

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

Tuesday, November 12, 2019
City of Hailey Council Chambers at 4:00pm

Call to Order

New Business

- 1) Proposal: Revision of the Walking Tour Brochure -- **Action Item**
- 2) Transcription Proposal by Helen Morgus/Brenda Taber -- **Action Item**
- 3) Grant Application Opportunities:
 - i. Idaho State Historic Preservation Office -- **Action Item**
 - ii. Bloomberg Philanthropies - <https://asphaltart.bloomberg.org/>
--**Action Item**
- 4) Strategic Planning Discussion FY 2020 Continued -- **Action Item**

Old Business, In-Progress & Status Reports

- 1) Forest Service Warehouse Building Comments:
 - i. Claudia Walsworth
 - ii. Susan Giannettino
- 2) Review Comments for 313 South Second Avenue (Hayes Historic Demolition)
- 3) Adoption of the Meeting Minutes from September 10, 2019 -- **Action Item**
- 4) Adoption of the Meeting Minutes from October 8, 2019 -- **Action Item**

Discussion topics for next Agenda (December 10, 2019 @ 4:00PM)

Adjourn

Return to Agenda

October 14, 2019

Lisa Horowitz
Community Development Director
City of Hailey
115 S. Main Street
Hailey, ID 83333
208-788-9815

Dear Lisa,

Thank you for getting in touch with The Community Library's Center for Regional History (CRH). The CRH holds the recorded oral history interviews of Wood River Valley residents, including residents of Hailey, going back to the early 20th century. Some of these recordings need to be transcribed so that historians, researchers and writers can use them efficiently. You have offered some available City funding to help complete the transcriptions. Typically, it can take about 3 hours to transcribe one hour of speech.

At your request, I have prepared the attached proposal. When executed, it can serve as our Agreement.

Again, thank you for this opportunity. I look forward to delivering high quality transcriptions of interviews that help tell and preserve the story of Hailey's colorful past. I can get started as soon as you give the word.

Very truly yours,



Helen Morgus

Proposal & Agreement for Transcription Services

General Expectations

Helen Morgus (“Transcriber”) will provide non-verbatim written transcriptions of recorded oral history interviews of City of Hailey residents that are the property of The Community Library Association.

Non-verbatim transcription accurately represents the thoughts, words and ideas of the interviewee and the flavor of his or her speech, with false starts, stumbles and fillers edited out.

The transcriptions will be in the standard Oral History interview format of The Community Library’s Center for Regional History; they will be housed electronically and in print at The Community Library; and they will remain the property of The Community Library.

Scope of Services

Helen Morgus will transcribe the recorded Oral History interviews of some or all of these Hailey residents:

Bollinger, John	Chanthasuthisombut, Dang	Farr, Tommy
Heiss, Jo	Kashino, Mark	Larson, Eric
Pearson, Ridley	Phillips, Evelyn	Rowsey, R. L.
Rowland, Frank	Serva, Rudolfo	Ivie, Dave
Spence, Naomi	Waller, Carol	

Terms

Work will begin upon execution of this Agreement, and extend until the City of Hailey’s funds for the project are exhausted, or until the interviews listed above have been transcribed.

The order of work shall be at the Transcriber’s discretion, unless the City of Hailey prioritizes the list and notifies the Transcriber before the work begins.

In the case of the City of Hailey’s funds being exhausted, the City will notify the Transcriber promptly.

Fee

The fee will be \$35 per hour.

Agreed and Accepted:

Lisa Horowitz (date)
Community Development Director
City of Hailey

 Oct 14, 2019
Helen M. Morgus (date)

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Idaho State Historic Preservation Office Certified Local Government Grant Program FY20 Call for Applications

1 October 2019

Dear Idaho Certified Local Governments,

The Idaho State Historic Preservation Office (SHPO) is pleased to announce that we are now accepting Certified Local Government (CLG) Grant applications for FY20! We expect federal funds available for FY20 will remain level, which means we expect a total of approximately \$78,000 to be available for CLG Grants. This represents 10% of the total funds available to Idaho for historic preservation from the National Park Service and the Department of the Interior.

Instructions for submitting an application are in the Idaho Certified Local Government Grant Manual, available on-line at the web site of the Idaho State Historical Society: <https://history.idaho.gov/clg/>. The CLG Grant manual contains examples of acceptable projects and the method of scoring applications for distribution of funds. SHPO staff are available to assist with any aspect of the application process.

As a reminder, the Idaho Certified Local Government Grants are reviewed on a competitive basis, so it is important that CLGs carefully plan out their proposed projects and submit a strong application. Please refer to the CLG Grant Manual for more details on how the CLG Grant applications will be scored by SHPO.

For FY20, the Idaho CLG Grant program will prioritize funding projects in the following areas:

- Commission and Staff training, especially for commissioners/staff to attend the Idaho's Heritage Conference and/or the National Alliance for Preservation Commissions' FORUM;
- Developing or updating a local historic preservation plan; and
- Surveys and National Register Nominations.

Communities may still submit project proposals in other areas; however, SHPO would strongly encourage CLGs to keep these three (3) priority areas in mind as they develop their proposals. It is recommended that CLGs also refer the Idaho State Historic Preservation Plan's Goals and Objectives (attached to this call) and any local Historic Preservation/Community Comprehensive Plans as projects are planned.

Communities thinking about submitting an application for an Archaeological Survey or a Development ("Bricks and Mortar") project should be aware that



Brad Little
Governor of Idaho

Janet Gallimore
Executive Director
State Historic
Preservation Officer

Administration:
2205 Old Penitentiary Rd.
Boise, Idaho 83712
208.334.2682
Fax: 208.334.2774

Idaho State Museum:
610 Julia Davis Dr.
Boise, Idaho 83702
208.334.2120

**Idaho State Archives
and State Records
Center:**
2205 Old Penitentiary Rd.
Boise, Idaho 83712
208.334.2620

**State Historic
Preservation Office:**
210 Main St.
Boise, Idaho 83702
208.334.3861

**Old Idaho Penitentiary
and Historic Sites:**
2445 Old Penitentiary Rd.
Boise, Idaho 83712
208.334.2844

HISTORY.IDAHO.GOV

the National Park Service now requires such projects to complete a National Environmental Policy Act Statutory Compliance worksheet; this worksheet must be completed before the contract will be executed and project can begin. SHPO Staff will provide the necessary forms for completion, and are happy to help complete the review.

Additionally, CLGs who are awarded funds will be required to complete and submit two (2) interim progress reports. These are intended to help keep the CLG Grant funded projects on schedule and identify and address issues which might impact the completion of the project on time and on budget. The Idaho SHPO will provide the forms for these interim reports. National Register of Historic Places Nomination projects will be required to submit a complete draft of the Nomination by January 15, 2021. This will allow the Idaho State Historic Sites Review Board to give the nomination an initial review at their March meeting, and provide feedback in preparation for an anticipated hearing in September.

The anticipated schedule for the FY20 Idaho CLG Grant program is as follows:

October 1, 2019	Call for Applications Released
December 31, 2019	Applications Due
Mid-February 2020	Awards Announced
March 2020	Contacts mailed to CLGs
June 1, 2020	Project Start Date *
September 30, 2020	Interim Report #1 Due
January 15, 2021	Complete drafts of National Register Nominations Due
February 1, 2021	Interim Report #2 Due
May 31, 2021	Project Completion and Publication Drafts Due
June – August 2021	Review and Revision Period
September 1, 2021	Final Products and Reimbursement Request Due

* The June 1st Project Start date is dependent on SHPO receiving its notice of funding from the National Park Service and this date may change on any given year; CLGs will be notified of any such changes.

Completed applications must be received by SHPO no later than the end of business on December 31, 2019. Applications will be accepted via email or postal mail, provided they are received not later than end of business on December 31, 2019. Applications must be signed by the City Mayor/County Commissioner; however, they may sign the application digitally if desired.

If you need any assistance, or would like to discuss potential projects call please contact our office at (208) 488-7471 or by email at pete.lorange@ishs.idaho.gov. We are happy to help in any way we can!

Sincerely,



Pete L'Orange
Historic Preservation Planner/CLG Coordinator
Idaho State Historical Society
State Historic Preservation Office
210 Main Street, Boise, ID, 83702
(208) 488-7471

Enclosures: FY20 Grant Application form
Idaho Historic Preservation Plan Goals and Objectives

THE IDAHO STATE HISTORIC PRESERVATION PLAN OBJECTIVES AND GOALS

Purpose

The Idaho Historic Preservation Plan (IHPP) serves two purposes. First, the Plan creates a foundation of priorities and goals for the historic preservation community throughout the State of Idaho. This community includes individuals and organizations on all levels and of all types, not just the State Historic Preservation Office – it includes Tribes, nonprofit organizations, private firms, other government agencies, historic preservation commissions, owners of historic properties, and so on. Second, the plan informs and guides the SHPO staff's responsibilities and activities annually. While the NHPA outlines the SHPO's roles, the IHPP provides priorities and goals that influence the objectives in the SHPO's Annual Work Plan. As the IHPP is intended for a wide range of audiences, however, the Objectives and Goals are designed such that other organizations and groups can also use it to help guide their activities.

Objectives and Goals

The guiding principle for the IHPP is **to affirm the value of historic preservation in our communities as well as Idaho, as a whole**. The public input process identified a number of different Goals, which have three (3) primary Objectives for Historic Preservation efforts throughout the State. The primary Objectives are as follows:

OBJECTIVE 1: Ensure that decision makers, at all levels, and the general public are informed and knowledgeable about historic preservation issues, practices, opportunities, and its value, and take an active role in historic preservation efforts.

OBJECTIVE 2: Take the appropriate steps to help historic preservation efforts transition into the 21st Century through the use of current and future best practices and the development and adoption of new and emerging technologies.

OBJECTIVE 3: Ensure that historic preservation efforts throughout the state are aware of and have access to sufficient and sustainable sources of financial support.

In addition to the three (3) primary Historic Preservation Objectives, this Plan includes a fourth Objective, which is specifically related to Idaho's archaeological resources. Established under Idaho State Code, the Archaeological Survey of Idaho (ASI) provides long-term care of Idaho's archaeological collections at regional repositories, as well as their archival records at SHPO. While many of the Goals for this fourth Objective are similar to those found the Historic Preservation Objectives, it was determined that it is important to provide guidance specific to the work of the ASI in a separate Objective. As much of the work of the ASI is done in conjunction with other historic preservation efforts, it is appropriate to include the Goals for the ASI in the Idaho Historic Preservation Plan. Therefore, the Idaho Historic Preservation Plan also includes:

OBJECTIVE 4: Continue to ensure that archaeological resources and documents are accorded permanent curation in accredited facilities in the State of Idaho.

These Objectives are the broad, over-arching themes of the Plan, however. For this Plan to be a truly useful tool for Idaho's historic preservation efforts, it is necessary to include more specific Goals, with associated action items. These Goals and action items will provide the roadmap for Historic Preservation efforts in Idaho for the life of this plan.

1. Ensure that decision makers, at all levels, and the general public are informed and knowledgeable about historic preservation issues, practices, opportunities, and its value, and take an active role in historic preservation efforts.

One of the most important tools in historic preservation is education. By working to make sure that people have a clear understanding of what historic preservation is and the value that it brings to communities and the State of Idaho as a whole, we have the opportunity to make historic preservation a part of people's everyday lives. More education can lead to more "buy-in" from the public, and specifically city, county, and state decision makers. A more well-educated public also means that historic preservation can be used as an economic driver for communities. Multiple studies have shown that those traveling for cultural tourism stay longer and spend more money in a community than other forms of tourism. A community that understands the importance of historic preservation, can use its historic and cultural resources to attract these visitors. The following Goals are intended to help give the public and the decision makers a firm understanding of the issues, practices, opportunities, and value of historic preservation to their community.

Goal A: Increase Idahoans' awareness of the value of cultural resources in the state through education, dissemination of information, and planning.

- i. Continually update appropriate survey information to online portals.
- ii. Develop informational materials for various regions, jurisdictions, and the state legislature.
- iii. Develop training (e.g. webinars, online presentations, et cetera) for non-professionals.
- iv. Increase attendance at Idaho Archaeology and Historic Preservation Month activities and the biennial Idaho Heritage Conference.
- v. Introduce *Project Archaeology* into Idaho schools (Bureau of Land Management, Project Archaeology staff, and teachers).
- vi. Work with school districts to incorporate historic preservation into lesson plans.
- vii. Work with the Tribes to ensure the preservation of Idaho's resources.
- viii. Increase awareness of Traditional Cultural Properties and Idaho-specific cultural resources to the community at large, when and where appropriate.

Goal B: Increase awareness and understanding of the National Register of Historic Places and its benefits.

- i. Continually send out information to the public on new listings to the National Register of Historic Places through the use of press releases and social media announcements.

- ii. Increase the number of nominations to the NRHP for underrepresented cultural resource types.
- iii. Increase the number of archaeological site nominations to NRHP.
- iv. Raise awareness about National Historic Landmarks in the State of Idaho, and pursue more National Historic Landmark nominations.

Goal C: Bring historic preservation to the forefront of community planning and economic development through the Certified Local Government program.

- i. Re-envision the CLG program, protocols, and procedures, including reviewing and updating CLG Program Handbook and Grants Manual to meet the needs of current and future CLG communities.
- ii. Encourage an increase in CLG engagement with local and state officials and legislative representatives.
- iii. Encourage collaborative efforts between CLG communities.
- iv. Strengthen CLG partnerships and connections with Idaho's Main Street program.
- v. Encourage increased CLG outreach efforts to inform citizens, with special attention paid to diverse groups, including underrepresented populations, seniors, and youth.

Goal D: Better inform decision makers and citizens about the legal responsibilities related to historic preservation and Idaho's cultural resources.

- i. Ensure that local and federal partners are properly educated on the Section 106 requirements through training and workshops.
- ii. Partner with government agencies in order to better integrate cultural resource data into land-use and management processes.
- iii. Work with federal, state, and local partners to define and develop appropriate, proactive disaster preparedness plans to help ensure the protection of historic and archaeological resources statewide.
- iv. Increase the use of the Section 106 process to produce National Register nominations and Multiple Property Documentation as forms of mitigations for significant properties.
- v. Explore more creative mitigation measures such as off-site efforts, mitigation banking, et cetera.

2. Take the appropriate steps to help historic preservation efforts transition into the 21st Century through the use of current and future best practices and the development and adoption of new and emerging technologies.

In a world which is becoming increasingly digitally connected, it is important that Idaho's historic preservation efforts take advantage of new tools and techniques to increase the range of our reach and improve our ability to communicate efficiently and effectively. At the same time, however, we have to be cognizant of the fact that not all people or communities are able to take advantage of these new tools. As such, historic preservation in Idaho should work to ensure that as many

materials as possible are made available in a range of formats (some culturally sensitive records, however, are not available to the public to prevent those resources from being targeted for looting or destruction). The following Goals are intended to provide a road map for historic preservation programs across the state to work toward improving their information systems and providing efficient access to the information they contain.

Goal A: Ensure that information systems are accessible to a wide range of audiences at the State, county, and local levels.

- i. Continue to digitize reports and cultural resource documents.
- ii. Create an online resource for disseminating historic preservation-based information and tools.
- iii. Incorporate and increase a social media presence and online accessibility.
- iv. Develop clear protocols for the distribution of information available to the public, and for handling non-public information related to culturally sensitive records.
- v. Establish a list of programs and presentations from partners around the State, which will be accessible to all interested parties.
- vi. Develop clear procedures for making digital records available to those without on-line access (e.g. "hard-copies").

Goal B: Improve existing informational systems in order to efficiently locate, document, and protect historic and cultural resources.

- i. Coordinate with partners to ensure they have all the cultural resource information for their respective communities/agencies to encourage historic preservation activities.
- ii. Employ the use of media for communicating and sharing information with members of the public (e.g. PowerPoint, website, social media, et cetera).
- iii. Add a section on the SHPO webpages dedicated to National Register stories, highlighting new NRHP listings, and other interesting NRHP-listed sites.
- iv. Create and provide online educational materials (e.g. training videos, webinars), compliance information, and other helpful tools for historic preservation partners and the public.

Goal C: Develop and implement new technological methods to further historic preservation goals throughout the State of Idaho.

- i. Create an interactive public map on the SHPO webpage that highlights National Register-listed sites and provides information about each site.
- ii. Pursue modes of sharing information with decision makers and the public about cultural resources within and around their jurisdictions via an online mapping system (e.g. – a local GIS map viewer, or through a Google map).
- iii. Create a historic preservation "Wiki" that includes information about historic preservation partners, types of resources, technical services, and other helpful information.

- iv. Explore the development of a mobile application to convey information on historic sites (e.g. – Idaho Highway Markers, National Register listed properties, et cetera).
- v. Research other states' electronic project submission (e-106) processes and pursue a similar process for Idaho.
- vi. Participate in the regional coordination of electronic project submission discussions.

3. Ensure that historic preservation efforts throughout the state are aware of and have access to sufficient and sustainable sources of financial support.

In conducting the survey for this plan, one of the things which became most clearly apparent is a desire for increased financial support for historic preservation efforts throughout the state. In an era of “doing more with less,” however, it is not always practical to simply ask for more money from various levels of government. Historic preservation programs and projects need to be able to leverage multiple sources of financial support to carry out their efforts. The following Goals seek to educate people on existing funding sources, develop new opportunities, and help projects take advantage of all the financial resources available to them.

Goal A: Increase the number of Tax Act-applications in the State of Idaho.

- i. Increase awareness and outreach efforts for the Tax Incentive program through collaboration with historic preservation partners.
- ii. Coordinate with CLGs and Main Street communities, and pursue additional partners, to disseminate information about the program and its benefits.
- iii. Create videos and/or webinars about the Tax Act program for outreach and education.

Goal B: Develop and enact an Idaho State tax incentive program to work in conjunction with the Federal Historic Tax Incentive program.

- i. Establish a collaborative group to advance this goal.
- ii. Develop initial program concept based on existing programs in other states.
- iii. Produce informational handouts and presentations on the proposed program.
- iv. Work with key members of the State Legislature to refine, advance, and pass legislation.

Goal C: Improve communities' ability to leverage multiple resources for funding.

- i. Assist CLGs to identify and take advantage of match opportunities.
- ii. Encourage the incorporation of historic preservation efforts into local, county, and state infrastructure and economic development projects.
- iii. Develop a network of potential local- and national-funding sources, including non-profits, governmental grants, and corporate sponsors.
- iv. Increase the awareness and use of the Section 106 mitigation process to help fund historic preservation projects.

4. Continue to ensure that archaeological resources and documents are accorded permanent curation in accredited facilities in the State of Idaho.

Established under Idaho State Code, the Archaeological Survey of Idaho (ASI) provides long-term care of Idaho's archaeological collections and their archival records at regional repositories. The ASI provides access to the collections for educational programs at the state universities and for the public benefit. The ASI also establishes standards for researching and recording Idaho archaeology, develops publications and programs for education and outreach, and conducts field and laboratory investigations. Partners in this effort include the University of Idaho, Idaho State University, and Boise State University. Finally, the ASI is responsible for overseeing the permitted acts Section 27-503 of Chapter 5, Protection of Graves. It is the policy of the State of Idaho that archaeological resources with their associated documentation recovered from within the State remain in the State. The following Goals are intended to specifically ensure that such archaeological resources and documents will be accorded permanent curation in accredited facilities to ensure their continued accessibility by the education program of the state universities and for the public benefit of the citizens of Idaho.

Goal A: Digitization of documents and reports.

Goal B: Explore a virtual collection/exhibition website.

Goal C: Develop a survey program for state lands.

Goal D: Develop rules under existing code to protect sites on state and private land.



**Idaho State Historic Preservation Office
Certified Local Government Subgrant Application
FY2020**

Application Coversheet

Applicant/Local Government

Name: _____
Address: _____
Address: _____
Telephone: _____
DUNS No.: _____

City/County Staff Contact

Name: _____
Address: _____
Address: _____
Telephone: _____
E-mail: _____

Grant Coordinator (if different from City/County Staff Contact)

Name: _____
Address: _____
Address: _____
Telephone: _____
E-mail: _____

Budget Summary

Total CLG Grant request: _____
Total Matching share: _____
Total cost of all project(s): _____
Source(s) of match: _____

Please provide a more detailed budget breakdown on the attached budget form.

Authorization

The undersigned certifies that he/she is authorized to apply for this subgrant on behalf of the local government, to commit local matching funds to the project, and to enter into a contract if the subgrant is awarded.

Signature: _____ Date: _____
City/County Chief Elected Official's signature

Print: _____

Title: _____

Project: _____

Applicant: _____

Part A: Proposed Project

Project Description

Complete a separate Part A: Project Description for **each** proposed project. Please state the objectives, the work to be performed, how the project relates to the goals set forth in the Idaho State Historic Preservation Plan, how the project relates to any local goals or objectives, and how the project will meet the Secretary of the Interior's Standards.

Final Products

CLG grant projects should result in a tangible product. Provide a detailed and specific list of the expected final products. Typical products include but are not limited to survey reports and forms; published document (e.g. walking tour guide); a National Register nomination; or similar. In some cases, the product may be an activity like a lecture or workshop. A short narrative describing the event must be submitted to the SHPO at the completion of the project. The narrative will describe the number of people attending, who composed the audience, and whether the project was carried out according to the proposal.

Project: _____

Applicant: _____

Timetable

Provide an anticipated timetable for carrying out the proposed project. Include significant milestones such as project commencement, issuing of RFPs, public engagement events, any necessary approvals, and projected completion.

Key Staff/Personnel

Provide a list of the key staff or personnel who will be involved in the proposed project, including a brief description of the roles and responsibilities for each member. Any anticipated subcontractors to be hired can simply be identified as such (e.g. – “consultant,” “architect,” “building contractor,” et cetera).

Attachments (Surveys, A&D, reprinting)

Attach any additional documents in support of this project application. Note: some project types have **required** attachments; please refer to Chapter VII of the Idaho CLG Grants Manual for details on these requirements.

Have you included any/all attachments for the project? Yes _____ No _____

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Priority List/Ideas for FY 2020:

- Historic photos at airport, traveling, ending at Historic displays at City Hall
- Entrance Airport mural and other murals around town
- More street art
- Archiving historic talks and converting them for listening online
- Chain link art at airport
- More historic narrative plaques
- North entrance Hailey sign
- Kagen (or other sculptor) Art
- Leadership and advocacy: Activism towards preserving history and creating art
 - Board to reach out to Council Members and Mayor regarding opposition of demolishing Sustainability Center.
 - Giannettino to call Burke and Mayor Haemmerle
 - Waller to call Mayor Haemmerle
 - Bliss to call Engelhardt and Cooley
 - Hansen to call Cooley
 - Rowland to call Burke

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From: [Lisa Horowitz](#)
To: [Michele Johnson](#); [Errin Bliss](#); "[Susan Giannettino](#)"; "[Carol Waller](#)"; twhitt4@gmail.com; "[Joan Davies](#)"; "[Frank Rowland](#)"; hansenmultimedia@gmail.com; mbtinternet@gmail.com
Cc: [Robyn Davis](#); [Heather Dawson](#)
Subject: RE: Update on Forest Service Historic Structures
Date: Thursday, October 17, 2019 10:59:42 AM
Attachments: [Walsworth Comments on Hailey FS Administrative Site 10152019.docx](#)

Hello, all.

I wanted to give you all an update on last night's Council hearing on the Development Agreement related to the Forest Service Supervisors Complex on Main and River Streets. First, thanks to Frank for speaking on behalf of the group, and to Susan for speaking as an individual.

The council was generally in favor of having the HAHPC spend the next two months coming up with a recommendation as to the fate of the buildings, and making a recommendation back to them. The Mayor reiterates that it is private property, so our recommendation needs to respect that. Some of the ideas so far include:

1. Relocate all of the properties on city-owned land, downtown or elsewhere. This needs a strong management plan for programming the buildings. Martha Burke last night stated, "we are not wedding planners". So this variation would need to be explicit as to how the buildings would be used and managed, and how the relocation would be paid for.
2. Relocate the buildings to a local non-profit. The Sage School came and made a presentation last night, and would welcome the structures.
3. Find a benefactor to purchase the 3 buildings on Main Street and keep them at their current location.

We can discuss these and other ideas at your next meeting. I have also had the attached report prepared by Claudia Walsworth, to give some guidance as to the remaining integrity of the site. Robyn will be sending agenda and materials as we get closer, so let's refrain from making suggestions in an email thread, and we can discuss at the meeting. Feel free to call me if you have additional questions.

Best,

Lisa

Lisa Horowitz
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-9815 EXT. 13
CELL: 727-7097

Hailey Administrative Site AKA Sawtooth National Forest Supervisor's Office Complex

Comments prepared by Claudia Walsworth, M.A.
Walsworth and Associates
claudiawalsworth@gmail.com
208-720-2887

Address: 309 South Main Street and 308 South River Street
Parcel Number: RPH0000020014A
Property Owner: FAPO Holdings Idaho, LLC
314 S. River Street
208-788-1544
Mailing Address: C/O Engel and Associates, LLC
101 E Bullion Street Suite 3C
Hailey, ID 83333
Land Description: Lots 4-8 and 13-20 of Block 20 in Old Hailey Town Site of Blaine County,
Idaho 83333
Legal Location: Township 4 North, Range 18 East, Section 9 as seen on the 1963 Hailey,
ID USGS Quadrangle and Google Earth Map

Current Property Information (2019)

The historic Sawtooth National Forest (SNF) Service Supervisor's Office Complex in Hailey operated under federal ownership from 1933 to 1992. In 1992 the property sold to Mike and Joan McNeal of Ketchum. At that time, the property consisted of five historic Civilian Conservation Corps (CCC) era buildings that were constructed between 1933 and 1936; an office (SW-298-1 & HABS Building # 1610); a sign shop/storeroom (SW-298-2 & HABS Building # 1304); an oil/gas house (SW-298-3 & HABS Building # 1304); a garage (SW-298-5 & HABS Building # 1327); and a garage/warehouse (SW-298-4 & HABS Building # 1326; cf. Figures 1-4).

From the time of the 1992 sale to the present, the property has been resold and redeveloped into a small hub for commercial enterprise. Jon (John) McGowan was a previous property owner and currently FAPO Holdings Idaho, LLC owns the land where all of the historic buildings are located. The types of businesses that have occupied the site since 1992 include but are not limited to a medical office, a physical therapy office, a community women's resource center, a seed catalog company, a commercial bakery, a frame shop, and a bookkeeper's office.

The building slated for removal is the historic CCC built garage/warehouse that houses the Wood River Sustainability Center. This building has been documented several times with the most detailed recorded in 1989-1992 for the Historic American Buildings Survey as HABS. HABS Building # 1326 and SNF site SW-298-4 is the one slated for demolition or relocation (see site plan maps).

The City of Hailey is currently reviewing an application by the owners for the removal of this building for a paved parking lot. The parking lot is "needed" for the owner's commercial building known as the

Village at Hailey Center, which is three stories and located at 314 River Street. There are approximately 49 parking spaces now in place for the building, so this would be for additional parking.

The City of Hailey is looking at several options in terms of the development and the future management of the historic buildings on the property. One option is to keep the buildings in or near their current historical location and purchase the site for a new Town Square. Another option is to relocate the garage/warehouse building to a different location on the same block. For example, move the building to the north of the office building at 309 South Main Street where a 1960's era building currently stands. An idea that has sprung forth is to move all of the historic CCC era buildings to a new site. One option is the new Sage School property, which consists of 8 acres near the mouth of Quigley Canyon adjacent to Wood River High School. Other locations presented for relocating the historic buildings are to the 2.5 acre Roberta McKercher Park on South 3rd Avenue, the Ellsworth Inn located also on South 3rd Avenue, or the Park and Ride property at the corner of River and Croy Streets.

Historical Information (1933-1953)

In 1933, the property was purchased and developed for the Sawtooth National Forest (SNF) as the Forest Supervisor's office compound after they outgrew an office that was located in down town Hailey. The Supervisor's previous office was located on the southeast corner of Main and Bullion Streets in the First National Bank building when the Sawtooth National Forest was created in 1908 from the Sawtooth Forest Reserves that operated from 1905-1907.

The first four lots (4-8) of Block 20 were purchased from Arthur and Edith Holgate of Reno, Nevada by the Forest Supervisor Miller S. Benedict himself, who used his own funds. Three buildings were constructed on the site which faced Main Street; an office (HABS Building # 1610 and SW-298-1); a store room also referred to as a sign shop (HABS Building # 1304 and SW-298-2); and a four-car garage (HABS Building # 1327 and SW-298-5). The buildings were constructed using Forest Service funds by about 150 Civilian Conservation Corps men from Camp F-51 which was located out Warm Springs Road from Ketchum.

The remaining seven blocks (13-20) were later purchased by the SNF in 1935 from the same owners, the Holgates. These lots were part of the original and revised Hailey Municipal Plan and faced River Street. The two groups of lots were separated by an alley where two additional buildings were constructed; an oil house (HABS Building # 1328 and SW-298-3) and a garage and equipment building (HABS Building # 1326 and SW-298-4). All five of the buildings on site were designed and built using standardized United States Forest Service Region 4 plans.

Background on Cultural Resource Compliance Work (1982-2006)

The historic property has been previously recorded by professional archaeologists and historians however have not been *formerly* evaluated for the National Register of Historic Places (NRHP). In 1982 the United States Forest Service Region 4 Archaeologist, Joseph Gallagher recorded the site on a SNF Cultural Resource Management Site Inventory Form SW-298. Gallagher made a recommendation for ineligible with a stipulation for additional recordation and a possible management direction toward interpretation



Figure 1. Property Location Map courtesy Google Earth Pro

In 1984, SNF Archaeologist Sharon Metzler recorded the site complex on an Intermountain Antiquities Computer System Site Form known as the IMACS as site # 10BN117 (SNF Site SW-298). The property was determined “eligible” under Criteria A based on its significant association with the CCC and early Forest Service history. The 1984 site form stated that “this form replaces or augments previous” recordings. In that document, Metzler created a detailed description of each of the five buildings \ and included a site plan map with photographs.

From 1989 to 1992 and prior to the sale of the federal property to a private property owner, a Historic American Buildings Survey (HABS) was prepared by SNF Archaeologist Richard Malouf for the Western Region of the Department of Interior’s National Park Service. The purpose of the HABS survey was to fully document the site as part of the mitigation process for the land sale. Because the land sale was a federal undertaking, it was determined to be an adverse effect because the property at that time was considered *potentially* eligible. At that time, the site was not formally evaluated for the NRHP but its status remained “eligible” based Metzler’s work. As part of the HABS study, Malouf prepared a detailed historical description of the property based on in-depth research, as well as detailed engineer drawings and black and white still photographs to fully document the site.

In 2004, the site was featured in Chapter 5 of a Forest Service Report titled *From Burley to Hailey, Idaho Administrative Facilities of the Sawtooth National Forest 1891-1960* by Dr. Anthony Godfrey (SNF Report # SW-04-2195). Godfrey is a historian with U.S. West Research, Inc. who was working under a contract for Region 4 at the time. In that document, Godfrey states that the site was found *possibly* eligible for the NRHP under Criteria A. However in 1992, the site was conveyed to the American Public Land Company, Inc. in a land exchange so no further work was conducted.

Between 2005 and 2006, Claudia Walsworth completed a large scale reconnaissance survey for the Old Hailey Town Site. During that time, she briefly recorded the historic administrative site complex with updated color digital photographs and prepared an Idaho Historic Sites Inventory (IHSI) Form # 13-16163 for the Idaho State Historic Preservation Office (SHPO) review. At that time, the Idaho SHPO recommended that additional information was needed with a new site map and individual building evaluations for a possibly NRHP listing. However additional work was not part of the 2006 contract agreement or work scope.

Additional information about the two lead SNF Supervisors who lived and worked at the complex and another SNF property, which was a house built using Region 4 plans was located at the corner of Walnut St. and Third Ave. South. The two supervisors who worked at the Hailey complex were Miller S. Benedict, who was the first to purchase the lots on Block 20 in Hailey and Clarence N. Woods who lived at a house built using Region 4 Plans R4-1F and R4-20 in the old town site of Hailey. This is Building # 6 referenced in the October 3, 2019 letter from the Hailey Arts and Historic Preservation Commission to Mayor Haemmerle and Council Members regarding the possible demolition of the historic garage/warehouse located at 308 South River Street.

Since the property is no longer owned by the federal government and the new owners have not expressed an interest or pursued an historic preservation approach to managing the property, a formal evaluation has not been made. However in recent months the City of Hailey's Arts and Historic Preservation Commission has placed a historical plaque on the complex for its role in community history. If future parties are interested, the site could be re-evaluated for the NRHP at a more comprehensive and detailed level with approval pending the Idaho State Historic Preservation Office and National Park Service.

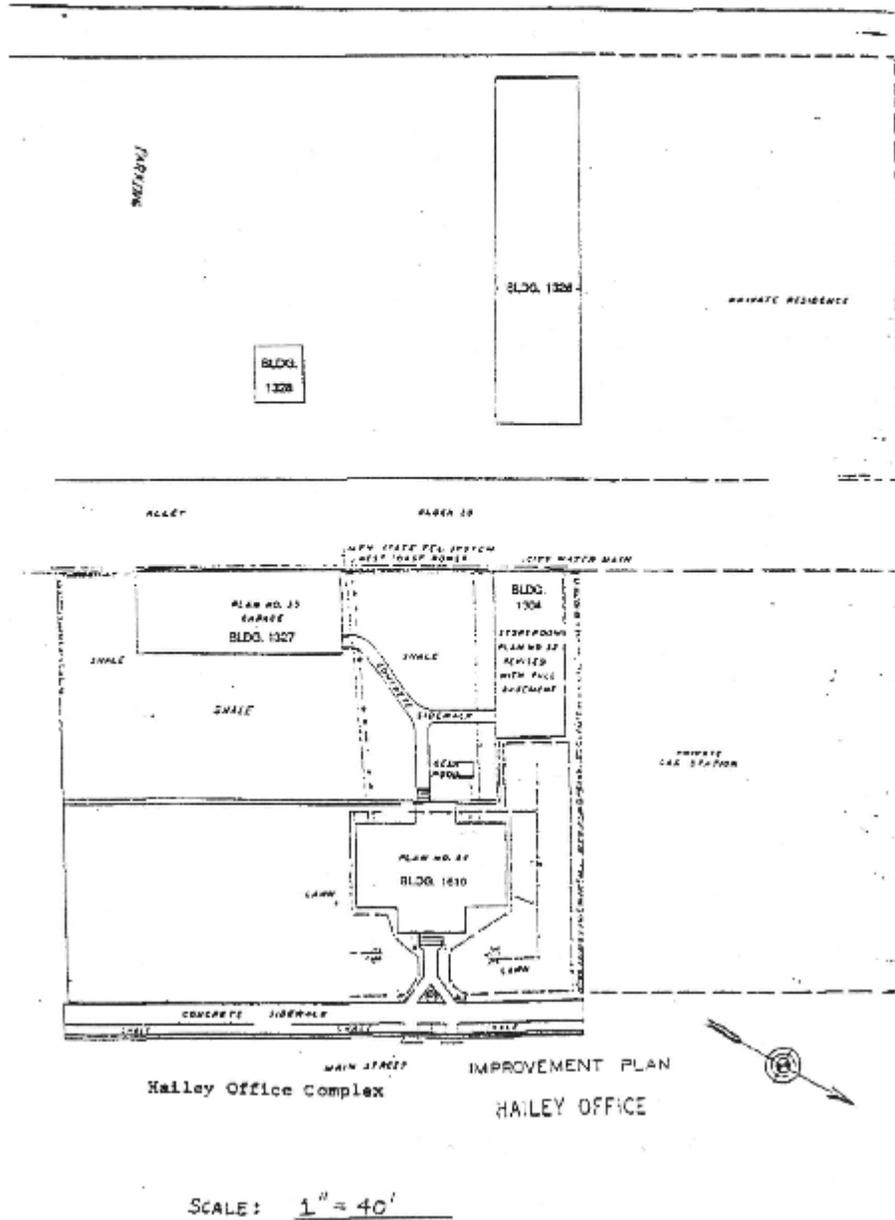


Figure 3. 1992 Site Plan Map (Sawtooth National Forest and National Park Service HABS IUD-108)

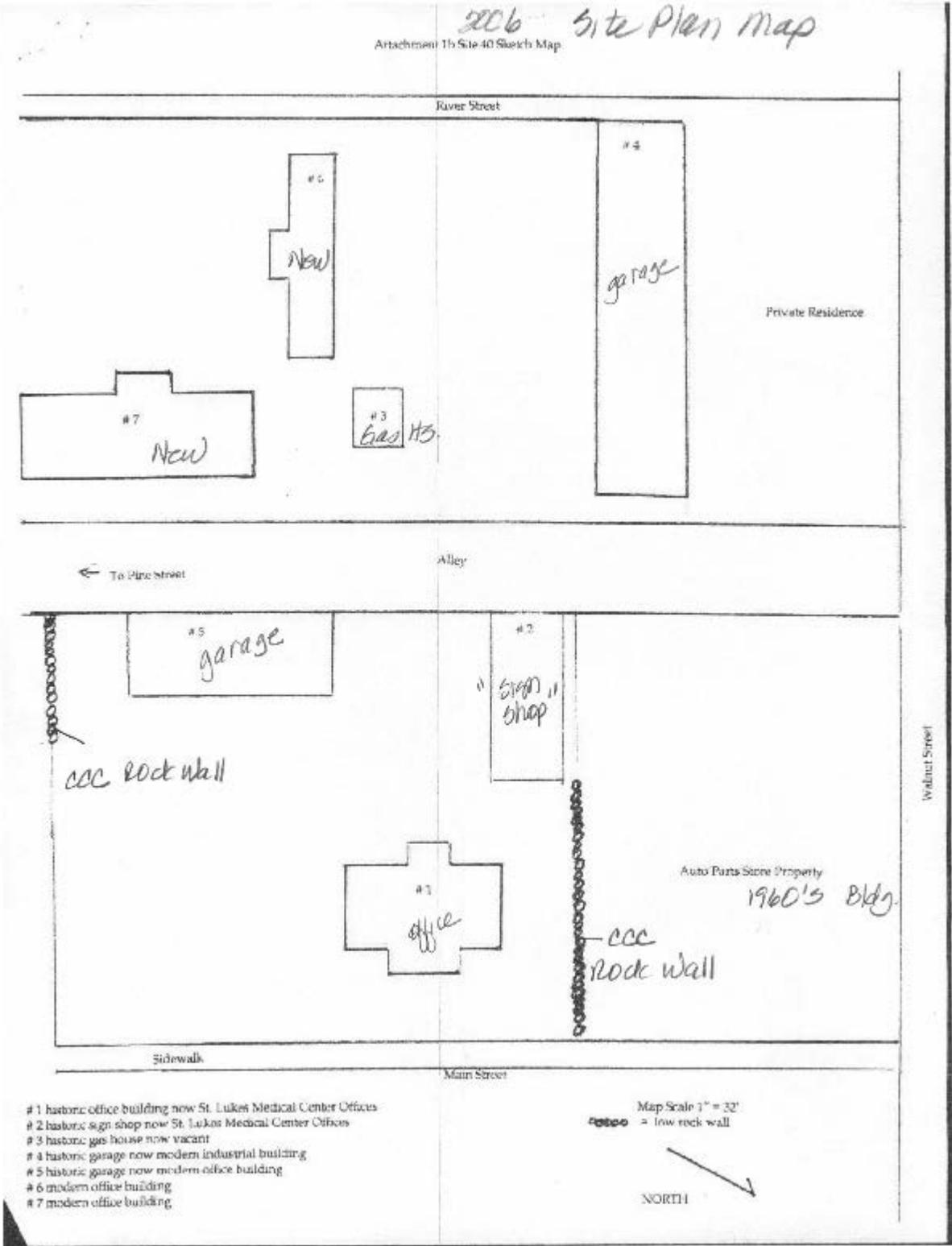


Figure 4. 2006 Site Plan Map (A Reconnaissance Survey of the Old Hailey Town Site)

Comparisons of the Hailey Forest Service Supervisor's Office to the Ketchum Ranger District Administrative Site

The Hailey site has some similarities and more differences to the historic Ketchum Ranger District Administrative site, also known as Forest Service Park in Ketchum. In terms of future use, there are some factors to consider.

The Similarities

- Both properties were owned and developed by the SNF during the New Deal Era of Great Depression. As such, both sites contributed to local history for their association with the early years of the SNF which served as a focal point for planning, logistics and support for the administration of vast tracts of public forested land throughout South Central Idaho.
- Most of the buildings were constructed from 1933 to 1936, using Civilian Conservation Corps labor from the Warm Springs Camp F-81. As such, the two complexes have a direct association with an important event in American history under Criterion A of the NRHP.
- Both sites have contributed to local history under Criterion C of the NRHP for the embodiment of a particular architectural style and standardized plans for a federal in the Intermountain Region 4 of the United States Forest Service. The buildings were constructed using standardized plans but modified to meet local needs and conditions.
- Both sites were one of the first CCC projects completed in Idaho.
- Both properties are associated with the first SNF Supervisor

The Differences

- The Hailey site has been compromised by new development in recent years whereas the Ketchum site remains historically and visually intact.
- Historic landscaping features such as mature conifer trees have been removed at the Hailey site yet left in place at the Ketchum site.
- Other Historic landscaping features such as fences, picnic tables, walkways and paths have been maintained and improved in a compatible manner at the Ketchum site whereas at the Hailey site most of the historic landscape features have been removed and replaced. These include a monument to the "pioneer prospector," a sun dial, and a large redwood block all placed in a line now longer present at the Hailey site.
- At the Hailey site, there is an intact and very distinct historic CCC built cobble rock wall located two feet above ground level on both the south and north side of the property near the office location at 309 South Main Street. These features were not observed at the Ketchum site.
- There have been notable architectural changes to the Hailey site since it was first recorded in 1982-1984; the gas/pump house was removed from the Hailey site yet remains on the Ketchum site.
- Two new buildings were constructed on the Hailey site after the sale of the property in 1992. These buildings were developed on the southwest corner of the property and were compatible with the existing Forest Service Region 4 architecture of nearby buildings. Whereas no new buildings have been erected at the Ketchum site.
- Since the 2006 re-recording of the Hailey site, the two newer FS style buildings have since been removed and/or relocated and replaced by urban style steel and masonry green design building.

According to the late developer Jon McGowan “the objective is to create within the Hailey downtown core an environment designed to cover the range of historical Blaine County architecture, and to do so in a way that adds substance and sensitivity to our unique community.” However it is apparent that this building takes away from the historical setting and inherent feeling of the historic FS complex rather than compliment it (author’s opinion only).

Recommendations (2019)

There are several recommendations presented at this time which are in order of preference.

1. Retain the four historic buildings on site in their current original location and setting to be honored and enjoyed for future generations.
2. Move the garage/warehouse building located at 308 South River Street slated for demolition to another location along South Main Street near the existing three buildings facing east.
3. Move the garage/warehouse building along with the other three buildings to another location that has a similar in setting to the Main Street/River Street location. This would be the Ellsworth Inn site because this property retains a historic feeling with mature conifer trees and other landscaping features.
4. Move all four buildings to another location for public use and enjoyment such as the Sage School site at the mouth of Quigley Canyon. At this location, it would be preferred to group the buildings in an arrangement similar to the office complex on Main and River Streets.
5. Move all or the one building slated for removal to Roberta McKercher Park for public enjoyment and use.

Historical Significance

It is not known if the buildings still qualify on a national level for the NRHP until further investigation. Considering that new design elements, architectural features, and landscaping that have been introduced to the property since the land sale in 1992, the site’s historical character may have compromised the original historical integrity of the place to warrant inclusion in the NRHP. However in order to evaluate the site’s full potential in terms of the NRHP, its site condition and evaluations should be conducted by a team of professionals including an architectural historian.

In general, there are seven aspects of integrity to look at when evaluating a site for the NRHP; location, design, setting, materials, workmanship, feeling, and association. In assessing the integrity of a property one might ask is its significance based on, it is based on why, where, and when a property is important. As in the case of the SNF Supervisor’s Office Complex in Hailey, the questions to ask are:

- Are essential physical features present that represent the property’s significance present (i.e. early SNF administrative facility built by the CCC)?
- Are the essential physical features visible enough to convey the property’s significance (i.e. historic Forest Service Region 4 administrative buildings, site plans, landscaping features, etc.)?
- Are the essential physical characteristics of the property comparable with other similar properties (i.e. Ketchum Administrative Site)?
- Are aspects of the physical characteristics of the property vital to the property being nominated and are they present?

If these questions can be answered, one can determine if the property retains enough of its original identity for which it is significant. It is my professional opinion that a significant portion of the site (50%)

retains its original historical integrity as a Forest Service administrative compound because of its location, design, setting, materials, workmanship, feeling, and association. If the buildings on the property were moved to another location, they would lose some of these key historical elements.

Conclusions

The Hailey Forest Service Supervisor's Office compound has played a key role in community development. There is an outcry for saving some of Hailey's most treasured properties, including this one. The site has regional and local historical significance and should be preserved for the future. Whether the buildings are maintained in their original setting or moved to a compatible site is to be determined. However what is known is that these buildings have a special place in the lives of people who live or visit Hailey and should be preserved for the future enjoyment.

For those who are interested, there is a great source for historical photographs of the property are found at the Library of Congress web site. Here are the links to **images** of the Hailey Forest Service Supervisor's Office site from the 1992 Historic American Buildings Survey HABS ID 108-E

(<http://lcweb2.loc.gov/master/pnp/habshaer/id/id0200/id0266/data/id0266data.pdf>):

<https://www.loc.gov/item/id0262/>

<https://www.loc.gov/resource/hhh.id0266.photos/?sp=4>

<http://www.loc.gov/pictures/search/?q=Hailey&co=hh>

<https://www.loc.gov/pictures/search/?q=Photograph%3A%20id0263&fi=number&op=PHRASE&st=gallery>

<https://www.loc.gov/resource/hhh.id0264.photos?st=gallery>

<http://lcweb2.loc.gov/master/pnp/habshaer/id/id0200/id0266/data/id0266data.pdf>

<https://digital.lib.uidaho.edu/digital/collection/cccidaho/search/searchterm/administrative%20entities!F-81/field/creato!all/mode/exact!all/conn/and!all/order/nosort/ad/asc>

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Western Home Journal

2010 "The Village at Hailey Center." Western Home Journal Sun Valley Winter 2010 Edition. Accessed online October 15, 2019: <https://www.westernhomejournal.com/sun-valley-idaho/the-village-at-hailey-center/>

October 25, 2019

Hello fellow HAHP Commission members. I am very sorry to be missing this upcoming meeting; one of the more important ones we have had. I will reengage in December. Sorry I did not get more done before leaving.

I wanted to provide some brief thoughts on the Forest Service compound. I hope you read Claudia's report that was sent to us by Lisa as an attachment to an email. She had some good perspectives.

Conserving this property is a challenge. Some would say that many of the key elements are already visually impacted by the building to the south. Some of the historic buildings and vegetation are gone. And yes, it is private property.

But it is not just the physical buildings that have value here. It is the compound, the setting; the fact that the FS build their offices in this location. I know that we might not be able to keep things as they are. But I caution against the easy "let's just move the buildings" solution. First, I do not think it is that easy. And second, as I said, it is not just the physical structures that have value. It may come to moving them, but I urge we explore other options as well. And if the buildings are moved, they should be repositioned as they are now.

My contribution to the brainstorming:

It would be wonderful if the City of Hailey could have the buildings and in my fantasy world, nonprofits could have a campus for nonprofit work. If moved, best would be some location in core Hailey, I believe. Claudia talked to me about the park and ride, a possibility? Could then be a town square off Main Street.

Is there another location that could be a land swap that the owners would be interested in (less hassle and backlash?)

Is there a conservation buyer who would be interested? A historic preservation/ conservation easement could provide a tax break to a buyer if the current owner wanted to sell? Or perhaps the current owners would be interested?

Are there grants that could be obtained? There are funds, I believe, available for planning and for site evaluation, and so on.

Would the community support some fundraising effort?

Are there generous donors out there?

I have initiated contacts with a few organizations (and did not get far due to time constraints). The contacts I made are:

National Forest Foundation... Dani Southard and I talked and she is researching potential contact(s) in that organization (if any). She will provide information to Lisa H.

Sheri Freemuth...was, for ten years until last June, the senior advisor for the **National Trust for Historic Preservation** in Boise ID. She worked with TNC and the Community Library on the Hemingway House and knows our community. She was a fountain of information and suggestions. freemuths@cableone.org; 208-891-4121

State Historic Preservation Office:

Peter l'Orange...208-488-7471 the Historic Preservation Planner with responsibility for conservation of 'the built environment'. *Left voicemail and explained our situation*

Dan Everhart...208-488-7461 dan.everhart@ISHS.Idaho.gov the Outreach historian for SHPO , to extent SHPO does advocacy and community support, this is the guy; Sheri Freemuth told me he had a FS background having worked for the Boise NF as archeologist (I do not know him). I got a lot of info from Dan; he is willing to work with the HAPHC and since we are a CLG we can apply for a grant from SHPO (12/21 deadline). He focused on the tax credit program and we should ensure the owner is informed of this opportunity to save 20%. BUT the property must be eligible for the NRHP (existing documentation confusing, see Claudia's report) and eventually be nominated to the National Register. HAHP can help the owner pay for evaluations to determine eligibility, nomination application, etc. with the grant funds (grant funds require match). Bottom line, very willing to help.

Preservation Idaho will engage and since they are not a state entity they will write letters of advocacy and provide support. It seems appropriate to quote their mission statement:

The Preservation Idaho Advocacy Committee meets monthly to review threats to Idaho's historic resources. Unfortunately, the committee often finds out about a potential historic loss at the 11th hour leaving little time to offer alternatives, alert the public, and contact key agencies. Typically, the committee seeks historic background and photographs of a threatened building and reaches out to the owner(s) and local agencies to seek alternatives. Our role as advocates for preservation encourages us to write letters, speak up at public hearings, and share concerns with the media. With rapid growth in Idaho, Preservation Idaho's mission of preserving Idaho's historic places through education, collaboration and advocacy is being tested.

Paula Benson (paula@preservationidaho.org) is President. Gaby Tomason is program director (gaby@preservationidaho.org). I sent them emails about our situation so they had some background.

I did not contact:

Idaho Heritage Trust <http://idahoheritage.org/> gives money to projects through a program of grants and technical assistance.. Katherine@idahoheritage.org. Glenn Janss was a founding member of this organization (and is still an honorary Trustee). The mission is: "Preserving the historic fabric of Idaho for our State's Bicentennial in 2090" Terry Clark, retired FS and director of the Sawtooth Historical and Interpretive Association is currently on their board. Our key contact to this group is our very own **JOAN DAVIES** and she has been involved in many ways for many years. (Also, Florence Blanchard is identified on the website as a grants consultant) I did NOT contact this group; Joan is already in their loop.

Trust for Public Lands; Dave Anderson would be a great contact there (he was key to the restoration of the Rialto Hotel).

Claudia shared this connection with me ... **The Archeological Conservancy** and here is an example of their efforts <https://www.archaeologicalconservancy.org/emergency-acquisition-fortified-hill-earthwork/> Not sure they would be interested in structures.

This is a link to a "toolkit" that the **National Trust** has for preserving buildings (not that useful) but this page deals with fundraising and grants <https://savingplaces.org/stories/preservation-tips-tools-how-to-save-a-place-fundraising-basics>

<https://www.culturalheritage.org/>

<https://www.preservationdirectory.com/PreservationGeneralResources/GrantsFundingSources.aspx>

This site links to a lot of grants and associated funding programs, have not had time to fully explore it

<https://www.wisconsinhistory.org/Records/Article/CS15295> This is an historic preservation advocacy guide, broad in what it includes (grants, fundraising, etc)

Finally, I have heard from some folks: "well we knew this was going to happen; should have dealt with it years ago". True. But so what? There are lots of things we should have done something about years ago. And we didn't. So, we may be behind the curve with this but we still need to give it as good an effort as we can... that is my opinion anyway.

Also, several cities in Idaho have "design review" ordinances that regulate what private owners can do with their historic properties (Silver City, Pocatello, Boise, Wallace for example). We do not.

Take care all. See you in a month. Susan G

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313 S. 2nd Street, Hailey ID currently owned by Terry and Kim Hayes

10/1/19sgiannettino

The following selected comments are from the Facebook open group “*You know you are old School Hailey if...*” (FB). I reordered them to tell the story of the house. To initiate the discussion, I posted this:

Hailey Arts and Historic Preservation Commission tries to gather information about the history of homes that are going to be altered or demolished. The memories of people in this group have been helpful.]313 S. 2nd St. in Hailey: we believe previous owners have been Trish and Steve Smith and Brenneman? Built in 1934. Obviously significant remodels have occurred. Any tips or memories of this home? Thanks.

FB: The second floor of the house was burned off on July 4th in the early 80s. My dad George McCoy was one of Lyle’s hunting partners. I was the building inspector when it was rebuilt by Herb Lage from Hagerman. Lyle’s first wife’s name was Evon (Avon) (1915-1964, married Brenneman 1939), I believe she was a Saures (Sowers). She used to cook breakfast for all of Lyle’s hunting buddies on opening day.
Don McCoy/ Susan Rathke McCoy

FB: Lyle Brenneman owned the house for many years with his wife Carol. Always had an epic garden. Lyle ran the National Guard in town. *Neil Patterson*

FB: I lived across the alley from the Brenneman family. Lyle raised chickens and when he butchered them each year I would freak out watching them run around headless. He raised a big garden also. *Jeannie Savelberg Bradshaw*

FB: I was raised in this house. My mother Carol married Lyle Brenneman and lived there until a few years after his death in 1984. Lyle raised 8 children in that house, fed us all from his huge garden he was well known for. He was 1st Sargeant of the Army National Guard there in Hailey for many years. My mom donated a picture to the Hailey museum of the house with a front porch and people sitting in front in Victorian clothing. That house will always be home to me, a place where we all sat at the table for dinner, where we learned right from wrong, where we were loved and secure. *Terry Sievers*

FB: ...Mom donated a picture of the house to Hailey Museum last year. It was found in the attic before the fire. It shows the house with a front porch, people sitting on the porch and a horse and buggy in front of the house. Mom also said that the house was used to house nuns for the Catholic Church so maybe records can be found though (sic) that source. I was always told that the house was one of the first houses built in Hailey and has just gone through many remodeled (sic). *Terry Sievers*

FB: One of the 4th of July fireworks landed on their roof and caught the house on fire. *Linda Dunn Bartholomew*

FB:Trish Smith... works at St. Lukes. Steve Smith, her husband has passed away. *Debra Hall*

FB: Steve and I bought this house in 1994 from Robbie and Carol Freund. I believe the house was built in the early 1920’s. I found a photo in the Ketchum library that was an aerial photo taken of Hailey. In that photo was the building that is now the Hailey library. That building is dated 1926. You can see this house in the background of that photo. *Trish Smith*

Additional records:

Lyle K. Breneman (b. 1915-d. 1984) Do not know when Breneman bought the house
He served as Hailey City Councilman in the early 1980s (per court record).

Incomplete lineage of the house:

Breneman until late 1980s.

Freund. Until 1994 (Robbie and Carole Freund are co-owners of Creative Edge Computers; Carole
Freund served on the School Board until June 2016)

Smith. From 1994 until ?

Hayes (current owners)

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MEETING MINUTES OF THE HAILEY ARTS AND HISTORIC PRESERVATION COMMISSION

Tuesday, September 10, 2019

City of Hailey Council Chambers at 4:30pm

Reconvene at the Waller Residence for Annual Retreat (620 Eastridge Drive in Hailey) at 5:00PM

Present: Frank Rowland, Michele Johnson, Bryce Ternet, Toni Whittington, Susan Giannettino, Daniel Hansen, Errin Bliss, Carol Waller **Staff:** Lisa Horowitz, Robyn Davis

Guests: Kim and Terrence Hayes

Call to Order

4:30pm Hansen called the meeting to order.

New Business

- 1) Consideration of a Historic Demolition Application submitted by Kim and Terrence Hayes, for demolition of a single-family residence at 313 South Second Avenue -- *Action Item*

4:33pm Kim and Terry provided background information on new parcel and reason behind wanting to demolish home at 313 South Second Avenue. The Hayes, once they sell the home on the new lot, had originally planned to renovate the home at 313 South Second Avenue; however, the Hayes don't believe it is worth fixing; easier to start over.

Rowland doesn't see any redeeming value or interest (historically) in home. Terry Hayes noted that home is liveable, but will need to be renovated within the next ten years, if it remains onsite. Rowland questioned whether research has been done to relocate the home. Kim Hayes confirmed that they have not done any research, but believes the home would be a challenge to move given its condition.

Giannettino and Rowland would like to see if the home can be repurposed. The Hayes would like to demolish next summer, if possible. Hayes are not objecting to 120-day review period. Staff will advertise to see if home can be relocated or repurposed. Hansen questioned whether there is historic value to home that we want to preserve. Board agreed that there is nothing significant historically to home. The Board would like to conduct an Oral History, but has no connections with previous owners. Kim Hayes suggested advertising in the paper asking who has memories of particular house (social media, too).

4:43pm Hansen summarized the approval of the demolition submittal. Staff will advertise to see if anyone would be willing to relocate the building.

4:44pm Giannettino motioned to approve the demolition application and advertise to relocate the home, as well as gather historic information via social media and posting in the newspaper. Johnson seconded and all were in favor.

4:45pm Discussion moved to the parking lot on River Street, proposed by FAPO Holdings, LLC. Horowitz provided an update and suggested that the Board write a letter for City Council. Davis to draft letter. Bliss suggested referencing historic plaque in letter. Giannettino suggested that we urge Council to look at some creative solutions (i.e., private parking on street). Davis to add to letter. The Board would like to push to retain or relocate the Sustainability Center. Discussion ensued.

Adjourn and Reconvene at the Waller Residence at 5:00pm for Annual Retreat

2) Budget Update

i. Allocation of Funds:

- i. Hawley Graphics (remaining balance for plaques and one additional plaque)
- ii. Redesign of Crossroads Brochure
- iii. Mural (Sun Valley Brewery)

5:33pm Board discussed budget and monies remaining. Davis provided update with second mural option. Horowitz discussed revising the Crossroads Brochure. Horowitz provided information on cost estimates and other details. Davies would like to match Crossroads Brochure with the narrative plaques.

Rowland suggested helping the Museum fund the reprinting of the Walking Tour Brochure instead of revising the Crossroads Brochure. Horowitz suggested proceeding with both.

Giannettino suggested contracting with Museum to update Walking Tour Brochure. Davis to reach out to Judy's House Design regarding Walking Tour Brochure revision and cost estimates. Davis to reach out to Bob McLeod regarding status of Walking Tour Brochure. Waller questioned the point of the Crossroads Brochure. Whittington suggested highlighting historic district or crossroads within the Walking Tour Brochure. Board agreed.

5:44pm Hansen summarized thoughts regarding Walking Tour Brochure to redesign and add an insert of the Crossroads Brochure to it, rather than redo the Crossroads Brochure. Davis and Horowitz to consult with Museum prior to moving forward. Davis to connect with Museum and Visitor Center on total number of prints.

5:55pm Waller motioned to reprint, revise and update the Walking Tour Brochure. Rowland seconded and all were in favor.

3) Strategic Planning Discussion for FY 2020

6:00pm Hansen suggested that we keep an eye out for delaminating of the Historic Plaques. Board went through Priority List from FY 2019. Most projects have either been completed or taken over by another organization. Discussion moved to Priority List/Ideas for FY 2020.

Priority List/Ideas for FY 2020:

Board discussed Priority List for FY 2020. Board agreed to research and/of focus on the following projects:

- Historic photos at airport, traveling, ending at Historic displays at City Hall
- Entrance Airport mural and other murals around town
- More street art
- Archiving historic talks and converting them for listening online
- Chain link art at airport
- More historic narrative plaques
- North entrance Hailey sign
- Kagen (or other sculptor) Art
- Leadership and advocacy: Activism towards preserving history and creating art
 - Board to reach out to Council Members and Mayor regarding opposition of demolishing Sustainability Center.
 - Giannettino to call Burke and Mayor Haemmerle
 - Waller to call Mayor Haemmerle
 - Bliss to call Engelhardt and Cooley
 - Hansen to call Cooley
 - Rowland to call Burke

Horowitz will send contact information to Board.

Old Business, In-Progress & Status Reports

1) Adoption of the Meeting Minutes from August 13, 2019 -- ***Action Item***
4:50pm Rowland motioned to approve the Meeting Minutes of August 13, 2019. Whittington seconded and all were in favor.

Discussion topics for next Agenda (October 8, 2019 @ 4:00PM)

- Commissioner Appointment: Bryce Ternet
- Finalize Priority List for FY 2020
- Budget Review – Quote for Walking Tour
- Write Letter to Editor for Mural Painted at Hailey Elementary

Adjourn

6:40pm Rowland motioned to adjourn. Whittington seconded and all were in favor.

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MEETING MINUTES OF THE HAILEY ARTS AND HISTORIC PRESERVATION COMMISSION

Tuesday, October 8, 2019
City of Hailey Council Chambers at 4:00pm

Present: Carol Waller, Frank Rowland, Michele Johnson, Joan Davies, Errin Bliss, Bryce Ternet

Staff: Lisa Horowitz, Robyn Davis, Chris Simms

Guests: Matt Engel, Jeremy Lange

Call to Order

4:00pm Waller called the meeting to order.

New Business

- 1) Welcome Bryce Ternet, new voting member!
- 2) Consideration of a Historic Demolition Application submitted by FAPO Holdings Idaho, LLC, for demolition of the Forest Service Warehouse Building, currently known as the Wood River Sustainability Center, located at 308 South River Street -- **Action Item**

4:01pm Horowitz provided background of project. Horowitz noted that the City would like to protect the entire complex and relocate it, if possible. Horowitz noted that the Sage School is also interested in all four buildings and would like to recreate the buildings on their new site out Quigley. Other ideas have been discussed.

Jeremy Lange would like to have an honest discussion about buildings. Lange noted that, at some time, parcels will be redeveloped. Lange noted that the only building protected is the warehouse building (WR Sustainability Center). Lange noted that that's not the direction they'd like to go; hoping to preserve the buildings and/or relocate, if possible. Lange noted that one option would be for the property owner to donate the buildings to the City. The City would help relocate said buildings. Lange would like to see the buildings utilized by public in another capacity. Lange noted that this is an opportunity to permanently protect all buildings onsite, rather than preserve just one.

Horowitz also noted that Staff has connected with a Landscape Architect, Chase Gouley, to help assist with other relocation ideas; possibly replace the townsquare idea. Horowitz believes the buildings need to be animated and used to be successful, rather than sit vacant. Simms noted that there's potential for other uses; requests input from the Commission. Horowitz suggested possibly having a special meeting from the Board, before the Council meeting, to discuss latest updates. Johnson believes the buildings need to stay together. Johnson also doesn't believe the buildings should be relocated to Quigley.

Rowland suggested that the Blaine County Museum inhabit these buildings on a vacant parcel within the City. Simms questioned whether storage for additional sheep wagons is needed. Rowland hasn't heard. Rowland believes phasing the relocation would be more practical, rather than moving all at once. Board agreed. Lange verified that their priority, at this time, is to find a new home for the warehouse building, but hope to preserve all buildings at a later date.

Davies believes we need more time for solid discussion. Engel noted that the owners of the property would like to deed buildings elsewhere, where buildings can be displayed together. Engel discussed history of Ketchum Forest Service Buildings and lot.

Horowitz questioned whether there is another site that the Board would like to see the Landscape Architect sketch – townsquare, Park-n-Ride, Roberta McKercher, Lions Park, Quigley, etc. Simms would like to hear Board's thoughts on buildings moving to Quigley to be repurposed as the Sage School. Ternet is hesitant to support the relocation of the buildings out Quigley; however, believes if there is no other option, he would be in favor of preserving buildings, rather than losing them. Bliss would also like to see buildings within downtown core, rather than out Quigley.

Horowitz noted that the City is underemployed to manage space and run a townsquare. Johnson suggested retaining businesses within buildings and renting them out to other businesses. Johnson noted that she is not willing to give up on townsquare site with Forest Service Buildings as part of the site. Waller suggested that the BCHM relocate to one of the buildings, as the center of the townsquare. Waller questioned whether the historical integrity would be degraded if buildings were relocated. Horowitz didn't have an answer, but believes it might.

Horowitz questioned lot size of all buildings. Engel believes about 28,000 square feet.

Lange noted that they are present to work collaboratively. Bliss questioned the timeline. Engel would like to move the building early spring, ideally. Rowland believes concept of Board is to save all buildings that are currently there. Rowland agreed that there is no jurisdictional authority to keep owner from doing what they want with buildings; however, Rowland would like to find a site where all buildings will be retained in some configuration and the historical integrity preserved.

Horowitz questioned other sites downtown. Rowland believes a large parcel will be needed to accommodate the large building.

Engel noted that the new ownership group will likely sell the building(s). Discussion ensued.

Horowitz questioned whether Board needs to have a special meeting before Council meeting. Simms suggested that the Board have another meeting, as a recommending body to City Council. Rowland believes spokesperson from group should address Council. Rowland will attend and convey to Council that the Commission prefers to preserve the buildings and keep buildings together.

3) Budget Update (if time permits) -- *Action Item*

- i. Hawley Graphics – Plaque for Jane’s Mural/Historic Wall
- ii. Costs Associated with Owl Mural

4) Strategic Planning Discussion FY 2020 Continued (if time permits)

No discussion took place, as time did not allow.

Old Business, In-Progress & Status Reports

- 1) Adoption of the Meeting Minutes from September 10, 2019 -- *Action Item*

No discussion took place, as time did not allow.

Discussion topics for next Agenda (November 12, 2019 @ 4:00PM)

- 1) Reappointments for:
 - a. Joan Davies
 - b. Daniel Hansen
 - c. Michele Johnson

Adjourn

****Myrtle Street Sheep Unveiling at 5:00pm on the corner of Myrtle Street and Main Street****

Return to Agenda