

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING  
FOR THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO**

Thursday, November 13, 2025

Commission Meeting: 11:00 AM  
Hayden City Hall Council Chambers, 8930 N. Government Way, Hayden, ID 83835

**CALL TO ORDER**

The meeting was called to order at 11:06 AM.

**ROLL CALL OF COMMISSION MEMBERS**

Barbara Bennett: Present  
Bill Brizee: Present  
Rhonda Budvarson: Absent  
Judy Eichelberger: Present  
Ransom Storm: Absent

**ADDITIONS OR CORRECTIONS**

1. **PLEDGE OF ALLEGIANCE**
2. **CONSENT CALENDAR** *All items on the Consent Calendar are Action Items*
  - A. Approval of Meeting Minutes of October 23, 2025  
Motion to approve the minutes from 10/23/25. Tabled to next meeting.  
**Motion to Table. This motion, made by Eichelberger and seconded by Bennett, Tabled.**

<b>Barbara Bennett:</b>	<b>Yes</b>
<b>Bill Brizee:</b>	<b>Yes</b>
<b>Rhonda Budvarson:</b>	<b>Absent</b>
<b>Judy Eichelberger:</b>	<b>Yes</b>
<b>Ransom Storm:</b>	<b>Absent</b>

**Yes: 3, No: 0, Absent: 2**
3. **VISITOR/PUBLIC COMMENT on Non-Agenda Items (5-minutes maximum)**
4. **UNFINISHED BUSINESS**
  - A. **Book 1 - Update and timeline for indexing.**  
Chair Eichelberger requested printed copies of a thumb drive supplied by Gray Dog for review of information for Book 1. She and possibly Commissioner Bennett will be going to Gray Dog on Monday to approve the mock-up of the cover. A bill was submitted that we need to pay in order to keep the process moving forward. The Clerk agreed to check with finance on the bill to be sure it was paid prior to December 2025. Chair Eichelberger said the book is ready for indexing to be sure everything is in the right place.
  - B. **Book 2 - Update on families.**  
Commissioner Bennett has a meeting with Edward Hendrickson's youngest daughter from his second wife. She has received many good pictures and stories but is still trying to get in touch with his last child from the first wife. That family lives in Spirit Lake and now that the family knows Commissioner Bennett is compiling information, he may take her phone call.
  - C. **Strategic Plan - Goals, Objectives and Action Plan**  
Chair Eichelberger will check to see if the updates have been completed by Donna Phillips.
5. **NEW BUSINESS**

- A. Review of draft comments to be made regarding Sycamore Valley Subdivision and the Hanson House. **ACTION ITEM**

Vice-Chair Brizee said there was a public hearing on the Hanson House property, but the developer withdrew his request. No one is sure why the developer withdrew the request. He presented a list of facts, recommendations and requests which the commission reviewed and discussed including the history and possible outcomes of the house and outbuildings. Various options were presented as to where the house could be relocated and if plants and flowers could be recovered for relocation to other properties. It was agreed moving the house off of the property would be cost prohibitive, therefore, Commissioner Brizee is attempting to encourage the developer to use it as the first house in the subdivision and call it The Hanson Estates. The house would need to be brought to current building code but would be occupied by a family. Discussion ensued regarding the house and what has been changed, what is original, etc. Chair Eichelberger asked if the style of the house could be referenced and how losing it would be to lose that type of architecture. Commissioner Bennett asked if the barn would be torn down and the consensus was a developer bought the land and will scrape it clean for the development.

Chair Eichelberger added that this is a great start to saving historic buildings. It may be too late to save the Hanson House, but maybe it will lead to public knowledge of historic preservation. Vice-Chair Brizee added that if the commission cannot save the building, maybe we can at least encourage the developer to proceed with selective demolition to preserve parts and pieces of the structures. He also mentioned color schemes and building architecture to maintain the original feel.

**Motion to approve with corrections to be supplied ASAP. This motion, made by Bennett and seconded by Brizee, Carried.**

**Barbara Bennett: Yes**  
**Bill Brizee: Yes**  
**Rhonda Budvarson: Absent**  
**Judy Eichelberger: Yes**  
**Ransom Storm: Absent**

**Yes: 3, No: 0, Absent: 2**

6. **REPORTS**

Commissioner Bennett said she and Chair Eichelberger went to the Kootenai County Genealogical Society at the Hayden Library and spoke about book 1. They received roughly 20 more orders for the book and packed the house with over 60 people. The Society requested they return at a later date and donated \$25.00 for production of the book.

Vice-Chair Brizee said when he visited Big Fork, Montana, he walked down Main Street and the city has a building which was a history and arts center. It had rooms available to create art and talk about history. He would like to have a workshop with HURA regarding the Owl Cafe location to possibly set up a Hayden Museum.

Chair Eichelberger said she and Commissioner Bennett are going to Russ Brown's funeral tomorrow. Chair Eichelberger also mentioned Ms. Phillips arranged for the commission to have a joint meeting with the Parks & Recreation Department in January and the commission needs to reach out to HURA for the same. She went on to talk about the USS Idaho submarine and how it came to be built and named after our state.

7. **ADJOURNMENT ACTION ITEM**

**Motion to adjourn the meeting. This motion, made by Bennett and seconded by Brizee, Carried.**

**Barbara Bennett: Yes**  
**Bill Brizee: Yes**  
**Rhonda Budvarson: Absent**

**Judy Eichelberger: Yes**  
**Ransom Storm: Absent**  
**Yes: 3, No: 0, Absent: 2**

DRAFT





# DISCOVER THE STORIES BEHIND HAYDEN & HAYDEN LAKE

Join local historians **Barbara Bennett** and **Judy Eichelberger**, passionate members of the Hayden Historic Preservation Commission, as they share captivating stories of our towns' early days.



PRESENTED BY KOOTENAI COUNTY GENEALOGICAL SOCIETY  
**THURSDAY, NOVEMBER 6**  
**1:00 TO 3:00 P.M.**

**AT HAYDEN LIBRARY**  
8385 N. GOVERNMENT WAY IN HAYDEN



KCGS provides free genealogical help on  
Wednesdays from 1:00 to 4:00 p.m. at the  
Hayden Library

[WWW.KCGS.ORG](http://WWW.KCGS.ORG)

Where Family Histories  
Come to Life





KOOTENAI COUNTY GENEALOGICAL SOCIETY  
8385 N GOVERNMENT WAY  
HAYDEN ID 83835

2016

92-7195/1231

11-6-2025

DATE

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Colleen Preston

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## **Hayden Historic Preservation Commission**

### **Hanson Property; Position Statement for Hayden Planning and Zoning Commission Subdivision Review and recommendations.**

#### **Facts:**

- 587 E Miles Ave was built in 1905
- The last Owners Will stated that they wanted the main house to be preserved and made into a museum
- This structure is historic for a number of reasons
  - This house is iconic and serves as a reminder of Hayden's history
  - The house is in excellent condition for its age
  - *I need the rest of the commission to chime in here...*

#### **Recommendations:**

- Keep the Hanson house in its present location
- Move the Hanson house elsewhere on the Hanson property and this lot will serve as a reminder of the past that can bring this house back to life and tell the story of this property.
- The Hayden Historic Preservation Commission is creating "walking tours" and identifying specific properties through signage and/or QR codes and we do want to use this site as a part of our historic walking tour.

#### **Requests:**

- Allow the Hayden Historic Preservation Commission to salvage pieces of any of the buildings being demolished or artifacts left behind.
- Do selective demolition of all structures slated for demolition and offer these materials to the house builders to be used to tell the story of this site.
  - Trim Material for doors, windows and mirror frames or an entry accent wall...
  - Entry fence material
  - Fascia material
  - Accent wall(s)
- Have design standards that reflect or that is compatible with the existing structures on site and the surrounding neighborhood in general.
- Front yard setbacks that vary from lot to lot making this look like an organic development and not production housing being built elsewhere in Hayden and the surrounding area.