

Present: Jim Keating, Errin, Toni, Joan, Susan, Frank. Guests: Jim Lynch, Jeff Egan, Pete and Kristen Anderson. Staff: Lisa

Jim K; call meeting to order at 8:05 am

Motion to adopt minutes of June 6, 2016: Susan. Second: Toni. Adopt, unanimous

Overview of Fox Barn by Jim Keating. Overview of the entire property, history and layout of site. City well site- get better access that works with the design. Upper area: active space. Aquatic Center. 21,000 visits in 12 months. YMCA has 35,000 visits annual estimated in county comprehensive planning process. In other words BCRD pool has heavy usage. Want to add capacity and/or extend season. 40 summer employees many young adults. Add water feature, active park space that creates a background for vital recreation. Center of site: Fox Barn. Joan working on an oral history. Served much of Woodside area when agriculture. Andersons have developed a preliminary design. Structural engineering assessment has been completed. Building estimate underway. Other barns in the valley similar attributes but inspired by this barn. Question from Susan on any other uses? Jim: pump park to be relocated to allow for open lawn space, events camps youth programs. Barn will be central. Public space available on demand, but likely not every day. Frank: what is the access corridor from the parking area? Jim: there is none. Working with school district on parking flow throughout the area. Year built? Not know, but research can be done. Preservation architect from Idaho Heritage Trust has come by, has a meeting on Monday.

Peter Anderson: intent to keep it visually the way it is, make it a functional space for seasonal community events. Shell for activities, but not winter use. Uninsulated. Avoid having to do insulation, sheetrock. Hope to keep structure as close as is. Existing building has 3 zones. Center space has low ceiling with hayloft. Like to pen it up in floor plan. Smaller loft at west end. Side wing opens on to green space. 2 restrooms and workroom added. Open floor plan flex space. Upper loft smaller. Exterior: north side has a storage room that was an addition. Intend to remove. This piece also an issue with snow loads. Registered? Jim: not the intent of the Board necessarily to file for national or historic status at this time. Jeff Egan: in order to use the existing building code, provisions for it to be listed as a historic structure in order to take advantage of the "relaxation" of strictest codes. Needs to be state or national designation. Biggest issue is sprinkler requirement for assembly occupancy. Kristen: plan to drain bathrooms in winter. Plan for sprinkler. Joan: vanishing pieces of architecture. Lisa: pros and cons of each level of registration. Jim offers to lead the effort. Historic register sounds scary. Find a path that honors the history but "don't get stuck". Jim notes HAC code chapter 12 includes (E) Council may, upon recommendation exempt properties from building codes....etc. This relates to a local designation. Codes issues: egress, fire issues. Jim says sprinklering is a programming necessity regardless of code input. Insurance side. Costing: \$1/2 million to reconstruct. Sprinkler is in the estimate. Light exterior treatment for wood preservation. Occupancy load: under 100? Square footage? Jeff Egan: designated occupancy rather than square footage. Heavy timber frame construction, rafters 2 by. Errin: would there be exemptions to the fire rating based on construction? Takes longer to burn. Peter: CADD model is a true reflection. Core is heavy timber, colonnade running down 2 sides. Cross-tie through middle. Discussion of catering truck access, weddings. Discussion of new access point. Discussion of partner

events. Kid needs, event needs. Final input from Lynch and Egan is that local Hailey historic designation would suffice to meet code needs as designed. Fire and ingress and egress are key code needs to maintain.

Priority of HAC. City Council designation. Do we need anything more? Susan feels that is the priority. Joan recommends that we move forward to City Council. To do: 1) give team time to work with building code folks. 2) Give more concrete input relative to Title 12 provision. Target first CC meeting in December. Joan meeting on Monday? Jim: BCRD won't preclude future higher level designations; city designation is a good start. Joan: compliment Jim on volume of work. Meet Thursday prior to Thanksgiving. November 17.

City Hall window art. Errin thinks it looks "fine". But generally doesn't like modifying historic buildings. Doesn't like the medium. Doesn't look bad. Toni feels subtle enough not so bothersome. Wood River homecoming a bit worse. Kristen, as a citizen the additions have charm. Frank agrees with Errin. Pictures of historic building don't have that treatment. If the goal is historic integrity, this is detracting. Bunting banners may be a better approach. Jim: as buildings get highlighted, incumbent to focus energy on historic aspect.

Kristen: document on how to care for historic buildings?

Next meeting November 17.

Adjourn: 9:10