

IDAHO FALLS HISTORIC PRESERVATION COMMISSION

Special Meeting

Noon, Thursday, August 26, 2010

City Hall Annex Conference Room

Attending: Julie Braun, Vice-Chair; Nancy Boland; Hersch Mynarcik, Roxane Mitro, John Hart. Renee Magee, staff. Thomas and Barbara Mannschreck, Thomas Development Company. Jim Glancey, architect. Steve Frei, realtor. Representative of Pacific West Construction.

Request for CDBG Facade Grant, 357 Constitution Way, Former EICAP Building.

Mannschreck reviewed the recommendations made by the Commission at the August 5, 2010, Commission meeting. He and his architect had met with Don Watts, State Historic Preservation Office. Don had suggested the western facade complement the north and original facade but not replicate the materials on the north facade.

Jim Glancey said the materials on the north facade were tested and it is terra cotta. The north facade will be retained, cleaned, and repointed as needed. The upper windows on the north facade will be left intact and either storm windows will be added or insulated glazing. The marquee will be metal, either steel or aluminum. The windows on the lower north elevation will leave the image of an overhead door. Brown material, probably tile, will be used as infill around the windows.

Glancey continued that on the west elevation the same porcelain material will be used on the northwest corner to continue the north facade. New windows and door entrance will be placed on the west elevation. Porcelain material will clad the elevator tower. The remainder of the west wall will be furred out and stucco, cement panels, or different products will be used on the west elevation. The parapet will be stepped on the west elevation and will be set back from the north elevation. The terazzo interior staircase on the northwest corner may be retained. It is the only original interior element remaining in the building.

Thomas Development is considering a tax credit project but they have not determined to do one. They are requesting two different facade grants and anticipate starting in October. A plaza, underground parking, and eventually a building on the corner are being planned for the property.

Mitro moved to recommend the revised elevations be approved by IFDDC since they meet the Commission's recommendations of August 5, 2010. Mynarcik seconded the motion and it passed unanimously.

The meeting adjourned at 12:50 p.m.

Renee Magee, Staff