

## IDAHO FALLS HISTORIC PRESERVATION COMMISSION

April 7, 2011

Noon

City Annex Building Conference Room  
680 Park Avenue

Attending: Nancy Boland; Cheryl Cox; Roxane Mitro; Hereschell Mynarcik; Stephanie Rose; and Graham Whipple. Renee Magee, and Debra Petty, staff.

Call to Order at 12:10 p.m.

Approval of Minutes: Motion by Mitro, seconded by Mynarcik, to approve the minutes of March 3, 2011, with modification to the date of the meeting. Motion passed.

Debrief on Workshop for Energy Conservation and Historic Homes: The lecture was attended by 26 persons including staff and commission members. The audience consisted of remodel contractors and many homeowners from the numbered streets. Having the lecture centrally located at the ARTI Theater worked well, as it had access from the front and rear of the building and suitably accommodated a large group. Magee expressed disappointment in not having representation from other communities. The event was well advertised through the media, flyers and by word-of-mouth. Rose would like the logo as large as possible on any future printed materials with placement front and center.

The lecture and workshop was a large undertaking by the group. Feedback was positive. Rose asked if remaining grant monies were available for books, videos, and publications for the commission's reference library. Magee said she needed to talk with the grant administrator to determine the amount. Mynarcik said he has back issues of a Victorian home magazine he is willing to donate. Rose would like information from the National Trust for Historic Preservation, This Place Matters, American Bungalow Journal, and the instructional video by Leeke demonstrating the techniques he presented at the workshop included for reference. She said he had great tips for glazing and made it look so easy. Magee said there are pros and cons of having a reference section in the Idaho Room, but it is possible the new reading room would have space available.

Reconnaissance Survey of Mid-Century Modern Homes: The survey of Mid-Century Modern homes and commission meeting is scheduled for Friday, May 6, 2011 from 4:00 p.m. to 7:00 p.m., and will encompass Tautphaus Park, 16<sup>th</sup> Street, Saturn Drive, and 1<sup>st</sup> Street. The group will meet at Magee's house prior to the start of the tour.

### Miscellaneous:

- Main Street National Trust for Historic Preservation is offering a webinar on Monday, April 11 and April 18, 2011 from 1:00 – 2:00 p.m. regarding revitalization in the downtown. The cost is \$50.00 per station for both broadcasts. Magee will handle registration and make arrangements for the Annex conference room, or Council Chambers.
- Rehab of Historic/Older Buildings: Rose questioned the development of rehabilitation standards/codes for older buildings. She is concerned many people looking for investment opportunities are reluctant invest money in a building that must be brought up to current codes, as it is not profitable and ultimately puts the building at risk. Magee said the building official has discretion concerning historic buildings. She said Mr. Trimp was not required to make any changes to his business, except make it ADA compliant. Mitro said per Chapter 34 of the *International Building Code*, the owner need only address the utilized portion and not the entire facility. Whipple said the requirement is to have critical functions within an accessible place. Magee said building code considerations are not as great for a home going to an office versus a hotel to an office building. Fuller, chief building official, goes out of his way to assist owners of older properties. Rose is concerned about the changes in her neighborhood. She does not want it to become a paved landscape.

- Linger home: The members would like an opportunity to discuss alternatives for the structure with the church before a decision is made. There are a number of experienced volunteers willing to assist owners explore all options before deciding to demolish an older building. Magee said demolition of the Linger building is being considered to allow expansion of the patio and 7 parking spaces. Keith Kennedy, architect, has attempted to find alternatives, but the church does not want the expense or liability of the home. Magee asked Brad Cramer, assistant planning director, to review proposed plans as an impartial party to determine whether it will work under the zoning ordinance. Roger Mayes asked Magee to attend the meeting on Tuesday, April 12, 2011 at 6:15 p.m. She is willing to take one commission member, but not all of them.

Rose asked Magee for clarification regarding reasons for demolition of the home by the church. Magee said the church does not want responsibility for maintenance, the cost of upgrades, or liability. Use of the building was offered to United Way, but the estimated \$30,000 for upgrades was not in their budget. Whipple presented a draft letter to the Presbyterian Church expressing the value of the home to the neighborhood and community and asked for comments/changes by the members. Magee noted a date change. Boland realizes the home is quite imbedded in the church property, but wondered if they could sell the home. Magee said it would depend on asking price and future plans by the church, as they have been accumulating neighboring land for the past 10 years. Parking does not appear to be the real issue as there is an abundance of shared parking opportunities in the neighborhood.

Rose believes the home was constructed by Dan Sweeney. Magee concurred. The church is in possession of two homes, but it is not known the long-term plan for either. Currently, the assistant minister is living in the Harbor House. The commission would like to tour the Linger home to determine if it could be relocated to another site in an effort to save the structure. Mitro does not believe it to be an ideal business location. Cox firmly believes if the decision makers understood the indignation of the commission and neighborhood it may be the mechanism for dialog. Whipple would like the opportunity to meet with decision makers but wants the approach to be one of cooperation and education.

Rose said it is the one historic home in the community with its integrity intact. Cox said many of the early residents to the neighborhood were part of the original Presbyterian congregation. She is going to provide Magee with a history of the property prior to the meeting on Tuesday. As a matter of research, she knows the Lingers' were related to the Hitt's. Mitro emphasized the church is not required to make the home ADA compliant if it remains a residence.

Adjourn: Motion to adjourn at 1:15 p.m.

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Debra Petty, Recording Secretary