

IDAHO FALLS HISTORIC PRESERVATION COMMISSION

Special Meeting, August 5, 2010

5:00 p.m.

Annex Conference Room

City Hall Annex Building

Attending: Graham Whipple, Chair; Julie Braun, Vice-Chair; Hereschell Mynarcik; Cheryl Cox; Nancy Boland; Roxane Mitro, Stephanie Rose. Renee Magee, staff. Thomas Development Company represented by Thomas Mannschreck, Barbara Mannscrek, Steve Frei, Jim Glancey of Glancey Rockwell Architects, and representative of Pacific West Construction.

Constitution Plaza Building (Former EICAP), 357 Constitution Way

Thomas Mannschreck explained they were applying for CDBG monies to renovate two facades on the building at 357 Constitution Way, the north facade facing Constitution Way and the west facade which faces Park Avenue. They are pursuing a LEED platinum certification on the building. They are considering underground parking and a landscaped plaza to the west of the building. Ultimately they hope to construct a second building at the corner of Park Avenue and Constitution Way. Of the three alternatives being presented, they prefer the brick and stone facade.

After the architect and Commission members discussed all three alternatives, Whipple discussed the need to retain original materials on a building which is eligible for the National Register of Historic Places. The materials on the north facade should be retained, including the windows. Although the facade is slightly damaged it can be saved. Flat metal awnings are one alternative to enhance the facade and preserve its style. Recladding on the north facade will reduce the historic value of the building. The west elevation is not the important elevation and may be modified. To summarize the discussion, Graham made the following recommendations to the applicants:

- a. Maintain the Art Moderne/Art Deco north facade as proposed on the one alternative,
- b. Maintain the existing materials including the pilasters on the north facade,
- c. Maintain the upper windows on the north facade since the materials are original and fit the style of the building, and
- d. Retain the parapet on the north facade as it presently designed and transition to an increased height for the west parapet.

Rose suggested Mannschreck investigate the historic tax credits since the building is eligible for the National Register of Historic Places. The applicants should get a copy of the Secretary of Interior Standards. The meeting adjourned at 6:20 p.m.

Renee R. Magee, Staff