



Memorandum

To: The Historic Preservation Commission
From: Niall Connolly
Date: August 2nd 2024
Re: Zion Lodging Cabins

Background

The Town has been approached by Elizabeth Cutler, Springdale resident, regarding two cabins that are on her property at 1067 Zion Park Blvd. The cabins originally resided in Zion National Park as tourist lodging cabins, until they were moved to Springdale around 1984. The two cabins are believed to be two of the original pioneer family cabins in Zion National Park, built shortly after the original Zion Lodge (completed in May 1925). It is likely these family cabins were completed in the late 1920's or early 1930's. Mrs. Cutler plans to redevelop her property in the near future, and so the two cabins would be demolished. She has reached out to see if the Town is interested in taking possession of the cabins, based on their potential historic value. The Historic Preservation Commission is requested to discuss the potential historical value of the cabins and to determine if they are worth preserving. Figure 1 shows the current state of the cabins whereas Figure 2 shows the original state of the Park's Pioneer Family Unit Cabin, taken from the Zion National Park website.



Figure 1. Recent photograph of the two cabins



Figure 2. The same, or similar cabins in use at Zion National Park, many years ago

To the best of our knowledge, the cabins have been altered from their original state, the siding has been stuccoed and it is unclear what the current foundation is (see Figures 3 and 4 below). One of the cabins is currently being used as a residence while the other is used as a storage space. Staff had the opportunity to tour the second cabin and noted that the building is generally in a poor state of repair.

Because the cabins originated in the Park, staff considers that if the Park Service is interested in taking the cabins, that would be the most appropriate outcome. The Town Staff have been in touch with Park Staff to see if they are interested, and the Park is currently doing some research before making a decision. Note: the Town Code does not require a property owner to document or preserve a historic, or potentially historic structure.



Figure 3. Front steps to cabin



Figure 4. Cabin foundations

Action

Staff sees three potential actions that the Historic Preservation Commission could take, if the Park is not interested in taking the cabins.

1. Do nothing.
2. With the property owner's permission, the HPC could photograph and document the cabins, prior to their demolition.
3. Make a recommendation to the Town Council that the Town accepts the donation of one or both of the cabins.

If the Commission takes option 3, there are some points to consider:

- The potential technical challenges of moving the structures.
- Finding a suitable location to move the cabins to.
- What would be the ultimate goal - restoration? Interpretation?
- What potential funding sources could be used to carry out a project on the cabins?

Sample Motion Language

The Commission may refer to the following sample language when making a motion:

*The Historic Preservation Commission **decides to take no action on the cabins/ decides to photograph and document the cabins prior to their demolition/ recommends to the Town Council that the Town accept the donation of the cabins** as discussed in the Commission meeting on August 14th, 2024. This motion is based on the following findings:*

[LIST FINDINGS]