



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 MAY 20, 2019 AT 5:00 PM  
AT TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

Meeting convened at 5:00 pm.

**MEMBERS PRESENT:** Chair Lila Moss, Jeff Carlson, Janet Hollis, and Mavis Madsen.

**EXCUSED:** Michelle Giardina

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

**Approval of Agenda: Motion made by Jeff Carlson to approve the agenda; seconded by Janet Hollis.**

**Hollis: Aye**

**Madsen: Aye**

**Moss: Aye**

**Carlson: Aye**

**Motion passed unanimously.**

**Discussion/Information/Non-Action Items**

**1) General Announcements:** Mr. Carlson made some inroads with people at the State History office who oversee the Cemeteries program. He confirmed there would be grant funds available for all parts of the process of preservation of historic cemeteries. He also announced that trainings were available on June 3<sup>rd</sup> and June 4<sup>th</sup> for preservation best practices.

- Ms. Carlson indicated that the Town would cover travel costs for each Commissioner who was interested in attending.

**2) Project Updates:**

**Oral Histories –** Ms. Patsy Chaffin had volunteered her time to collect oral histories and had made great progress so far. The Commissioners felt an urgency to gather Oral Histories from some of the members of the Community who had been in Springdale the longest. They felt it was a project that any one of them could work on as they had time, provided they had the proper training and followed a format. They committed to continuing the efforts and wanted to avoid missed opportunities.

**History Center –** Ms. Moss reported that the Best Western had hoped to have the building cleared out as soon as possible. Ms. Moss would organize a brief walk-through for the Commission.

**NRHP Nominations –** Ms. Brown reported that the contractor Korral Broschinsky was in communication with Cory Jenkins who oversaw the nomination process at the State History office. Mr. Jenkins had reviewed the ILS Survey results and indicated that the property with the strongest case for the nomination was 980 Zion Park Blvd. The other properties had good historic integrity but would need further documentation of architectural significance to strengthen their applications. Additional information and stories from long-time members of the Community would be crucial in helping to strengthen the documented historic significance of these properties. Ms. Broschinsky was also working with Mr. Jack Burns who served as a resource to connect Korral with the residents that could provide more material for stronger nominations. (See email correspondence, Attachment #1)

**Discussion of new direction for the SHPC** – Ms. Moss referenced the SHPC By-laws which required the Commission to meet only twice per year. The main intent for the Commission was to serve as a public body that would oversee NRHP nominations and assist property owners with the process of receiving NRHP designation.

The Commission had solid forward momentum on a myriad of projects that were not expressly required in the ordinance as a public body. Town management had recently reviewed the SHPC governing by-laws and felt that the number of projects the SHPC was moving forward had grown into an overall effort that might be better suited for a Historical Society. If the Commission was to move in the direction of forming a society, they could still exist in the form of a Commission/Public Body to focus solely on the NRHP, while simultaneously organizing a grassroots effort to continue the momentum on other projects like the History Center and Pioneer Cemetery. A Historic Society would be self-propelled and the Town of Springdale would not dictate their initiatives. The group would be free from the constraints of a public body that could hamper their momentum with requirements like setting agendas and posting/noticing, reviewing and approving minutes, ensuring that there would be a quorum for voting purposes, etc. Staff asked the Commission to consider the concept being presented and offer their impressions.

Ms. Moss suggested hosting an informal gathering as a Commission to generate support from community members and discuss the possibility of forming a society. She was hoping to organize the get-together sometime in June.

If starting a History Society was the direction the Commission wanted to pursue, Mr. Carlson suggested forming a non-profit organization with a governing board to oversee operation and implementation of initiatives.

The Commission asked what would happen to the money set aside for the SHPC in the Town Budget.

- Funds were allocated to historic preservation efforts and projects in general, not specifically to the Commission.

Mr. Carlson noted that a Historic Society would not have the benefit of assistance from the Town Staff. He felt it would take a great deal of leadership and accountability to launch a fully viable Society. He expressed concern about the potential of decreased administrative help from Town staff.

- Mr. Dansie felt Mr. Carlson's concerns were legitimate, but felt it was important to note the separation between the acquisition and administration of the building from the programming of the exhibits within the museum. In terms of fulfilling the requirements of the development agreement and seeing it through the due diligence period, the Town was fully committed to the administration process.

Mr. Carlson pressed for a Commissioner to take the lead on organizing a History Society. He spoke to the administrative work a society would have to do and the level of organization required. He would spearhead the Pioneer Cemetery project and assist with fundraising for the History Center.

The Commission agreed to hold an event and invite members of the Community to discuss historic preservation efforts by way of a new Historic Society. They were enthusiastic about the support they would receive by taking preservation efforts out from under the umbrella of the Town. Ms. Moss and Ms. Carlson would start planning and pick a date in June.

**History Center Roadmap** - Mr. Dansie reported that the Council had requested an environmental assessment to review the structure itself and the surrounding property. Fundraising efforts would still need to move forward and Ms. Moss had volunteered to take lead. A site plan for parking and traffic flow would need to be created, along with re-zoning to a Public Use zone, and a sign review by the Planning Commission.

Mr. Carlson reported that he would meet with the Mayor and Nate Wells, who currently sat on the Washington County Tourism Tax Advisory Board, and develop a proposal to use tourism tax money for some of the funding.

Mr. Carlson had also identified Flint Timmons from the Utah Office of Tourism who could consult about grant money available for the planning and development of the museum. Mr. Carlson's contact from the Utah Divisions of Arts & Museums recommended engaging a museum designer.

Mr. Carlson had heard from three general contractors in the area who had committed to submitting bids for renovation when the time came.

**Consent agenda:**

**Motion made by Janet Hollis to approve the minutes of March 25, 2019 and April 22, 2019 as submitted; seconded by Mavis Madsen.**

**Hollis: Aye**

**Madsen: Aye**

**Moss: Aye**

**Carlson: Aye**

**Motion passed unanimously.**

**Adjourn:**

**Motion to adjourn at 6:13 pm made by Jeff Carlson; seconded by Janet Hollis.**

**Hollis: Aye**

**Madsen: Aye**

**Moss: Aye**

**Giardina: Aye**

**Carlson: 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 5/20/19

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*None*

**From:** [Katy Brown](#)  
**To:** [kbrown@springdaletown.com](mailto:kbrown@springdaletown.com)  
**Subject:** FW: Springdale nominations  
**Date:** Wednesday, May 29, 2019 3:59:15 PM

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On Thu, May 2, 2019 at 7:13 AM Korral Broschinsky <[kbro@kbropreservation.com](mailto:kbro@kbropreservation.com)> wrote:

Jack (& Darcy):

I am forwarding comments from Cory Jensen on the Springdale nominations for you to review. I agree that the Crawford House (██████████) looks too new, but I believe there is a possibility to overcome the obstacles with the others. If you have property owners who are enthusiastic and supportive of the process, then I think the nominations would be worth it. We need more interviews and/or correspondence with the original owner families. Even if the nominations don't get listed, we would be adding to the history. Here are my thoughts on the iffy ones:

Ruesch-Hamilton House (██████████): Can we get more information from the Wilson family about the cottages? Can we find old timers who have stories about the outdoor movies?

Gifford House (██████████): I didn't really consider the poet angle. Could be interesting.

Springdale Town Jail: Its association with the CCC is significant. Can we find stories?

Howard Ruesch (██████████): What I like about this house is that the Ruesch family have a detailed history about how it was built. I would like to find more information about the builders and their connections to construction in Zion's.

Dennett House (██████████): This one needs more history about the construction. Can we find more details about where the bits and pieces came from? If we can document that the stone pillars in front are historic (I thought I could see stone in the one photo I found), that would help the integrity issue.

Springdale Cemetery: Cory didn't mention this one. I will follow up.

Thanks.

Korral

----- Forwarded message -----

From: **Cory Jensen** <[coryjensen@utah.gov](mailto:coryjensen@utah.gov)>  
Date: Wed, May 1, 2019 at 10:36 AM

Subject: Re: Springdale nominations  
To: Korral Broschinsky <[kbro@kbropreservation.com](mailto:kbro@kbropreservation.com)>

Korral,

The only ones I would say that have a strong enough significance and would be good candidates for nomination would be the the Springdale Ward Chapel (under Criterion A, in spite of the addition) and the Christensen House [REDACTED].

Ones that have integrity, but probably not enough significance are: Ruesch-Hamilton House ([REDACTED]), Gifford House ([REDACTED]) unless you can provide a good context for him as a poet? And the jail--the large wall attached doesn't help its integrity. But a strong enough Crit. A argument could do it if there are some good stories associated with it.

Those that don't make the cut: Howard Ruesch ([REDACTED]), Crawford House [REDACTED] and Dennett House [REDACTED]

The others:

**J. Cory Jensen**

National Register Coordinator  
Utah State Historic Preservation Office  
Utah Division of State History  
300 S. Rio Grande Street  
Salt Lake City, Utah 84101  
[coryjensen@utah.gov](mailto:coryjensen@utah.gov)  
801/245-7242

On Tue, Apr 30, 2019 at 10:41 AM Korral Broschinsky <[kbro@kbropreservation.com](mailto:kbro@kbropreservation.com)> wrote:

Cory:

Jack Burns from Springdale called me this morning about taking the recent ILS work to the NRHP level. I know this week is busy for you, but when you get a chance, would you review the ILSes to see if you concur with my eligibility decisions? I felt one house is definitely not eligible. I suggested two others need more information and the cemetery will be under a Criterion Consideration. Thanks.

Korral

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Korral Broschinsky  
Architectural Historian & Preservation Consultant  
Preservation Documentation Resource  
[kbro@kbropreservation.com](mailto:kbro@kbropreservation.com)  
[REDACTED]

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Preservation Documentation Resource  
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