MEETING OF THE 
HAILEY ARTS AND HISTORIC PRESERVATION 
COMMISSION

Tuesday, July 12, 2022 at 3:30 PM
To be held at Hailey City Hall and virtually via GoTo Meeting

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Access Code: 686-570-877

Call to Order

New Business
Staff and Commissioner Research (documents may be brought to hearing):
1) Discussion and Review: Errin Bliss, of Bliss Architecture, has submitted a plan set for an addition to the Emmanuel Episcopal Church in Hailey. This structure is a historical building, nationally registered and recognized by the Idaho State Historical Society. Errin Bliss will present his drawings and scope of work for the building. HAHPC will review and provide feedback as it pertains to the Design Standards outlined by SHPO -- Action Item
   a. Bliss Architecture Plan Set
   b. Mark Howland Plan Set (previous architect)
   c. State Historic Preservation Office (SHPO) Design Standards

2) Updates on 2022 Priority Projects (if any):
   a. Phone Booth Revitalization
   b. Utility Box Information and Costs
   c. Plaques for Existing Art

3) Budget Updates and Discussion

Old Business, In-Progress & Status Reports
1) Adoption of the Meeting Minutes from June 14, 2022 -- Action Item

Possible Discussion Topics for next Agenda (August 9, 2022 at 3:30pm)

Adjourn
The Secretary of the Interior’s Standards for Rehabilitation

Introduction to the Standards: The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards for Rehabilitation have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

The Standards: The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
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Tuesday, June 14, 2022 at 3:30 PM  
To be held at Hailey City Hall and virtually via GoTo Meeting

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Present: Frank Rowland, Michele Johnson, Herbert Romero, Toni Whittington, Joan Davies, Gwen Mesce, Kristin Anderson  
Staff: Robyn Davis  
Guests: Julia Zimmerman

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

New Business

Staff and Commissioner Research (documents may be brought to hearing):

1) Collaboration Projects: Mural Wall with Sage School -- Action Item
Julie Zimmerman introduced self and brought forth the idea of collaborating with the HAHPC on a mural in the fall 2022. Zimmerman noted that the Sage School students will focus on society, student relationships with each other, social justice, social environment, and community in the upcoming school year. Zimmerman noted that the mural would be a reflection of their understanding and its relation to our community.

Johnson questioned whether there is a wall available for this type of mural. Johnson further suggested a mural on the new Town Center West Building. Davis will supply available wall options again for the group to review. Johnson inquired about procuring materials. Zimmerman noted that the Sage School can contribute here. Davis questioned whether design ideas could be vetted by HAHPC (and any private building owner) prior to installation. Zimmerman agreed and would disseminate the design ideas prior to installation. Zimmerman also noted that the design would be complete and approved by Thanksgiving Break. More information to come.

2) Updates on 2022 Priority Projects (if any):
   a. Phone Booth Revitalization: Discuss of Estimates, Scope of Work and Process
   b. Utility Box Information and Costs
   c. Plaques for Existing Art
   d. Window Art
Rowland provided update on Impact Auto Estimate in Bellevue (formal bid $1861.98). The estimate is for refurbishing of both booths. Owner would waive all transportation costs to get booths to shop. Johnson inquired on timeline and how long Impact Auto would have the booths. Rowland wasn’t sure; however, they could begin work on August 8, 2022.
Johnson went on to share that Windy City provided an estimate on art panels = 12 panels @ $786 total. Discussion ensued.

3:56pm Rowland motioned to accept the estimate from Impact Auto and move forward with refurbishing the phone booths. Whittington seconded and all were in favor.

Romero went on to discuss the utility boxes and suggested that the Board consider partnering with local organizations to design the wrap. Romero suggested that the task be a collective effort, which could showcase local talent and collaboration with local organizations. Board agreed. Davis will follow up with Ketchum regarding utility boxes, wrapping and permissions.

4:01pm Johnson provided an updated on the possible landscaping bed for Cubic Symphony at the corner of Pine Street Station. Johnson noted that Brian Yeager and crew could potentially remove concrete in the fall, and flowers, compost and other ground covers, including irrigation, could be installed early spring 2023.

Johnson went on to share information regarding the art plaques. Johnson noted that a Brass 5x7 plaque would cost approximately $210 per plaque; a stainless steel plaque could cost approximately $180 per plaque. Johnson noted that these could be paid for out of maintenance budget. Davis to confirm and bring back at next meeting.

3) Updates on Town Square West Building + Project
4) Relocation of Kaleidoscope and/or Timeless Portal

Discussion of the relocation of the kaleidoscope continued. Board would like to see the kaleidoscope at the new Town Center West building. Davis will follow up and report back to the Commission on the feasibility of this. The Commission also discussed the relocation of Timeless Portal. The Board would like it moved to the pad where the kaleidoscope sits. Whittington noted that she spoke with artist and artist recommended tipping the piece onto a cart, moving it and tipping it back up. Whittington will follow up with artist regarding relocation.

Davis discussed the possible window art project with the Board. Davis noted that not all parties are amenable to covering the windows and suggested that the Board choose a different project to work on. Board agreed.

The Board went on to discuss the Town Square West Building and project. Davis suggested that the Commission consider painting a fun crosswalk across the alley – from the library to the building. Board willing to entertain idea. Davis to follow up with Public Works regarding the crosswalk idea and paint.

Old Business, In-Progress & Status Reports
1) Adoption of the Meeting Minutes from April 12, 2022 -- Action Item
4:22pm Whittington motioned to approve the Meeting Minutes from April 12, 2022. Romero seconded and all were in favor.
2) Flower Project Volunteers

Possible Discussion Topics for next Agenda (July 12, 2022 at 3:30pm)

Adjourn
4:26pm Romero motioned to adjourn. Mesce/Whittington seconded and all were in favor.
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