NOTICE OF A MEETING OF
THE HAILEY ARTS AND HISTORIC PRESERVATION COMMISSION

Thursday, December 14, 2017
Hailey City Hall
4:00 p.m.

Call to Order

Old Business, In-Progress & Status Reports

1) Adoption of minutes from the November 9, 2017 meeting

New Business

1) Demolition of 102 S. 4th Avenue – Historic Demolition – Praggastis/Reuter

Old Business continued

2) Discussion of location of Historic Building Plaques

Discussion topics for next Agenda

Adjourn
Return to Agenda
Hailey Arts and Historic Preservation Commission
Meeting Minutes
Thursday, November 9, 2017
8:00 a.m.

Meeting was called to order at approximately 8:00am.

Present were: Carol Waller, Erin Bliss, Toni Whittington, Susan Giannettino, Morgan Buckert, Daniel Hansen, Jim Keating, Frank, Daniel Hansen, Joan Davies.  Staff present: Lisa Horowitz.  Guest: Bob McLeod.

Material was handed out and time taken to read through the material.

Lisa gave an update on sidewalk project: no progress since last meeting.

Group updates what has been decided: 2 National Register plaques have been paid for (Catholic Church and Baptist Church) and three interpretive plaques.  Joan stated the purpose is to expand the walking tour.  Joan was not sure how many- 6 or 7?

Susan, Frank and Joan will do inventory or existing plaques before next meeting.  Joan provided background about why no historical overlay district.  Summary of 4 buildings on national registry.  Pound house has plaque.  Pull up inventory- Lisa to get inventory to the group.  Create a spreadsheet.

Who will do text for Register plaques?  Need official name and when built.  Joan will work on getting approval.  The group discussed the of story plaques.  Add to strategic plan to make sure all of the buildings have both plaques? Next meeting decide which 3 to do first. National register give funds? Erin thought no from looking at web site.

Start You Know Your Old School Hailey site?

Next Agenda: review inventory? Review strategic plan and budget.  Next meeting is Thursday, December 14.  Lisa can draft with input from Joan, Bob.  Discussion of bringing Rob Lonning. Lisa will get copies of the book to each Board member.

Discussion of having a get-together at the Museum at 5:00 p.m. on December 14, 2017, and moving the regular meeting to 4:00 p.m.

Lisa will check the bylaws to see if there is room for a 10th member.  Jim Keating states he has been on for 8 years, and feels he needs to give his notice.  Invite new interested Board member- who called- and she could be invited in January.  Group gives accolades to Jim- he will be missed.  Consider inviting incoming Council member and current to the tour.
November 16 at Community Campus Tony Evans slide show regarding native Indians in Sun Valley area. Collection of stories.

November 30th - artist reception at airport. Carol will forward.

Jim Keating: consider looking at where we go next with funding. We are on the same model as 7-8 years ago. No doubt that there is opportunity over the next 20 years- greater than this budget. Get deliberate with other agencies. Carol requests also bring funds from 1% for art. Lisa check if that is the same as the art maintenance budget. Discussion of other entities. Discussion if arrangement with Airport Authority is memorialized.

Strategic Plan will be in packet and refined in January. Lisa to check on status of Tiege project. Bob McLeod introduces himself. Thanks the group for the funds towards the improvement project. Overview of Museum budget. Museum is looking at a map of historic places. Combine art and historic? Map or electronic.

Approval of minutes. Frank made a motion to approve the September 27, 2017 minutes, seconded by Daniel. Motion carried unanimously.

The meeting adjourned at 8:56 a.m.
Return to Agenda
HAILEY HISTORIC DEMOLITION PERMIT APPLICATION
Buildings and Structures Built Prior to 1941

OWNER: Alexandra Praggastis and John Reuter
MAILING ADDRESS: PO Box 4714, Ketchum, ID 83340
PHONE: 208-721-2922, 208-720-2770
CONTRACTOR: S. Erwin Excavation, Inc.
MAILING ADDRESS: PO Box 1112, Bellevue, ID 833533
PHONE: 208-788-6346

CONTRACTOR REGISTRATION NO.: RCE 29489

ESTIMATED COST OF DEMOLITION: $16,000
Address of Subject Property: 102 S 4th Avenue

Permit No: __________________________
Date Filed: __________________________
(Demo Permits Valid for 90 Days)

Permit Fee: $75.00
Publication Costs $50.00
Postage - Noticing $25 x (0.41 + 0.15)
Posting Lamination (2) $9.00
Total Fees: $150.00

Legal Description of Property: Lot(s) 13,14,15,16 Block (s) 97 Plat RPH0000097013A

Please attach the following information:
☐ Obtain from the B.C. Assessor’s office, or other reliable records, documentation stating when the building was built.
☐ Asbestos report, if deemed necessary (at the expense of the applicant).
☐ Obtain a list of property owners within 300 feet of the subject property from the B.C. Assessor’s office or go http://maps.co.blaine.id.us Copy and paste the names, addresses and property information on to an Excel spreadsheet and download to a disk or email to becky.mead@cityofhailey.com
☐ Color photos of the elevations of the building. Submit a letter to HPC requesting reasons to waive the 120 day waiting period if applicable.

In pertinent part, Hailey Ordinance No. 964, Section 105.1.5 (b.) provides; the applicant shall demonstrate the age of a building or structure by reliable records, including but not limited to records of the B.C. Assessor.

i.) A one-hundred-twenty (120) day review period shall run from the date of transmittal of copies of the application to the Departments, agencies, commissions and organizations. The date of transmittal shall be documented in the application file and shall commence the comment period. Within seven (7) calendar days of the Building Official certifying that the application is complete, the Building Official shall, at the applicant’s expense, publish a Notice of Intent to Demolish a Historic Structure in the official newspaper of the City of Hailey, post on the subject property a Notice of Intent to Demolish a Historic Structure, and mail Notice of Intent to Demolish a Historic Structure to property owners within three-hundred (300) feet of the subject property.

ii.) During the review period, the City, the Hailey Historic Preservation Commission or any other commission, organization or individual may negotiate with the owner and with any other parties in an effort to find a means of preserving the structure or building for the acquisition by gift, purchase, or exchange of the property or any interest therein.

iii.) The one-hundred-twenty (120) day review period may be reduced if the Building Official or his/her designee finds that a) the owner has reasonably demonstrated that rehabilitation of the Historic Structure would not be economically feasible, b) the Historic Structure shall be preserved by relocation of the building or structure to another appropriate site in Hailey, c) the Historic Structure is deemed a “dangerous” building as defined in Chapter 3, Section 3.02 of the 1997 Uniform Code for Abatement of Dangerous Buildings, or d) the Hailey Historic Preservation Commission has recommended the one-hundred-twenty (120) day review period be reduced because the Historic Structure does not maintain the historic architectural qualities, historic associations or archeological values of other Historic Structures within Hailey.

Building/D/Demolition
Revised 7/28/09
HAILEY HISTORIC DEMOLITION PERMIT APPLICATION
Buildings and Structures Built Prior to 1941

At the end of the review period, if the application for a “Demolition” permit has not been withdrawn, the Building official shall process the application according to the 2006 IBC and the Municipal Code. Any demolition permit for a Historic Structure shall be conditioned so that prior to demolition, the applicant shall provide the Hailey Historic Preservation Commission with all available historic information about the Historic Structure, including a) color photographs measuring at least four inches (4") by six inches (6") of at least two (2) elevations of the building at the time of permit submittal (if the building faces one or more public streets, the two (2) elevations shall be of the street facing sides); b) height, square footage, and current use of the building; and c) historical photograph, black and white or color, of the building, if feasible.  c.) Revegetation. Following demolition of a building or structure, any foundation and basement and all debris shall be removed, clean fill shall be placed in any excavated portion of the property, the grade of the property shall be leveled, and the property shall be planted or reseeded with drought resistance grasses and/or shrubs that are as minimally as possible irrigated to ensure successful Revegetation within one (1) month of the permitted work. The Revegetation shall include noxious weed abatement and continued maintenance until new construction commences.

X
Signature of Contractor, Owner, or Authorized Agent

Date

☐ APPROVED  ☐ DENIED

Building Official

Date

☐ APPROVED WITH CONDITIONS

Building/D/Demolition
Revised 7/28/09
Alexandra Praggastis and John Reuter  
106 N Cove Lane  
Hailey, ID 83333  

November 25, 2017  

City of Hailey Planning and Zoning Commission  
115 Main Street South  
Hailey, Idaho 83333  

Re: 102 S 4th Ave Demolition Permit Application  

Dear Members of the City of Hailey Planning and Zoning Committee,  

We are requesting a reduction of the 120 day review period for our Historic Demolition Permit. The structure in question, a residence at 102 S 4th Ave, was built in 1900 and clearly has become a landmark in the neighborhood. The previous owners spent significant time understanding the requirements needed to remodel and restore this structure but after review by both a structural engineer and their general contractor, the economic burden of restoration was deemed prohibitive. As new owners, we have also spoken with Liv Jensen, a structural engineer, as well as the general contractor hired by the previous owners, who confirmed that remodeling this structure would not be feasible economically. Included in our application is a letter from Liv Jensen supporting her opinion.  

Hailey Ordinance No. 964, Section 105.1.5 (b)(iii) sets forth criteria for reducing the 120 day review period. In our situation, 2 criteria apply:  

a) if the owner has reasonably demonstrated that rehabilitation of the historic structure would not be economically feasible; or  

b) the historic structure is deemed a “dangerous” building as defined in Chapter 3, Section 3.02 of the 1997 Uniform Code for Abatement of Dangerous Buildings.  

Section 302 of the 1997 Uniform Code Abatement of Dangerous Buildings offers many definitions of dangerous buildings. The introduction to section 302 provides as follows:  

“For the purposes of this Code, any building or structure which has any or all of the conditions hereinafter described shall be deemed a dangerous building . . . to the extent life, health, property or safety of the public or occupants are endangered.”  

There are 4 definitions of a dangerous building set forth in the Code that clearly apply to our
1. Whenever any portion or member of appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property; (see section 302.5).

2. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction; (see section 302.7).

3. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse; (see section 302.8).

4. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relation to the condition, location or structure of buildings; (see section 302.13)

As highlighted in Liv Jensen’s letter, this house in its current state meets all four of the above definitions. There is no structural integrity to the building, due to support beams and walls having been removed; has walls that have bowed; has a roof that has buckled; has a chimney that has detached and is continuing to detach from the house which make it less likely to withstand an earthquake; and, as a result of years of unauthorized construction activity, is not even remotely compliant with Building Codes. The house is clearly a dangerous building and constitutes a life safety threat.

Given the extent of the structural problems, it is also clear that the rehabilitation of the house would not be economically feasible. As shown in pictures enclosed, the house has been stripped of all interior finishes. The house has remained vacant for the last several years and has continued to fall into disrepair. The house cannot be moved or relocated due to its complete lack of structural integrity and dangerous condition.

We are very much drawn to living in Old Hailey because of the character of many of the historic houses and how the new houses honor those original qualities. It was not our first choice to demolish this house. However, the unpermitted previous work on this house has made salvaging this house essentially unfeasible. We plan on honoring the character of the original house with our designs and look forward to sharing that vision in the coming months.
We appreciate your consideration of our application and look forward to your response. Please let us know if you have any additional questions or need additional information.

Sincerely,

Alexandra Praggastis and John Reuter

Encls.

1. Color photos of elevations and interiors
2. Letter from Liv Jensen, dated November 20, 2017
3. Copy of Chapter 3 of the 1997 Uniform Code for the Abatement of Dangerous Buildings
November 20, 2017

City of Hailey Planning and Zoning
115 Main Street South
Hailey, Idaho 83333

RE: 102 South 4th Avenue, Hailey, Idaho

Dear City of Hailey Planning and Zoning Commission,

The new owners, John Reuter and Lexi Praggastis of the residence at 102 South 4th Avenue requested that I write to you with my professional assessment of the condition of the structure. Unfortunately, this historic residence has been altered so extensively through the years that it is no longer structurally sound. The structural reinforcing that would be required to make this residence safely habitable is so extensive that nearly every structural member needs to be replaced or augmented.

The International Building Code allows non-complying existing structures to remain if the structure is not altered significantly from the original design or do not impose a life safety threat. In this case, the structure has been significantly altered through the years by cutting members and removing walls, and there are multiple issues that could present a life safety threat. Starting with the roof at the north side, it is a typical rafter-collar tie roof framing system, a skylight was added at the southwest side, the north side and multiple rafters were cut to provide a door to the south wing. These alterations compromise the altered members and overstress the remaining unaltered members. On the north side, it can be seen from the exterior that the wall has bowed outward due to the loss of integrity of the altered system. The roof system at the south side is also a rafter-collar tie system. It appears that the collar ties have been replaced as well as the intermediate cripple bearing walls. It is not clear how this was originally, but under analysis the current configuration is significantly overstressed. In reality, the most economical solution would be to replace the entire roof system.

The original floor framing is significantly undersized. It may have originally worked better due to additional walls that may have been present. New beams have been added in multiple locations. Although the beams help at the north side, the connections are inadequate. At the south side of the building, the floor framing is especially lacking due to the roof bearing at the cripple walls above.

Another issue is the wall construction and lateral resistance. If the roof were to be replaced and if the walls were to be extended to 5 1/2" for insulation, it could be argued that the residence has been altered enough to require that it be brought up to current IBC seismic and wind resisting capacities. This would require shearing either the interior or exterior side of most of the remaining walls with plywood. The detailing for this is very tricky due to the lack of wall top and bottom plate construction. It would for all practical purposes mean rebuilding most of the exterior walls by sistering in new studs and adding blocking at the plate locations.
In addition, there is an existing masonry fireplace in the Living Room and a masonry flue in the Kitchen. The fireplace at the Living Room has visible separation from the building. It is my opinion that these would not be stable in the event of a significant earthquake, and should be removed.

In conclusion, this residence is not structurally sound in its current state. The extent of the rebuilding that would be required to make the structure sound is cost prohibitive. I think it is unfortunate that a historic residence cannot be preserved. It speaks to the importance of the City of Hailey requiring structural engineering for all remodels that alter structure. Please don’t hesitate to contact me if you have any questions.

Sincerely,

Liv Jensen, P.E.
1997
Uniform Code for the Abatement of Dangerous Buildings™
SECTION 301 — GENERAL

For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in either this chapter or as specified in the Building Code or the Housing Code. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster’s Third New International Dictionary of the English Language, Unabridged, copyright 1961, shall be construed as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

BUILDING CODE is the Uniform Building Code promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.

DANGEROUS BUILDING is any building or structure deemed to be dangerous under the provisions of Section 302 of this code.

HOUSING CODE is the Uniform Housing Code promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.

SECTION 302 — DANGEROUS BUILDING

For the purpose of this code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.

4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.

5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

7. Whenever any portion thereof has warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 30 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.

12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistant construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.

17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.
18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.
Alexandra Praggastis and John Reuter Demolition Application
102 S 4th Avenue, Hailey, ID
Existing Site Photos
Photos Take 10/23/2017 and 11/13/2017

West Elevation: View from 4th Street
Alexandra Praggastis and John Reuter Demolition Application

102 S 4th Avenue, Hailey, ID

Existing Site Photos
Photos Take 10/23/2017 and 11/13/2017

West Elevation: View from 4th Street
East Elevation: View from Alley. Chimney and room on the right side deemed structurally unsound by Structural Engineer.
North Elevation: View from Bullion Street. Roof is bowed.
North Elevation: View from Bullion Street. Roof is bowed.
Living Room. Floor not structurally sound
South chimney is separating from the house
First floor walls and floor

Second floor modifications by previous home-owner
Second floor over-framing showing old roof sloping into living space

Second floor showing skylights added by previous home-owner. These skylights reduced the structural integrity of the roof, allowing it to bow
Staircase deemed structurally unsound by Structural Engineer.
Framing modifications made by previous homeowner.
Framing modifications made by previous homeowner.
Return to Agenda
# HAILEY HISTORIC BUILDINGS & PLAQUES INVENTORY

By Hailey Arts & Historic Preservation Commission - December 2017

<table>
<thead>
<tr>
<th>Building Name/Original Business</th>
<th>Year Built</th>
<th>Building address</th>
<th>Current Business</th>
<th>National Register Plaque</th>
<th>Interpretive Plaque</th>
<th>Key history</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wertheminer Building</td>
<td>101 S. Main</td>
<td>Luke’s Pharmacy</td>
<td>NA - Building altered</td>
<td>YES</td>
<td></td>
<td>Location of Hailey’s first Court House; jail in basement.</td>
</tr>
<tr>
<td>J.C. Penney Store</td>
<td>109 S. Main</td>
<td>Lone Star</td>
<td></td>
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<tr>
<td>Golden Rule Store</td>
<td>103 S. Main</td>
<td>Restaurant 103/Other</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Jacob’s Variety Store</td>
<td>106-106½</td>
<td>Taste of Thai</td>
<td></td>
<td></td>
<td></td>
<td>Originally a meeting place. Façade on bottom level has been altered but upper façade is original. Mallory photos from the balcony 1931. Cornerstones of building contain ore from mines active during construction in 1910, was also a post office.</td>
</tr>
<tr>
<td>Commercial Club Building</td>
<td>108 A &amp; B</td>
<td>Valley Carpet &amp; Tile (lower)</td>
<td></td>
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<td></td>
<td>Tai Kwon Doe (upper)</td>
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<tr>
<td>Liberty Theater</td>
<td>Liberty Theatre</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Early 1900’s original built by Sam Brooks who brought silent films to Hailey in 1917. Sam Brooks, Betty Brooks Uncle, he also owned the Hailey-based Brooks Tavern (The Mint) and the Brooks Hotel. (Marinello salon) Present-day Liberty Theatre built in 1938 on the site of an outdoor ice-skating rink by Jack Rutter, a contractor known for his exceptional craftsmanship. Scaffolding built in the form of a spiral allowed workers to transport the finished materials up to the ceiling in a wheelbarrow.</td>
</tr>
<tr>
<td>Name</td>
<td>Year</td>
<td>Address</td>
<td>Tenant/Use</td>
<td>Notes</td>
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</tr>
<tr>
<td>Wilman&amp;Walker’s grocery store</td>
<td>1881</td>
<td></td>
<td>Big Belly Deli</td>
<td>Became Hailey Mercantile Company in 1891, owned by Simon Freidman. Family gave the land for current airport (1930)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>W. H. Watt Bank</td>
<td>1889</td>
<td>120 N. Main</td>
<td>Christopher &amp; CO YES</td>
<td>Also Dr. Robert Wright’s office for 60 years.</td>
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</tr>
<tr>
<td>Harris Building/Furniture Store</td>
<td></td>
<td>100 N. Main St</td>
<td>Windermere Real Estate</td>
<td>1917 North Star avalanche tragedy, which took the lives of 17 miners, the store closed and the whole building became a mortuary. Jack Rutter built current building after original burned down in a fire (1935)</td>
<td></td>
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<tr>
<td>Mortuary in back</td>
<td></td>
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<tr>
<td>Brick Wall in alley</td>
<td></td>
<td>100 S. Main St</td>
<td>Between Jane’s-</td>
<td>Remnant of fire of July, 1889 at First National Bank.</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Wells Fargo</td>
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</tbody>
</table>
| Assay Office                              |      | 19 E. Bullion St| Episcopal Church Thrift Shop| Built in 1907, originally the Assay Office was a local testing station for assaying ore from the mines and the registration of mineral claims and purchases of ore. It became the Hailey Free Public Library. | 4 Buildings on corner of 2nd & Bullion  
<p>| E. A. Worswick Home                      |      |               |                             |                                                                                                                                                                                                       |
| Emmanuel Episcopal Church                 | 1885 |               | Wood River Land Trust       | Oldest standing                                                                                                                                                                                     |
| Emmanuel Episcopal Church                 |      |               | Emmanuel Episcopal Church  |                                                                                                                                                                                                       |
| Masonic Lodge                             |      |               | Masonic Lodge               | There was a discussion about one (4 sided stand) of Interpretive Plaques to represent all of these buildings. Another option is to seek permission from all 4 properties to post Interpretive Plaques. |
| Peter and Maria Snider Home               |      |               | Martha Burke Home           |                                                                                                                                                                                                       |
| Community Baptist Church                  |      | 202 2nd Ave. S| Community Baptist Church    | Signature cornerstone 1885 M.E.C.H (Methodist Episcopal                                                                                                                                          |</p>
<table>
<thead>
<tr>
<th>Location</th>
<th>Year</th>
<th>Address</th>
<th>Description</th>
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<tbody>
<tr>
<td>Alturas Court House</td>
<td>1883</td>
<td>206 1st Ave. S</td>
<td>Blaine County Court House</td>
</tr>
<tr>
<td>Zinc Spur School</td>
<td></td>
<td>208 2nd Ave. S</td>
<td>Private residence?</td>
</tr>
<tr>
<td>Ezra Pound Home</td>
<td>1883</td>
<td>314 2nd Ave. S</td>
<td>SV Center for the Arts YES-Contemporary</td>
</tr>
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<td>Ezra Pound Home</td>
<td>1883</td>
<td>314 2nd Ave. S</td>
<td>YES-Contemporary</td>
</tr>
<tr>
<td>St Charles Borromeo Catholic Church</td>
<td></td>
<td>315 1st Ave. S</td>
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<td>St Charles Catholic Church</td>
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<td>Forest Service Buildings</td>
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<td>Sustainability Center</td>
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<td>Inchausti Home</td>
<td></td>
<td>19 W. Bullion St</td>
<td>Cornerstone Realty</td>
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<tr>
<td>Rialto Hotel (Basque Boarding House)</td>
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<td>Hailey Hotel</td>
<td>YES</td>
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<tr>
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<td></td>
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**Alturas Court House**
A second story and a jury room were added in 1907 for $40,000. Originally was Alturas County then was changed to Blaine County.

**Zinc Spur School**
Owners found blackboards on the walls.

**Ezra Pound Home**
Poet Ezra Pound was born in this house on October 30, 1885. “Father of modern literature”, and influenced writers like James Joyce, T. S. Elliot, and Amy Lowell. Also helped publish Ernest Hemingway's first short story collection. Roberta McKercher, who wrote for the Wood River Journal newspaper lived in the home until her death, 1996.

**St Charles Borromeo Catholic Church**
Architects were Tourtellotte & Hummel out of Boise. Built in 1913 by Nicholas F. Wirtzberger, features an elaborate stamped metal ceiling, & stained glass windows. The circular window from the original church (wooden & next door) is in the Reinheimer Barn south of Ketchum. Is listed on the National Register of Historic Places.

**Inchausti Home**
Boarding House/Brothel: River Street was Red Light District.
Alturas (Hiawatha) Hotel Site

Atkinson's Market

N.E. corner of Croy and Picabo Sts. 1883 completed in 1885 at a cost of $65,000. The three-story brick hotel, which featured a wood stove in every room, was billed as "the finest hotel between Denver and the West Coast." Some rooms were turned into apartments in 1915. It burned in 1899. When rebuilt, hot water was piped from the Hailey Hot Springs Hotel west of town to heat the building and provide water for the plunge in the rear of the hotel where many townspeople learned to swim. A fire in January of 1979 marked the final end of a proud Hailey landmark. Atkinsons' Market is now on this site.

| James MacDonald & Beulah Lamb House | 1915 | Inn at Ellsworth Estate | Later became Mormon Church |
| Harris Building Apartments | 304-306-308-310 Main St | | had a tennis court in backyard: Ralph Harris is our contact now. |

**Other buildings with Historic Significance**

| All houses on 1st Street block south of Atkinsons' | S. M. Friedman House 1885 | 215 E. Silver St |
| Horn House | 202 N. 3rd Ave |
| Aukema House 1890 | 102 S. 4th Ave |
| W. H. Beamer House | 202 S. 4th Ave |
| Fox Barn | |
| Rodeo Grounds | | |
He was contractor/builder for many area historic buildings (Liberty Theatre, Ellsworth Estate, Hailey Hotel, Masonic Lodge, Guyer Hot Springs, St Thomas Episcopal Church, St Charles Parish Hall, and many others.

Should he be recognized somewhere?

https://history.idaho.gov/contact-us
Tricia Canaday?
Rupert, ID town square plaques
Return to Agenda
ROUGH DRAFT notes from our walking tour of Hailey November 28, 2017
Current Inventory of National Register Historic Places (NRHP) & Interpretive Plaques and potentially next:

101 S. Main: Luke’s Pharmacy Building: Wertheimer Building was our First Court House & the jail was in the basement.
- Interpretive Plaque: YES. NRHP Plaque: NO - The building has been altered.
109 S. Main: Lone Star building, (J.C. Penney Store):
- Interpretive Plaque: NO. NRHP Plaque: NO.
103 S. Main: Golden Rule Store:
- Interpretive Plaque: NO. NRHP Plaque: NO.
106-106 ½: Taste of Thai was Jacob’s Variety Store:
- Interpretive Plaque: NO. NRHP Plaque: NO.
108 A & B: Valley Tile was Commercial Club Building, a meeting place. Façade on bottom level has been altered but upper façade is original. Mallory photos from the balcony 1931. Cornerstones of building contain ore from mines active during construction in 1910, was also a post office.
- Interpretive Plaque: NO. NRHP Plaque: NO.
Is this location worthy of an Interpretive Plaque?
Liberty Theater early 1900’s original built by Sam Brooks who brought silent films to Hailey in 1917. Sam Brooks, Betty Brooks Uncle, he also owned the Hailey-based Brooks Tavern (The Mint) and the Brooks Hotel. (Marinello salon)
Present-day Liberty Theatre built in 1938 on the site of an outdoor ice-skating rink by Jack Rutter, a contractor known for his exceptional craftsmanship. Scaffolding built in the form of a spiral allowed workers to transport the finished materials up to the ceiling in a wheelbarrow.
- Interpretive Plaque: NO. NRHP Plaque: NO.
Is this location worthy of an Interpretive Plaque?
Big Belly Deli location: was Wilman and Walker’s grocery store (1881) & then Hailey Mercantile Company in 1891 owned by Simon Freidman. Family gave the land for current airport (1930)
- Is this location worthy of an Interpretive Plaque?
120 N. Main: Christopher & CO: W. H. Watt Bank (1889) also Dr. Robert Wright’s office for 60 years.
- Interpretive Plaque: NO. NRHP Plaque: YES.
Harris Building: 100 N. Main St: Windermere: 1891 - Furniture Store in front & Mortuary in back. 1917 North Star avalanche tragedy, which took the lives of 17 miners, the store closed and the whole building became a mortuary. Jack Rutter built current building after original burned down in a fire (1935)
- Is this location worthy of an Interpretive Plaque?
100 S. Main St Brick Wall between Jane’s & Wells Fargo: Remnant of fire of July, 1889 at First National Bank.
- Is this location worthy of an Interpretive Plaque?
**19 E. Bullion St.: Assay Office:** Built in 1907, originally the Assay Office was a local testing station for assaying ore from the mines and the registration of mineral claims and purchases of ore. It became the Hailey Free Public Library.

Is this location worthy of an *Interpretive Plaque*?

**4 Buildings on corners of 2nd & Bullion:**

1. **Land Trust Building: E. A. Worswick Home:**
   a. Interpretive Plaque: NO. NRHP Plaque: YES

2. **Emmanuel Episcopal Church, 1885: Oldest standing:**
   a. Interpretive Plaque: NO. NRHP Plaque: NO

3. **Masonic Lodge:**
   a. Interpretive Plaque: NO. NRHP Plaque: YES – Contemporary

4. **Martha Burke Home: Peter and Maria Snider Home:**
   a. Interpretive Plaque: NO. NRHP Plaque: NO

There was a discussion about one (4 sided stand) of Interpretive Plaques to represent all of these buildings. Another option is to seek permission from all 4 properties to post Interpretive Plaques.

**Community Baptist Church: 202 2nd Ave. S:** cornerstone 1885 M.E.C.H (Methodist Episcopal

Interpretive Plaque: NO. NRHP Plaque: NO

**Blaine County Court House: 206 1st Ave. S.** The cornerstone was laid in 1883. A second story and a jury room were added in 1907 for $40,000. Originally was Alturas County then was changed to Blaine County.

**Zinc Spur School: 208 2nd Ave. S:** Owners found blackboards on the walls.

**Ezra Pound Home 314 2nd Ave. S.:** built in 1883. Poet Ezra Pound was born in this house on October 30, 1885. “Father of modern literature”, and influenced writers like James Joyce, T. S. Elliot, and Amy Lowell. Also helped publish Ernest Hemingway’s first short story collection. Roberta McKercher, who wrote for the Wood River Journal newspaper lived in the home until her death, 1996.

Interpretive Plaque: NO. NRHP Plaque: YES - contemporary

Is this location worthy of an *Interpretive Plaque*?

**St Charles Borromeo Catholic Church: 315 1st Ave. S.:** Architects were Tourtellotte & Hummel out of Boise. Built in 1913 by Nicholas F. Wirtzberger, features an elaborate stamped metal ceiling, & stained glass windows. The circular window from the original church (wooden & next door) is in the Reinheimer Barn south of Ketchum. Is listed on the National Register of Historic Places.

Interpretive Plaque: NO. NRHP Plaque: NO?

Is this location worthy of an *Interpretive Plaque*?

**Forest Service Buildings: Hailey Ranger Station:**

Interpretive Plaque: NO. NRHP Plaque: NO

Are these buildings worthy of an *Interpretive Plaque*?

**Hailey Hotel (Rialto): Oldest Basque boarding house:**

Interpretive Plaque: YES. NRHP Plaque: NO
NOTES:
All houses on 1st Street block south of Atkinsons’ have historic significance.
Della Mountain named after Adele Strahorn
Inchausti Home: 19 W. Bullion St: River Street was Red Light District - Cornerstone Realty building

Jack Rutter:
Contractor for Liberty Theater, Inn at Ellsworth Estate, Hailey Hotel, Masonic Lodge, Guyer Hot Springs hotel and pool, St. Thomas Episcopal Church, St. Charles Parish Hall, the Christiana, Blaine Manor and Hailey Medical Center, the Harris Block furniture store and apartments and Hailey’s city water system. Is he worth acknowledging in a plaque?

Interpretive Plaque: For Alturas (Hiawatha) Hotel Site: N.E. corner of Croy and Picabo Sts. 1883 completed in 1885 at a cost of $65,000. The three-story brick hotel, which featured a wood stove in every room, was billed as “the finest hotel between Denver and the West Coast.” Some rooms were turned into apartments in 1915. It burned in 1899. When rebuilt, hot water was piped from the Hailey Hot Springs Hotel west of town to heat the building and provide water for the plunge in the rear of the hotel where many townspeople learned to swim. A fire in January of 1979 marked the final end of a proud Hailey landmark. Atkinsons’ Market is now on this site)

Inn at Ellsworth Estate: private residence built in 1915 for James MacDonald and his Hailey bride, Beulah Lamb. Later a Mormon Church,

Harris Building Apartments 304-306-308-310 had a tennis court in backyard: Ralph Harris is our contact now.

Are these buildings worthy of an Interpretive Plaque? Historic Registry?
S. M. Friedman House: 215 E. Silver St. 1885:
Horn House: 202 N. 3rd Ave
Aukema House: 102 S. 4th Ave: 1890
W. H. Beamer House: 202 S. 4th Ave
Peter & Marie Snider House: 203 E. Bullion
Fox Barn
Rodeo Grounds

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Lisa,

Attached is the original bid from Roberts electric to install an exhaust fan in the Museum's bathroom.

The Hailey Arts and Historic Preservation committee generously offered to pay this amount with the understanding that the Museum would use the funds it saved to to Historic things.

The second page is an invoice from Buffalo Electric for the exhaust fan installation plus the repair and conversion of a few lights to LED.

The bill is higher, but it is done and we have more lamp fixtures converted to power saving LED.

The Museum is going to pay any overages, or if things have changed the entire bill.

Thanks for thinking of the Museum, and we look forward to the December 14th visit.

Bob MacLeod BCHM
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