

HAILEY ARTS & HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

January 14, 2025, at 3:30 PM

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

3:30 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

Call to Order

1. New Business

- Historic Demolition Application submitted by the Advocates for Survivors of Domestic Violence, represented by Errin Bliss with Bliss Architecture, for 201 S. River Street. - **Action Item**
- Historic Demolition Application submitted by the Advocates for Survivors of Domestic Violence, represented by Errin Bliss with Bliss Architecture, for 203 S. River Street. - **Action Item**
- Discussion on project priorities for FY2025
- Maintenance discussion

2. Old Business, In-Progress & Status Reports

- Adoption of the Meeting Minutes from November 5, 2024 -- **Action Item**

3. Next Meeting Agenda + Topics (Tuesday, February 11, 2025)

MEMORANDUM

To: Hailey Arts & Historic Preservation Commission
From: Ashley Dyer, Community Development City Planner

Overview: Historic Demolition Applications for 201 and 203 S. River Street – Business (B) Townsite Overlay (TO), and Downtown Residential Overlay (DRO) Zoning Districts

Date: January 14, 2025

The Advocates for Survivors of Domestic Violence, represented by Errin Bliss of Bliss Architecture, applied for a Historic Demolition Permit for the properties located at 201 and 203 S. River Street (Lots 1-3 Block 30, Hailey Townsite). The 1,739 square foot residential structure proposed for demolition at 201 S. River Street was constructed in 1910. The 975 square foot residential structure proposed for demolition at 203 S. River Street was constructed in 1940. Both structures are considered historic by Hailey’s Municipal Code.

The Commission’s Chair, Michele Johnson, as well as City Staff, conducted a site visit on December 11, 2024. A report summarizing this visit is attached. In summary, due to substantial damage and non-compliance with current zoning, and non-compliance with building and fire codes, the structures are non-repairable and inhabitable. As a result, the Applicant is requesting a waiver to the 120-day review period, and instead, seeking approval of a 60-day review period.

The Applicant has demonstrated that rehabilitation of the historic structures would not be feasible and that the reduced review period would be applicable due to the following: 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, and/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.

Attachments:

- A) Historic Demolition Application for 201 & 203 S. River Street
- B) Photos of existing structures to be removed.
- C) Memorandum from the Board’s Chair

December 27, 2024

Hello my fellow HAHP Committee Members,

I want to let you all know that I did a site visit with Ashley, Errin Bliss and a Representative from The Advocates to the two houses on River and Croy Streets that are to be demolished for a new larger proposed building.

The two houses are in terrible condition. The smaller of the two have been decorated very cutely and seems homey. However, that said, it's in rough condition and shows no historical significance. The larger one "Granma Anna's" house (if you have lived here 50 years or more you will know which one I'm talking about) is almost falling down and again shows no historical significance.

I see no reason for either of these to be saved.

Sincerely,

Michele Johnson



HAILEY HISTORIC DEMOLITION APPLICATION

Buildings and Structures Built Prior to 1942

AR# _____

OWNER: _____

MAILING ADDRESS: _____

PHONE: _____

CONTRACTOR: _____

MAILING ADDRESS: _____

PHONE: _____

CONTRACTOR REGISTRATION NO.: _____

ESTIMATED COST OF DEMOLITION: \$ _____

Address of Subject Property: _____

Permit No: _____

Date Filed: _____
(Demo Permits Valid for 90 Days)

Permit Fee: \$ 150.00

Publication Costs \$ 50.00

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

Posting Onsite \$ 72.00

Total Fees: \$ _____

Legal Description of Property: Lot(s) _____ Block (s) _____ 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 Date

APPROVED DENIED

Building Official Date

APPROVED WITH CONDITIONS

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

Characteristic Information for Parcel Number:RPH0000030001A

Residential Characteristic Records:1

Manufactured Characteristic Records:0

Parcel Number	RPH0000030001A
Owner	ADVOCATES FOR SURVIVORS OF DOMESTIC VIOLENCE
Address	201 S RIVER ST
Legal Description	HAILEY LOT 1 & 2 BLK 30 SEC 9 2N 18E EXEMPT APP RCVD 2024
Mailing Address	AND SEXUAL ASSAULT, INC PO BOX 3216 HAILEY ID 83333-0000
Residential Record	1
Fireplace	0
Heat Method	Yes
Air Conditioning	No
Bathrooms	1.00
Kitchens	1
Bedrooms	3
Car Storage 1 sq. ft.	798
Car Storage 1 type	Detached
Car Storage 2 sq. ft.	0
Car Storage 2 type	None
General Purpose sq. ft.	0
Year Built	1910
Last Year Remodeled	0
Ground Floor sq. ft.	1310
Upper Floor sq. ft.	429
Lower Floor sq. ft. Unfinished	0
Lower Floor sq. ft. Finished	0
Basement Floor sq. ft. Unfinished	0
Basement Floor sq. ft. Finished	0
Attic sq. ft. Unfinished	0
Attic sq. ft. Finished	0



201 S. River St.
North Facade/Croy St.
November 4th, 2024



201 S. River St.
South Facade
November 4th, 2024



201 S. River St.
East Facade/River St.
November 4th, 2024



201 S. River St.
West Facade
November 4th, 2024



201 S. River St.
Storage Structure North Facade
November 4th, 2024



201 S. River St.
Storage Structure West Facade
November 4th, 2024



201 S. River St.
Storage Structure East Facade
November 4th, 2024



HAILEY HISTORIC DEMOLITION APPLICATION

Buildings and Structures Built Prior to 1942

AR# _____

OWNER: _____

MAILING ADDRESS: _____

PHONE: _____

CONTRACTOR: _____

MAILING ADDRESS: _____

PHONE: _____

CONTRACTOR REGISTRATION NO.: _____

ESTIMATED COST OF DEMOLITION: \$ _____

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Permit No: _____

Date Filed: _____
(Demo Permits Valid for 90 Days)

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Publication Costs \$ 50.00

Postage - Noticing \$ _____
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X _____
Signature of Contractor, Owner, or Authorized Agent Date

APPROVED DENIED

Building Official Date

APPROVED WITH CONDITIONS

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

Characteristic Information for Parcel Number:RPH00000300030

Residential Characteristic Records:1

Manufactured Characteristic Records:0

Parcel Number	RPH00000300030
Owner	ADVOCATES FOR SURVIVORS OF DOMESTIC VIOLENCE
Address	203 S RIVER ST
Legal Description	HAILEY LOT 3 BLK 30 3,600 SF EXEMPT APPLICATION RCVD 2024
Mailing Address	AND SEXUAL ASSAULT, INC PO BOX 3216 HAILEY ID 83333-0000
Residential Record	1
Fireplace	1
Heat Method	Yes
Air Conditioning	No
Bathrooms	1.00
Kitchens	1
Bedrooms	1
Car Storage 1 sq. ft.	0
Car Storage 1 type	None
Car Storage 2 sq. ft.	0
Car Storage 2 type	None
General Purpose sq. ft.	0
Year Built	1940
Last Year Remodeled	0
Ground Floor sq. ft.	660
Upper Floor sq. ft.	315
Lower Floor sq. ft. Unfinished	0
Lower Floor sq. ft. Finished	0
Basement Floor sq. ft. Unfinished	0
Basement Floor sq. ft. Finished	0
Attic sq. ft. Unfinished	0
Attic sq. ft. Finished	0

203 S. River St.
East Facade/River St.
Oct. 31, 2024



203 S. River St.
South Facade
Oct. 31, 2024



203 S. River St.
West Facade
Oct. 31, 2024



Public Art Maintenance

Hailey Arts and Historic Preservation Commission -- City of Hailey

Permanent Art	Location of Art	Artist	Date of Installation	Date of Maintenance
Timeless Portal	Roberta McKercher Park	Mark Stasz		
Woodside Bike Racks	Woodside Boulevard			
Myrtle Street Sheep	Northeast corner of Myrtle + Main Streets	Jacob Novinger	08/2019	
Welcome to Hailey Sign	Main Street near Fox Acres Road	Hawley Graphics		
Welcome to Hailey Lighted Sign	Airport Way	Hawley Graphics		
Cubic Symphony Sculpture	Southeast corner of Pine Street + Main Street	Mark Stasz		
Wertheimer Park Art – Int Cent Doors				
Skate Park Totems	Wertheimer Park			
Wertheimer Park – Int Cent Exhibits				
Mutton Busting Sculpture	Wertheimer Park			
Owl Mural	North wall of Jane’s Artifacts	Kevin Fitzpatrick	09/2019	
W.A.T.E.R. Club Mural	South wall of Jane’s Artifacts	W.A.T.E.R. Club	09/2020	
Twist of Fate	Northeast corner of Spruce & River Streets	Mark Stasz	07/2022	
Kaleidoscope	Roberta McKercher Park			
The Good Shepard Sheep Monument	Roberta McKercher Park	Danny D. Edwards	10/2021	
Chinese American Heritage Sculpture	Northwest corner of Walnut & Main Streets	Gemma Daggatt	10/25/2023	
Mural Sturtevant’s	Sturtevant’s- 1 Carbonate Street	Kika MacFarland	9/26/2024	

Temporary Art	Location of Art	Artist	Date of Installation	Date of Maintenance
Wertheimer Banners	Wertheimer Park			
Fox Building Window Banners	Hailey City Hall (115 S. Main)			
Bullion Square Pavement Art	Bullion Square Parking Area (111 N. Main)	Ann Hastings	09/2018	
City of Hailey Logo Painting	Hailey City Hall (115 S. Main)	Tom Teitge		
Watershed Bench	Hailey Public Library (7 W. Croy)	Tom Teitge		
Mosaic of Tree	Hailey Public Library (7 W. Croy)			
Topographic Map	Hailey City Hall (115 S. Main)	Tom Teitge		
Wertheimer Park – Concrete Benches				
Wertheimer Park – Int Cent Mural		Tom Teitge		
Welcome Center Pavement Art	Entry to Welcome Center	Ann Hastings	06/2018	

Private Art	Location of Art	Artist	Date of Installation	Date of Maintenance
Swords to Plowshares Mural	South wall of P.M. Brown Bldg. (221 S. River)	Tom Teitge		
Friedman Memorial Airport Art Exhibition	Friedman Memorial Airport (1616 Airport Circle)			
Big Bicycle Sculpture	Northwest corner of Carbonate + Main Streets	Bob Wiederrick	10/2013	
Street Banners – Eat/Play/Live				
Truck full of Skis!				
Narrative Plaques on Historic Bldgs.		Hawley Graphics		
Moose Mural	Lago Azul (west wall)	Gwen Mesce		

Updated 12/11/24

Public Art Maintenance Schedule- Review every spring
Hailey Arts and Historic Preservation Commission -- City of Hailey

Permanent Art	Location of Art	Preventative Maintenance	Corrective Maintenance	Emergency Maintenance
Timeless Portal	Roberta McKercher Park			
Woodside Bike Racks	Woodside Boulevard			
Myrtle Street Sheep	Northeast corner of Myrtle + Main Streets			
Welcome to Hailey Sign	Main Street near Fox Acres Road			
Welcome to Hailey Lighted Sign	Airport Way			
Cubic Symphony Sculpture	Southeast corner of Pine Street + Main Street			
Werthheimer Park Art – Int Cent Doors				
Skate Park Totems	Wertheimer Park			
Werthheimer Park – Int Cent Exhibits				
Mutton Busting Sculpture	Werthheimer Park			
Owl Mural	North wall of Jane’s Artifacts			
W.A.T.E.R. Club Mural	South wall of Jane’s Artifacts			
Twist of Fate	Northeast corner of Spruce & River Streets			
Kaleidoscope	Roberta McKercher Park			
The Good Shepard Sheep Monument	Roberta McKercher Park			
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Narrative Plaques on Historic Bldgs.				
Moose Mural	Lago Azul (west wall)			

Updated 12/11/24

Public Art Inventory

Hailey Arts and Historic Preservation Commission -- City of Hailey

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Truck full of Skis!			
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Updated 12/11/24

HAILEY ARTS & HISTORIC PRESERVATION COMMISSION MEETING MINUTES

REGULAR MEETING

November 05, 2024, at 3:30 PM

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3:30 PM Hailey City Hall

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<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

Present: Michele Johnson, Herbert Romero, Joan Davies, Frank Rowland and Carol Waller.

Staff: Robyn Davis, Community Development Director and Ashley Dyer, Community Development City Planner

Call to Order: 3:31pm Johnson called the meeting to order.

1. New Business

- FY -2025 Budget update/discussion-
 - Dyer and Davis gave a briefing of the FY25 budget to the Commission; Davis explained the difference between the allocations for the annual budget and the maintenance portion of the budget.
 - Project priorities for 2025
 - The Commission was presented with a list of projects that they have been contemplating or discussed throughout the year and were asked to prioritize the projects' importance. The commission unanimously decided that the maintenance projects listed were of importance and that they should focus on maintaining the projects that are already completed, such as the plaques, phone booths, relocating sculptures and the handprint project at the Hop Porter Park. Davis said that staff would update the maintenance forms and bring them to the January meeting for further discussion and decision.
 - Joan spoke to the Commission about a previous project that the Commission had started but has not completed known as the "Crossroads project". She stated that it is important to finish the project to help identify the Historical corners/ markers for E. Bullion and North 2nd Avenue. The Commission agreed and discussed different options for creating those markers, such as more permanent signage in those areas. Davis reminded the Commission that they already "have the sites marked" for their historical importance & this might be redundant and could there be a better way to showcase the sites. The Commission discussed different avenues such as participating in the City's "Way finding" project to create more signage for the historic sites. Romero suggested adding Spanish versions of the signs as well. Davis said she would keep them informed about the process and that it could still be a few years out.
 - The Commission discussed projects to use the remaining \$3,147.00 FY25 budget. The Commission discussed a possible joint Mural project with the Airport for the wall along Airport Way. Davis told the Commission that the new Master Plan for Airport way could potentially help with future projects in that area. Frank discussed a possible virtual GPS addition the to the existing walking

tour/ crossroads sections. Staff said they thought the Chamber created one and will look into this more. The Commission discussed producing more of the Historic Old Hailey brochures to pass out to the Museum and other establishments. Staff will bring back cost estimates for approximately 500 of the brochures to the January meeting.

2. Old Business, In-Progress & Status Reports

- Adoption of the Meeting Minutes from September 10, 2024 -- **Action Item**

4:14pm Frank made a motion to approve the Minutes from September 10, 2024, Carol seconded, and all were in favor.

4:24pm Joan made a motion to adjourn the meeting, Frank seconded, and all were in favor.

3. Project Priorities for FY 2025:

- Will be further discussed at the January meeting

4. Next Meeting Agenda + Topics (Tuesday, January 14, 2025)

Davis will remind the Board about the upcoming meeting.