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**MINUTES OF THE SPRINGDALE HISTORIC PRESERVATION COMMISSION  
MEETING ON MONDAY JUNE 24, 2019 AT 5:00 PM  
AT TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.**

Meeting convened at 5:00 pm.

**MEMBERS PRESENT:** Vice Chair Michelle Giardina, Jeff Carlson, and Janet Hollis.

**EXCUSED:** Lila Moss

**ABESENT:** Mavis Madsen

**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 Michelle Giardina.**

**Hollis: Aye**

**Giardina: Aye**

**Carlson: Aye**

**Motion passed unanimously.**

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

**1) General Announcements.** No announcements.

**2) Project Updates:**

**History Society** – Ms. Carlson thanked the Commissioners for attending the Historical Society kick-off event on June 11<sup>th</sup>. She felt it was well attended with a good cross-section of people who expressed interest and enthusiasm about a number of projects including the history center.

The next event was planned for Pioneer Day on July 24<sup>th</sup> at 7:00 pm and would take place at the Town Gazebo. Ms. Carlson asked the Commissioners to reach out to anyone who had expressed interest in June but had been unable to attend. She hoped to identify a long-time community member who could come and tell stories of Springdale's past. Attendees were encouraged to bring a pie to share. The effort would hopefully help propel momentum forward for the organization of the Historical Society.

Mr. Carlson asked who was in charge of follow-up efforts from the interest generated in the June gathering. He specifically wanted to define the next steps for the organization of the society. He felt it would be easier to attract people to help with the efforts once it was apparent that leadership had started to take form.

- Ms. Carlson had discussed the point with Ms. Moss and intended for the event in July to serve as a follow-up to the June gathering. They hoped the informal gatherings would help identify possible leadership.

Mr. Carlson expressed a sense of urgency to keep moving on the history center and felt that clearly defined roles were necessary going forward.

- Ms. Carlson informed the Commission that administration of the building in the form of environmental evaluations, discussions about funding, etc. were well underway. She agreed that the history center was a worthy first priority for the newly formed society and was hoping that the

informal gatherings would entice community members to become involved and take the lead on the project.

Ms. Giardina felt that a board of directors was a necessary starting point. She felt it made the most sense to draw the leadership of the society from the members of the Commission who had been a part of the efforts over the last year to get the museum project up and running.

Mr. Carlson suggested that the Town could consider retaining staff support for the Commission's monthly meetings for a little while longer during the transition to get the history center up and running.

- Ms. Carlson pointed out that even with frequent meetings by the Commission, the bulk of the work to get the history center initiative this far had taken place outside of the public meetings in the form of one-on-one discussions with cooperating agencies, decision makers, and consultants.

Ms. Carlson asked the Commission for clarification on their expectations of who would lead the charge to identify leading members of the society and delineate tasks.

Mr. Dansie added that how the society would structure themselves was entirely up to the society. The Town would not dictate whether or not they created a 501(c)(3).

Each Commission member agreed to each contact the SHPC Chair Lila Moss and press for further discussion on organizational structure and assignment of duties/roles.

**History Center** – Mr. Carlson had emailed the Commission a number of publications that would provide a good educational basis on all aspects of creating a history center. He felt confident that they could come up with their own approach by using the case studies presented in the reading material he sent. He encouraged the Commissioners to read the material and become familiar with their options.

Mr. Carlson had touched base with NRHP specialist Cory Jensen at the State History office and historical architect Steve Cornell who assisted people with designing and creating plans for the rehabilitation of historic buildings. He had also spoken to a CLG grant specialist who encouraged the Commission to submit an application as soon as possible for state-matched funds to help recoup costs associated with the preliminary planning and analysis phase of the project.

The environmental report was complete and showed positive results for asbestos in the ceiling texture along with some lead levels in the paint in door and window trim. No presence of mold was indicated.

Mr. Carlson was also working with Town staff and Nate Wells who sat on the Washington County Tourism Tax Advisory Board. He was going to work on submitting an application for grant funding for the majority of the rehabilitation funding.

**NRHP Nominations** – (See email correspondence, Attachment #1)

Mr. Carlson had recently spoken with Cory Jensen who had expressed significant doubt that most of the properties from the ILS would qualify. He was hoping to connect the dots between why Cory's initial review of the documentation conflicted with Ms. Broschinsky's assessment that the surveyed properties all had a strong chance of being eligible for the nomination.

- Ms. Carlson highlighted that Korral felt a good strategy would be to submit the nomination as a group (Multiple Property Listing), rather than individually.
- Mr. Carlson was curious about whether or not Mr. Jensen felt the strategy was best as well. He offered to contact Mr. Jensen as the reviewing official of the nomination applications and seek clarification.

Ms. Carlson asked if the Commission wanted to move forward with the bid Ms. Broschinsky had submitted to perform an Intensive Level Survey on the future history center building.

- During the history center site visit, Mr. Jensen remarked that he had no doubt the building had historical significance to the Town. Whether or not its history was documented well enough to be eligible for an NRHP nomination he couldn't say at the time. He did, however, think that any

historic documentation gathered about the building would only strengthen its value as a history center to future patrons and guests. Mr. Carlson felt the investment to document its history would be useful and worthwhile, even if not specifically for an NRHP nomination.

As a future alternative, Mr. Carlson proposed the concept of the Town of Springdale creating its own historic building designation. The Commission responded positively to the idea and would keep it in mind for the future.

**Action Items**

1. Review and approval of Amended 2019 Meeting Calendar: Mr. Carlson asked if 5:00 pm would still be a good meeting time. Staff indicated that 4:00 pm would be better as it was during the business day and they could avoid accumulating extra hours.

In regard to the Open and Public Meetings act, Mr. Carlson said that during the transitional time of creating a historical society it was likely that there would be three board members in one place discussing the topic of historic preservation.

- Ms. Frankenburg said that the Commission members would need to be cognizant of the distinction between their roles as Commissioner versus Society member. If they happened to meet and three or more members of the Commission were present, they would not be able to discuss the NRHP unless the meeting was properly noticed and posted since that topic was their main charge as a public body. Otherwise, they were free to discuss other topics in any combination of membership.

**Consent Agenda:**

**Motion made by Michelle Giardina to approve the minutes of May 20, 2019 as submitted; seconded by Janet Hollis.**

**Hollis: Aye**

**Giardina: Aye**

**Carlson: Aye**

**Motion passed unanimously.**

**Adjourn:**

**Motion to adjourn at 5:54 pm made by Jeff Carlson; seconded by Michelle Giardina.**

**Hollis: Aye**

**Giardina: Aye**

**Carlson: Aye**

**Motion passed unanimously.**

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Katy Brown, Deputy Clerk

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

## Katy Brown

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**From:** Korral Broschinsky <kbro@kbropreservation.com>  
**Sent:** Monday, June 24, 2019 8:30 AM  
**To:** Katy Brown  
**Cc:** Darci Carlson  
**Subject:** Re: NRHP Commission update

Katy:

I don't believe I received an initial notice to proceed, so I haven't made any specific progress on any properties. Do you have a CLG grant in the works? You should know that I spoke to Joe Pitti about the Under the Eaves Inn. He would like to proceed toward the National Register nomination on his own. Joe provided me with a lot of information, so I think he wants to be more involved in the process rather than go through the commission.

Most of the issues Cory sees with the other properties involve historic integrity (non-historic modifications), which is something I can't change. I do feel that the development pressures on your community are tremendous, making the remaining historic properties all the more valuable. You may want to consider doing a Multiple Property Submission (aka MPS or Multiple Property Listing), which I describe on page 19 of my RLS report (I will copy it below for you). The MPS will be an additional cost, but may boost the prospects for the borderline properties.

I hope you can contact the owners soon. It is easier to work with property owners who are informed and enthusiastic about the process. When you contact owners, please stress that the National Register listing is an honorific designation. It does not restrict property owners from modifying or demolishing properties. Only local ordinances can do that. I don't think it is worth pursuing a National Register nomination for borderline properties if the owners are hesitant.

The tentative timeline would be a submission to the SHPO in October 2019, so that the properties can be reviewed by the Board of State History at their January meeting (they meet quarterly and I know I can't make the fall notification deadline). The SHPO would then send the nominations to the NPS in February. It would then be about 90 days until final listing on the National Register (it depends on the backlog of properties to review).

Let me know if you have any questions.

Korral

### *Multiple Property NRHP Submission*

The Multiple Property Submission (MPS) is a thematic process for listing individual properties. An explanation of the process from the National Register of Historic Places Bulletin 16b is reproduced below:

The **Multiple Property Documentation Form** is a cover document and not a nomination in its own right, but serves as a basis for evaluating the National Register eligibility of related properties. It may be used to nominate and register thematically-related historic properties simultaneously or to establish the registration requirements for properties that may be nominated in the future. The nomination of each building, site, district, structure, or object within a thematic group is made on the National Register Registration Form (NPS 10-900). The name of the thematic group, denoting the historical framework of nominated properties, is the **Multiple Property Listing**. When nominated and listed in the National Register of Historic Places, the Multiple Property Documentation Form, together with individual registration forms, constitute a **Multiple Property Submission**.

Individual properties and districts are nominated based on their association with themes or specific contextual periods established in the MPDF. The *Zion National Park Multiple Resource Area* is an early example. Examples in Utah include listings based on property types, such as *Carnegie Libraries* or *Post Offices*, or based on geographic associations, such as *Historic Resources of Draper City*. As with a district, resources that may not appear to be individually eligible for the NRHP (e.g. EC properties with some alterations) can often be listed individually under the “umbrella” documentation of an MPS because their significance can be supported within the contextual periods. This survey recommends that the Commission consider a Multiple Property Listing and Submission as an alternative, if a historic district is not feasible.

On Fri, Jun 21, 2019 at 3:35 PM Katy Brown <[kbrown@springdaletown.com](mailto:kbrown@springdaletown.com)> wrote:

Hi Korral,

The Historic Preservation Commission will be meeting this coming Monday June 24<sup>th</sup> and one of the topics they are seeking updates on is the progress of the NRHP Nominations. I wanted to touch base with you to see if you have any info I can pass along to them on Monday.

Specifically, I think they will be curious about when we might expect to submit the applications and what the review process and timeline is like once submitted. It will be nice for the Commissioners to have a good understanding of the process when they reach out to the property owners.

The communication I saw last seemed like there were a number of properties that Cory initially deemed ineligible but you seemed to think that additional documentation could strengthen their case. Any headway on that front as well?

Thanks in advance for any info you can provide. And please let us know if there are any outstanding items on our end that we need to do to help move the process forward.

Sincerely,

Katy



KATY BROWN

Deputy Clerk

435.772.3434 x317

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