

HAILEY ARTS & HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

February 13, 2024, at 3:30 PM

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

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

Call to Order

1. New

Business

- Master Art Plan Presentation by Mark Sindell with GGLO
- Historic Demolition Application submitted by Michael and Jacqueline Swan, located at 416 N. 3rd Avenue. -- **Action Item**

2. Old Business, In-Progress & Status Reports

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

3. Project Priorities for FY 2024:

- Other Discussions:
 - o Commissioner list of ideas

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

MEMORANDUM

TO: Hailey Arts & Historic Preservation Commission

FROM: Ashley Dyer, Community Development City Planner

RE: Historic Demolition-416 N. 3rd Avenue – General Residential (GR) & Townsite Overlay (TO) Zoning Districts

DATE: February 13, 2024

Michael and Jacqueline Swan, owner of the lots located at 416 N. 3rd Avenue (Lots 16-18, Block 60, Hailey Townsite), has submitted a Historic Demolition Application along with a building permit (#24-005) application for the removal of two sheds located towards the rear of the property as well as the removal of the original portion of the existing home due to substantial construction and non-compliance with current zoning, building and fire codes.

ATTACHMENTS:

- A) Historic Demolition Application
- B) Photos of existing structures to be removed.



HAILEY HISTORIC DEMOLITION APPLICATION

Buildings and Structures Built Prior to 1942

AR# _____

OWNER: MICHAEL and JACQUELINE SWAN
 MAILING ADDRESS: 39 Caprice Bend Pl, Tomball, TX 77375
 PHONE: 208 401 1901 swansinidaho@yahoo.com
 CONTRACTOR: FBD Manny Construction
 MAILING ADDRESS: 508 Main St. Bellevue, ID 83313
 PHONE: 208-720-6835
 CONTRACTOR REGISTRATION NO.: RCE-45965
 ESTIMATED COST OF DEMOLITION: \$5,000.00
 Address of Subject Property: 416 N 3rd Ave, HAILEY

Permit No:	<u>24-005</u>
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)	\$ <u>19.50</u>
Posting Onsite	\$ <u>72.00</u>
291.50	
Total Fees:	\$ <u>300.78</u>

Legal Description of Property: Lot(s) 16,17,18 Block (s) 60 Plat _____

ZONING: A B GR LR-1 LR-2 TN LB LI TI SCI-I SCI-SO RGB NB

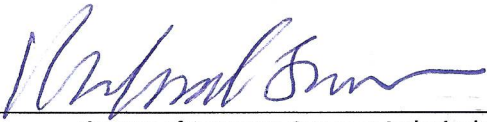
OVERLAY(S): TO DRO SRO CC FH HO PA

- 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 <http://maps.co.blaine.id.us>. Copy and paste the names, addresses and property information on to an Excel spreadsheet and download to a disk or email to planning@haileycityhall.org.
 - Color photos of the elevations of the building. Submit a letter to HPC requesting reasons to waive the 120-day waiting period, if applicable.

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

- i.) A one-hundred-twenty (120) day review period shall run from the date of transmittal of copies of the application to the Departments, agencies, commissions, and organizations. The date of transmittal shall be documented in the application file and shall commence the comment period. **Within seven (7) calendar days of the Building Official certifying that the application is complete**, the Building Official shall, **at the applicant's expense**, publish a Notice of Intent to Demolish a Historic Structure in the official newspaper of the City of Hailey, post on the subject property a Notice of Intent to Demolish a Historic Structure, and mail Notice of Intent to Demolish a Historic Structure to property owners within three-hundred (300) feet of the subject property.
- ii.) During the review period, the City, the Hailey Historic Preservation Commission or any other commission, organization or individual may negotiate with the owner and with any other parties in an effort to find a means of preserving the structure or building for the acquisition by gift, purchase, or exchange of the property or any interest therein.
- iii.) The one-hundred-twenty (120) day review period may be reduced if the Building Official or his/her designee finds that a) the owner has reasonably demonstrated that rehabilitation of the Historic Structure would not be economically feasible, b) the Historic Structure shall be preserved by relocation of the building or structure to another appropriate site in Hailey, c) the Historic Structure is deemed a "dangerous" building as defined in Chapter 3, Section 3.02 of the 1997 Uniform Code for Abatement of Dangerous Buildings, or d) the Hailey Historic Preservation Commission has recommended the one-hundred-twenty (120) day review period be reduced because the Historic Structure does not maintain the historic architectural qualities, historic associations or archeological values of other Historic Structures within Hailey.

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 

Signature of Contractor, Owner, or Authorized Agent

1/15/2024

Date

APPROVED

DENIED

Building Official Date

APPROVED WITH CONDITIONS

Community Development Department
City of Hailey
115 Main Street South
Hailey, ID 83333

January 20, 2024

Re: Request for waiver to historic demolition permit 120 day review period at 416 North 3rd Avenue

My clients, Michael and Jacqueline Swan, hereby request that the City of Hailey waive or reduce the Historic Demolition Permit 120 day waiting period for their permit application for the following reasons:

- A. None of the pertinent structures meet zoning, building or fire codes, severely limiting the client's ability to upgrade or remodel them.
- B. While the structures have stood for up to about 94 years, they are all built with substandard construction. The contractors the Swans have met with have informed them that bringing the structures into compliance with current codes, and even to perform repairs to eliminate sagging, bouncy floors and severely out of plumb walls, would be prohibitively expensive compared to rebuilding.
- C. The structures meet the following provisions of the 1997 Uniform Building Code for the Abatement of Dangerous Buildings:

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

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

The ground floor system of the original house is constructed with 2x6 joists @ 21" oc, spanning about 14½ feet, and the floors sag/bounce substantially. The floor joists are about half the depth that current code would require. The roof appears to be constructed with 2x4 rafters (actual) @ about 24" oc, spanning about 14½ feet, and are severely undersized. A 2x4 rafter at 24" oc should only span about 4 feet. The 8:12 pitch roof generally sheds the snow, but the undersized rafters could fail in the circumstance where the roof held a substantial amount of heavy snow. The crawlspace is extremely shallow, and bottom of footing likely does not meet required 24" frost depth.

The northern shed roof is constructed of 2x4's at 24" oc, spanning about 6½ feet, with 2x4 collar ties at each rafter. To meet current code, the rafters should be 2x8's. The collar ties appear to be inadequate, as exhibited by the splaying of the exterior walls noted in item 10 below.

The southern shed's roof is constructed of 2x6 rafters @ 30" oc, spanning about 9 feet, and with 2x4 collar ties at each rafter. To meet current code, the rafters should be 2x10's. Here again, the walls are splaying as noted in item 10 below. The flat ceiling of this shed is sagging severely, and it appears that a makeshift post and beam system,

consisting of a sagging 2x6, flat "beam" and 2x6 center post, has been added to try to shore up the ceiling. The relatively flat roof was holding snow, and the architect did not feel comfortable entering the structure for further analysis.

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

The northern shed sits on a concrete slab and is not anchored. The southern shed seems to be set on top of some sort of pier block system. Both are at risk of collapse or shifting in the event of a lateral load event.

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

The inferior construction of all three structures could be a liability for potential collapse in the event of a heavy snow event. Both sheds, but especially the southern, exhibit signs of rot in the roof and at the base of the exterior walls.

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

Both sheds have walls that are being thrust outward at the top by the roof structure. The northern shed walls are about 1¼" out of plumb over their 6' height, and the southern structure's walls are about 1½" out of plumb over 5' (or 2¼" out of plumb over their 8' exterior height).

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

None of the structures in question meet required zoning code setbacks and/or fire code separation requirements. The northern wall of the original portion of the house is within 3 feet of the northern shared property line, the northern shed is partially located on the neighboring property to the north, and the southern shed is located within about 30" of the east property line. As noted above, none of the structures meet current building code standards.

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

The fire chief has conducted a site visit to the property and has determined that any changes requiring a building permit to the north wall of the original portion of the house would trigger bringing the north wall into compliance with current fire separation requirements. This is financially infeasible and would essentially eliminate the possibility of having windows on that wall, rendering the north of the structure useless for living space.

The northern shed, located partially on the neighboring property to the north, may not stay in that location and would be very unlikely to survive relocation.

- D. The original portion of the house was substantially altered in a 2010 remodel/addition and hardly resembles the original structure. Siding and windows have been replaced, and any front porch that may have existed has been replaced with a cold entry that is not particularly respectful of the original architecture.
- E. Finally, while the construction date of the original house is listed by the County Assessor's Office as 1930, construction dates of the sheds are not known. The northern shed appears to be of a similar vintage to the original house. The southern shed's construction utilizes newer looking bolts, nominal lumber and was likely built after 1940 and may not be subject to the City's historic demolition requirements.

The Swans are hoping to begin construction this spring by removing the sheds and replacing them with a new garage/accessory dwelling unit (ADU). They would then occupy the ADU during the summer of 2025, while the 2010 house addition is remodeled and the original portion of the house is replaced. If the City finds that the waiting period cannot be waived for the original portion of the house, the Swans request that it be waived for the sheds, so that construction can commence this spring.

As-built site plan and photos of the buildings are attached.

Please let me know if you have questions or if additional documentation is needed to substantiate this request.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca F. Bundy". The signature is written in a cursive style with a large, looping initial "R".

Rebecca F. Bundy, Architect, PLLC

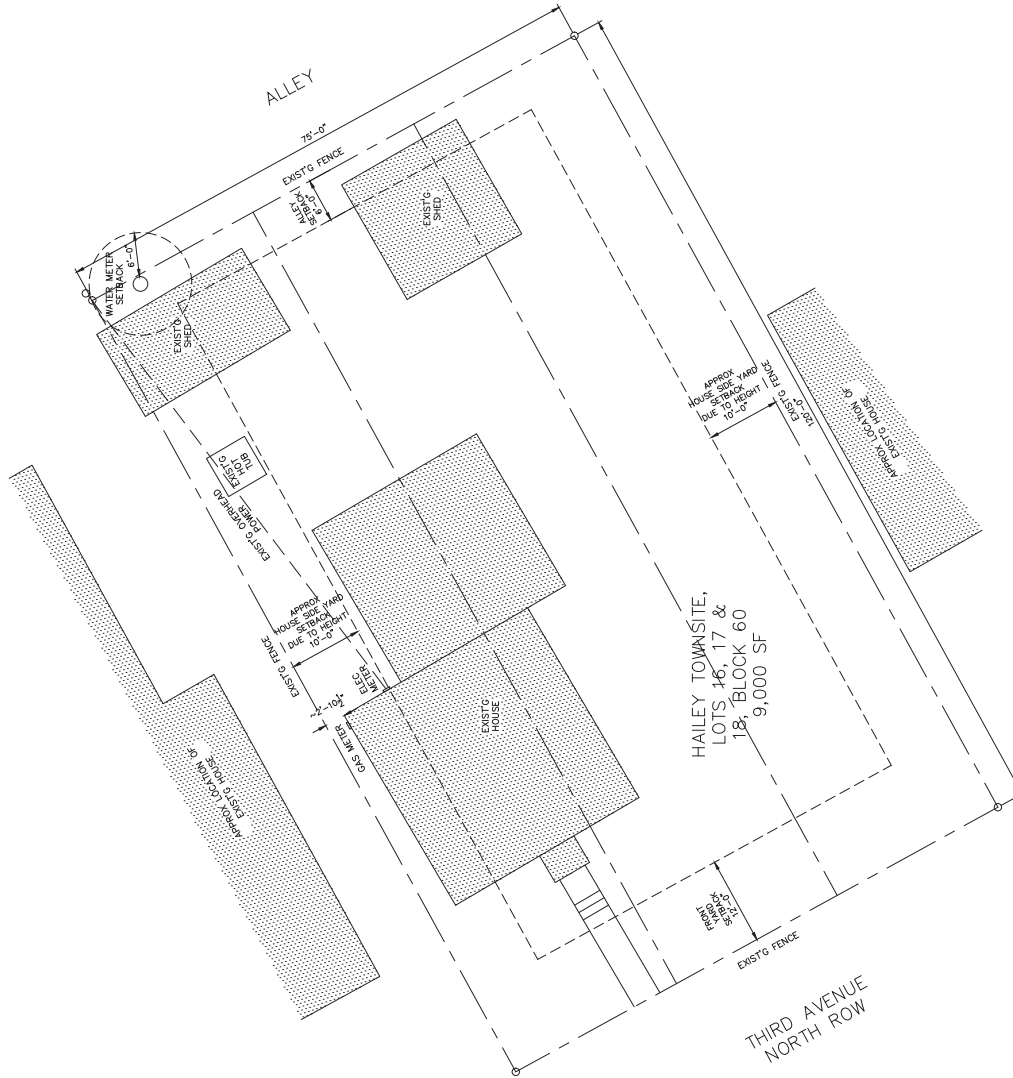
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISION STATUS	
SUBMIT DATE:	
SCALE 1"=10'	
DATE 12/09/23	
DRAWING NO.	A1.01

SWAN ADDITION/REMODEL
416 NORTH 3RD AVENUE
HAILEY, IDAHO 83333
ADDITION/REMODEL

AS-BUILT
SITE PLAN

REBECCA F. BUNDEY, ARCHITECT, PLLC
AIA NCARB
PO BOX 2313 83340
KETCHUM, ID
(208) 720-1832
REBECCA@RFBUNDEYDESIGN.COM



NOTE: BUILDING LOCATIONS ARE BASED ON BUILDING PERMIT SITE PLAN, BY E. O. DESIGNS, DATED JUNE 23, 2009
1/8" = 1'-0"

SITE PLAN



Rear of Original House - < 3' from Property Line



SW View of Original House - New Siding & Windows



South Side of Original House - 2x4 Rafters



Front of Original House - New Cold Entry



North Shed Interior – 2x4 Rafters & Collar Ties



North Shed Sill Plate – no Anchors



North Shed Exterior – North End of Structure on Neighboring Property



North Shed Wall Studs – 1 1/4" out of Plumb over 6'





South Shed – Siding Condition, Lack of Foundation



South Shed Walls – 1 1/2" out of Plumb over 5'



South Shed – Rafter/Siding Condition



South Shed – Sagging Ceiling and Inadequate Beam









Rear of Original House



SW View of Original House



South Side of Original House



Front of Original House

Meeting Minutes

HAILEY ARTS & HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

January 9, 2024, at 3:30 PM

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One-touch: Tel:+18722403212,,686570877#

Access Code: 686-570-877

Present: Joan Davies, Herbert Romero, Carol Waller, Michele Johnson, Kristin Anderson, Toni Whittington, Gwen Mesce, and Lee Dabney **Staff:** Robyn Davis, Ashley Dyer

Call to Order: 3:32pm Johnson called the meeting to order.

New Business

1. Budget

- **Budget for FY 2024:** Davis provided an update on new project balances and requests.
 - Details and Discussion:
 - Kefer Park Memorial Reimbursement request: Davis provided an update on the requested reimbursement from the Sage School for supplies for the Art Murals located at Kefer Park; totaling \$968.91. Johnson stated that there were no expenses discussed or agreed upon with the Sage School. Davies mentioned that there was a small discussion about monetary contribution, but nothing was agreed upon. Lee stated that the city was not soliciting for the project & that the Sage school came to us. Anderson stated that they should have been clearer about their budget and what they were asking for. **At 3:49PM Johnson made a motion to pay the Sage school \$500 for their efforts on the project, Romero seconded the motion, all were in favor. -- Action Item**

2. Old Business, In-Progress & Status Reports

1. Adoption of the Meeting Minutes from November 14, 2023 -- **Action Item**

3:55pm Anderson motioned to approve the Meeting Minutes from November 14, 2023. Waller seconded and all were in favor.

3. Project Priorities for FY 2024:

- Master Art Plan- as requested by City Council
 - Davis provided a brief update on what a Master Art Plan would look like for the city.
 - Anderson asked if the Art plan could be incorporated into the Downtown Master Plan that the city is working on. Davis stated that there is a lot to say about having consistency in planning, especially mater plans and that this is defiantly a possibility. Davis will reach out to the consultant (GGLO) to get some further information about availability and budget and see if they can attend the next meeting.
- Other Project Priorities?
 - Each Commissioner listed some of their priorities that they would like to see for FY24.
 - Romero would like to see the Hometown Heros wall- more Heritage/sculptures.

- Davies would like more stories.
- Whittington would like to see more murals, Hometown Heroes, Sculptures.
- Dabney and the Hailey Public Library would like to coordinate a bottle cap art project with another local artist around Earth Day on the Town Center West Building.
- Johnson thinks there is potential for the Town Center West building to incorporate at least three murals on the exterior- she would also like to see some Maintenance projects prioritized.
- Anderson thinks it is important to do the Master Plan- when is there too many Murals?
- Waller would like to see some kind of Mural along the concrete wall Airport Way.

4. Next Meeting Agenda + Topics (February 13, 2024)

4:22pm: Davies motioned to adjourn. Dabney seconded and all were in favor.