

1 Providence Historic Preservation Commission
2 May 18, 2010
3 6:00 p.m.

4
5 THOSE PRESENT: Karl Seethaler, Alma Leonhardt, Hoyt Kelley, Kaye Lyn Harris
6 OTHERS: Skarlet Bankhead, Dale Astle

7
8 Excused: Jay Hicken
9 Minutes taken by Brenda Nelson

10
11 MOTION to approve minutes of April 20, 2010, by A. Leonhardt. Second by H. Kelley.
12 All in favor.

13
14 **Item 1. Discussion on property addresses for intensive level surveys**

15 B. Nelson gave members pictures of about 30 homes that had been suggested at the last
16 meeting as possibilities for the intensive level surveys. Along with the pictures was
17 information including the date built, materials used, and style of the home. Members
18 reviewed each of the homes and discussed which would be best. They all felt it was good
19 to use a number of different styles. There were two of the homes that were classified as
20 “B” –contributing but altered.

21 The home at 55 East 100 South was one everyone liked, but Dale Astle mentioned that
22 Matt Weston had purchased the home and was remodeling it. B. Nelson suggested 196
23 West 100 North because it has an outbuilding that was built in 1900 that could also be
24 included. D. Astle favored 5 East 200 North because of its unique style. There are
25 several multicolored brick homes with a steep pitch roof that were all built in the late
26 1930’s. Members felt it would be good to include one of that type. There are several on
27 Main Street – 97 South Main, 48 South Main, 24 North Main, and 51 North Main that
28 were all good possibilities. D. Astle wondered if it would matter that so many are in the
29 same general area. H. Kelley liked the style of 168 East Center. K. Harris suggested
30 adding 265 East 200 North since it was listed as Arts & Crafts style

31 The final eight to consider are as follows: 97 South Main; 24 North Main, 51 North
32 Main, 168 East Center, 265 East 200 North, 196 West 100 North, 48 North 100 West,
33 and 5 East 200 North. D. Astle felt that this was a good mix of styles and time periods.
34 He asked if the owner had to agree to allow the survey to be done. He thought so. B.
35 Nelson will contact Korral Broschinsky and give her the addresses and ask for a written
36 estimate of cost.

37
38 **Item 2. Discussion of signage details for historic signs**

39 Jay Hicken left samples of different colors for the signs. Each was discussed. A.
40 Leonhardt liked the brown color which is generally used for historic buildings, but felt
41 the orange showed up better. B. Nelson suggested the large signs placed at each entrance
42 of the district could be brown. D. Astle said the brighter red or orange colors are much
43 easier to see from a distance. They had a sample of the actual blue street signs. The
44 historic district name will be added to the existing street signs. The word “Providence
45 City” would look nice using the blue background with white lettering. Using the same
46 blue as the City street sign would tie it together. The Commission all felt that the

1 pumpkin orange color background with white lettering and a black lamppost would be
2 the best. B. Nelson will let Jay Hicken know and see where to go from here.

3
4 **Item 3. Update on the proposed museum**

5 Skarlet Bankhead, City Administrator, explained that she had called Tom Singleton about
6 doing an appraisal on the home on North Main that is being considered as a future
7 museum. He asked if we wanted the appraisal to reflect the historic value or just as an
8 ordinary home. It would be a little more expensive to add the historic value since the
9 appraiser would have to do some research. It might also change the appraised value of
10 the home. D. Astle felt the home would be valued higher as a home rather than a
11 museum. A. Leonhardt added that it is a corner lot and there is a lot of acreage with the
12 home.

13 D. Astle felt we should base the appraisal on fair market value and then add some for
14 historical value. He reminded the members about the purchase of the corner lot at 200
15 North and 300 East. The City paid a little more for that property than it appraised, but it
16 was needed to improve the intersection. This property may be the same – worth more to
17 the City as a future museum – than it appraises for.

18 A. Leonhardt asked if Tom Singleton would be doing the appraisal. S. Bankhead said no,
19 he only does commercial buildings. T. Singleton gave several suggestions for other
20 appraisers.

21 S. Bankhead reminded the Commission that the City has no money to purchase the home
22 at this time. The City did not get as much RAPZ tax money as they had hoped. This
23 project was not considered this year with the RAPZ funds, but could possibly be for next
24 year. A. Leonhardt suggested we put money to hold the property. K. Harris said the
25 owners are not losing money because they still have renters in the home. D. Astle also
26 agreed that an option on the property would be good because then we would have first
27 right of refusal if the owners decided to sell the home before we had funding arranged. S.
28 Bankhead said we may need to look for private donations. K. Harris said there may be
29 grants available for this type of thing. Everyone agreed that we should get the home
30 appraised so we will be ready for the next step.

31
32 **Item 4. Discussion on possible ordinances for the historic district**

33 S. Bankhead said the first thing to decide is how important it is to preserve the historic
34 district we have. She felt that the area defined as the district is too large an area to add
35 restrictions to. She acknowledged that it was necessary to use this large an area to get the
36 percentage necessary of contributing homes to apply for a historic district.. However, she
37 felt we should define a smaller area. Many homes in the downtown area are being
38 purchased and remodeled. If it is important to preserve the area, we need to get
39 ordinances in place to do so. If not, why did we put so much time and money into
40 creating the area?

41 K. Harris wondered about requiring lots to be cleaned up. Do we have any “teeth” in the
42 ordinances to require this? D. Astle explained that it is very difficult to enforce clean lots
43 ordinances since “clean” is in the eye of the beholder. Unless it becomes a health issue or
44 a fire hazard, it is pretty hard to enforce. D. Astle suggested doing an overlay zone over a
45 smaller area and have the ordinances apply to that area. Still, the Planning Commission
46 and City Council have to agree to these ordinances and there would have to be public

1 hearings before the ordinances are passed. Ordinances need to have some way to
2 measure the outcome. For example, just saying that a yard should be kept clean is too
3 vague and very difficult to enforce. Wording must be very specific.

4 H. Kelley said he envisioned only having about 4 blocks surrounding the core of the town
5 as the district. B. Nelson added that we cannot change the historic district as it has been
6 accepted, but we could make the ordinances only applicable to the overlay area within the
7 district. D. Astle mentioned that there is a large concentration of homes between 100
8 North and 200 South. H. Kelley explained that in Indiana they take everything from City
9 Hall two blocks each way to create their historic district. D. Astle cautioned that there
10 will be some newer homes mixed in with the historic homes, and the ordinances will have
11 to apply to them as well. There may be some disgruntled people.

12 S. Bankhead asked members to consider the building site itself. She referred to the home
13 Matt Weston remodeled that had belonged to Theron Campbell at the corner of 100 South
14 Main. She felt Mr. Weston did a nice job on the remodeling, but he completely changed
15 the look of the historic home that was there. If we want to preserve these homes, do we
16 want to restrict making changes such as Mr. Weston did?

17 S. Bankhead felt we need to keep the ordinances simple. She suggested keeping within
18 certain architectural styles, and showing examples of what we would like to see. She also
19 reminded members that in the heart of the District is a commercial area. There needs to
20 be ordinances that deal with commercial business sites as well. D. Astle agreed that we
21 should not try to micromanage as he feels Logan City has done with their commercial.

22 H. Kelley felt that this commission should suggest what type of trees to plant on streets,
23 sidewalks, etc. We could work with people to improve and keep up the District.

24 S. Bankhead said we are only concerned with sites, setbacks, sideyards, etc. not building
25 issues. The Building Dept. will handle Code issues. If a property owner wants to
26 demolish a building, they may have to come before the Commission first. H. Kelley
27 didn't feel we had the right to deny the owner of his property rights.

28 K. Harris suggested that we look over the information that has been distributed – other
29 cities design standards in historic districts – and pick out what we feel we would like in
30 our ordinance. S. Bankhead said we also need to decide what area we want the overlay
31 historic district to be. H. Kelley noted that there are still a lot of building sites in the City
32 and we don't want to discourage people from building.

33 S. Bankhead stated that we need to decide on the area and the house styles. D. Astle said
34 there is a lot of interest in log homes currently. Is that something we would allow? What
35 about dome homes? Do we want to stick to Victorian homes?

36 MOTION by K. Harris that we study the sample ordinances and come to the next meeting
37 with ideas of what ordinances would fit for Providence. Second by H. Kelley. All in
38 favor.

39
40 **Item 5. Discussion on possible replacements for departing Commissioners**

41 K. Seethaler asked members if they had any suggestions for replacements for the two
42 members that have resigned. B. Nelson suggested Jon Mock, who lives in a historic
43 home in the District; Gordon Allred, who teaches history at the high school and also lives
44 in a historic home in the District; and Lanny Herron, who is an architect.

1 S. Bankhead suggested Jay Christopherson, another architect. D. Astle asked if we
2 would consider Jackie Robinette, who lives in a historic home at 100 North Main and has
3 expressed interest in the history of the area.

4 S. Bankhead mentioned that Danny Macfarlane has an engineering degree and is very
5 community-minded. He does not live in Providence but his mother does.

6 K.. Harris felt we needed another woman on the Commission. D. Astle suggested Brenda
7 Dickey. S. Bankhead mentioned Elizabeth Brown.

8 Discussion turned to the Miss Providence pageant and City float. It would be nice to
9 have these again. D. Astle said there is the problem of funding. K. Harris felt that \$2200
10 would be enough to cover costs. S. Bankhead felt it was an issue of the girls not wanting
11 to give up their time to ride on the float in the summer. K. Harris added that she had
12 spoken with 70 juniors and 50 of them would be interested in the pageant. However, she
13 also noted that there were only 6 girls signed up for Miss Cache Valley pageant. K.
14 Seethaler stated that he could provide the place for the pageant at the Old Rock Church.
15 K. Harris said if we could not get a float, even a car with the girls riding in it would do.

16
17 D. Astle asked the Commission to rank the possible replacements for the Mayor to
18 consider. After discussion, Commssioners decided to submit the names of Lanny Herron
19 and Jackie Robinette as recommendations for replacements.

20 H. Kelley noted that this has been a very harmonious Commission. He said he would
21 resign anytime they wanted him to. D. Astle asked him to remain on the Commission
22 another six months.

23
24 Motion to adjourn the meeting by A. Leonhardt. Second by H. Kelley. All in favor
25 Meeting adjourned at 8:05 p.m.

26 Next meeting on June 15, 2010 at 6:00 p.m.
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Karl Seethaler, Chairman

Brenda Nelson, Secretary