



## MINUTES OF THE SPRINGDALE HISTORIC PRESERVATION COMMISSION

THURSDAY, JANUARY 30, 2025, AT 10:00 AM

AT THE CANYON COMMUNITY CENTER

126 LION BOULEVARD, SPRINGDALE, UT 84767

The meeting convened at 10:00 AM.

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

**EXCUSED:** Commissioner Heidi Madsen Lee

**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

Rich Levin made a motion to approve the agenda. The motion was seconded by Judi Rook.

Vote on the motion:

Levin: Aye

Krause: Aye

Carlton: Aye

Rook: Aye

The motion passed unanimously.

### General Announcements:

There was a reminder about the upcoming Town Birthday Party on March 7, where the HPC will have a table set up similar to previous years. Members discussed the possibility of displaying historical materials, including a binder containing stories related to the town jail. Additionally, an update was given on the irrigation ditch project, including the recent installation of a commemorative plaque. Heidi has been overseeing the wording for both the plaque and the related website content, which will soon be completed. Special recognition was given to Robert for his assistance in making the project a success.

### A. Action Items

1. Nomination of Chair and Vice Chair for the 2025 Springdale Historic Preservation Commission.

Rich Levin made a motion to nominate Bob Carlton as Chair for the 2025 Springdale Historic Preservation Commission. The motion was seconded by Jean Krause.

Vote on the motion:

Levin: Aye

Krause: Aye

Carlton: Aye

Rook: Aye

The motion passed unanimously.

Bob Carlton made a motion to nominate Judi Rook as Vice Chair for the 2025 Springdale Historic Preservation Commission. The motion was seconded by Jean Krause.

Vote on the motion:

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

**B. Information/Discussion**

**1. Presentation from Korral Broschinsky on the Intensive Level Surveys and National Register of Historic Places Applications.**

Korral Broschinsky, an architectural historian and preservation consultant, presented her findings on recent historic property evaluations in Springdale. She provided a detailed overview of various sites and their potential for inclusion in the National Register of Historic Places.

First, she discussed the Springdale Hilltop Cemetery, which has been nominated for the National Register. She noted that, while it is often referred to as a pioneer cemetery, the name "Springdale Hilltop Cemetery" is more historically accurate. Due to the historic nature of the site, the cemetery met the criteria for national recognition. The nomination will be reviewed by the state committee on May 15, after which it will be sent to the National Park Service for final consideration.

Next, she reviewed the Springdale Town Jail, a structure built in 1935 by enrollees of the CCC Camp NP-2 as part of the Works Progress Administration program. The building, constructed of locally quarried sandstone, was likely used primarily as a drunk tank rather than a long-term holding facility. It remains one of the few surviving examples of a civilian jail built by the CCC in Utah. The nomination for the National Register is scheduled to be reviewed at the same meeting on May 15.

Korral also discussed the Springdale Bishop's Granary, a unique historical artifact that has been relocated multiple times. Originally built around 1891 near the church at the bend of Springdale's Main Street, the building was later moved, possibly following different bishops as they managed its contents. Although it is a valuable historic artifact, its lack of integrity in location and setting makes it ineligible for the National Register at this time.

She then presented findings on the Springdale Irrigation Remnants, identifying various historic irrigation systems throughout the area. While many elements have been lost due to modern development, she suggested that a joint project with Zion National Park could help document and preserve the remaining structures. She also mentioned that these irrigation systems could potentially be nominated under a multiple-property submission framework, which would allow for broader historical context.

**2. Discussion on potential commemorative wall at Pioneer Cemetery. Staff contact: Niall Connolly**

Principal Planner Niall Connolly introduced a discussion regarding the planned commemorative wall at Pioneer Cemetery. The Town Council recently approved a cemetery policy that includes provisions for such a wall, which would be constructed from repurposed sandstone blocks salvaged from historic irrigation ditches. The Commission discussed logistics for the project, including hiring a stone mason to ensure historical accuracy in construction.

There was also discussion regarding the inclusion of a plaque featuring a map of the cemetery and the locations of known graves. The map would be based on previous documentation efforts led by HPC members, particularly Commissioner Krause and resident Lisa Zumpft, who contributed significantly to mapping the site. As funding for this project is anticipated in the 2025-2026 fiscal year, the next steps will include determining cost estimates for both the stone masonry and plaque production. Commissioner Levin also volunteered to oversee the project, and the Commission will reach out to Kelly McKean and Lisa Zumpft to see if they are interested in participating as well.

**3. Discussion on potential improvements to the Town Jail. Staff Contact: Kyndal**

Commissioner Judy led the discussion on proposed improvements to the Springdale Town Jail. She provided historical context for the jail, noting that while it was constructed to address anticipated issues with CCC camp enrollees, there are few records of it being used for serious criminal activity. Most offenses were alcohol-related, and in more serious cases, offenders were transported to the county jail in St. George.

Several potential improvements to the jail were discussed. The first major decision involved whether the public should be allowed inside the structure. Currently, the jail door is extremely heavy and, when open, blocks the view of the cell, which presents a design challenge. One possibility is installing a plexiglass barrier, similar to the one used in the nearby granary, to allow visitors to see inside while preventing damage to the structure. Additionally, the deteriorating stone steps in the "pit" area of the jail need to be repaired, and a wrought iron barrier may be required for safety reasons.

On the exterior, the Commission discussed landscaping improvements that would be in harmony with the titling granary site, including adding a shade tree and minimal greenery that requires little maintenance. The idea of installing a Zion-style bench and picnic table was also considered. The next steps will involve obtaining cost estimates for various aspects of the project and awaiting the National Register's decision, which may open up grant opportunities for funding.

Commissioners agreed to visit the jail site before the next meeting to assess options for public access and review the proposed design elements in person.

**C. Consent Agenda**

1. Minutes from August 14, 2024

**Rich Levin made a motion to approve the consent agenda. The motion was seconded by Bob Carlton.**

**Vote on the motion:**

Levin: Aye

Krause: Aye

Carlton: Aye

Rook: Aye

**The motion passed unanimously.**

**D. Adjourn**

**Rich Levin made a motion to adjourn at 10:52 am. The motion was seconded by Judi Rook.**

**Vote on the motion:**

Levin: Aye

Krause: Aye

Carlton: Aye

Rook: Aye

**The motion passed unanimously.**

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Aren Emerson, Town Clerk

APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

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

# Springdale, Utah

## Intensive Level Surveys and National Register of Historic Places Nominations



Presentation for the  
**Springdale Historic Preservation Commission**  
January 30, 2025

# Steps in Historic Preservation



- Identification (Reconnaissance Level Survey/RLS) – 2016
- Evaluation (RLS) – 2016
- Documentation – 2016 to 2024
  - Intensive Level Surveys – 2018 (9)
  - Intensive Level Survey – 2020 (1)
  - Intensive Level Surveys – 2024 (2)
  - NRHP Nominations – 2019, 2024 (2)
- Registration
  - NRHP Individual Listing – 2019
  - NRHP Individual Listings – 2025
  - NRHP Multiple Property Submission
- Education
- Treatment
  - Maintenance
  - Rehabilitation

# Documentation Intensive Level Surveys

- Provide more intensive research on a specific building for walking tours, plaques, rehabilitation plans, etc.
- Provide a preliminary determination of eligibility for an individual NRHP nomination
- Provide intensive research of significant or representative properties within a potential NRHP historic district
- Provide mitigation documentation for historic properties that will be altered or demolished
- Nine of the 36 properties recommended in 2016 RLS Report were documented in 2018



**Gifford, Moses & Araanah, House**  
1066 Zion Park Boulevard



# Registration

## National Register of Historic Places — 2019

- Be significant nationally, statewide, or locally.
- Recommendations for 8 properties from 2016

### **Christensen, Herbert & Lillian, House (listed in 2019)**

- 980 Zion Park Boulevard
- Built in 1936
- Architectural Significance
- Springdale's "Storybook" Cottage
- English Tudor/Craftsman



# Registration

## National Register of Historic Places — 2024 to 2025



- Springdale Hilltop Cemetery (Hilltop Pioneer Cemetery in ILS)
- 110 Winderland Lane (101 Paradise Road)

- NRHP Criterion Consideration D:  
A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events
- Significance for Age and Distinctive Features

# Springdale Hilltop Cemetery

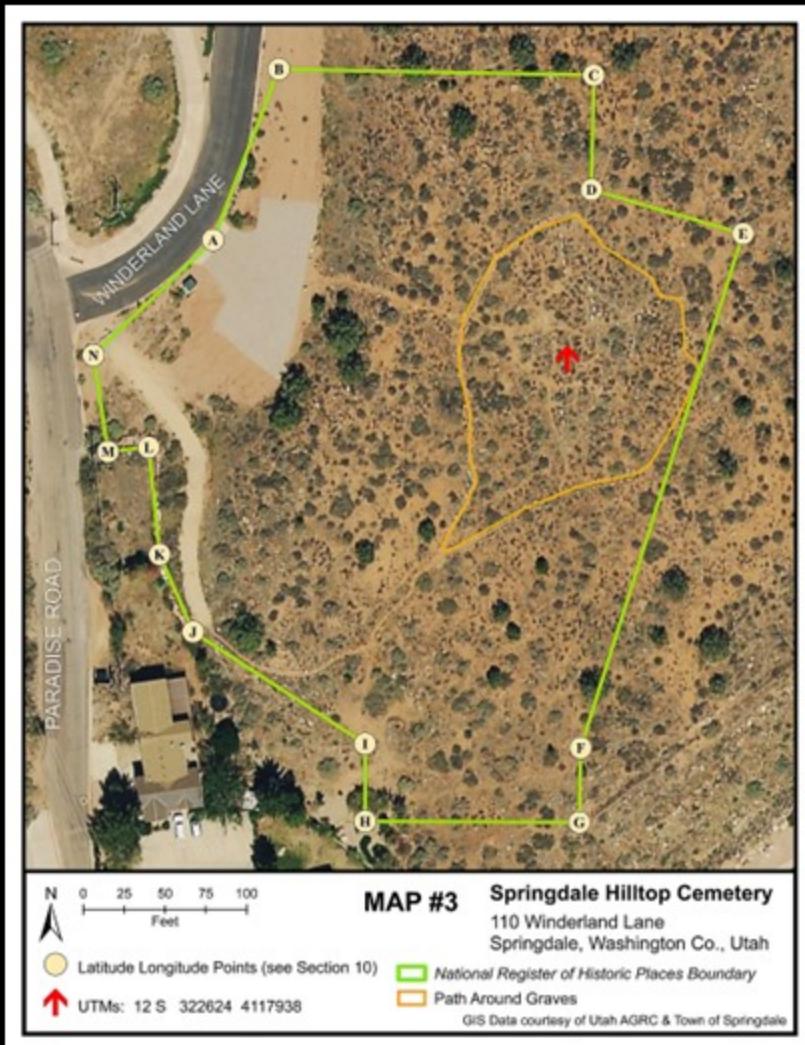


- Active between 1862 and 1957
- Significant for funerary art and customs, particularly the stone rings
- Minor modifications from replacement headstones do not impact historic integrity



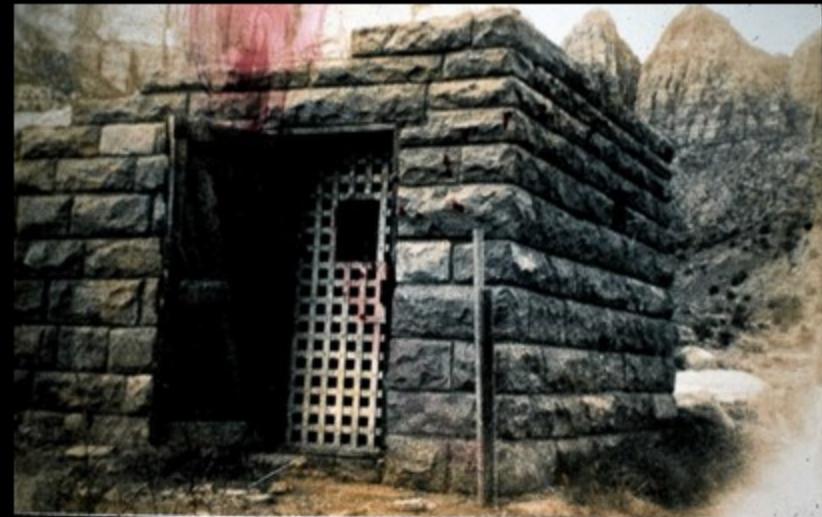
# Springdale Hilltop Cemetery

- Only historic site not impacted by tourism development
- A historic place that feels like a historic place
- Scheduled to be reviewed by the Utah National Register Review Committee on May 15, 2025, before being sent to the NPS



- 60 Winderland Lane
- Works Progress Administration (WPA) depression-era project
- Constructed in 1935 by Zion CCC Camp (NP-2)
- National Park Rustic style built by CCC enrollees and LEMs (local experienced men)
- Only known example of a civilian jail built by the CCC in Utah
- Built for anticipated criminal activity from camps, perhaps used as a drunk tank (CCC NP-2 disbanded in 1937)
- Used for storage after 1944
- More recently a photo op

## Springdale Town Jail



# Springdale Town Jail



- Best example of a National Park Rustic style building in Springdale, excellent red sandstone masonry & iron work; modifications: extended retaining wall & missing wood doors have a minor impact on historic integrity
- Scheduled to be reviewed by the Utah National Register Review Committee on May 15, 2025, before being sent to the NPS

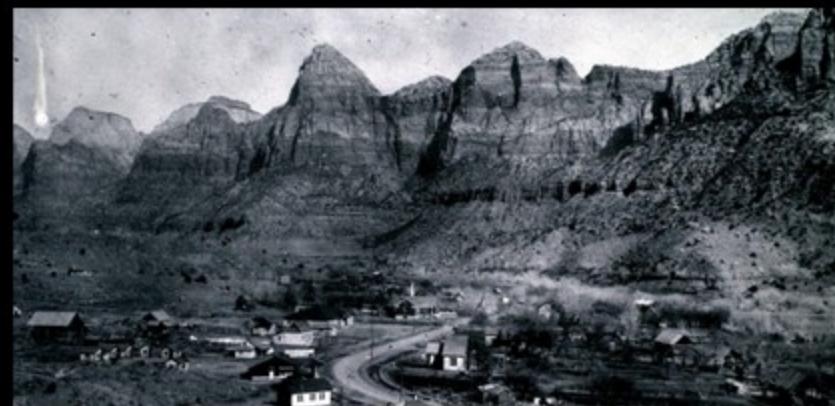
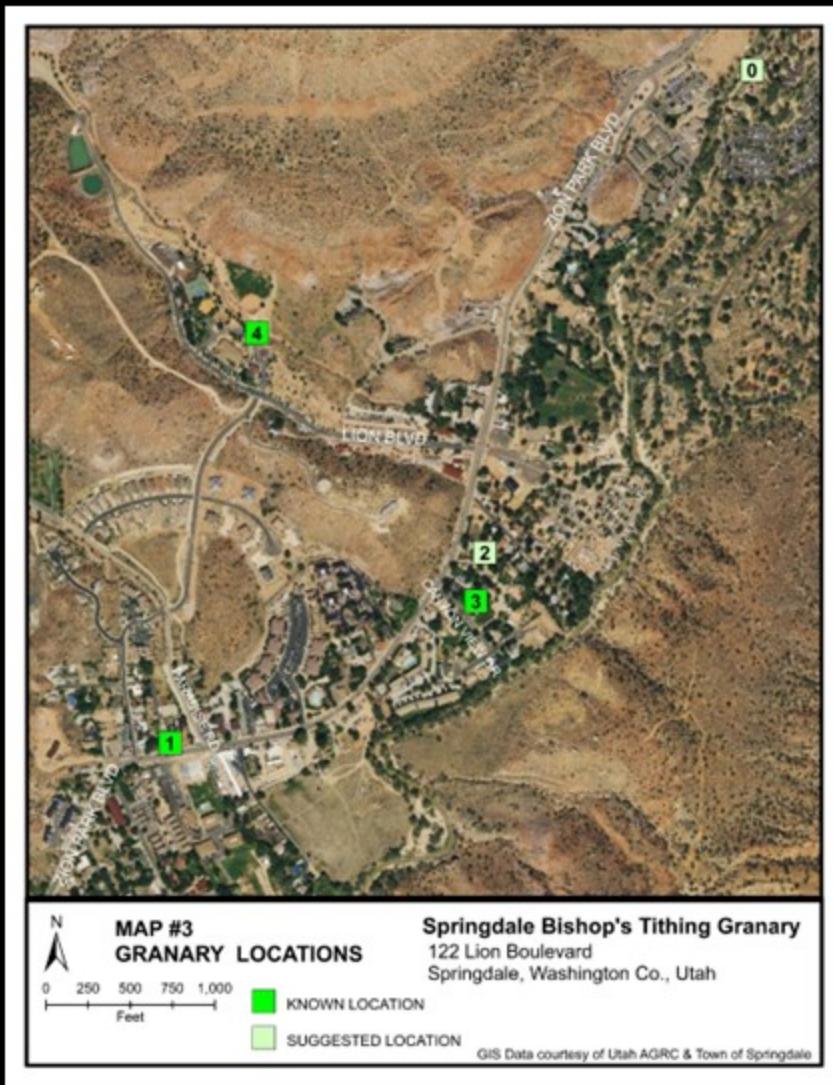


# Documentation — Intensive Level Surveys - 2024

- Springdale Bishop's Tithing Granary
- Built circa 1891 near the church at the bend of Springdale's Main Street
- One of only a few surviving 19<sup>th</sup> century log granaries
- Notable for the inscriptions of donations made in pencil on the front door and interior walls

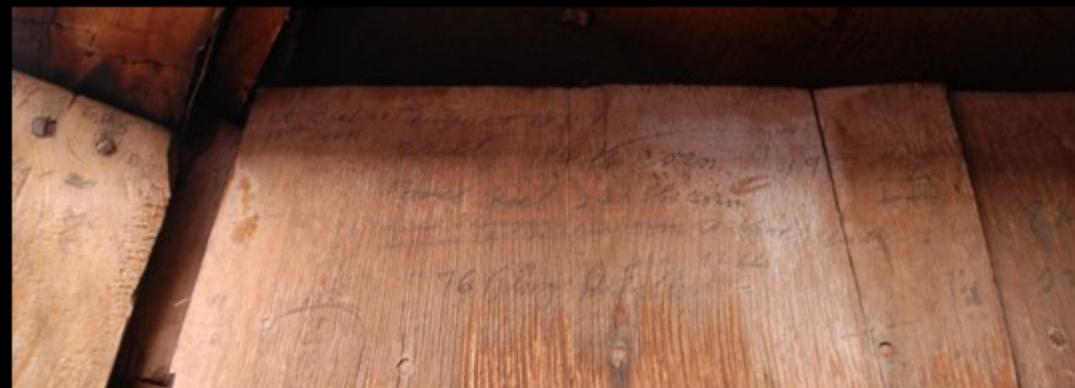


# Springdale Bishop's Tithing Granary - ILS



# Springdale Bishop's Tithing Granary - ILS

- NRHP Criterion Consideration B:
  - A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event
- Does not have integrity of location or setting; More of a museum quality artifact than a historic place



# Springdale Irrigation Remnants - ILS

- ILS is not a complete record of irrigation remnants, based on access to publicly accessible lands and historic records
- Remnants date from the circa 1870s (pioneer work ) to 1930s (WPA work) with later modifications, such as the filled-in town ditch



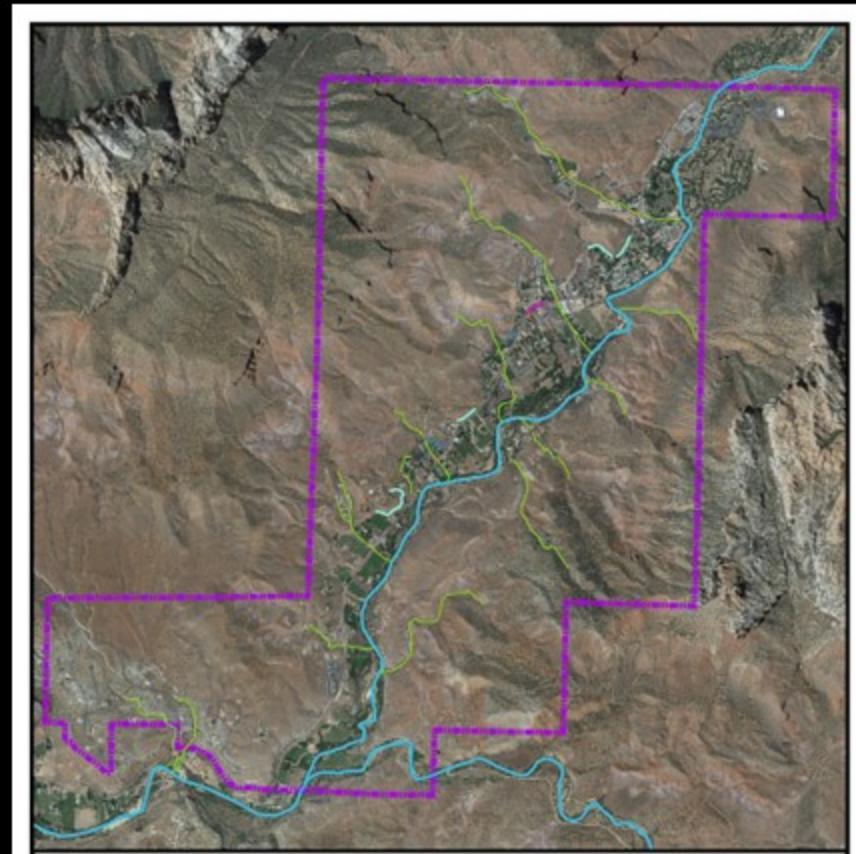
# Springdale Irrigation Remnants - ILS



- Project was expanded to include irrigation connections to the Virgin River, but also irrigation and flood control measures from the various washes
- More research needed to include private lands, and to distinguish stonework from different project eras



# Springdale Irrigation Remnants – Connections



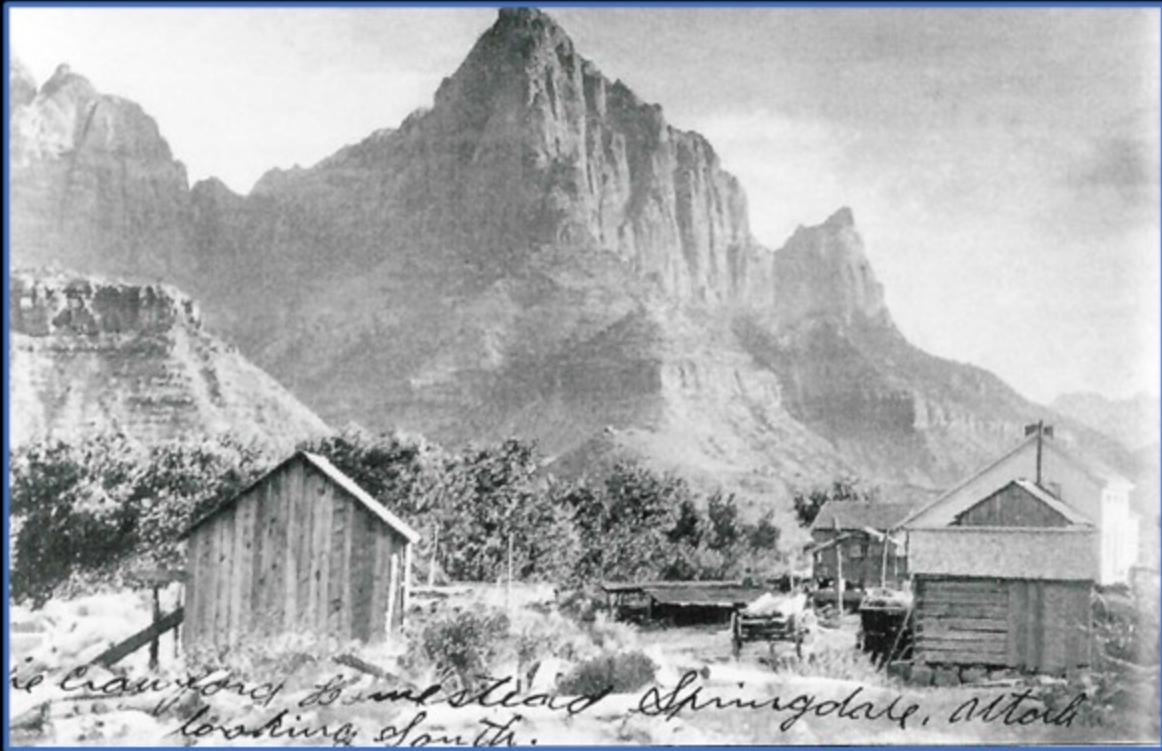
GIS Data courtesy of Utah AGRC & Town of Springdale

# Springdale & Zion National Park Irrigation Remnants, Connections



# NRHP Multiple Property Submissions

- A Multiple Property Submittal (MPS) consists of an overview document (the National Register Multiple Property Documentation Form) and individual Registration Forms for each property related to the contexts outlined in the overview. The concept is similar to the old "thematic" and "multiple resource area" nominations. Most Multiple Property Submissions are either thematic (e.g., Carnegie Libraries, Post Offices) or geographic in nature (e.g., Historic Resources of Brigham City, [Zion National Park MRA](#)). An MPS is designed to help justify the significance of a group of properties and to make listing them in the National Register easier.
- Historic Context Periods from 2016 Reconnaissance Level Survey
  - [Early Springdale Settlement Period, 1862-1897](#)
  - [Springdale Development & Zion Canyon Exploration Period, 1898-1918](#)
  - [Springdale, Zion National Park & the CCC, 1919-1942](#)
  - [Springdale at the Entrance & Tourism, 1942-1958](#)
  - [Springdale Incorporation and Economy Development, 1959-1979](#)



The End

Thank you!

