



NOTICE OF MEETING AND AGENDA
LANDMARKS PRESERVATION COMMISSION
JANUARY 16, 2025
6:00 PM

Notice is hereby given that the Landmarks Preservation Commission of Springville City will hold a public meeting on Thursday, January 16, 2025 at 110 South Main.

AGENDA

1. Approval of the Agenda
2. Approval of the minutes March 28, May 16, July 25 & Sept 19, 2024
3. Approval of the 2025 Landmarks Meeting Schedule
4. Review CLG Grant Proposal
5. Plan for the Upcoming Year

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

This meeting was noticed in compliance with Utah Code 52-4-202 on January 15, 2025. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendasminutes. Landmarks Preservation Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Community Development department at (801) 491-7861 at least three business days prior to the meeting.

Meetings of the Springville City Council may be conducted by electronic means pursuant to Utah Code Annotated Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to Springville City Municipal Code 2-4-102(4) regarding electronic meetings.



Letter of Recommendation to City Council
Springville Board Name:
LANDMARK PRESERVATION COMMISSION

Applicant:	Request:	Date of Meeting: December 5, 2024
Josh Yost Community Development Director	Approve the annual meeting schedule for the 2025 Landmark Preservation Commission.	

Motion by: By consensus of the board		Second by: By consensus of the board	
RECOMMENDATION	APPROVE	DISAPPROVE	OTHER:
CONDITIONS OF APPROVAL: The Landmarks Commission will meet on a bi-monthly basis, on the third Thursday of the month at 6:00 p.m., unless otherwise stated. • Thursday, January 16, 2025 • Thursday, March 20, 2025 • Thursday, May 15, 2025 • Thursday, July 17, 2025 • Thursday, September 18, 2025 • Thursday, November 20, 2025 Meetings will be held on the above dates only if there are agenda items			

Voting Record:

Member Name	APPROVE	DENY	ABSTAIN
Mariah Hurst			
Lyric Canaan			
Craig Child			
Von Alleman			
Ellen Clyde			
Kristian Kallaker			
Nancy Calkins			
George Weight			

Director of Community Development

Date

MINUTES

Landmarks Preservation Commission
Thursday, January 18, 2024

IN ATTENDANCE

Commissioners Present: Von Alleman, George Weight, Craig Child and Ellen Clyde, Nancy Calkins, Jeremy Fowler

Commissioners Excused: Mariah Hurst, Kristen Kallaker and Lyric Canaan

City Staff: Josh Yost, Community Development Director

Ellen Clyde chaired the meeting. She called the meeting to order at 6:02 p.m.

1. Approval of the January 18, 2024 Meeting Minutes

Commissioner Alleman moved to approve the minutes. Commissioner Child seconded. The vote to approve the January 18, 2024 meeting minutes was unanimous.

2. Approve an amended Landmarks Commission Meeting Calendar

Commissioner Alleman moved to approve the amended meeting calendar. Commissioner Weight seconded. The vote to approve the amended meeting calendar was unanimous.

3. Update on status of Jolly's Ranch Barn

Director Yost explained that he missed the grant deadline but could apply next year. He had a conversation with the new Internal Services Director, Scott Sensanbaugher, about the Commission's interest in historic properties that are owned by the city, the Landmarks Preservation Ordinance and how it assigns the Landmarks Committee to coordinate with the city about its historic buildings. Director Sensanbaugher is on board. Whenever we do something, Director Yost wants it to be well considered and everyone knows what we are doing. He pointed out the results of the bathroom at the Carnegie Library that were different from expected. He agreed that we need to do better. Commissioner Clyde said it is an upgrade though. Director Yost said it is, but they did some unnecessary things. And didn't do things that we had money for that would have been helpful. Commissioner Clyde said we are glad for the improvements.

6:38 Commissioner Clyde talked about her research on restoring barn projects. Significance must be proved or SHPO kicks it back. Director Yost concluded we may have saved a lot of money by having a preliminary study done to have it not get to the finish line. Commissioner Weight asked if we don't have the grant, what are the options? Director Yost said city funding and reminded them that city funds are refundable. If we were to spend X amount, we could get some capital funds, because those are listed or eligible. Then you could put that money towards an initial stabilization study for the barn. That would be the way to go. He explained the history of how the Internal Services Director job came to be. Commissioner Child asked if you could preserve funds to store things for them to maintain the parks up there. Also, he has talked to people about doing

concessions there and asked if there is any idea of how they could sell concessions. Commissioner Weight said before we determine funding, we should see what it can be used for. Director Yost said we don't have direct control of the building or responsibility for it. We would have to go to the other departments and let them know the Landmarks Commission is interested and how can we help and support this building to stay. If they decided they don't want it, the Landmarks Commission could advocate for it and then it would be taken to Administration. Advocating and finding information and resources is the extent of our purview in terms of formal action by the Landmark Commission. Commissioner Clyde asked if it would be the Facilities Department that we need to talk to. Director Yost said we are parsing this out. The conversation started with Parks and Rec. It will continue there and with Director Sensenbaur.

Commissioner Weight asked where we go from here. Director Yost said that it depends on how you feel. Commissioner Clyde expressed that she wants to preserve the barn. She likes the feeling it gives to the area. If the city can provide some kind of funding, they should. Commissioner Calkins said it would be valuable to look at it. Commissioner Weight motioned and moved that the barn be preserved with the caveat that others concerned with funding be approached to see if that is a possibility. Director Yost said we don't need a motion, staff just needs direction. Commissioner Child said that if the city can find a good way to preserve it with other funds, let's do that. Lee Taylor said to try and find some use for it. He suggested putting wagons in it or something. Commissioner Weight moved that the barn be preserved, with Josh having the authority. Commissioner Child said we don't need a motion, but he seconded it. Commissioner Clyde asked if the consensus of the Commission is that we move forward with attempts to have funding for preserving the barn and Director Yost would approach the city about this. The vote was unanimous.

Lee Taylor introduced himself. He was asked to be on this committee. He is with the Historical Society. He is going to do what he can to help the Committee and has information on Downtown.

Commissioner Jeremy Fowler said he is the youngest and newest member. He is ready to learn. He loves historical things. He is a blacksmith by trade. He asked about his role. Director Yost explained he is a voting Commissioner.

Mr. Taylor talked about the historic home walking tour. It is good to put information together to get people interested.

4. Discuss Commissioners' ideas to teach citizens about the history of Springville.

Commissioner Weight brought a brainstorming handout and distributed it to each Commissioner. Commissioner Clyde said we have the information, we just need to organize it in ways that people can find interesting. The home tour is a great one.

Commissioner Clyde asked what happened to the map that we had. Director Yost said it is somewhat alive. The pictures are not there but the data is. Commissioner Clyde said GIS mapping is very helpful. On a project she worked on in Provo, you could hold your phone up to the building and it would show a historical picture.

Commissioner Weight said there is a wide range of ages that need to be taken into consideration. For example, social media may not be the way to go for seniors. Director Yost said it will need to be a multi-pronged approach. Commissioner Craig suggested QR codes. Commissioner Weight suggested putting a QR code on Tatton Baird's hat shop linking to historical information for that building.

Commissioner Calkins pointed out that when people think of the history of Springville, they think of pioneers. But there is the history of all the road contractors and that is a huge part of Springville's history. Mr. Taylor said this is at the historical society and would just need to be sorted through to what is pertinent.

Director Yost talked about the Springville history book that was published.

Commissioner Child talked about having information for families to teach about the history of Springville in short lessons to keep kids' attention. Commissioner Clyde said that if we get information out and they can click on it, it will help.

Commissioner Clyde talked about getting youth groups and information given to kids at school to get to their parents and get them involved.

Director Yost said to make assignments and then we can get some things done. He suggested getting window clings, and more interpretive material out in the community - not just from schools - but plaques next to buildings and structures that are historical. Commissioner Child agreed that would be a great idea. Commissioner Weight suggested QR code window clings for Reams, Tatton Baird's, and Day and Night Laundry which was the old chicken hatchery.

5. Report on social media posts - Mariah Hurst was sick and did not attend the meeting. This item was skipped.

6. Report on discussion with the Historical Society - Josh Yost

56:30 Director Yost had a discussion with the Historical Society and they felt intimidated by this and asked how we can help them. He got the feeling that if you throw money and people at this, then it would be helpful. Mr. Taylor said we don't want to have everything locked up. Commissioner Weight said room for storage is an issue. Mr. Taylor said we have information, but no one comes in to see it. Commissioner Child said we need to generate interest. Director Yost knew it was there and he was intimidated to walk in. Commissioner Fowler left at 6:58 p.m.

The next meeting is scheduled for May 16, 2024 at 6:00 p.m. The meeting was adjourned by consensus at 7:05 p.m.

MINUTES

Landmarks Preservation Commission
Thursday, May 16, 2024

IN ATTENDANCE

Commissioners Present: Von Alleman, Mariah Hurst, George Weight, Craig Child and Ellen Clyde

Commissioners Excused: Nancy Calkins, Kristen Kallaker, George Weight and Lyric Canaan

City Staff: Josh Yost, Community Development Director

The meeting began at 6:15 p.m.

1. *Discuss Commissioners' ideas to teach citizens about the history of Springville.*

Commissioner Child said he thinks we should have pioneer era murals, an art contest, and put some pioneer things in the lobby of the Civic Center.

2. *Report on social media posts - Mariah Hurst*

Commissioner Hurst investigated social media postings and Patrick Money in HR is not on board. She had hoped to piggyback on the Monday Memo. Director Yost said it may be because he is careful about what is put on social media. Commissioner Hurst suggested things to post that would make short posts. She talked about topics such as hotels, trains, etc. and with stories about these topics. Commissioner Child wants to incorporate art into it. He suggested involving high school or jr. high students, having them create some art around the story. He thinks you'll get more attention with a picture rather than just words. He spoke to Emily at the art museum briefly. Commissioner Clyde said that in the fall we need to contact the schools, especially 4th graders who are studying Utah history and have a story for them to illustrate.

They discussed where to receive submissions. Commissioner Child asked if they are taking verbal stories or only published stories.

Commissioner Clyde asked Director Yost what he thinks about these ideas. Director Yost said he is thinking about the role of the Boards and Commissions. Commissioner Hurst said it is within the purview to educate the public. 13:04 After some discussion, Director Yost said boards and committees are there to advise on their area of focus. He is pondering how the Commission takes the initiative to do something. He would need a proposal of what the Landmarks Commissioners are planning to do with education and how it would be carried out. Community Development doesn't have any social media channels. Commissioner Hurst wants to have goals. Commissioner Child wants to have posters in the lobby for Art City Days. Commissioner Hurst says there needs to be a theme and have it start with Art City Days. Commissioner Child suggested starting with early Springville Days. Commissioner Hurst said she is a transplant and she wants to

have a connection. Commissioner Child said focusing on the history of Springville helps that connection. In early Springville history, everyone was a transplant. Commissioner Clyde said people that come to the museum want to learn. Commissioner wants to create an early Springville Walk and using a phone, it would show you historical pictures of buildings along the route. He mentioned Leeds doing a great job with their historic education. Commissioner Hurst said part of this could be researching cities that are doing this right. Spring City also does a good job. Commissioner Child said we should make history easier to get and to digest. Commissioner Hurst suggested a 'caption this' approach on photos at Art City Days and someone could win a prize for the best caption.

33:35

3. Discussion of council feedback on Landmarks Ordinance amendment concepts.

Director Yost made a presentation in work session regarding the current Landmarks ordinance. He went to see what mandate he could get from the Council, so Community Development wasn't coming up with some random idea, but instead responding to that mandate. The Council is thinking of property rights, costs, etc. Commissioner Child said there needs to be some protection while maintaining property rights. He is upset about some of the buildings that have been torn down. Commissioner Hurst asked what needs to happen now. Director Yost said he was there to share the current state of the ordinance, stating this is what it does and can't do. A lot of council members felt there were strong restrictions on certain properties and there are not. Or that a National Registry Listing was mandatory, which it is not. Commissioner Child asked if we could bring a more solid proposal to them. Director Yost said he wanted to test the waters to see what mandate they would give and what assignment they would give so he could bring back what they asked for. There have been discussions on the Clyde house and how to use it going forward. They were nervous about being on the historic registry because of the restrictions about paint and other items. He asked the Landmarks Commission about the direction the ordinance should take. Commissioner Child asked if there could be a 3-pronged approach. Commissioner Hurst said people will care more if we engage the community and teach them to care.

Director Yost said the reason behind these types of code is we aren't particularly concerned about the people that like the places and own the places, we are aiming at the people that don't want to be good actors. The mandate should be the city wants to work with us. Commissioner Hurst said people feel restricted with ordinances. We should make them feel supported. Commissioner Child asked what demolition means. He asked if it is just changing the paint or if it means tearing the whole building down. He asked what alterations seem reasonable and what seems destructive to the community treasures that they are. Maybe the council doesn't know. We need to lead and lay this out. Commissioner Child asked if someone wanted to tear down the Reynolds building now, could they. Director Yost said yes and any building in the city. This information was distressing to the Commissioners. Commissioner Child said we need ordinances in place to stop that immediately. Director Yost said we could adopt the Secretary of the Interior Standards and that would be the standards for review. They are not completely objective, as no standards are. But if we came up with our own sets of standards, that would be very involved. Commissioner Child asked if we could allow variances where we want them. Director Yost said that is where it gets difficult. You need clear and objective criteria. Commissioner Hurst wants to be a help to the homeowners. And when people purchase a historic home, they may not have a clue that

100 it is historic. Commissioner Child asked if there is a way to protect from future leadership
101 that may not be into protecting historic buildings. Director Yost said to last beyond staff
102 turnover, putting it in the code makes it consistent.
103
104 Commissioner Hurst asked where we would go from here. Director Yost said next time
105 we can review the Secretary of the Interior Standards and decide if we want to work with
106 that framework or create our own.
107
108 Money is tight. Commissioner Hurst asked if we could get some funds from the PAR
109 Board. Director Yost said potentially. Commissioner Hurst talked about fundraising.
110 Director Yost said relocating things is where it gets costly.
111
112 The meeting was adjourned at 7:30 p.m.

MINUTES

Landmarks Preservation Commission
Thursday, July 25, 2024

IN ATTENDANCE

Commissioners Present: Mariah Hurst, Nancy Calkins, George Weight, Ellen Clyde, George Weight, Lyric Canaan, Lee Taylor and Jeremy Fowler

Commissioners Excused: Von Alleman, Kristen Kallaker, Craig Child

City Staff: Josh Yost, Community Development Director

The meeting began at 6:02 p.m.

1. ***Certified Local Government Training session with Alena Franco, the CLG Coordinator at the Utah State Historic Preservation Office.***

Commissioner Clyde introduced Alena Franco. Ms. Franco covered the CLG program, projects that can be done, the forms, the website, and the GIS database.

Ms. Franco explained that the State Historic Preservation Office (SHPO) manages all programs related to historic buildings and archeology for the State for both State and Federal programs. She explained what a CLG (Certified Local Government) means and how cities become CLG.

City CLG's can organize surveys, review National Register nominations, participate in planning and public education activities, organize historic walking tours, etc. These are the core tasks.

Ms. Franco spoke about grant funds and the process for those grants. They are reimbursement matching grants. You pay for the product up front and then get reimbursed 50%. The grant award maximum is \$20,000. The grant cycle runs for 16 months.

They push for applications to the National Register, as there are extra tax credits when registered. Projects include Surveying, National Register Nomination, Predevelopment, Development, Preservation Planning, and Education Outreach. Predevelopment is working drawings, studies, and/or reports that prepare a property for rehab. They come up with historic walking tours - booklet, app, on the website, etc. Attending State or National conferences on historic preservation, can also count toward the grant.

48 She showed the application. Certain projects score more highly than others, as the
49 grant process is competitive. She also showed the grant rubric by which the
50 applications are scored.

51
52 Commissioner Hurst asked when we did the grant for homeowners and if one or two
53 were chosen. Director Yost said he did it that way in 2019, and communication
54 wasn't passed on, so the grant was canceled. We used what we had budgeted for
55 our local match. He essentially tried to give funds to each of the projects.
56 Commissioner Hurst said if it had been a normal process, you could have given
57 more. Director Yost said yes.

58
59 We are trying to spread out the funds as much as possible. We also manage Historic
60 Preservation tax credits. There is a state one for residential projects and includes
61 residential rentals. That can be double-dipped in tax credits. The State tax credits
62 are for residential projects, and the Federal tax credits are for commercial projects. It
63 is much more difficult to get the Federal funds. Ms. Franco said it has to go through
64 Amber Anderson, the historic tax credit coordinator in their office.

65
66 She talked about how historic homes need to be updated. They will not be kept
67 completely in their original condition, but there are rules about what needs to remain.

68
69 Commissioner Hurst asked if an owner moved walls, etc., and if they would be a
70 non-contributing building on the survey. Director Yost said that it applies to the
71 exteriors of the home. Ms. Franco said if they approve the work, it won't go against
72 the National Register.

73
74 Commissioner Clyde asked if there is a state architect. Ms. Franco said yes. He
75 won't do drawings, but he will talk about projects. You don't have to pay for his
76 services. He is in high demand.

77
78 She showed the Commissioners the website. When you do rehab, there is a sign
79 that we ask you to post on the building during the work. The property owner is
80 required to sign an agreement that they won't tear the building down for 5 years.

81
82 Director Yost asked about predevelopment work and if it would have to be listed
83 already, and Ms. Franco said no, it just must be historic. If the property is 50 years
84 old or older, you can do a predevelopment study.

85
86 Commissioner Clyde talked about a packet they took to people with historic homes
87 with information. But some had vinyl siding, for example, and that would have to be
88 removed to qualify. She feels it would be great education to have those receiving the
89 information look up the website and see if they are contributing to the historic district.

90
91 Director Yost said we could mail postcards to addresses with basic information or
92 invite them to an event. He said Nancy is right; there are a lot of benefits we can get
93 with some communication. Director Yost said I haven't made the time for that, but it
94 would be a good place to focus.

95
96 There are ways to get the information out there. Commissioner Calkins said some of
97 the homeowners were frustrated with the small availability of funds. We need to

98 distinguish between the CLG Grant and the tax credits so they know there is more to
99 pursue. Ms. Franco said maybe not bring up the grant, but you could focus on the tax
100 credit.

101
102 Ms. Franco said that Springville is high-performing. We have an updated survey and
103 have a historic district. We are ahead of the curve.

104
105 The Commissioners made introductions to each other. Some members were there
106 after long absences.

107
108 Commissioner Weight asked about the Tatton Baird building and said that if a
109 walking tour is set up, a plaque with historical information about the building should
110 be placed there. Director Yost agreed.

111
112 The meeting was adjourned at 7:01 p.m.

MINUTES

Thursday, September 19, 2024

IN ATTENDANCE

Commissioners Present: Nancy Calkins, George Weight, Kristen Kallaker, and Von Alleman

Commissioners Excused: Mariah Hurst, Jeremy Fowler, Craig Child, Ellen Clyde, Lee Taylor, and Lyric Canaan

City Staff: Josh Yost, Community Development Director

The meeting began at 6:01 p.m.

1. Discuss commissioners' ideas to teach citizens about the history of Springville.

Commissioner Weight asked about the monthly historical presentation in the Civic Center lobby. Director Yost said the historical society used to sponsor those. Commissioner Calkins talked about recording things that happen in real life.

Commissioner concerns included getting the residents interested in Springville's History. There used to be a City birthday celebration, but that has been replaced with the Arts Festival. The Commissioners discussed the Black Hawk War: how it started, how it used to be commemorated, and how it is a touchy subject.

Commissioner Weight suggested using the quarterly newsletter as a platform to get historical information to the residents. Director Yost said we don't get much traction with it because most people don't receive a paper statement. Commissioner Weight wants to put the information in as many areas as possible. The Commissioners feel that the content needs to be gathered first. Director Yost said once we get the content, then we can decide where to put it. It could even be a curriculum plan for K-12.

Buildings and architecture should be part of what we do. Director Yost said that is the part he gets most excited about. Find ways to incorporate building information with stories that happened to the people.

The Springville Herald has been fully digitized. Commissioner Calkins said she has had trouble with special collections getting the information scanned in without taking years.

27:49 Director Yost talked about the Central Bank planned development changes. The cleaner's building would be torn down to accommodate their new offices.

32:02 The Commissioners assigned each other to come up with 2 ideas each for social media posts to send to Director Yost. Then someone can make them into a social media post.

2. Discussion of Historic District Property Owner Outreach

32:45 Director Yost suggested speakers who could come and talk to Historic District property owners, which can help those who are contributing or significant to learn its importance. Commissioner Alleman suggested ways to get them to a meeting and made sure that when they come, there was interesting information given. Director Yost agreed and said they could talk about incentives and grants. He needs to pick a date.

Director Yost mentioned he found out about windows being changed on a historic home and expressed concern. He said he would stop by tomorrow to talk to the owner.

3. Discussion of 2025 CLG Grant Project.

They decided to do another capital project at the library instead of doing another study. It needs a new electrical service. The sconces on the exterior need attention. Small restaurants are good for Carnegie Libraries. He has seen some around the country.

Commissioner Weight clarified that the City is wanting a private organization in the Carnegie Library rather than using it as City office space. Director Yost said yes, we want more people there. We can make some accessibility improvements if we have a business in there. City Staff does not feel it would make good office space. Bringing in a business will add to the vibrancy of downtown, which is in line with the Reframing Downtown plan. We have other buildings that the City can use for offices.

56:58 Commissioner Calkins asked about who is doing the house remodel they discussed earlier. Director Yost said it is a flipper. Commissioner Calkins said there needs to be a discussion because it is a contributing building and of a certain age. They discussed losing historical homes to people remodeling who don't understand the significance of historic homes.

They discussed Main Street businesses and who they have spoken to about reframing downtown, such as Jorge Mendez, John Child, John Sharp, and the owner of Gandolfo's. Director Yost had talked to Vaud Hanks, and it seems the daughters may not want to continue the business.

Director Yost brought up the Landmarks ordinance and how it needs more teeth to be able to accomplish things. We went to Council; they gave us advice that was hard to navigate.

Commissioner Child moved to close the meeting. Commissioner Weight seconded. The vote to close the meeting was unanimous and was adjourned at 7:38 p.m.