



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 MONDAY JUNE 22, 2020 AT 4:00 PM
AT THE CANYON COMMUNITY CENTER, 126 LION BLVD, SPRINGDALE, UTAH.**

Meeting convened at 4:20 pm.

MEMBERS PRESENT: Rich Levin, Kelly McKean, Mavis Madsen

ALSO PRESENT: Director of Community Development Tom Dansie, Town Clerk Darci Carlson, and Deputy Clerk Katy Brown recording. Please see attached list of citizens signed in.

Commission Discussion and Announcements:

Town staff asked the Commission to determine who could act as Chair to manage the meeting.

- Ms. Madsen nominated Mr. Levin to fill the Chair position for the year. Mr. Levin accepted.

Motion made by Mavis Madsen to assign Rich Levin to the Chair position for the Historic Preservation Commission.

McKean: Aye.

Levin: Aye.

Madsen: Aye.

Motion passed unanimously.

Approval of Agenda: Motion made by Kelly McKean to approve the agenda; seconded by Mavis Madsen.

McKean: Aye.

Levin: Aye.

Madsen: Aye.

Motion passed unanimously.

Action Items

1) Historic ditch stone application review: Request to use historic irrigation ditch stone for the construction of a National Registry of Historic Places monument and plaque at 980 Zion Park Blvd – Under the Eaves Inn:

Mr. Dansie said there were several pallets of salvaged stone comprised of original irrigation ditch stone along with stone from the 1970's and early 2000's from various roadway projects.

Mr. Levin ascertained that the original ditch stone, although of great historic value, might not have the same structural integrity as the rest of the newer stone.

- Mr. Dansie said that in the case of the historic ditch monument near MeMe's Cafe, the actual historic ditch stone served as more of a decorative veneer. Newer stones were used for the bulk of the monument to ensure structural integrity.
- Mr. McKean came from a construction background and agreed with that approach after looking at the proposed monument dimensions. The true historic ditch stone would be best utilized as a decorative element.

Ms. Madsen referred to the guidelines set by the Commission in regard to handling requests for the use of the historic stone (Attachment #1). She wondered if the historic stone should first be used for the projects outlined as priorities by the Commission.

Mr. Levin understood the notion that the projects identified by the Commission should be seen as the highest priority. However, given that there were applications currently before the Commission for its use,

he was happy to approve the use of the stone. He believed there would be enough stone to highlight in many different projects.

Ms. Carlson noted that the Commission had approved the use of the stone for the construction of a bicycle hub near the Pizza Noodle. During construction, the contractors found that the original ditch stone was more challenging to work with because of age and condition. The resulting project was thus primarily comprised of the newer era stone which had more structural integrity.

Ms. Madsen asked if any community member would be able to apply for use of the stone.

- The Commission had established specific criteria that use of the stone shall provide a town-wide benefit rather than solely benefitting a private property owner.

Mr. Levin invited members of the public to speak on the topic.

Joe Pitti was present as the applicant. He had been impressed by the standardized and unifying design used by the City of St. George to designate historical sites and was in support of bringing a similar initiative to Springdale. Prior to the SR-9 reconstruction, there was an irrigation ditch in front of his home. He was saddened when it was removed to widen the roadway. He had an emotional connection to the stone and would love to have it incorporated in the monument to commemorate his home being designated by the National Registry of Historic Places. He asked the Commission who would assume financial responsibility for the monument.

Janet Hollis was in full support of the Commission approving the application to use the historic stone in a monument at Under the Eaves. She felt the house was one of the most special locations in Springdale because of its history. It was a beautiful home in a prominent place in town.

Mr. Levin asked if a determination could be made on the application prior to resolving the question of which party would fund the monument.

- The Commission was free to approve the use of the stone and if the Council did not ultimately approve funding, it would be up to the discretion of the property owner whether or not to continue with the project.

Motion made by Kelly McKean to approve the use of the historic irrigation ditch stone for the construction of a monument and the design is subject to approval later; seconded by Rich Levin.

McKean: Aye

Levin: Aye

Madsen: Aye

Motion passed unanimously.

Ms. Brown was excused at 4:52 pm.

2) Historic ditch stone application review: Request to use historic irrigation ditch stone for the construction of monument and plaque commemorating the RAP Tax-funded community mosaic project on Lion Blvd – Red Rock Weavers Guild: Mr. Levin felt this application was similar in nature to the previous item but invited the public to offer feedback for consideration.

Joe Pitti felt that the mosaic project, although a great addition to the community, was not historic in nature. He urged the Commission to reserve the historic stone for projects that actually held historic value.

The Commission agreed that use of the historic stone should only be approved for projects that held historic significance.

Mr. Levin asked if there was enough funding left over the Red Rock Weavers Guild to be able to build a monument if the use of historic stone was not approved.

- The mosaic project was funded through RAP Tax funds which had been expended. Whether or not they gained approval to use the historic stone, they would still need to apply for more funding to construct a monument.

Motion made by Mavis Madsen to turn down the application to use historic stone for the mosaic project in light of the fact that it is not historical and we recommend that they use sandstone. The Commission will reserve the historic rock for historic projects only; seconded by Kelly McKean.

McKean: Aye

Levin: Aye

Madsen: Aye

Motion passed unanimously.

3) Discussion and possible approval of design standards for Town commemorative monuments: A rendering of the proposed monument design and dimensions was included in the packet material. The Commission was charged with considering the following recommendations for the Council:

- 1) A standardized monument style (as shown in this staff report) be adopted for monuments and plaques commemorating important historic, cultural, or other significant features in the Town of Springdale.
- 2) That standardized monuments should be made using historic irrigation ditch stone.
- 3) Requests for use of the ditch stone in the monuments will be submitted to the Springdale Historic Preservation Commission.
- 4) Costs for construction of the monument will be estimated by staff, approved and funded by the Council, and installation oversight managed by the Town of Springdale.

The Commission was in favor of making the outlined recommendations and moving them forward to the Council. Mr. Levin thought it would be prudent to add language that historic stone should be used for historic projects only.

Motion made by Rich Levin to approve the four recommendations discussed and forward to the Council adding that historic stone should be used only in projects with historic value; seconded by Mavis Madsen.

McKean: Aye

Levin: Aye

Madsen: Aye

Motion passed unanimously.

Ms. Madsen asked if the Commission still needed more members and when the next meeting would be.

- There were two other interested parties that would speak with the Mayor about being appointed. News would be forthcoming about new members and the next meeting date.

Adjourn:

Motion to adjourn at 5:13 pm made by Kelly McKean; seconded by Mavis Madsen.

McKean: Aye

Levin: Aye

Madsen: Aye

Motion passed unanimously.

Katy Brown, Deputy Clerk

APPROVAL: _____ DATE: _____



PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD
Please print your name below

Meeting Springdale Historic Preservation Commission Date 6/22/2020

Rich Kamm
Name (please print)

Name (please print)

Joe Hill
Name (please print)

Name (please print)

Stevan Eger
Name (please print)

Name (please print)

Janet Hollis
Name (please print)

Name (please print)

Salvaged Stone Process

Stone use must benefit the Town of Springdale – Not private property owners
HPC projects should be given priority on the use of the stones

Pioneer cemetery
Museum
Bishop's Granary

Step-by-step process

1. HPC to create/maintain a master inventory sheet to manage inventory of stone
2. HPC to develop a simple application form for those wishing to use stone to fill out
3. Proposals for use of the stone are presented to HPC for discussion/consideration
4. HPC decides to recommend or not recommend the use to the Town Council
5. Proposal is forwarded to Town Council with HPC recommendations
6. HPC audits the specific use of the stones to assure use is per the proposal received
7. Town staff made aware of the stone use process to assure adherence to the plan

Potential Uses already identified:

Pioneer Cemetery
Bishop's Granary Interpretive site
Small display at a Town museum

PENDING