that there are trees that are significant and important to the Town's character that are worth preserving.

- The Commissioners believed that there was a tree ordinance in place already. According to Ms. Benevento, that ordinance states that if you are going to remove a mature tree larger than six feet, you need to replace it with two trees.
- Mr. Dansie stated that currently our ordinances do not control whether a property owner can or cannot cut down a tree. If the Commission feels that there are trees in the community that are historic and would be worthy of preserving, they could do two things. One, they could recommend an ordinance to the Planning Commission. Two, they could do an analysis on their own, then make recommendation. However, someone would need to identify what trees and establish criteria, and it would need to consist more than just how old the tree is.

The Commission discussed the value of some of the trees in Town and how some trees were more valuable than others.

- Mr. Roth was concerned that a tree preservation ordinance would be difficult to adopt and did not feel that it was necessary to add or change the current tree ordinance. He felt that if you take out a tree then plant two, that would be sufficient.

- Lila Moss was concerned about the current ordinance that asked for the replacement for a one to two trees and felt that is was not equal to the removal of the older trees. She had a number of concerned Citizens speak to her about this subject. She stated that people really care but don't know what to do.
- Ms. Cluff suggested putting this item on the agenda for next time so we can get input from other people that may find this important.
- Mr. Dansie stated that if the Commission wanted to do put together a Historic Tree Ordinance, he suggested doing some research of what other Communities are doing and go from there.

Action items

1. **Action to appoint a new Historic Preservation Commission Chair-** Commissioner Cluff was concerned that not all Commissioners were present. Ms. Cluff stated that she was not interested in serving as Chair; however, she would be happy to continue to act as acting Committee Chairman until a full body would be present for a nomination.

- Mr. Roth stated that he was not interested in being Chairman.
- Ms. Moss stated that she had spoken to Chairman Harper who needed to resign, unless we need his expertise or credentials.
- Mr. Dansie stated that the Ordinance states that the Historic preservation Committee needs at least two members on the committee who should have education, training, expertise, extent professionals, planning or architectural history. All members should have some demonstrated interest, expertise or knowledge.

Motion made by Stephen Roth to not appoint a Historic Commission Chair but to continue to operate with our Vice Chair; seconded by Lila Moss.

Cluff: Aye

Moss: Aye

Roth: Aye

Motion passed unanimously.

2. **Continued discussion and possible action concerning relocation of the historic granary structure-** Ms. Moss apologized to Commissioner Burns for not talking to him prior to the last meeting on the proposed location of the granary which would have been next to his property. She made assumptions that all parties involved would be in agreement to the proposed location, however they were not. She would like the apology to be on record and has withdrawn her discussion on this subject.

- Ms. Cluff asked to be reminded about Commissioner Harpers rehab plan for the granary, which would cost an estimated \$5000. The Board discussed reaching out to Mr. Harper in the future for possible help with this project.
- Ms. Moss still had hope that there was a better location for the granary and hopes more ideas come forward.
- Ms. Cluff was interested in the location by the gazebo, which would keep it in sight of people and close enough to be watched.

Motion made by Stephen Roth to table action item two regarding the historic structure; seconded by Lila Moss.

Cluff: Aye

Moss: Aye

Roth: Aye

Motion passed unanimously.

3. **Consideration of project financial needs for the FY2016-17 budget-** The Commissioners discussed the need for funds for the rehab/relocation of the historic granary, at an estimated \$5,000 cost.

Conference Training for Commissioners was also discussed and decided that they would need approximately \$2,500 to help offset costs for additional Board member attendance. Other financial needs would be for the Intensive Level Survey from Korral Broschinsky to follow the Reconnaissance Level Survey at an estimated \$3,000 cost. The total budget needs discussed for the HPC Fiscal Year of 2016-17 budgets would be approximately \$10,000.

Motion made by Stephen Roth to request \$10,000 for the project financial needs for the FY2016-17 budget; seconded by Pat Cluff.

Cluff: Aye

Moss: Aye

Roth: Aye

Motion passed unanimously.

Consent Agenda

Motion made by Stephen Roth to approve the minutes from February 25, 2016; seconded by Pat Cluff.

Cluff: Aye

Moss: Aye

Roth: Aye

Motion passed unanimously.

The next Commission meeting was scheduled for: Thursday May 12, 2016 4:00PM.

Adjourn: Motion to adjourn at 5:39PM made by Stephen Roth; seconded by Pat Cluff.

Cluff: Aye

Moss: Aye

Roth: Aye

Motion passed unanimously.


Jennifer Thompson, Deputy Town Clerk

APPROVAL: 

DATE: 



TOWN OF SPRINGDALE

PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

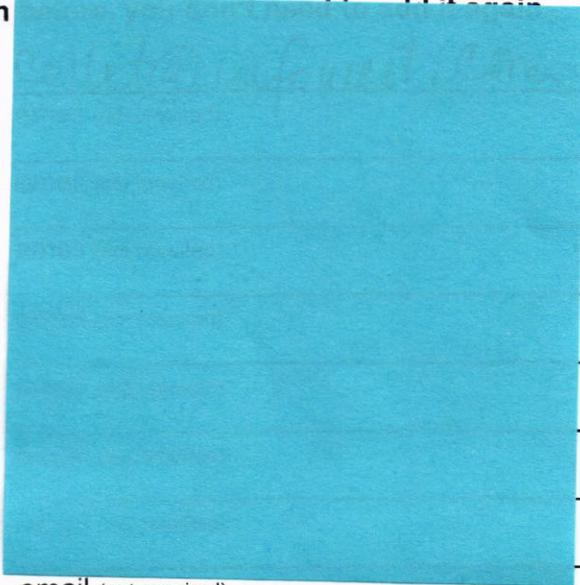
Please sign

Meeting of Historic Preservation Comm. on 4/7/16

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information. Your address will never be sold, though we may have to provide it as public information. If you have provided the information

Winda Collet
name



email (not required)

email (not required)