

# HAILEY ARTS & HISTORIC PRESERVATION COMMISSION

## REGULAR MEETING

March 19, 2024, at 3:30 PM

To be held at Hailey City Hall and virtually via GoTo Meeting

3:30 PM Site Visit - Inn at Ellsworth Estate

4:00 PM Hailey City Hall

Please join my meeting from your computer, tablet, or smartphone.

<https://global.gotomeeting.com/join/686570877>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly).

United States: +1 (872) 240-3212

One-touch: Tel: +18722403212,686570877#

Access Code: 686-570-877

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### Call to Order

#### 1. New Business

- We will begin our meeting with a Site Visit at the Inn at Ellsworth Estate, located at 702 S. 3<sup>rd</sup> Avenue Hailey at 3:30pm.
- At 4pm, we will reconvene at Hailey City Hall to discuss the Demolition Application submitted by the City of Sun Valley, represented by Michelle Griffin with ARCH Community Housing Trust for the property located at 623 S. 4<sup>th</sup> Avenue, known as the Inn at Ellsworth Estate - **Action Item**
- Rollover Funds: Up to 50% of the HAHPC Budget

#### 2. Old Business, In-Progress & Status Reports

- Adoption of the Meeting Minutes from February 13, 2024 -- **Action Item**

#### 3. Project Priorities for FY 2024:

- Mural Opportunity - North Wall of Sturtevant's:
  - o Staff spoke with property owners (Orb Properties LLC), and they are receptive to a mural on site. They requested a theme related to the outdoors and recreation. Perhaps reflecting seasonal changes in the mountains, local wildlife, or fun activities enjoyed by the community e.g. biking, hiking, skiing.
- Other priorities?

#### 4. Next Meeting Agenda + Topics (April 9, 2024)



## HAILEY HISTORIC DEMOLITION APPLICATION

Buildings and Structures Built Prior to 1942

AR# \_\_\_\_\_

OWNER: City of Sun Valley  
 MAILING ADDRESS: POB 416 Sun Valley 83353  
 PHONE: (208)622-4438  
 CONTRACTOR: ARCH Community Housing Trust  
 MAILING ADDRESS: POB 1292 Ketchum 83340  
 PHONE: (208)726-4411  
 CONTRACTOR REGISTRATION NO.: unkown at this time  
 ESTIMATED COST OF DEMOLITION: \$ as above  
 Address of Subject Property: 623 S 4th

Permit No:	_____
Date Filed:	_____
(Demo Permits Valid for 90 Days)	
Permit Fee:	\$ <u>150.00</u>
Publication Costs	\$ <u>50.00</u>
Postage - Noticing (# of addresses x postage + .15 envelope & label)	\$ _____
Posting Onsite	\$ <u>72.00</u>
<b>Total Fees:</b>	<b>\$ _____</b>

Legal Description of Property: Lot(s) 2 Block (s) 1 Plat Hailey replat  
 ZONING:  A  B  GR  LR-1  LR-2  TN  LB  LI  TI  SCI-I  SCI-SO  RGB  NB  
 OVERLAY(S):  TO  DRO  SRO  CC  FH  HO  PA

**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 to the City of Hailey website. Copy and paste the names, addresses and property information on to an Excel spreadsheet and download to a disk or email to the City of Hailey.
- 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.

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 Peter M. Handricks  
Signature of Contractor, Owner, or Authorized Agent

3-7-24  
Date

APPROVED  DENIED

\_\_\_\_\_  
Building Official

\_\_\_\_\_  
Date

APPROVED WITH CONDITIONS

## MEMORANDUM

**TO:** Hailey Arts & Historic Preservation Commission

**FROM:** Ashley Dyer, Community Development City Planner

**RE:** Historic Demolition-623 S. 4<sup>th</sup> Avenue – General Residential (GR) & Townsite Overlay (TO) Zoning Districts ((Hailey Replat Block 1 and 125, Lot 2, Block 1, Hailey Townsite)

**DATE:** March 19, 2024

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The City of Sun Valley purchased the Ellsworth Inn and surrounding parcels for the purpose of developing workforce housing. ARCH Community Housing Trust was selected as the project developer to help preserve the historic Inn. The Applicant submitted a Historic Demolition Application for the approval to remove the existing structure located on the parcel adjoining the Inn located at 623 S. 4<sup>th</sup> Avenue. It was determined by professionals that the structure cannot be saved or moved and is beyond repair.

The Applicant has requested to waive the 120-day timeline for this project.

**ATTACHMENTS:**

- A) Historic Demolition Application
- B) Photos of existing structures to be removed.
- C) Timeline Waiver Request





PO Box 1292  
Ketchum, Idaho 83340  
(208) 726-4411  
www.archbc.org

To: Hailey Historic Preservation Committee

March, 7<sup>th</sup> 2024

RE: Permission to demolish structure at 623 S 4<sup>th</sup>

Dear Members of the Historic Preservation Committee,

Last year the City of Sun Valley purchased the Ellsworth Inn and surrounding parcels for the purpose of developing workforce housing. The City of Sun Valley worked closely with The City of Hailey to develop an RFP and to evaluate responses to that RFP.

ARCH was selected as the developer. Our goal was to ensure that, to the extent possible, the historic inn would be preserved and reconfigured inside to accommodate 6 one-bedroom apartments. I am pleased to confirm that after engaging an architect (Jay Cone), a civil engineer (Opal Engineering) and a structural engineer, we are confident that we can convert the inn into apartments while retaining the exterior as is with minor adaptations to ensure code compliance. We are also pleased to confirm that we can retain the current one-bedroom unit at 715 S. 4<sup>th</sup> and we will begin renovations to improve the property soon.

The building located at 623 S 4<sup>th</sup> can not be saved or moved and is the subject of this application. ARCH has significant experience in relocating homes and in renovating homes. 623 S 4<sup>th</sup> is beyond repair. This opinion has been confirmed by multiple contractors who toured all three buildings in anticipation of bidding on the remodels. At this point the building is dangerous. It is an attractive nuisance for rodents and other invaders.

We are asking this committee to approve immediate demolition.

Sincerely,

*Michelle Griffith*

Michelle Griffith

Executive Director



PO Box 1292  
Ketchum, Idaho 83340  
(208) 726-4411  
www.archbc.org

March, 11<sup>th</sup> 2024

Dear Members of the Hailey Historic Preservation Committee,

Thank you for serving on this important committee and for taking the time to evaluate our application for demolition. We are also hoping to waive the 120-day waiting period. We are seeking this waiver for two reasons.

First, we are thrilled to begin work on the renovation of the caretaker unit April 1<sup>st</sup>. We will save significant amounts of money if the demolition of the subject structure takes place at the same time. Frankly, finding a qualified contractor to do just the demolition would be difficult in our still frothy building market.

Secondly, we have significant experience in relocating homes. This home cannot be relocated at a reasonable cost. The limited elements of the structure which might be salvageable are worth less than the cost to move the home. We believe that salvable elements of the structure could add more community value to Building Material Thrift who would remove those items with value for resale benefiting the Crisis Hotline. Ensuring that Building Materials Thrift have as much salvage as possible now, going into the building season, is important to that organization as well.

Thank you for your consideration,

*Michelle Griffith*

Michelle Griffith

Executive Director



























































# Meeting Minutes

## HAILEY ARTS & HISTORIC PRESERVATION COMMISSION

### REGULAR MEETING

February 13, 2024, at 3:30 PM

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**Present:** Joan Davies, Michele Johnson, Toni Whittington, Frank Rowland, and Lee Dabney **Staff:** Robyn Davis, Ashley Dyer

**Call to Order:** 3:30pm Johnson called the meeting to order.

#### New Business

##### 1. Master Art Presentation by Mark Sindell with GGLO:

- Details and Discussion:
  - Mark Sindell with GGLO gave the Commission a thirty-minute presentation about a Master Art Plan and how it could benefit the city, especially with the timing of the city's adoption/ implementation of the Downtown Master Plan. He provided examples from other projects and answered questions from the Commission.
  - Rowland asked about funding for the projects presented in the plans- how do the cities fund the projects- especially the projects of large scale – **No Action**

##### 2. Historic Demolition Application submitted by Michael and Jaqueline Swan, located at 416 N. 3<sup>rd</sup> Avenue:

- Details and Discussion:
  - Rebecca Bundy, Architect for the Applicant introduced the project as two (2) phases and explained that phase one (1) would focus on the removal of the deteriorated sheds located towards the rear of the property. Her client would like to remove/demo the sheds to build a garage and ADU which the lot currently does not have. Rebecca explained that as phase two (2) of the project the Applicant would like to demo the original (front) part of the home because as it is standing, the structure does not meet city or state codes and is a safety concern for her clients. She stated the original portion of the home no longer has any of the historic features it once had due to renovations over the years. The applicant requested to waive the 120-day period.
  - Rowland asked if Phase one would demolish the original portion of the home or would that be in phase two- he stated that the waived 120-day timeline should be granted for the project as a whole phase and not individually. **Action Item**

4:20pm- Davies made a motion to waive the 120-day period for the whole project, Dabney seconded, and all were in favor.

4:22pm- Dabney made a motion to approve the Demolition of the 2 sheds, Davies seconded, and all were in favor.

4:24pm- Rowland made a motion to approve the Demolition of the original portion of the home, Whittington seconded, and all were in favor.

**3. Old Business, In-Progress & Status Reports**

1. Adoption of the Meeting Minutes from January 9, 2024 -- **Action Item**

**4:30pm Rowland motioned to approve the Meeting Minutes from January 9, 2024. Whittington seconded and all were in favor.**

**4. Next Meeting Agenda + Topics (March 12, 2024)**

**4:37pm: Johnson motioned to adjourn. Whittington seconded and all were in favor.**