

The Hailey Historic Preservation Commission

Preserving Hailey's Heritage and Sense of Place

Recommendations for the City Council



City Council Meeting

Presentation to the City Council of the Hailey Historic Preservation Commission recommendations:

Recap 3 Public Workshops & public comment.

Welcome to all. Thank you for coming!

It is our goal that you meet the Hailey Historic Preservation Commission (HPC), and learn about our mission and what we've been working on. We'd like to discuss why preservation is important to Hailey, and tell you about our goals and some of the projects we've accomplished. We'd like to discuss some draft recommendations to the City Council to create an Historic District as well as Designation of Historic Properties on a volunteer basis. Additionally, we'd like to celebrate some of the fine preservation efforts in Hailey! And finally, we'd love to recruit some new members and volunteers!

The Hailey Historic Preservation Commission

The HHPC was first established in 1987...
It was re-established by ordinance in March 14, 2005.

HHPC Board

Denise Jackson Ford, Chair
Anna Mathieu, Vice Chair
Rob Lonning, Secretary
Teddie Daley
Joan Davies
Julie Evans
Laura Hall
John Seiller
Taylor Walker
Rick Davis, City Council Liaison



Meetings

The HHPC meets at 6:30 PM on the last Tuesday of each month at the Hailey City Hall.

Introduction:

We are a volunteer board, with a wide range of experiences. We are a landscape architect, realtors, developers, the director of the Blaine County Historical Museum, and a lawyer and former P&Z commissioner. Some of us live in old Hailey, all of us love it. We came together because we feel it is important to preserve the charm and character of Old Hailey.

We have monthly public meetings. All are welcome.

The HHPC meets at 6:30 PM on the last Tuesday of each month at the Hailey City Hall.

WE WELCOME VOLUNTEERS.

WE ARE ALSO LOOKING FOR A NEW MEMBER.

The Hailey Historic Preservation Commission

Our Mission

- Promote the historic, architectural, archaeological and cultural heritage, features and qualities of Hailey
- Identify, evaluate, designate and protect those buildings, sites, areas, structures and objects, which reflect our heritage



Our Mission

The purpose of the commission is to promote the historic, architectural, archaeological and cultural heritage, features and qualities of Hailey and to promote the general welfare of the public of the City of Hailey through the identification, evaluation, designation and protection of those buildings, sites, areas, structures and objects, which reflect such significant heritage, features and qualities in the City of Hailey, the state or the nation.

The Hailey Historic Preservation Commission

Goals

- Promote & Protect Hailey's "Sense of Place"
 - Complete new Walking Tour brochure
 - Promote Museum Fund Raiser
- Establish an Historic Preservation Commission Presence
 - Develop a web site link on the Hailey city web site
 - Open House
 - Press Outreach
- Complete Inventory of Historic Sites
 - Complete an Initial Windshield Survey
 - Apply for Additional Grant Monies
 - Update the Historic Photo Record
- Encourage & Support Preservation Efforts
 - Assist City of Hailey to complete Hailey demolition ordinance
 - Develop design guidelines with Townsite Overlay District Process
 - Develop assistance to property owners for National Historic Register



Our Main Goals include:

Promote Hailey's "Sense of Place"

Heritage City Program

Develop Awards & Placard/Signage Program

Complete new Walking Tour brochure

Promote Museum Fund Raiser

Establish an Historic Preservation Commission Presence

Develop a web site link on the Hailey city web site

Play a strong advisory role for City Council and P & Z

Press Outreach

Open House/Public Workshop

Complete Inventory of Historic Sites

Complete an Initial Windshield Survey

Apply for Additional Grant Monies for Reconnaissance Surveys

Update the Historic Photo Record

Encourage & Support Preservation Efforts

Assist City of Hailey to complete Hailey demolition ordinance

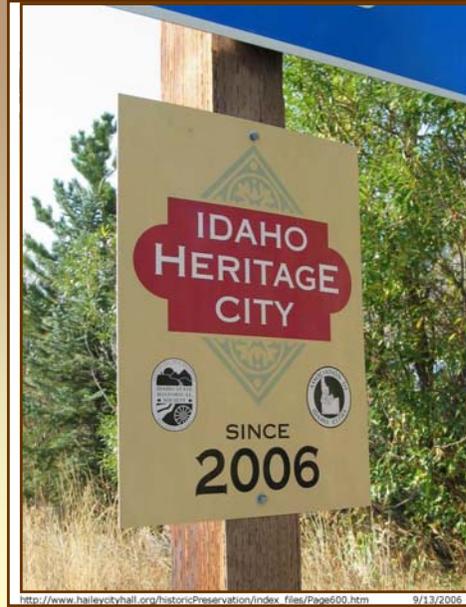
Develop design guidelines concurrently with Townsite Overlay District Process

Develop assistance to property owners for National Historic Register

The Hailey Historic Preservation Commission

Accomplishments

- Certified Local Government
- Heritage City Designation
- Obtained Grant
- Historic Inventory of Hailey Townsite
- Preservation recommendations for demolition and alteration
- Created a Website
- Contributing to Archives



Certified Local Government: By becoming a CLG, a community has the ability to regulate and promote historic preservation in its region. A preservation ordinance helps to preserve the visual characteristics of a historic neighborhood while providing a framework for redevelopment by stabilizing the neighborhood and increasing property values.

Furthermore, CLG status provides a process for identifying, evaluating and recognizing historic property. CLGs provide a means for planning and considering historic preservation in land use, public improvement and development decisions. CLGs should be a tool for educating not just citizens, but also government officials about the advantages of historic preservation.

Heritage City: Hailey has been designated a Heritage City. This honor is given by the Idaho State Historical Society and the Association of Idaho Cities to recognize a city such as Hailey that protects and shares information on its buildings, artifacts, photos and other historical documents.

Purpose: To encourage preservation and interpretation of the cultural heritage of the cities of Idaho through a program recognizing efforts undertaken by municipalities to protect and make available information on buildings, artifacts, records, written material, photos, and oral reminiscences that contribute to the educational offerings, pride, and history of a community.

CLG Grant Obtained: A grant was obtained that allowed the HPC to contract with an historian to perform a survey of properties that might be eligible for the National Register of Historic Places. This is the funding mechanism for the Reconnaissance Survey that is being reviewed by ISHPO now.

Historic Inventory of Hailey Townsite: An overview survey of properties within the historic Hailey townsite has been submitted to the Idaho State Historic Office. This report creates an inventory of historic properties that will aid the City in focusing on the mission of identifying and evaluating the buildings with reflect significant heritage, features, and qualities in the City of Hailey.

Preservation: Recommendations on the Demolition Ordinance and Townsite Guidelines have been solicited from the HPC; these recommendations have been provided to the City of Hailey P&Z / City Council.

Website: A website was created to inform the public of Hailey's historic values as well as the mission and activities of the HPC.

Archiving: The electronic archiving of old photos is underway.

The Hailey Historic Preservation Commission

GOAL: Encourage & Support Preservation Efforts

- Demolition Ordinance
- Historic District
- Historic Properties Designation Program



The Hailey Historic Preservation Commission

Why Preserve old buildings and neighborhoods?

- Aesthetically Pleasing
- Enhances Sense of Place
- Encourages Community Partnerships
- Defines Community
- Supports Tourism & Business
- Preserves Collective Memory
- Because They Work!



Why Preserve old buildings and neighborhoods?

- They are simply good to look at.

Older buildings are a feast for the unhurried eye, a welcome diversion from the glass - and - steel banality that casts a pall over too many communities. Author Judith Waldhorn has called them, "a gift to the street" - a gift of beauty, texture, variety and detail that our communities need badly.

- They work.

Countless reuse projects have shown that old buildings can function in ways their original builders never dreamed of. In St. Louis, for example, a grand old railroad station now houses a hotel and a shopping mall, an award-winning transformation that has changed a shabby white elephant into a bustling marketplace that is a major generator of tax revenues. In Columbus, Georgia, a former iron mill has been turned into a convention center. An old high school in Seattle is now highly desirable condominiums, and in Louisville, Kentucky, what was once the county jail is now an office building.

- Sense of Place.

What visitors want is the sense of being Somewhere, not just Anyplace. They aren't interested in visiting communities that have transformed themselves into a sad hodgepodge of cookie-cutter housing tracts, cluttered commercial strips and bleak downtowns -but they flock to places like Charleston and San Antonio that have preserved their historic character ... and saved their soul.

- Tourism & Business.

Preserved buildings and neighborhoods attract tourists. Travel expert Arthur Frommer says, "Tourism simply doesn't go to a city that has lost its soul."

- Collective Memory.

A final - and perhaps the most important - reason for saving old buildings is illustrated in a statement by John Ruskin: "Architecture is to be regarded by us with the most serious thought. We may live without her and worship without her, but we cannot remember without her." We save old buildings because we need to preserve the marks left on our national landscape by the many people who have shaped it. We need our collective memory.

- Community Partnership.

Preservation strengthens a partnership that makes for orderly growth and change in our communities: the perpetual partnership among the past, the present and the future. This dynamic partnership encourages each generation to utilize the best of contemporary thought and technology without rejecting the history, culture, traditions and values on which our lives and our futures are built. When it's allowed to work as it's supposed to, this partnership shapes the sense of continuity that art historian Sigfried Giedion says is "part of the very backbone of human dignity."

The Hailey Historic Preservation Commission

What is the purpose establishing Historic Old Hailey?

- Maintain, protect and preserve character
- Encourage continuous research into a community's past and culture
- Slow down the threat of the 'teardown' phenomenon
- Reflect pride in the character of neighborhoods
- Protect the assets of Old Hailey and the city



Q & A Historic District

What is the purpose of an Historic District?

To maintain, protect and preserve the scale and basic character and salient architectural details of homes within a historical district. A historical district is not a static museum, but rather a living, changing neighborhood. There is room for private renewal and architectural creativity, within appropriate controls and standards. Historical designation of a neighborhood will encourage continuous research into a community's human past and culture for the benefit of future generations and protect our unique architecture, mature landscaping and pedestrian orientation of our historic community by requiring a waiting period for demolition of properties built prior to 1941. The character of a neighborhood is threatened by the 'teardown' phenomenon, which destroys the architecture and heritage of a community. An historic district will provide protection from unexamined demolition, insensitive or out-of-character exterior alterations and emphasize the value of the historic neighborhood. Historic districts reflect pride in the character of neighborhoods and a desire on the part of neighborhoods and the city to protect their assets. Historic districts are an important planning tool for the city, a way to improve the quality of life, and promote the general welfare of the public.

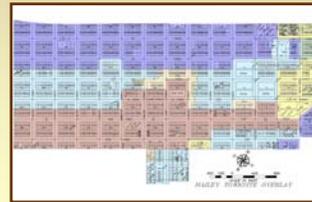
The Hailey Historic Preservation Commission

Historic District Research

Researching the Reasons for Historic Districts:



Mirroring the Townsite Overlay:



Drafting Three Ordinances for Public Review:

- **Ordinance 1:** To create Historic District boundary.
- **Ordinance 2:** To create design review procedures.
- **Ordinance 3:** To add definitions/duties/funding to Municipal Code.

The Hailey Historic Preservation Commission

Historic District Process

- Public Participation
 - Sept. 26 IntroWorkshop
 - Oct. 3 Ordinance Hearing
 - Oct. 10 Deliberation
- Preservation Options
 - Recommend District
 - Three Ordinances
 - Certificate of Appropriateness
 - Regulatory Function
 - Recommend Design Review
 - Demolition Ordinance
 - Historic Design Guidelines
 - Recommending Function
 - Historic Property Designation
 - Do Nothing



The Hailey Historic Preservation Commission

Historic Property Designation

- Encourage and support properties owners to voluntarily have their properties designated on the National Register.
- Provide the City with a mechanism for formerly recognizing excellent preservation efforts.
- Extra benefits such as building code variances, Grants, Tax Incentives, Community, State-wide & National Recognition, Marketing Caché.



Recommendations

Historic Property Designation

Idaho State Code provides for the designation of Historic Properties. This would apply only to properties that meet the criteria of the National Register of Historic Properties. There are advantages to acquiring this recognition, yet no one shall be compelled to accept this designation.

What is the National Register of Historic Places?

The National Register (or NR) is the official federal listing of historic, architectural, and archeological resources worthy of preservation.

The National Park Service, Department of the Interior, provides matching funds to each state to conduct a comprehensive survey of its cultural resources and nominate significant buildings, structures, sites, objects, and historic districts to the National Register of Historic Places.

Does National Register listing restrict the use of my property or place any legal restrictions on the property?

NO. National Register listing only regulates the use of federal funds that may affect the property and does not impose any legal requirements on the owner. Property owners wishing to make alterations to their buildings with private funds are free to do so.

Does the National Register of Historic Places protect my building and its surrounding environment?

YES. Inclusion in the National Register, in addition to honorific recognition, provides a degree of protection from federally assisted, licensed, and permitted undertakings that might adversely affect a listed property or jeopardize the property's environment.

The Hailey Historic Preservation Commission

Entering a Property in the National Register

- A Voluntary Program
- You can ask to have your home or business nominated
- Assistance provided by the Hailey Historic Preservation Commission
- State grant monies available for proper inventory & listing
- Assistance from State Historic Preservation Office



Q & A National Register of Historic Places

How are properties entered in the National Register?

- Any person or organization may submit a nomination for any property.
- To nominate a property to the National Register, a "National Register of Historic Places Registration Form" (10-900), must be completed and submitted to the Idaho State Historic Preservation Office at 210 Main Street, Boise, ID 83702.
- The SHPO staff reviews each nomination received. If the nomination is complete and in an acceptable format, it will be scheduled for presentation at the earliest possible Idaho State Historic Sites Review Board. Nominations with content or format concerns may be returned to the preparer with comments for completion or correction.
- In order to meet legal notification requirements, acceptable nominations must be submitted at least 60 days prior to the Review Board meeting in order to be placed on the agenda for the next scheduled meeting.
- The Idaho State Historic Sites Review Board meets twice annually: in April and in September. When a nomination is scheduled to go before the Board, the preparer and all property owners will be notified as to the date, time, and location of the meeting.
- If the Review Board approves the nomination, it will be sent to the Keeper of the Register, Washington, D.C.: written comments submitted according to the regulations that are received before or during the Board meeting will be transmitted with the nomination to the Keeper of the Register.
- The Keeper has forty-five (45) days from date of receipt of nomination to act. The Keeper can list the property in the National Register, issue a determination of eligibility (in special circumstances), reject the property for listing, or return the nomination for additional information or clarification.
- The Keeper notifies the SHPO of the listing of the property in the National Register of Historic Places, and the SHPO then notifies all property owners and elected state and local officials of the designation.

The Hailey Historic Preservation Commission

Current Hailey National Register of Historic Places:

- Blaine County Courthouse
- Emmanuel Episcopal Church
- J.C. Fox Building
- Pound Home
- St. Charles of the Valley Catholic Church & Rectory
- W.H. Watt Building (aka Christopher & Co.)
- Werthheimer Building (aka Bullion Block Building, aka North & Co)



Page 20 of The National Register of Historic Places in Idaho publication.

Q & A National Register of Historic Places

The National Register of Historic Places in Idaho publication (and addendums) can be accessed at:

www.idahohistory.net/natregister.html

The Hailey Historic Preservation Commission

Recognition of Outstanding Preservation Efforts

North & Co.
Wertheimer Bldg
Bullion Block
101 S Main
National Register of Historic Places



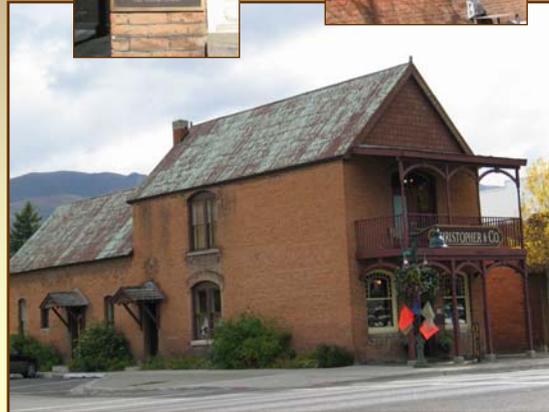
Bullion Block House (also known as the Wertheimer Building) 101 S. Main St., Hailey (added 1985 - Building - #85002160)

Built in 1882, the Bullion Block House is also known as the Wertheimer Building. This building was the first courthouse, the jail was located in the basement. The second story was destroyed by fire and never rebuilt. This building also served in the past as Vancil's Grocery and The Sage Shop, it is now North and Company.

The Hailey Historic Preservation Commission

Recognition of Outstanding Preservation Efforts

Christopher & Co.
W. H. Watt Bldg
120 N Main
National Register of Historic Places



Watt, W. H., Building, also known as Bullwhacker Building 120 N. Main St., Hailey (added 1983 - Building - #83000281)

Built in 1889 of hand-molded brick with a mortared stone foundation. An original sign can still be seen on the south-side of the building. It became the office of Dr. Robert Wright, who practiced in town for 60 years. Born south of Bellevue in 1881, he received his degree from Medical School American college in St. Louis. He worked in the Minnie Moore Mine west of Bellevue to earn money for school and rode the sheep trains to St. Louis. He organized the rescue effort at the disastrous avalanche at the North Star mine in 1917. Dr. Wright through the 40s. Then Tom Stivers' Sawtooth Title Co. Restaurant in the last 20 years. Rec District in the back, upstairs a café, Chapter One downstairs. This is now home of Christopher & Co.

The Hailey Historic Preservation Commission

Recognition of Outstanding Preservation Efforts

Blaine County Courthouse
206 S 1st
National Register of Historic Places



Blaine County Courthouse 1st and Croy Streets., Hailey (added 1978 - Building - #78001050)

The cornerstone was laid August 11, 1883. The structure features three-stories, a major stone foundation, fancy window sill trim and widow's walk over the front steps. The building housed all the county offices, courtroom and jail. A two story vault and a jury room were added in 1907. The \$40,000 cost of building the courthouse made it the most expensive in the Idaho Territory and severely strapped Alturas County when the county was drastically reduced in size in 1889. When Blaine County was created in 1895, the county's money crunch eased a bit.

The Hailey Historic Preservation Commission

Recognition of Outstanding Preservation Efforts

Emmanuel Episcopal Church
101 S 2nd
National Register of Historic Places



Emmanuel Episcopal Church 101 2nd Ave., S., Hailey (added 1977 - Building - #77000457)

Built on a stone foundation and Quigley Gulch bricks, this appealing church features gothic arches and two corbelled chimneys. The cornerstone was laid in July 1885 and the first services were held in the unfinished church on Christmas Eve, 1885. This is Hailey's oldest church structure.

The Hailey Historic Preservation Commission

Recognition of Outstanding Preservation Efforts

JC Fox Building
S Main St
National Register of Historic Places



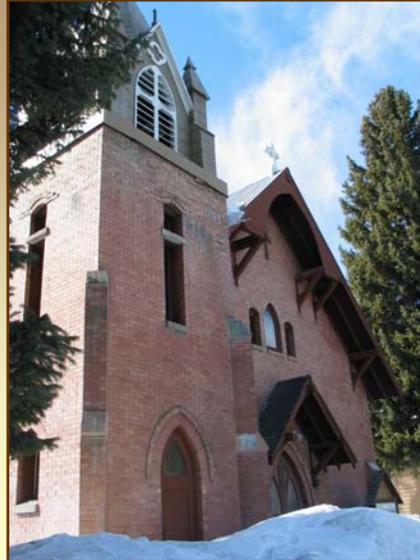
Fox, J. C., Building S. Main St., Hailey (added 1983 - Building - #83000279)

Built by Dr. Earl William Fox in 1920, it was heated from water piped in from the Hailey Hot springs. The first floor housed a saloon, the first National Bank of Hailey and a jewelry store. The second floor housed the 10-room hospital, which continued into the 1960s. Many townspeople were born under the skylight, which was replicated twice more when the building was renovated in 1984. Doc Fox was born in 1887 and raised in Hailey. He received his education at the Barnes Medical School at the University of St. Louis and did post graduate study at the Mayo Clinic. He gave 41 years of medical service to the community. For his long-distance calls he used the forerunner of the snowmobile, powered by an airplane engine. The Hailey Public Library and City Hall now occupies the space that formerly housed the Odd Fellows Hall, the State Theater, owned by Sonny Osborne, and the J. C. Fox Building.

The Hailey Historic Preservation Commission

Recognition of Outstanding Preservation Efforts

St Charles of the Valley
Church & Rectory
Pine & S 1st
National Register of Historic Places



St. Charles of the Valley Catholic Church and Rectory also known as Father Keys House Pine and S. 1st Sts., Hailey (added 1982 - Building - #82000321)

Built in 1913 by Rev. Nicalos F. Wirtzberger for the Diocese of Boise at a cost of \$7,200, this church features an elaborate symmetrical belfry with stamped metal. St. Charles was the first parish established west of Boise and is considered the mother parish of Southeastern Idaho. The first structure was located on the site of Atkinsons' market. A circular window from the original church may still be seen in the Reinheimer Barn along highway 75 south of Ketchum.

The Hailey Historic Preservation Commission

Recognition of Outstanding Preservation Efforts

Pound Home
Sun Valley Center for the Arts
314 S 2nd
National Register of Historic Places



Pound, Homer, House 314 2nd Ave., S., Hailey (added 1978 - Building - #78001051)

This home was built in 1883, the poet Ezra Pound was born here on October 30, 1885. In December, his mother Isabel took him to live in the Alturas Hotel because the house was too cold. Father Homer was registrar at the U. S. Land Office in Hailey from 1883 to 1887. The family left the valley behind the railroad's first rotary snowplow. Ezra was 15 ½ months old. The wrought iron fence is one of the few remaining. Ezra Pound is recognized for his outstanding contribution to world literature. He has been referred to as the father of modern literature. Pound had influence on new writers like James Joyce, T. S. Eliot, and Amy Lowell. He helped Ernest Hemingway's first short story collection get published. He was accused of being anti-Semitic during World War II. Roberta McKercher owned and lived in the home until her death. It is now owned by the Sun Valley Center for the Arts.

The Hailey Historic Preservation Commission

Recognition of Outstanding Preservation Efforts

The Beamer House
Walker & Timberlake
202 S 4th St

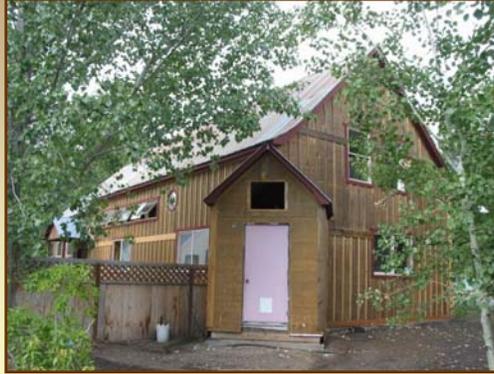


The spot of many a town gathering, this gracious home still has the original floors, moldings and etched glass windows. Beamer's lumberyard and warehouse was located behind the house. Now owned by Taylor Walker & Jane Timberlake.

The Hailey Historic Preservation Commission

Recognition of Outstanding Preservation Efforts

Old Miner's Hall & Baptist Church
2nd & Silver St.



Miner's Hall/Residence: The structure was built in 1902. It housed the First Baptist Church until 1929 and has also been used by the minors, American Legion, Senior Center, Blaine County Schools and is now a residence. The foundation was recently replaced. The Zinc Spur Teacherage was moved to the back of this site in the 1940s.

Councilman Rick Davis went to first grade here.

The Hailey Historic Preservation Commission

Recognition of Outstanding Preservation Efforts

Eple Daft House
The Old Seagraves House
Deckard
120 S 3rd St



Fabulous preservation. Eple Daft, then Seagraves. Now owned and restored by Lamonica & Deckard

The Hailey Historic Preservation Commission

Recognition of Outstanding Preservation Efforts

Jeff & Melanie Davis
423 N 3rd
SW corner of 3rd & Spruce



A wonderful restoration in the character of Old Hailey.

The Hailey Historic Preservation Commission

Recognition of Outstanding Preservation Efforts

RE Mitchell Building
Former Wood River furniture
122 S Main St



The owners went to considerable lengths to restore the former Wood River Furniture building in a spirit of the charm and history of old Hailey. Don't miss the new Fabric Granary & Freshies Restaurant.

The Hailey Historic Preservation Commission

Recognition of Outstanding Preservation Efforts

Wood River Land Trust
EA Worswick House
119 E Bullion St.



EA Worswick house: Now the Wood River Land Trust Office. The original structure was erected in 1881, one of the first in Hailey, and the log cabin is still contained within the existing building. The original lot sold to C. B. Fox for \$25 by the town founder John Hailey in 1881. Between 1885 and 1919 the house changed hands six different times. It was owned by Hunter and Zeo Nelson from 1943 to 2000. Wood River Land Trust has followed a historical restoration process and turned the exterior into a turn-of-the century appearance.

The Hailey Historic Preservation Commission

Recognition of Outstanding Preservation Efforts

Blaine County Historical Museum
218 N. Main St.

Hours: Open every day Memorial Day Weekend through October 31
Weekdays 11 am to 5 pm - Sun 1 pm to 5 pm

To see more photos and learn more about our historic valley,
visit the museum!



"Preservation of the Past is our Present to the Future"

Hours:

Open every day Memorial Day Weekend through October 31

Weekdays 11 am to 5 pm - Sun 1 pm to 5 pm

The Hailey Historic Preservation Commission

The HHPC recommends the creation of:

- Historic Guidelines for Design Review



- Demolition Ordinance



- Historic Property Designation Program



Recommendations

Among the many questions we considered - How does Hailey:

- Preserve historic properties?
- Aid property owners in restoration & remodeling historic properties?
- Retain and enhance its heritage & sense of place?

Preservation may be accomplished through many approaches including:

- Recognition of property owners' efforts
- Incentives for conservation & preservation
- Celebration of heritage & historic places
- Education of the citizens and visitors
- Creation of design guidelines and guidance
- Creation of framework for demolition, addition/remodel and construction
- Creation of an Historic District