

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

Tuesday, January 14, 2020
City of Hailey Council Chambers at 4:00pm

Call to Order

New Business

- 1) Adoption of Chair and Vice Chair for HAHPC Board -- **Action Item**
- 2) Consideration of a Historic Demolition Application submitted by Shannon and David Presson for demolition of a portion of the single-family residence at 311 South Fourth Avenue -- **Action Item**
- 3) Discussion of: Contribution of 50% toward the initial scope of work completed by BYLA on the preservation/relocation of Forest Service Buildings and additional scope of work moving forward -- **Action Item**
- 4) Presentation & Brainstorming Session with BYLA regarding Forest Service Buildings

Old Business, In-Progress & Status Reports

- 1) Adoption of the Meeting Minutes from December 3, 2019 -- **Action Item**
- 2) Welcome Center Meeting Debrief with Susan Giannettino (as time permits)

Discussion topics for next Agenda (February 11, 2020 @ 4:00PM)

- 1) Transcription Proposals: Helen Morgus/Brenda Taber
- 2) Proposal: Revision of the Walking Tour Brochure & Visit with Evelyn Phillips
- 3) GoFundMe Campaign for more Murals
 - a. Property Owner to sponsor GoFundMe Campaign
 - b. Utilize paint leftover from Owl Mural
- 4) Location of Stasz Sculpture

Adjourn



RECEIVED
DEC 31 2019
CITY OF HAILEY

HAILEY HISTORIC DEMOLITION PERMIT APPLICATION

Buildings and Structures Built Prior to 1941

AR 5074

OWNER: Shannon and David Presson

MAILING ADDRESS: P O Box 3741, Hailey ID 83333

PHONE: 510 919 6404

CONTRACTOR: Shannon and David Presson

MAILING ADDRESS: P O Box 3741, Hailey ID 83333

PHONE: 510 919 6404

CONTRACTOR REGISTRATION NO.: n/a

ESTIMATED COST OF DEMOLITION: \$ 25,000

Address of Subject Property: 311 4th Avenue South, Hailey 83333

Permit No: 19-225

Date Filed: 12-31-19
(Demo Permits Valid for 90 Days)

Permit Fee: \$ 75.00

Publication Costs \$ 50.00

Postage - Noticing ³³ \$ 21.45
(# of addresses x postage + .15 envelope & label)

Posting Lamination (2) \$ 9.00

Total Fees: \$ 155.45

Legal Description of Property: Lot(s) 6, 7, 8 Block (s) 24 Plat Hailey Townsite

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 planning@haileycityhall.org
- 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.



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 2012 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 re-seeded 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 Shawn Puro _____ 12/31/19
Signature of Contractor, Owner, or Authorized Agent Date

APPROVED DENIED

Building Official

Date

APPROVED WITH CONDITIONS

December 31, 2019

To: Hailey Historic Preservation Commission
From: Shannon Presson (as agent for David and Shannon Presson, homeowners)
Re: Requesting waiver of 120 day waiting period for partial demolition of
311 4th Avenue South, Hailey, Idaho

Dear Commission,

We are planning to do an extensive remodel of our house in Hailey, located at the above address. We would like to begin demolition at the end of March 2020.

The portion of our existing house that was built in 1910 has no historic value that we are aware of. The inside has been renovated a number of times and there are no original parts of the structure with the exception of the framing, which is uninsulated, has no foundation and is sitting on sand.

We would like to request a 60 day waiting period beginning January 1, 2020. That way, if there are no objections, we can proceed on schedule to begin demolition in March.

Respectfully,

A handwritten signature in black ink, appearing to read "Shannon Presson". The signature is written in a cursive style with a large, stylized initial "S".

Shannon Presson

Please call the Assessor's Office at 208-788-5535 for any information not available here.

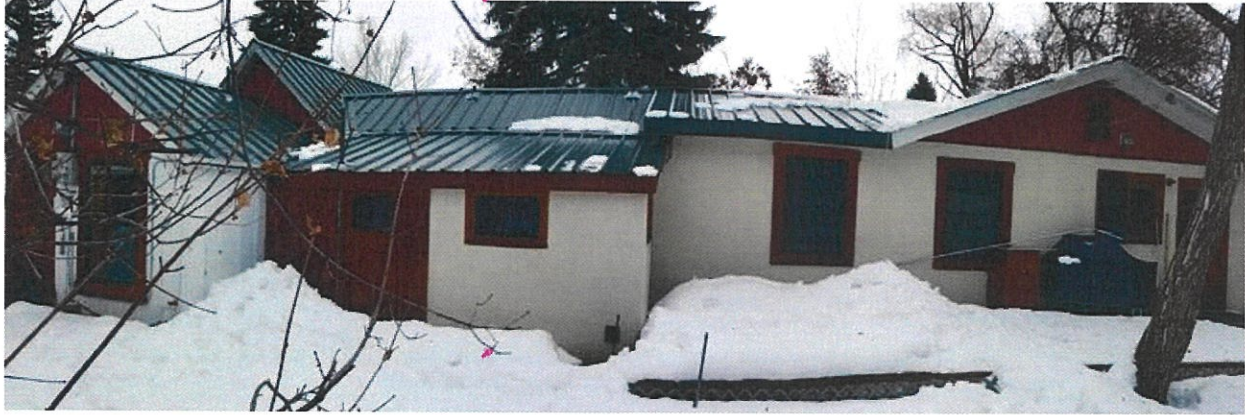
Characteristic Information for Parcel Number:RPH0000024006A

Residential Characteristic Records:1

Manufactured Characteristic Records:0

| | |
|--|-----------------------------------|
| Parcel Number | RPH0000024006A |
| Owner | PRESSON DAVID PRESSON SHANNON |
| Address | 311 S 4TH AVE |
| Legal Description | HAILEY LOTS 6,7,8 BLK 24 9,000 SF |
| Mailing Address | PO BOX 3741 HAILEY ID 83333-0000 |
| Residential Record | 1 |
| Fireplace | 1 |
| Heat Method | Yes |
| Air Conditioning | No |
| Bathrooms | 2.00 |
| Kitchens | 1 |
| Bedrooms | 3 |
| Car Storage 1 sq. ft. | 0 |
| Car Storage 1 type | None |
| Car Storage 2 sq. ft. | 0 |
| Car Storage 2 type | None |
| General Purpose sq. ft. | 0 |
| Year Built | 1910 |
| Last Year Remodeled | 1950 |
| Ground Floor sq. ft. | 1252 |
| Upper Floor sq. ft. | 0 |
| Lower Floor sq. ft. Unfinished | 0 |
| Lower Floor sq. ft. Finished | 0 |
| Basement Floor sq. ft. Unfinished | 0 |
| Basement Floor sq. ft. Finished | 0 |
| Attic sq. ft. Unfinished | 0 |
| Attic sq. ft. Finished | 0 |

311 4th Avenue South, Hailey



East Elevation



West Elevation



North Elevation

Presson,
Shannon + David

East Elevation



Presson, Shannon & David



Original House 1910
East elevation

Presson, Shannon + David

West elevation



Return to Agenda



From

BYLA Landscape Architects

Box 594 Ketchum Idaho 83340

Invoice ID | **1593**
Issue Date | 2019/12/15
Due Date | 2019/12/30 (Net 15)
Subject | Forest Service Park Planning

Invoice For | **City of Hailey**

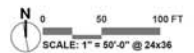
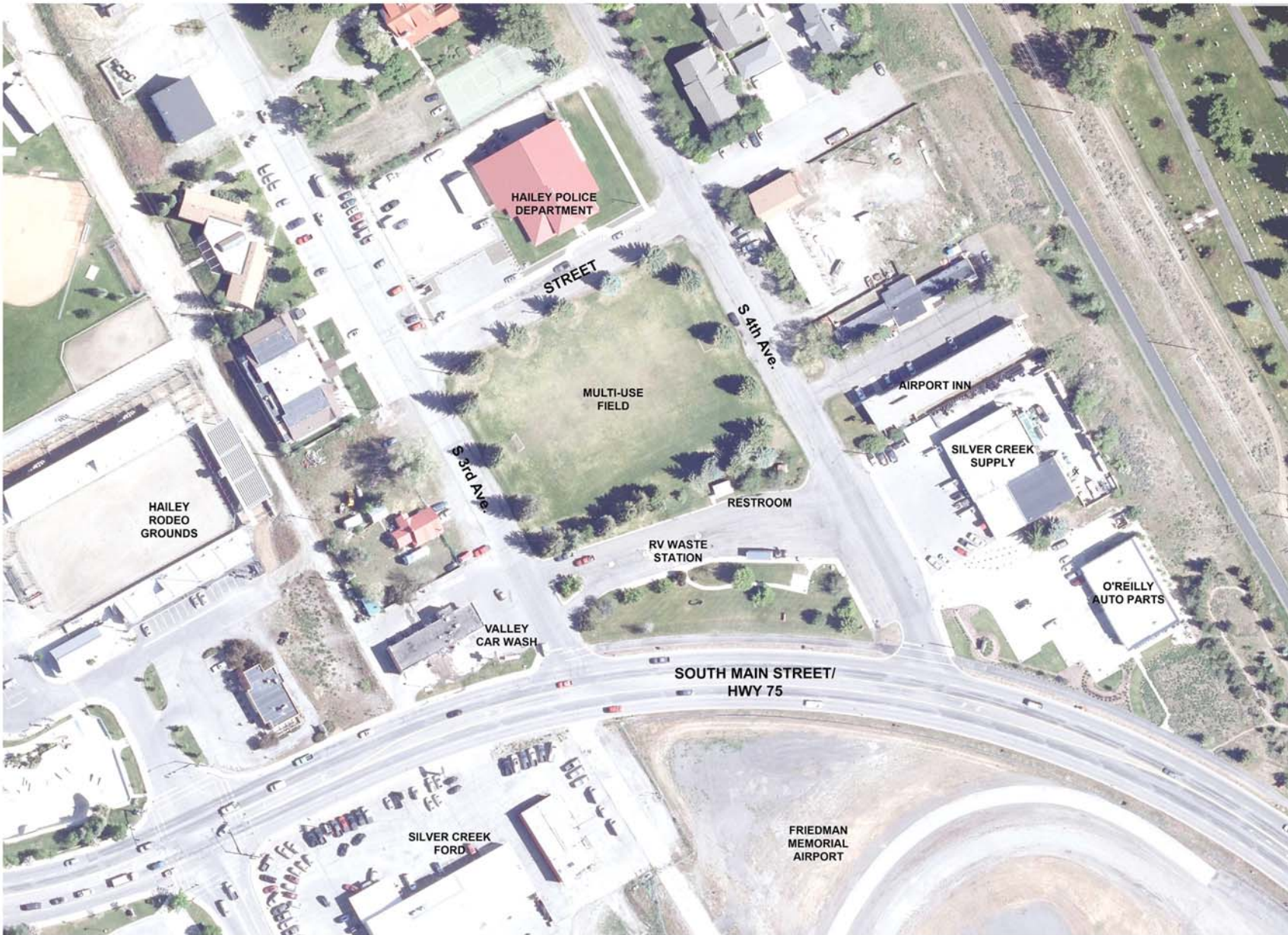
| Item Type | Description | Quantity | Unit Price | Amount |
|-----------|--|----------|------------|-----------------|
| Service | Forest Service Park - 2019/10/10 - Client / Contractor Meeting / Chase Gouley: New idea review | 3.00 | \$155.00 | \$465.00 |
| Service | Forest Service Park - 2019/10/10 - Schematic Design / Ben Young: Design Charette | 2.00 | \$175.00 | \$350.00 |
| Service | Forest Service Park - 2019/10/10 - Schematic Design / Bob Birkeland: SKs for Council | 2.75 | \$120.00 | \$330.00 |
| Service | Forest Service Park - 2019/10/11 - Schematic Design / Bob Birkeland: SKs for Council | 1.00 | \$120.00 | \$120.00 |
| Service | Forest Service Park - 2019/11/19 - Client / Contractor Meeting / Chase Gouley: Planning review with Lisa | 0.50 | \$155.00 | \$77.50 |
| Service | Forest Service Park - 2019/11/20 - Schematic Design / Bob Birkeland | 5.00 | \$120.00 | \$600.00 |
| Service | Forest Service Park - 2019/11/20 - Client / Contractor Meeting / Chase Gouley: Review and updates with staff. | 1.00 | \$155.00 | \$155.00 |
| Service | Forest Service Park - 2019/12/03 - Client / Contractor Meeting / Taylor Paslay: Site visits with Bob, Mtg with Hailey Arts Commision | 3.00 | \$85.00 | \$255.00 |
| Service | Forest Service Park - 2019/12/03 - Schematic Design / Bob Birkeland: Coordination, research on history, site reviews and meeting prep. | 5.00 | \$120.00 | \$600.00 |
| Service | Forest Service Park - 2019/12/03 - Client / Contractor Meeting / Bob Birkeland: Meeting at Arts and Historical Commission | 2.00 | \$120.00 | \$240.00 |
| Service | Forest Service Park - 2019/12/04 - Schematic Design / Bob Birkeland: Coordination, research on history, site reviews and meeting prep. | 0.75 | \$120.00 | \$90.00 |

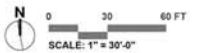
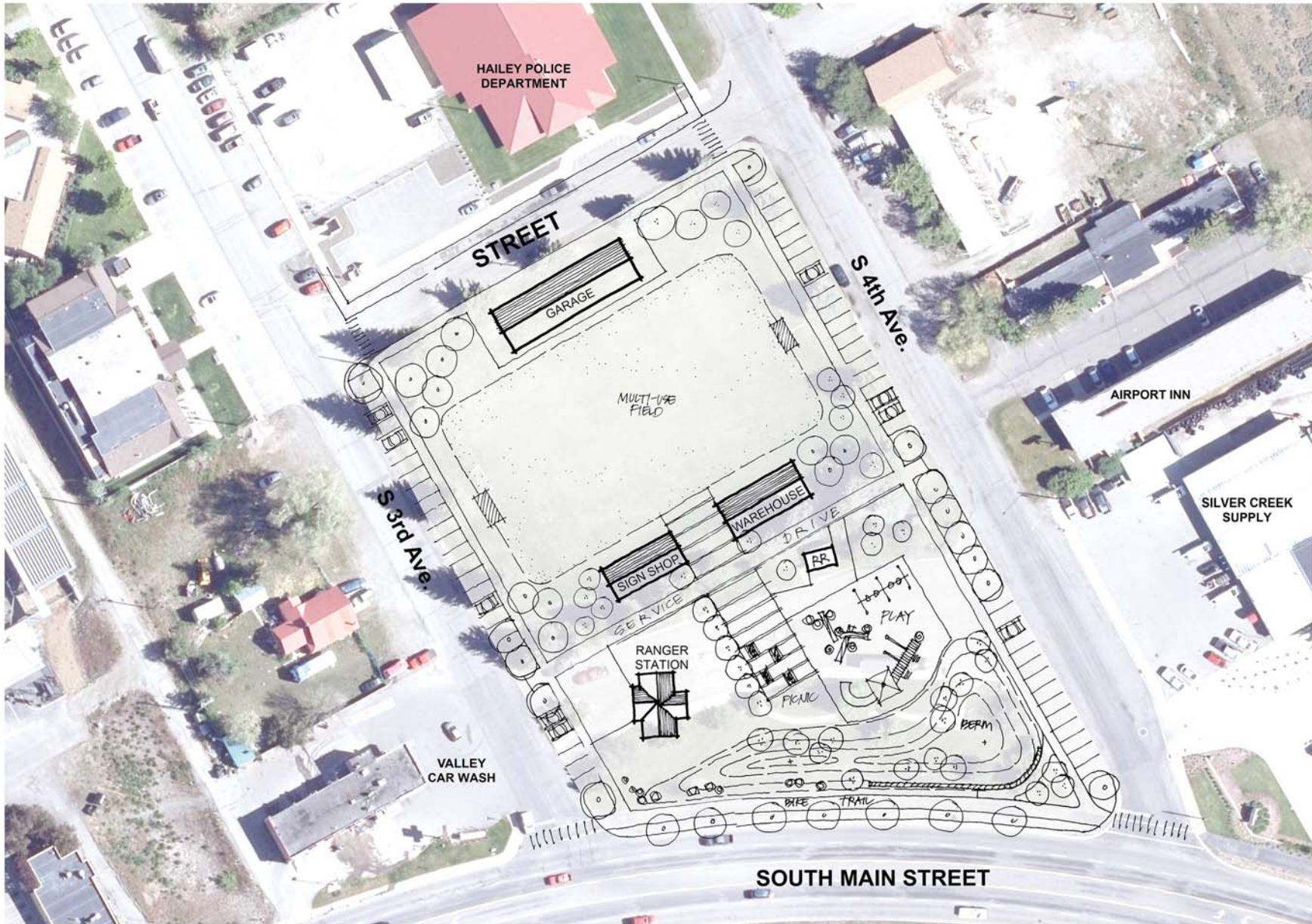
| | | | | |
|---------|---|------|----------|-----------------|
| Service | Forest Service Park - 2019/12/04 - Admin / Taylor Paslay: Notes from meeting written up | 1.00 | \$85.00 | \$85.00 |
| Service | Forest Service Park - 2019/12/05 - Schematic Design / Bob Birkeland | 1.50 | \$120.00 | \$180.00 |
| Service | Forest Service Park - 2019/12/05 - Admin / Taylor Paslay: Review notes with Bob. Proof read and red line | 1.00 | \$85.00 | \$85.00 |
| Service | Forest Service Park - 2019/12/09 - Schematic Design / Bob Birkeland: Field visit and trip to City Hall | 1.50 | \$120.00 | \$180.00 |
| Service | Forest Service Park - 2019/12/11 - Schematic Design / Taylor Paslay | 2.00 | \$85.00 | \$170.00 |

Amount Due \$3,982.50

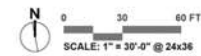
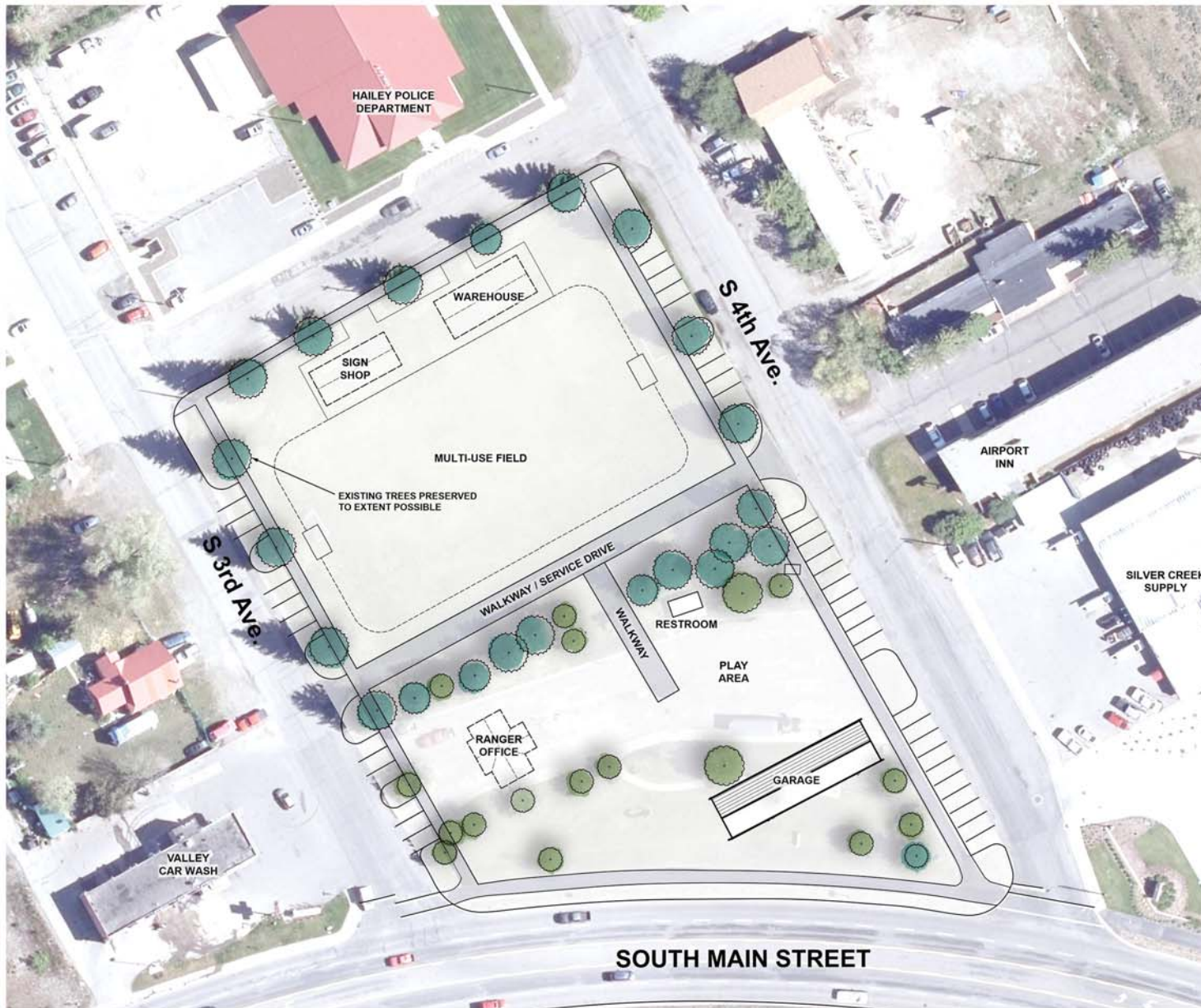
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EXISTING CONDITIONS

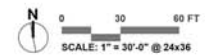




BUILDING LOCATION CONCEPT 1



BUILDING LOCATION CONCEPT 2

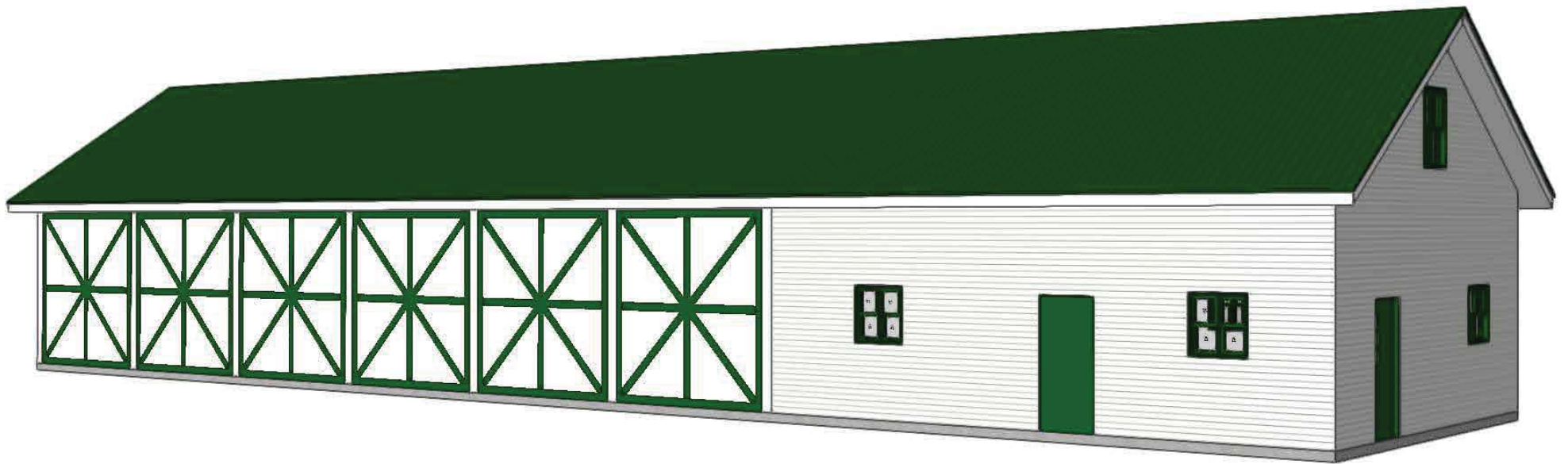


BUILDING LOCATION CONCEPT 3



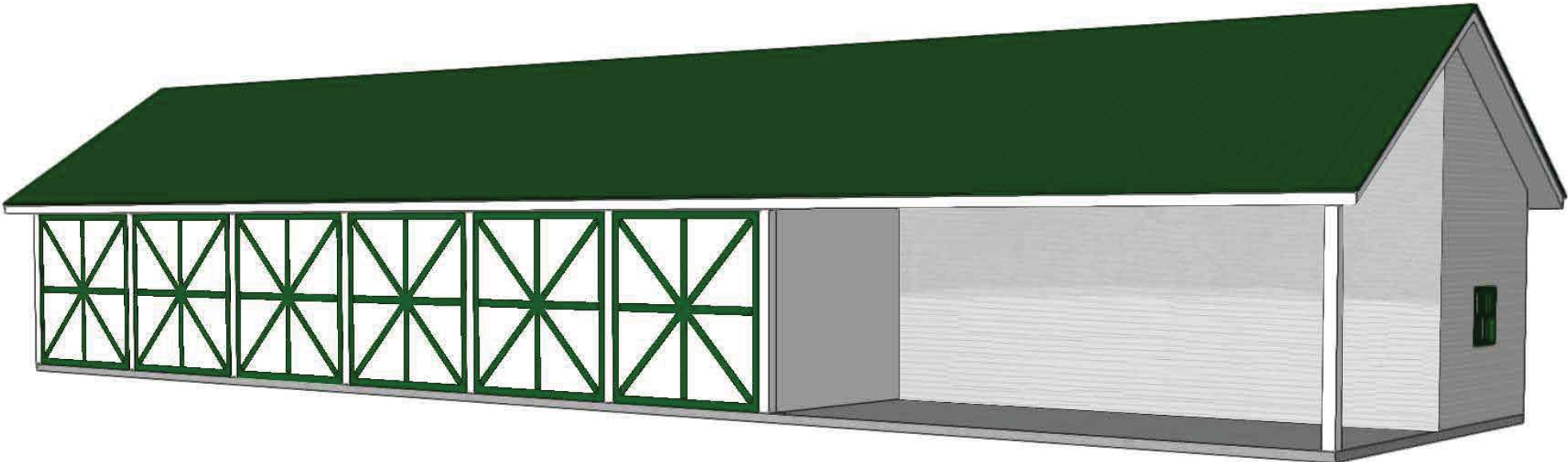


GARAGE ORIGINAL BUILDING



EXISTING SOUTH ELEVATION

QUARTER COVERED SPACE



HALF COVERED SPACE

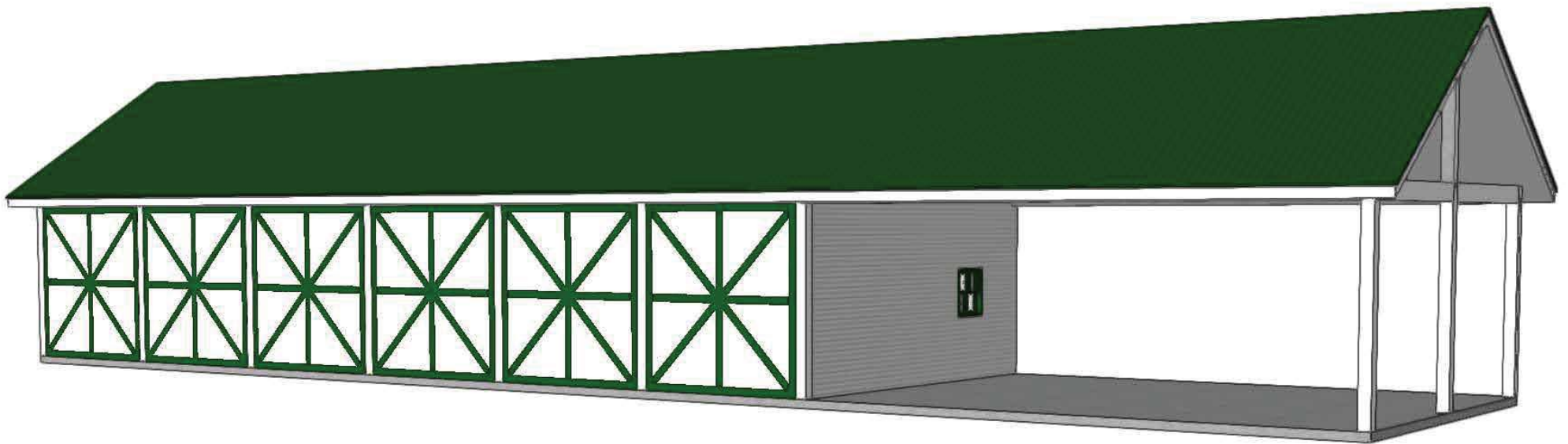


EXHIBIT HALL AND COVERED SPACE



HAWLEY TROXELL

ATTORNEYS AND COUNSELORS

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877 Main Street, Suite 1000
P.O. Box 1617
Boise, Idaho 83701-1617
208.344.6000
www.hawleytroxell.com

JUSTIN T. CRANNEY
ADMITTED TO PRACTICE LAW IN IDAHO
EMAIL: JCRANNEY@HAWLEYTROXELL.COM
DIRECT DIAL: 208.388.4837
DIRECT FAX: 208.954.5934

December 23, 2019

**VIA CERTIFIED MAIL WITH RETURN RECEIPT REQUESTED
VIA HAND DELIVERY**

City of Hailey
c/o Administrator, Planning & Zoning
Department
115 S. Main St., Ste. H
Hailey, Idaho 83333

Re: *NOTICE TO REMOVE*

Dear Heather:

Pursuant to that certain Second Amended Development Agreement ("Agreement") between FaPo Holdings Idaho LLC ("Owner") and the City of Hailey ("Hailey"), Owner hereby delivers notice to the City that the City has until July 1, 2020 to remove the Warehouse, as this term is defined in the Agreement, from Lot 14A, Block 20 Hailey Townsite. Should the Warehouse not be removed on or before to July 1, 2020, Owner will be free to exercise the rights granted to Owner in Section 6 of the Agreement.

Sincerely

HAWLEY TROXELL ENNIS & HAWLEY LLP


Justin T. Cranney

JTC:

RECEIVED
DEC 26 2019
BY FILE HD, LH, CPS
Marlene Burke,
Mayor Hailey

From: [Jeremy Lange](#)
To: [Lisa Horowitz](#); [Robyn Davis](#)
Cc: [Matt Engel](#)
Subject: history preservation meeting
Date: Wednesday, December 4, 2019 12:45:35 PM

Hi Lisa and Robyn,

I wanted to attend the historic preservation meeting yesterday, but was unable due to a last minute scheduling conflict. I've been thinking quite a bit about the buildings and think the best option would be Mckercher Park. If I'm not mistaken, the main activity there is soccer. There are other fields that can be utilized for this including the school and potentially out Quigley. I know programming the buildings has also been a concern for the City. I think the museum should be moved into the buildings they love so much. I understand this would mean losing their current home, but what better building to house a museum than ones with such significant history? This would be a great location for the buildings as well with lots of visibility and I'm sure the museum would appreciate the traffic during craft shows and other events. If the museum wasn't able to occupy all of the buildings, perhaps the warehouse could be converted to some sort of a picnic shelter which the city already has programming for. I'll try to addend the next meeting. Please pass this along to the committee.

Jeremy Lange

**ENGEL &
ASSOCIATES, LLC**
COMMERCIAL REAL ESTATE

101 Bullion St E, Ste 3C

Hailey, ID 83333

Office 208-578-7905

Fax 208-578-7914

Return to Agenda

MEETING MINUTES OF THE HAILEY ARTS AND HISTORIC PRESERVATION COMMISSION

Tuesday, December 3, 2019
City of Hailey Council Chambers at 4:00pm

Present: Susan Giannettino, Errin Bliss, Bryce Ternet, Frank Rowland, Toni Whittington, Michele Johnson, Carol Waller

Staff: Robyn Davis, Lisa Horowitz

Guests: Bob Birkeland, Taylor Paslay

Call to Order

4:00pm Giannettino called the meeting to order.

New Business

1) Brainstorming Session with Chase Gouley regarding Forest Service Buildings

4:04pm Birkeland provided brief overview of project. Birkeland emphasized historic preservation of buildings in Hailey and throughout valley. Birkeland focused discussion on Forest Service Buildings in Hailey. Birkeland believes keeping the complex 'alive' would be the highest priority. Less historical if buildings are separated and/or removed offsite.

Birkeland questioned the most important element of the HAHPC – preserve use and site, retrofit to townsquare (not ideally situated), relocate buildings and recreate complex, etc. Issues: programming is an issue from the City's standpoint, structural engineering of buildings may not be sound if relocated, etc.

Birkeland suggested some ideas: moving Warehouse building to east property line near what is known as Smokey Bone. This would keep the complex together on the historical site, rather than relocating one building or all buildings offsite and to other areas within the City.

Sacrifice the Warehouse Building, selling off wood that is not needed, disassemble and reassemble, reconstruct.

Birkeland shows and discusses possible options and layouts.

1. Elm Street and the Wood River Bike Path (ITD owned).
2. Park-n-Ride Site; Birkeland presents two layout options. Giannettino suggested this option becoming a townsquare.
3. Aviation Drive, and Airport Circle near Broadford Road (a place to store the buildings).
4. Roberta McKercher Park. Birkeland presented layout without RV Dump Station and the possibilities.

Giannettino questioned decision and/or recommendation space (i.e., what is HAHPC's role)? Horowitz noted that the Board would weigh into an achievable plan before relocation date. Ternet likes plan at Roberta McKercher Park. Board agreed.

Horowitz questioned how many trees would be removed, if any. Birkeland confirmed that trees would need to be removed to accommodate for all buildings and/or building would need to shift to retain trees on northern property line.

Horowitz also suggested that the Warehouse Building run parallel to Third or Fourth Avenue rather than perpendicular to them. Birkeland agreed and noted layout could change. Rowland questioned whether setbacks were considered. Birkeland confirmed that setbacks were not considered.

Horowitz suggested that the Warehouse Building be the focal point and run parallel to Main Street (flip building and front becomes the back). Board liked the idea. Birkeland further discussed making buildings operable (picnic shelters, etc.).

Giannettino suggested looking into FAA Guidelines and Requirements. Board agreed and mostly favors this site. Giannettino reiterated that the Park-n-Ride site could work well too. Giannettino wants to preserve the buildings and the site; however, understands that both may not be attained; however, Giannettino believes there is more value to both together, parcel and buildings. Horowitz reminded Board that we have up to five years to buy out the current owner and leave as is, rent out, etc. Board believes new setting could become more of a museum setting, entertainment setting, or creative site. Discussion ensued.

Horowitz questioned what community would prefer: townsquare or reconfiguration of buildings and Roberta McKercher Park. Board expressed mixed feelings. Discussion ensued.

Board agreed to have BYLA present at the January 14, 2020 meeting, and allotted 90 minutes for presentation.

2) Update: Mark Stasz Sculpture -- *Action Item*

Board motioned to buy the Mark Stasz Sculpture for \$5,000. Board agreed to wait and pursue placement until Spring/Summer 2020. Bliss to let Stasz know. Board also agreed to discuss site locations at their February 2020 meeting. All were in favor.

3) Transcription Proposal by Helen Morgus/Brenda Taber -- *Action Item*

Board discussed proposal by Helen Morgus. Board motioned to contract with Helen Morgus, her contract not to exceed a total of \$750, and would like to prioritize a list of names of completed interviews to be transcribed. All were in favor.

Old Business, In-Progress & Status Reports

1) Adoption of the Meeting Minutes from November 12, 2019 -- *Action Item*

Board motioned to approve the Meeting Minutes from November 12, 2019. All were in favor.

Discussion topics for January 14, 2020 Agenda:

- 1) Adoption of Chair and Vice Chair for HAHPC Board
- 2) Presentation & Brainstorming Session with BYLA regarding Forest Service Buildings

Discussion topics for February 11, 2020 Agenda:

- 1) Proposal: Revision of the Walking Tour Brochure and Visit with Evelyn Phillips
- 2) GoFundMe Campaign for more Murals
 - a. Property Owner to sponsor GoFundMe Campaign
 - b. Utilize paint leftover from Owl Mural
- 3) Location of Stasz Sculpture

Adjourn

Board motioned to adjourn and all were in favor.

Return to Agenda