

1 Providence Historic Preservation Meeting  
2 September 21, 2010  
3 6:00 p.m.

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5 THOSE PRESENT: Karl Seethaler, Kaye Lyn Harris, Jay Hicken, Jackie Robinette,  
6 Carol Nyman, Hoyt Kelley, Alma Leonhardt  
7 OTHERS: Dale Astle, Skarlet Bankhead, Glen Busch, Jay Baker, Don Calderwood,  
8 Kristofor L. Kvarfordt  
9 Minutes taken by Brenda Nelson

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11 Motion to approve minutes of August 17, 2010 by J. Hicken. Second by A. Leonhardt.  
12 All in favor.

13 **Item 1. Welcome to new Commission member**

14 K. Seethaler welcomed our newest member, Carol Nyman, to the Commission. The oath  
15 of office was administered by Skarlet Bankhead, City Recorder. C. Nyman introduced  
16 herself saying that she has lived in Providence for 41 years. She is married to Kent  
17 Nyman and her in-laws are Lloyd and Beth Nyman of Providence. She just completed  
18 her degree from BYU in Family History and has taught classes at the local Family  
19 History Center. She has ancestors that lived in Providence.

20  
21 **Item 2. Update on signs for historic district**

22 S. Bankhead brought an example of the stick-on signs that are going up in the Historic  
23 District. There is already one in place at the intersection of Main and Center Street. J.  
24 Hicken had a sample of the large signs that will go on four entrances to the City.  
25 Everyone agreed that they look very nice. J. Hicken will continue to work with Randy  
26 Eck, Public Works Director, about the placement of the four entrance signs. The price  
27 was \$1685. Thanks to J. Hicken for his work in getting this done.

28  
29 **Item 3. Update on intensive level surveys.**

30 B. Nelson reported that she had contacted the State Division of History as well as Korral  
31 Broschinsky to ask for advice in writing letters to property owners. They gave her good  
32 ideas of what to say in the letter. B. Nelson mailed letters to all the participants  
33 informing them of our interest in getting more information on their home. She included  
34 phone numbers of Karl Seethaler, Dale Astle and Brenda Nelson, and asked the property  
35 owners to respond to one of the three if they had any objections. There hasn't been any  
36 negative feedback. K. Broschinsky wanted to move ahead on her preliminary research at  
37 the County Courthouse. J. Hicken made a motion that we authorize Korral Broschinsky  
38 to move ahead with the project. Second by H Kelley. All in favor.

39  
40 **Item 4. Workshop with Jay Baker, County Planner, and Glen Busch, Providence  
41 Planning Commission Chairman, on ordinances for Historic District.**

42 K. Seethaler introduced Glen Busch and Jay Baker. J. Baker said his role as Countywide  
43 Planner is to help communities with planning issues. K. Seethaler stated that H. Kelley  
44 has put together a draft using Springville ordinances as a pattern. G. Busch said he hoped  
45 we would create a well thought out document and bring it to the Planning Commission to

1 review. Currently, there are no specific ordinances for this area, so people can build  
2 whatever they wish as long as it meets setback requirements and building codes.

3 B. Nelson explained that we are looking to create a smaller “core” area spanning from  
4 100 West to 100 East and 200 North to 200 South where these ordinances would be  
5 enforced. H. Kelley said that about 80 percent of the older homes lie in this area.

6 J. Baker mentioned the following points:

- 7 • Its not so much land use as it is design guidelines that we want to enforce
- 8 • This needs to be put in as a section in the General Plan
- 9 • Define the area where the District is; what different types of uses are found in the  
10 area; design features; what makes the area historically significant
- 11 • Home setbacks – how the buildings address the street; porches; garages.
- 12 • What are some of the main building types used in this area
- 13 • Need to establish what the role of the Commission is – recommending body
- 14 • What about building permits? Should the Commission review them or the  
15 Planning Commission, or the City Staff?
- 16 • Need to have a good set of ordinances – so whoever reviews the plan could make  
17 decisions based on if the applicant is compliant with the ordinances.
- 18 • Need to be specific – it is too hard to check or enforce if the ordinance is vague
- 19 • Create an overlay zone for the core area
- 20 • The General Plan should define the boundaries – also a way to modify the  
21 boundaries – steps to follow
- 22 • Need to create ordinances for new construction, demolition, remodeling
- 23 • Need to state what would be required of a building permit. If the interior of the  
24 home is altered, it is not as critical as remodeling the outside.
- 25 • We may want to incorporate the 10 guidelines from the Dept of Interior for  
26 rehabilitation.
- 27 • Make a design guideline booklet including definitions, setbacks, building  
28 materials, roof types, etc.
- 29 • Recommend using a professional architect to help write certain design standards.
- 30 • Include design standards for outbuildings and garages
- 31 • Give people options – not just one choice
- 32 • Include parking issues and retaining healthy trees
- 33 • Take inventory – what types of trees are in the historic district; what types of  
34 building materials, porches, driveways, setbacks, lot sizes do you find there.
- 35 • Remodeling older homes is difficult. Need to blend additions attractively
- 36 • You can build flexibility into the ordinance and still stay within the guidelines

37  
38 G. Busch explained that the Planning Commission is starting an update of the General  
39 Plan starting in October. This is a great time to add a section on Historic Districts.

40 K. Seethaler asked what the next step should be. J. Baker suggested looking over Logan  
41 City’s ordinance for ideas. A. Leonhardt agreed that using Logan City’s ordinance, as  
42 well as the other ones we have, we should sit down at the next meeting and discuss what  
43 ordinances we need for the area.. Then we could send the suggestions to Planning  
44 Commission to be written into appropriate language. J. Baker noted that he would be  
45 happy to help with whatever we needed. He offered to review the General Plan once it is

1 completed. S. Bankhead felt that what H, Kelley wrote was a really good start for the  
2 General Plan. D. Astle suggested looking at frontage requirements

3  
4 **Item 5 Assignments for sauerkraut dinner**

5 J. Robinette stated that she had spoken to Ken Braegger, but he would rather not have us  
6 use his items for a display, but we could take pictures. She will meet with Jared of  
7 Immaculate Homes tomorrow about things stored in the basement of their building.

8 H. Kelley has spoken with Dennis Watkins about selling the history book. He will have a  
9 member of his staff there. There are scrapbooks at the City Office for the display. D.  
10 Astle offered to bring his Everett Thorpe picture to display. There are walking tour  
11 brochures as well as the lithographs of the historic homes.

12 J. Robinette spoke with Dave Homer, who has pictures of Frederick Theurer to present to  
13 the City. He will do this at the next Commission meeting. These pictures could be  
14 displayed at the dinner. We can also display intensive level and reconnaissance surveys.  
15 What about items like a beet knife or a cabbage shredder? There will be assignments  
16 made at the next meeting.

17 A. Leonhardt said he would arrange to have the dvd of the 1940 city celebration played  
18 during the dinner. We could also add the dvd Dave Low did for the sesquicentennial  
19 celebration. It could be looped to play over and over during the evening.

20 S. Bankhead said J. Robinette should meet with Terri Wennergren of the City Staff to see  
21 what room is available and how many tables we will need. J. Hicken wondered if we still  
22 had our "Historic Preservation Commission" sign.

23 K. Harris suggested showing samples of the signs we are putting up. We could display a  
24 large poster of the historic district.

25  
26 K. Seethaler introduced Kristofer Kvarfordt who is an Adjunct Professor of Landscape  
27 Architecture at USU, and a member of the staff at Cache Landmark. He worked on a  
28 project earlier this year where they came up with suggestions of possibilities for  
29 Providence for the future. One area he studied was the historic district. He offered to do  
30 whatever he could to help out with the ordinances. A photo inventory of what is  
31 currently in the district showing building materials, setbacks, lot sizes, home designs, etc  
32 would be good and it could be tied to a map. He liked the idea of an overlay zone.

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34 J. Hicken said he attended a workshop for owners of historic homes that was very  
35 interesting. He will bring information he received at the meeting.

36  
37 J. Robinette mentioned that as a new homeowner in the historic district, she would have  
38 liked to have a visit or a brochure or a packet explaining the historic district. This would  
39 be a good way to inform home owners about what they can and cannot do in the district.  
40 Everyone liked the idea of putting together a welcome packet for new homeowners.

41 K. Harris made a motion to adjourn till Oct. 19. Second by C. Nyman. All in favor

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43 Meeting adjourned at 7:45

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46 Karl Seethaler, Chairman

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Brenda Nelson, Secretary