

**MINUTES OF THE SIXTH REGULAR MEETING
OF THE HAILEY HISTORIC PRESERVATION COMMISSION
HELD TUESDAY, OCTOBER 25, 2005 IN THE
UPSTAIRS *SECONDARY* MEETING ROOM WITHIN HAILEY CITY HALL**

The sixth meeting of the Hailey Historic Preservation Commission was called to order at 6:43 p.m. by City Council liaison Rick Davis. Commission members Teddie Daley, Lynda Smith, Laura Hall, and Denise Jackson Ford were present. Tom Bergin was also in attendance. Taylor Walker was in attendance for his presentation and for the following discussions and conclusion of the meeting.

Rick Davis: requested a motion to approve the September 27, 2005 minutes of the fifth meeting of the Historic Preservation Commission. Laura Hall made the motion to approved, seconded by Teddie Daley and approved unanimously without discussion.

Rick Davis: introduced the existing contents of the City of Hailey demolition ordinance and the structure of the City of Ketchum demolition ordinance as had been e-mailed to all. The Commission compared and discussed contents noting the extensive, more detailed content of the text of the Ketchum demolition ordinance. #1 item regarding a 'delay pause' was particularly discussed in terms of the notice requirement. The inclusion of a definition of demolition was also noted. Rick Davis explained that the City of Hailey Planning and Zoning Commission would be interested in a recommendation from the Historic Preservation Commission regarding the contents of a City of Hailey demolition ordinance. For this meeting, the Commission focused on discussing the demolition process in an effort to devise and adopt a process that considers public issues and protects public concerns.

Denise Jackson Ford: suggested that this Commission review the contents of the City of Ketchum demolition ordinance over the coming month comparing it to the text of the City of Hailey demolition ordinance as well as the Taylor Walker presentation on demolition considerations coming up tonight. Ford suggested this Commission use the more detailed City of Ketchum demolition ordinance as a template for enhancing and adopting a more comprehensive City of Hailey demolition ordinance. These suggestions by Ford received general agreement among commission members.

Laura Hall: raised a question about the 'no penalty clause' commenting that in the absence of any penalties for inappropriate demolition processes, a demolition ordinance of any kind with have no 'teeth'. Rick Davis explained that once a process is written, recommended and ready for adoption, the City of Hailey attorney would devise and add a penalty clause for violations of the ordinance.

Rick Davis: raised a 'house keeping' item. He requested we wave a December meeting of the Historic Preservation Commission due to the busy holiday season. All Commission members were in agreement.

Denise Jackson Ford: presented a DRAFT document she and Rob Lonning had prepared for this Commission's review regarding the Mission Statement for the Historic Preservation Commission as well as a set of Goals followed by Activities and associated Objectives. Ford explained the thought process she and Lonning followed to compile the draft document and asked all members to review the document details, to make edits and additions to the copy sent to all by e-mail and to send comments back to Lonning or Ford.

Rick Davis: suggested that detailed review and consideration of demolition ordinance information and of the Mission Statement document be the two homework assignments for the November meeting. Denise Jackson Ford requested that all be ready to make informed recommendations and motions on both issues to keep moving forward on these items considering that the November meeting will be the last formal Commission meeting of 2005. Davis reaffirmed that this Commission needed to be prepared to make a recommendation to the City of Hailey particularly regarding the demolition ordinance. Commission members present agreed to these homework assignments.

Commission Members: confirmed that the next meeting would be held the fourth Tuesday of the month, November 22, 2005.

Laura Hall and Lynda Smith: brought the Commission's attention to a notebook of current MLS listings displaying historic structures. Hall noted that so many of the structures were built in 1910 that she wondered what might have been happening in 1910 to provoke a building surge. Teddie Daley too was curious about activities in Hailey in 1910 and thought she might check the museum for a clue to the significance of this year. Discussion returned to the MLS listings and it was noted that the Assessor's office can provide the original building dates and usually all remodel dates for historic structures.

Denise Jackson Ford: raised her concern about one item on the next City of Hailey Planning and Zoning Commission meeting agenda regarding a request to raise the maximum roof height in Hailey from 35 to 40 feet. Taylor Walker, by now had joined this meeting and commented on this item.

Taylor Walker: had discussed the visual difference in building heights from 35 to 40 feet with his architect, Don Stamp. Mr. Stamp had explained to Walker that raising a *flat* roof an additional five (5) feet may create a dramatic [visual] change in terms of changing the line-of-sight view to the surrounding hillsides. However, an additional five (5) feet added to a *pitched* (triangular) roof will not create as substantial an obstacle or *block* [to line-of-sight views] or create quite as intense shadowing along streetscapes because pieces of sky and light may be seen around either side of the peak of the roof. Commission members commented on the potential for 40-foot-tall buildings to dwarf existing historic house-type or residential structures particularly in transitional zones. Another concern was the possibility of multiple adjacent buildings with 40-foot-high flat roofs creating more shadowed and canyon-like corridors along Hailey streets. Taylor Walker mentioned the newer banks and shopping structures in downtown Ketchum that have significantly compromised the skyline and the views toward Bald Mountain and other surrounding hills. Ford thought this issue might have a significant impact on the historic 'sense of place' for the City of Hailey and said she would attempt to attend this meeting.

Taylor Walker: then began his PowerPoint presentation on thoughtful consideration of historic structures and on responsible remodeling, removing or recycling of existing buildings. Walker provided a color, hardcopy of his presentation to Denise Jackson Ford on behalf of the Commission. Walker then turned the Commission's attention to the Hailey Design Review Guidelines. He discussed page 5 of the Guidelines [page 8 on the PDF version available on the City of Hailey web site] and then referred back to page 4 to discuss preservation issues. He recommended that in order for any City of Hailey demolition ordinance to have some 'teeth', it ought to be linked to the contents of pages 4 and 5 of the Design Review Guidelines relative to historic structures and areas. Walker then reviewed the history and structural aspects of three buildings he worked with on his property along First at the corner of First and Carbonate across from the Nature Conservancy building. Walker presented a flow chart of the process recommends to follow in considering the historic value and potential – or not – of old buildings and how to potentially link the process presented in his flow chart to the content of the Design Review Guidelines.

Walker reviewed: the various financial considerations inherent in: 1.) Remodel buildings on site; 2.) Resolving code issues associated with moving buildings and; 3.) Salvaging and reclaiming building materials. Walker stated that we will be hard pressed to keep up with the rate of development in the City of Hailey core areas around First and Second but finds more opportunity and potential for historic preservation in residential neighborhoods. Walker recommended that this Commission focus on façade conservation. Walker had two goals in handling the buildings on his downtown Hailey property: Goal 1.) Pass on some history by saving historic items for display within new buildings and; Goal 2.) Prevent resources [viable and rare building materials] from entering a landfill.

Walker's focal message: was to help people plan for reusing, moving or salvaging buildings on properties they are in the process of buying *before* they close on the sale of a property. Once a new owner closes with the title company on a property, "the clock begins ticking." Owners must be doing something with the property to make it worth the investment. With financial investment on the line, decisions become rushed and monthly mortgages become a greater concern than spending time to research options for old buildings. An educational outreach program is needed with tools to address development issues and to help property owners seriously considered the possibility of preservation.

Walker suggested: the Historic Preservation Commission might create and provide the following tools: 1.) A 'how-to' brochure or pamphlet to reduce the research time involved for new property owners in calculating financial gains or losses of remodeling versus moving versus recycling old buildings, 2.) A demolition ordinance that spells out a viable and responsible demolition approach, 3.) A façade easements program with a well defined application process, 4.) A historic preservation registry program that assists property owners in applying to the National Register of Historic Places [and/or to a local Hailey Register of Historic Places.], 5.) Incentives woven into a Historic Preservation Ordinance where property owners and developers might pick up an extra 10% density or they replace an old building with a LEED building which means they MUST salvage or recycling the viable materials of the existing old building upon demolition.

Commission members: discussed how these informational pieces – including but not limited to brochures, pamphlets, registry applications, proposed ordinances might be circulated around public events such as a Historic Preservation Commission Open House. Members agreed it will be instructive and helpful to consider the contents and details of Taylor Walkers presentation when making recommendations to the Hailey P&Z regarding a demolition ordinance.

Lynda Smith: made a motion to adjourn and Denise Jackson Ford seconded that motion. The Fifth Meeting of the Historic Preservation Commission adjourned at 8:05 PM.