



118 Lion Blvd • PO Box 187 • Springdale, UT 84767 • (435) 772-3434

HISTORIC PRESERVATION COMMISSION NOTICE AND AGENDA
THE SPRINGDALE HISTORIC PRESERVATION COMMISSION WILL HOLD A MEETING
ON WEDNESDAY, AUGUST 14, 2024, AT 2:00 PM
AT THE CANYON COMMUNITY CENTER, 126 LION BLVD., SPRINGDALE, UT 84767

A live broadcast of this meeting will be available to the public for viewing/listening only.

***Please see the electronic login information below.*

Approval of the agenda
General announcements

A. Information/Discussion

1. General update on Intensive Level Surveys, National Register of Historic Places Nominations, Historic Irrigation Ditch Plaque and the Historic Bishop's Granary Project. Staff contact: Niall Connolly
2. Discussion on a proposed policy for managing the Pioneer Cemetery. Staff contact: Niall Connolly
3. Discussion on preparing a plan for the preservation of the Historic Town Jail. Staff contact: Kyndal Sagers
4. Discussion on the potential donation of Zion Lodging Cabins to the Town. Staff contact: Niall Connolly

B. Consent Agenda

1. Minutes from March 28, 2024

C. Adjourn

***To access the live stream for this public meeting, please visit or click the YouTube link below:**

<https://www.youtube.com/@SpringdaleTownPublicMeetings>

APPROVED



DATE

8/14/2024

This agenda was posted at the Springdale Town Hall at

4:00

am/pm by



on

8/8/24

NOTICE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting should contact Town Clerk Aren Emerson (435.772.3434) at least 48 hours before the meeting.

Packet materials for this meeting will be available at: <https://www.springdaletown.com/agendacenter>.



118 Lion Blvd • PO Box 187 • Springdale, UT 84767 • 435-772-3434

**MINUTES OF THE SPRINGDALE HISTORIC PRESERVATION COMMISSION
WEDNESDAY, AUGUST 14, 2024, AT 2:00 PM
AT THE CANYON COMMUNITY CENTER
126 LION BOULEVARD, SPRINGDALE, UT 84767**

The meeting convened at 2:00 PM.

MEMBERS PRESENT: Jean Krause, Robert Carlton, Rich Levin, and Judi Rook.

EXCUSED: Heidi Madsen Lee and Claudia Mitchell

ALSO PRESENT: Principal Planner Niall Connolly, Zoning Administrator Kyndal Sagers, and Deputy Clerk Robin Romero. Please see the attached list of attendees.

Approval of Agenda

A motion was made by Rich Levin to approve the agenda. Seconded by Jean Krause.

Levin: Aye

Krause: Aye

Carlton: Aye

Rook: Aye

The motion passed unanimously.

General Announcements:

Chair Krause commended the Town staff for excellently preparing the staff reports. She mentioned that she forgot about her assignment from the previous meeting and thanked Mr. Connolly and Commissioner Carlton for completing it.

A. Information/Discussion

- 1. General update on Intensive Level Surveys, National Register of Historic Places Nominations, Historic Irrigation Ditch Plaque and the Historic Bishop's Granary Project.
Staff contact: Niall Connolly**

Mr. Connolly discussed the Historic Bishop's Granary and acknowledged that the project was complete. He explained that this was a big success for the Historic Preservation Commission. He specifically thanked Commissioner Carlton for his hard work in getting this project to the finish line. He thanked community members who purchased the bricks used at the site and supported the project in many ways.

The second item was a general update on the Intensive-Level Surveys and the National Register of Historic Place Nominations. Koral Broschinsky was working on an intensive-level survey of the irrigation ditch and the Bishop's Granary and national register nominations for the cemetery and Town jail. Those will be submitted to the State Historic Preservation Office imminently for review. Mr. Connolly said the Granary was unlikely to be placed on the National Register by the Historic Preservation Office since it had been relocated.

Ms. Sagers updated the Commissioners on the irrigation ditch efforts. Staff was working with Commissioner Lee to create the interpretive plaque for the project. They were in the process of submitting the language to the sign company for manufacturing.

Responding to a question about the location of the irrigation ditch plaque, Ms. Sagers explained that this sign would be placed at the irrigation ditch near the Springdale Post Office.

2. Discussion on a proposed policy for managing the Pioneer Cemetery. Staff contact: Niall Connolly

Mr. Connolly explained that this policy was drafted by staff and slightly revised based on feedback he and Commissioner Rook received at the Historic Preservation conference earlier this year.

The policy's intent was for the town to construct a short memorial wall and install a plaque to preserve the information from the cemetery survey Chair Krause conducted. Other main points in the policy were centered around the cemetery's management.

Mr. Connolly said some leftover sandstone from the recently completed SR-9 project was collected and could be repurposed at the Pioneer Cemetery.

Chair Krause asked if the Commission needed to determine how the wall and plaques would look or if staff intended to do that. Mr. Connolly explained his vision of the wall and welcomed feedback from the Commission.

Commissioner Levin wondered if some of the leftover sandstone could be used at the trailhead to identify it as the trail. He also suggested displaying the cemetery's plot plan on the plaque wall, showing where the different graves were located. Mr. Connolly said that staff would explore that option.

Commissioner Carlton asked how the project would be funded. Mr. Connolly explained that the Commission would need to make a recommendation to the Town Council. If the Town Council approves, the next steps would be to look into the cost implications and potential budgeting.

A motion was made by Rich Levin to recommend the adoption of the proposed Pioneer Cemetery Policy as presented by staff and to authorize the re-purposing of the sandstone slabs excavated from the historic irrigation ditch to construct the memorial wall. The motion was seconded by Bob Carlton.

Discussion of the motion:

Chair Krause recommended the following findings:

- 1. Cemeteries need to be a quiet place of contemplation, and did not want to discourage disruption to the quiet.**
- 2. In order to maintain the historic integrity of the cemetery, no new headstones or markers would be allowed other than a flag marker at the foot of the grave.**

The findings were accepted into the motion.

Vote on the motion:

Levin: Aye

Krause: Aye

Carlton: Aye

Rook: Aye

The motion passed unanimously.

3. Discussion on preparing a plan for the preservation of the Historic Town Jail. Staff contact: Kyndal Sagers

The Historic Town Jail was a historic sandstone building constructed in 1935. The jail was built by the Civilian Conservation Corps (CCC Camp) at Zion National Park. According to oral tradition, the jail was

built to house an anticipated increase in criminal behavior in the community with the establishment of the CCC Camp.

The jail was located next to the Springdale Elementary School. The footprint was approximately 18 by 14 feet and sat on a 0.02-acre lot that was deeded to the Town in 2006.

The Town of Springdale was currently applying to have the jail listed on the National Register of Historic Places. In previous meetings, the Commission discussed landscaping and planting in the top portion of the jail and its surrounding areas, as well as signage, parking, and potential plexiglass inside the doorway.

Staff recommended that the Commission consider assigning a Commissioner to work with staff in creating a preliminary plan outlining clean-up, landscaping, signage, rehabilitation, etc.

Chair Krause asked if a person would be able to see everything inside the jail if plexiglass were to be installed.

Commissioner Rook envisioned a walking tour. She wanted people to be able to see inside the jail and suggested allowing people to enter the jail but placing plexiglass in front of the cell. She explained that there was an opening at the rear of the jail and suggested placing landscape and potentially more plexiglass to deter people from attempting to enter from that area.

She explained previous conversations about potential funding for this project and mentioned that the Commission or Town could apply for RAP Tax to fund the project.

Chair Krause was certain that a walking tour would be held in the future but was unsure of the timing. She wanted to proceed with that in mind but asked the Commission what they envisioned the jail looking like.

Commissioner Levin hoped to see some outdoor restoration of the jail in addition to the inside. He recommended power washing the rock outside and adding outstanding landscape as this faced the outside of the school.

Commissioner Rook raised the concern about parking and informed the Commissioners that the parking belonged to the school and that there was no actual parking for the jail.

Commissioner Rook volunteered to be assigned to this project.

A motion was made by Judi Rook that the Historic Preservation Commission decides to assign a Commission member to work with staff to create a preliminary plan as discussed in the Historic Preservation Commission meeting on August 14, 2024. This motion is based on the following findings:

- 1. Ultimately, a walking tour of the Town is desired, and this jail should be included as an item in such a walking tour.**
- 2. The historic integrity of the jail needs to be maintained.**
- 3. A Preliminary Plan is needed to determine cost estimates and other related factors.**

The motion was seconded by Bob Carlton.

Vote on the motion.

Levin: Aye

Krause: Aye

Carlton: Aye

Rook: Aye

The motion passed unanimously.

- 4. Discussion on the potential donation of Zion Lodging Cabins to the Town. Staff contact: Niall**

The Town has been approached by Elizabeth Cutler, a Springdale resident, regarding two cabins 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). These family cabins were likely completed in the late 1920's or early 1930's. She plans to redevelop her property soon, so the two cabins will be demolished. She has reached out to see if the town was interested in taking possession of the cabins based on their potential historical value. The Historic Preservation Commission is requested to discuss the potential historical value of the cabins and to determine if they are worth preserving. The staff report contained pictures showing the current state of the cabins and the original state of the Park's Pioneer Family Unit Cabin, taken from the Zion National Park website.

Mr. Connolly stated that since writing the staff report, he has spoken to members of the National Park Service, who determined that they have no use for the cabins at this point and are not interested in taking possession of the buildings. They did express interest in salvaging some materials, with the property owner's consent, if the buildings were to be demolished.

Mr. Connolly highlighted some points to consider if the Commission recommended that the Town Council accept the donation of the cabins:

- 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?

If the Commission determined not to recommend that the Council accept the donation, photographs and documentation for historical purposes could be taken.

Commissioner Levin discussed the public comment letter written by Council Member Jack Burns, who formerly worked in Zion National Park. He said similar cabins at the Trees Ranch property looked to be close to the original condition.

Commissioner Carlton wondered if the two cabins could be restored and repurposed as restrooms and relocated to the property where the downtown plaza was planned to be constructed.

Commissioner Rook wondered if they could be salvaged and relocated to house people in the Town.

Chair Krause stated that the question was whether the Commission wanted to restore the historic structure. She did not see any historical value in the cabins and agreed with the public comment letter received.

Commissioner Rook agreed and did not see any historic value in the structures.

Commissioner Levin suggested encouraging the property owners to notify the Park of potential demolition so that they can salvage any historical items.

A motion was made by Robert Carlton that the Historic Preservation Commission decide to take no action on the cabins, as discussed in the Historic Preservation Commission meeting on August 14, 2024. This motion is based on the following findings:

1. **The historic value and integrity of the buildings have been reduced to almost nothing.**
2. **Zion National Park has documented the buildings.**
3. **Zion National Park has requested to salvage any materials they can during demolition or removal.**
4. **The homeowner should be encouraged to contact the Culture Resources Department at Zion National Park before demolition.**

Seconded by Jean Krause.

Vote on the motion.

Levin: Aye
Krause: Aye
Carlton: Aye
Rook: Aye
The motion passed unanimously.

B. Consent Agenda

1. Minutes from March 28, 2024.

Chair Krause recommended minor changes to Commissioner Lee's name in the previous meeting minutes. The minutes were recommended to be approved as amended.

A motion was made by Rich Levin to approve the consent agenda. The motion was seconded by Judi Rook.
Levin: Aye
Krause: Aye
Carlton: Aye
Rook: Aye
The motion passed unanimously.

C. Adjourn

Rich Levin made a motion to adjourn at 03:58 pm. The motion was seconded by Jean Krause.
Levin: Aye
Krause: Aye
Carlton: Aye
Rook: Aye
The motion passed unanimously.

Aren Emerson

Aren Emerson, Town Clerk

APPROVAL: Jean M. Krause

DATE: 01/30/2025

A recording of the public meeting is available by accessing the Town's YouTube channel at <https://www.youtube.com/@SpringdaleTownPublicMeetings>.



PO Box 187 118 Lion Blvd Springdale UT 84767

ATTENDANCE RECORD

Please print your name below

Meeting Historic Preservation Commission Date 08/14/2024

ATTENDEES:

BARBARA BRUNO
Name (please print)

Name (please print)

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From: Jack Burns <jburns@springdale.utah.gov>

Date: Fri, Aug 9, 2024 at 11:14 AM

Subject: Re: 08/14/24 Springdale Historic Preservation Commission Meeting Notice & Packet Materials

To: Springdale Town <springdale@springdale.utah.gov>

Niall,

I wanted to share a bit of history on these cabins. These were known as the "Pioneer" cabins up at the lodge. Some of them were located behind the lodge on "Cook's Hill" and employees who worked in the kitchen lived in them. Others were rented out to guests. They were designed by architect, Gilbert Stanley Underwood and built by the Utah Parks Company in the 1930s. Underwood was known for his "studs out" appearance for buildings designed by him and there are a number of buildings (Western Cabins and employee dormitories) still in existence with this architectural characteristic. They were placed on native stone foundations. They were removed and auctioned off in the mid-1980s to allow for new motel and employee housing units to be built.

Because these cabins have been moved from their original location and plastered over, they retain no historical integrity for consideration of listing on the National Register and in my opinion have little or no value for the town to take on as an asset.

Please share with the HPC if you feel it would be helpful.