

1 Providence Historic Preservation Commission Meeting  
2 April 20, 2010  
3 6:00 p.m.

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5 THOSE PRESENT: Jay Hicken, Kaye Lyn Harris, Marie Olsen, Adrian Gale, Karl  
6 Seethaler, Alma Leonhardt, Hoyt Kelley  
7 OTHERS: Dale Astle

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9 Minutes taken by Brenda Nelson

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11 MOTION by J. Hicken to approve minutes of March 16, 2010 with corrections. Second  
12 by K. Harris. All in favor.

13  
14 **Item 1. Update on CLG grant.**

15 B Nelson reported that the Division of State History had approved a \$3,000 matching  
16 grant. This will be used for the purpose of creating signs for the Historic District and  
17 doing 5-8 intensive level surveys on properties in the District. B. Nelson explained that  
18 she had sent out bid requests to several consultants and received one proposal back from  
19 Bea Lufkin. She is an experienced consultant from Salt Lake City. She offered to do the  
20 intensive level surveys for \$550 per building. We have a bid from Korral Broschinsky  
21 for \$500 per building, but the price would go up if there is more than one building on a  
22 property. B. Nelson asked what she should do. J. Hicken stated that perhaps B. Lufkin's  
23 bid would go up also if there are multiple buildings on a property. He suggested that we  
24 decide on the properties and send a list to K. Broschinsky to get her bid.

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26 **Item 2. Property Addresses for Intensive Level Surveys**

27 B. Nelson distributed copies of the reconnaissance survey done on the City several years  
28 ago. It shows each home and classifies them either contributing or non-contributing. We  
29 need to pick properties for the survey that are listed in the "A" category – contributing to  
30 the District. The members looked through the list of properties and made several  
31 suggestions. Some of these are:

32 92 North 100 East – the Roth home  
33 291 North 100 East – Earl Leonhardt home  
34 147 East 100 North – old Glade Davis home  
35 5 East 200 North – Betty Tidwell home  
36 45 East 200 North – Haven Hendricks home  
37 64 East 200 North – old Burton home  
38 5 West 100 North – Theurer home  
39 173 West 100 North – old Neddo home  
40 196 West 100 North – Jensen home  
41 57 West 100 North – Trowbridge home  
42 55 East 100 South – Evelyn Lawrence home  
43 289 East 100 South – Milt Campbell rental (outbuildings in rear)  
44 47 North 100 West – Gretta Theurer home  
45 104 North 100 West – AE Allen home  
46 95 South 100 West – Jon Mock home

- 1 410 South 100 West – Ivaloo Zollinger home
- 2 398 South 100 West – Ira Tibbitts home
- 3 265 East 200 North – Joan Ashliman home
- 4 145 West 300 South – Ella Rinderknecht home
- 5 10 East 400 South – Mel Bitters home
- 6 48 East Center – Grant Hammond home
- 7 168 East Center – Kowallis home
- 8 45 West Center – Randall Bagley home
- 9 152 West Center – Drury home
- 10 24 North Main – Beth Theurer home
- 11 51 North Main – Darryl Larsen home
- 12 76 North Main – Gunnell home
- 13 104 North Main – Robinette home
- 14 97 North Main – Gordon Allred home
- 15 190 North Main – Jonathan Peterson home
- 16 49 South Main – Thorpe home
- 17 97 South Main – Bob Campbell home
- 18 180 South Main – Mendelkow home

19

20 We need to look over these homes and pick a variety of architectural styles. For the next  
21 meeting B. Nelson will put them all together on a page so we can review them easier.  
22 They are all available to look at on the website.

23

24 **Item 3. Discussion on the signage for the historic district**

25 J. Hicken led this discussion. He contacted Intermountain Barricade, who makes the  
26 signs, and spoke with them about the possibilities. They suggested not making the sign  
27 too busy or it will be hard to read. It shouldn't clash with the blue that is already on the  
28 street sign. We need to identify the color and send it to them to be made. The sign is too  
29 small to put a logo like the Old Rock Church or a mountain on. He suggested a lamp  
30 post. K. Harris suggested using orange, so it would stand out better. A white  
31 background with orange lettering would be easy to read. H. Kelley suggested green. K.  
32 Seethaler mentioned that it should say "Historic District" not "historical". K. Harris  
33 stated that she liked the full lamppost. They also discussed placement of the lamp and  
34 the lettering. J. Hicken said he will make up an example for the next meeting using each  
35 of the color suggestions. A. Leonhardt said when he thinks of historic, he pictures a  
36 brown color.

37 D. Astle asked about the four large signs at the entrance to the District. K. Harris  
38 suggested we do the large signs brown. Someone asked if we could have more than 4  
39 large signs. We will have to stay within the parameters of the grant.

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41 **Item 5. Discussion on possible ordinances for the Historic District**

42 J. Hicken called Springville to ask about the ordinances they have for their Historic  
43 district. He was able to print their ordinances off the internet. They have general  
44 standards, design review, new construction, frequently asked questions, etc. B. Nelson  
45 reported that in speaking with Skarlet Bankhead, City Administrator, she felt we should

1 hold off on this for now. We are looking at some changes in the members of the  
2 Commission, and she felt we should wait until the changes are completed.  
3 D. Astle agreed that the City Council and Planning Commission have a lot going on right  
4 now. He wants the Commission to come up with recommendations and they will be  
5 passed on to the Planning Commission for discussion, and then the City Council. This  
6 will not be a quick or simple process. It may take 6 months to complete.  
7 K. Seethaler suggested that we form a committee from this Commission and pursue it. D.  
8 Astle said right now if someone buys a home within the District and wants to remodel it  
9 or change the use, there are no ordinances to control this. Some of the lots in the District  
10 have been subdivided over the years. This detracts from the historical nature of the area.  
11 H. Kelley said the City is a single family zone. The District is an overlay zone. The  
12 Historic District should have special conditions or restrictions to ensure the integrity of  
13 the area. These restrictions are similar to restrictive covenants in a subdivision.  
14 D. Astle noted that we do not need to write the ordinances. This Commission should  
15 come up with the ideas and the Planning Commission will write the ordinances.  
16 A. Leonhardt felt we need to look at what other cities have done that are about the same  
17 size as Providence. Perhaps we can check with the Division of State History.  
18 H. Kelley said he envisioned the District being about 2 blocks long and wide. The  
19 current district takes up almost the entire town. He wondered how we could ever protect  
20 that large an area. D. Astle said we may want to shrink it up a bit. Maybe it could  
21 consist of buildings built prior to 1900, or those built on the original town site.  
22 He added that people may protest having restrictions placed on their homes. A. Gale  
23 suggested we find out from the State Division of History what other cities have Historic  
24 Districts and look at what they have in place for ordinances.  
25 K. Seethaler noted that if you have a home in the District, you have certain tax  
26 advantages. D. Astle said speaking as a banker, sometimes lenders get nervous about  
27 having a historic designation because of the restrictions. D. Astle added that the Cache  
28 County Planner, Jay Baker, has offered to help. Everyone agreed that it would be helpful  
29 for him to come and answer questions  
30

#### 31 **Item 4. Update on the possible museum**

32 A. Leonhardt explained that he has been out of the loop for the past month due to some  
33 shoulder pain. He will be having surgery on May 4 and will be out another 4 weeks. He  
34 was not sure what was happening with the museum. B. Nelson said she spoke with  
35 Skarlet Bankhead, and she still has not ordered the appraisal. Because the appraisal was  
36 not completed, this project was not included in the RAPZ tax request. S. Bankhead said  
37 she told the owners not to remove their renters because the purchase of the property is a  
38 long way off yet. A. Leonhardt said there still may be some money from another RAPZ  
39 project that could be used. D. Astle will speak with Skarlet Bankhead about the  
40 appraisal. He suggested we get ask for RAPZ funds for next year.  
41 A. Leonhardt said the owner is a little worried about the appraisal coming in lower than  
42 what they are asking (\$120,000). He said the owner would like to see the City purchase  
43 the property. The basement is made of rock from Providence Canyon. A. Leonhardt has  
44 also arranged to have the old freight building moved to the property as well as the old  
45 post office building that is at Norm Leonhardt's once the City owns the property.  
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1 **Item 6. Discussion of the Historic Preservation Ordinance.**

2 D. Astle stated that one of his Council assignments is to be a liaison with this  
3 Commission. This Commission was established in March 2003. He reviewed the entire  
4 ordinance. There needs to be at least 5 members and they have a term of at least two  
5 years. Most of this Commission are original members of the group. M. Olsen has asked  
6 to be released from her assignment due to her husband's health problems. A. Gale also  
7 felt it was time to replace him. D. Astle said the Mayor would like to make the  
8 assignments 2 and 4 year terms expiring in alternating sequence. That way there would  
9 always be some on the Commission with experience. He felt we should put our names in  
10 a hat and draw out either a 2, 3 or 4 year term. However, with M. Olsen and A. Gale  
11 asking for this change, perhaps we could just say the members left have 2 year terms and  
12 the new members have 4 year terms. D. Astle added that there are some on the Council  
13 who are concerned that several members are not Providence residents. It is not a  
14 requirement in the ordinance. He is not worried about this, but feels that as long as the  
15 members have Providence interests at heart, they can serve well. M. Olsen has asked that  
16 this be her last meeting. K. Seethaler asked about the Chairman position. D. Astle said  
17 this is usually a rotating position each year. A vice chairman should be appointed who  
18 would take over if the Chair was not present. D. Astle suggested that members come to  
19 the next meeting with suggestions for replacements. Keep in mind those with expertise  
20 in architecture, history, or planning. A. Gale suggested picking people living within the  
21 District. D. Astle added that it doesn't need to be an older person. The City Council will  
22 take the recommendations, but could choose someone entirely different than those  
23 recommended.

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25 The next meeting will be May 18, 2010 at 6:00 p.m.

26 Motion by K. Harris to thank Adrian Gale and Marie Olsen for all their hard work as  
27 members of this Commission.

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29 Motion by K. Harris to adjourn. Second by A. Leonhardt. All in favor.

30 Meeting adjourned at 7:40 p.m.

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33 Karl Seethaler, Chairman

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Brenda Nelson, Secretary