

**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, May 1, 2019 - 6:00 p.m.**  
**City Council Chambers**  
**911 N. 7<sup>th</sup> Avenue**  
**Pocatello, ID**

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Skyler Beebe at [sbeebe@pocatello.us](mailto:sbeebe@pocatello.us); 208.234.6248 or 5815 South 5th Avenue, Pocatello, ID.

**AGENDA ITEM #1: ROLL CALL**

**AGENDA ITEM #2: DISCLOSURE OF CONFLICT OF INTEREST AND EX-PARTE CONTACT**

Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if there is anything personally or professionally that would not allow an impartial or unbiased decision. Disclose if a site visit was done, location(s) of the visit, and what was seen.

**AGENDA ITEM #3: APPROVAL OF MINUTES**

The Commission may wish to approve the minutes from the regular meetings on April 17, 2019. (ACTION ITEM)

**AGENDA ITEM #4: CERTIFICATES OF APPROPRIATENESS**

Denis Clijsters of Station Square LLC requests a certificate of appropriateness for exterior changes to Station Square at 200 S. Main Street. (ACTION ITEM)

**AGENDA ITEM #5: SPRING CONFERENCE**

The Commission may wish to discuss the Spring Conference held at ISU on April 27.

**AGENDA ITEM #6: CAMP TRAINING**

The Commission may wish to discuss attendance at the CAMP training on May 18<sup>th</sup>.

**AGENDA ITEM #7: HOMEOWNER OPEN HOUSE**

The Commission may wish to discuss the possibility of an open house for home owners. (ACTION ITEM)

**AGENDA ITEM #8: BRADY CHAPEL OPEN HOUSE**

The Commission may wish to decide if they are going to host an open house at the Brady Chapel on Memorial Day, May 27. (ACTION ITEM)



**Municipal Building, P.O. Box 4169, Pocatello, ID 83205**  
**PHONE (208) 234-6184 - FAX (208) 234-6586**

HISTORIC PRESERVATION COMMISSION  
Minutes for April 17, 2019 - 6:00 p.m.  
Council Chambers, Municipal Building  
911 N. 7<sup>th</sup> Avenue, Pocatello, ID

AGENDA # 3

The meeting began at 6:01 P.M.

**AGENDA ITEM #1: ROLL CALL**

**PRESENT:** Jacquee Alvord, Latecia Herzog, Meagan Milder, Nick Nielson, Paul Sivitz, and Kelsey Stenersen.

**EXCUSED:** Stephanie Christelow.

**STAFF:** Melanie Gygli, Jared Johnson, Aceline McCulla, and Terri Neu.

**AGENDA ITEM #2: DISCLOSURE OF CONFLICT OF INTEREST AND EX-PARTE CONTACT**

Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if there is anything personally or professionally that would not allow an impartial or unbiased decision. Disclose if a site visit was done, location(s) of the visit, and what was seen.

None of the Commission members had anything to report.

The agenda order will be adjusted to hear Item # 4B first and then continue with the remaining agenda items.

**AGENDA ITEM #4 B:** Michael Snyder, owner of the Woolworth Building, requests a certificate of appropriateness to repaint the exterior of the Woolworth Building at 141 N. Main Street.

**Jeff Street**, 734 N Garfield, Pocatello asked for approval to repaint the façade of the Woolworth Building located at 141 N. Main Street. The proposed colors are silky white for the stucco and tile on the front of the building and espresso bean for trim. **Herzog** clarified that the proposal only addressed the stucco being painted. Street clarified the top tiles would be addressed with the awning and sign designs by Blaze Sign & Graphic Design, coming to the HPC in a separate application, but he wanted approval for the color selection today for the stucco.

It was Motioned, Seconded, and Carried (**MSC**) (**L. Herzog, P. Sivitz**) to approve the request for the Woolworth Building located at 141 N. Main Street to paint the upper portion silky white and espresso bean as presented, and to have Chair Nielson sign the Certificate of Appropriateness.

**AGENDA ITEM #3: APPROVAL OF MINUTES**

The Commission may wish to approve the minutes from the regular meetings on March 6, March 20 and April 3, 2019.

It was **MSC** (**L. Herzog, M. Milder**) to approve the minutes as written for the regular meetings of March 6, March 20, and April 3, 2019, once the correction has been made listing Herzog and Milder as being present on March 6.

**AGENDA ITEM #4: CERTIFICATES OF APPROPRIATENESS**

A. Carpet One, represented by Sign Up Signs and Graphics, requests a certificate of appropriateness and sign permit for a face change on the monument sign in the 200 block of E. Center Street.

**Shane Martin** of Sign Up Signs and Graphics Inc. 3275 Highway 30 W., Pocatello stated the request will comply with new corporate logo branding. The color scheme is the same, but transposing the background and

logo colors. **Herzog** asked if the sign could have a black out on the back, as the sign is internally illuminated and the white background would be brighter. **Martin** stated he would need to ask the client as the additional material would increase the sign cost by approximately \$300 and his client already had budgeted for the current sign coloring. Nielson asked Martin to come back.

**Terri Neu**, Assistant Planner with the City of Pocatello summarized the staff report.

It was Motioned, Seconded, and Carried (MSC) (**L. Herzog, P. Sivitz**) to approve the face change request for the monument sign located at the 200 block of E. Center Street, with the HPC's recommendation to add an opaque background to reduce the illumination due to the white background instead of turquoise, and to have Chair Nielson sign the Certificate of Appropriateness.

B. Michael Snyder, owner of the Woolworth Building, requests a certificate of appropriateness to repaint the exterior of the Woolworth Building at 141 N. Main Street.

This Agenda Item was moved up, following Agenda Item 2.

C. Matthew Spencer, owner of the Shanghai Café, represented by Blaze Sign Company, requests a certificate of appropriateness and sign permit to reface the historic Shanghai "Café" sign.

**Nicki Johnson** of Blaze Sign & Graphic Design, 7175 S. 5 Avenue, Pocatello asked for approval to change the CAFÉ words to TATU on the vertical sign. **Herzog** noted the business and sign have been non-contiguous, and therefore, the grandfathered internal illumination sign would not be allowed. Only the letters would be replaced in the same color scheme from Café to Tatu, Johnson stated she would not illuminate the sign or do any electrical work on the sign.

It was Motioned, Seconded, and Carried (MSC) (**L. Herzog J. Alvord**) to approve the change of letters in the sign face change request located at 247 E. Center Street as presented, noting that no internal illumination or electrical work would be allowed on this sign, and to have Chair Nielson sign the Certificate of Appropriateness.

#### **AGENDA ITEM #5: SPRING CONFERENCE**

The Commission may wish to finalize plans for the Spring Conference to be held at ISU on April 27.

**Terri Neu**, Assistant Planner with the City of Pocatello stated she received a report from Christelow indicating everything is on track, has been advertised by ISU, and getting posters out into the community. The press release was schedule to go out this week.

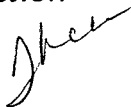
#### **AGENDA ITEM #6: CAMP TRAINING**

The National Alliance of Preservation Commission CAMP training will be on May 18 in Pocatello.

**Neu** mentioned that the training would be held in Pocatello, but she has not received information on the location. This training is open to the HPC and Neu will provide more information as soon as she receives it from the National Alliance of preservation commission.

With no other business, it was MSC (**L. Herzog, J. Alvord**) to adjourn the meeting at 6:25 P.M.

Submitted by: \_\_\_\_\_ Approved on: \_\_\_\_\_  
Aceline McCulla, Secretary

TO: Historic Preservation Commission  
 FROM: Terri Neu, Assistant Planner   
 DATE: Meeting Date – May 1, 2019  
 RE: Certificate of Appropriateness request to remove the existing awning and replace the windows at 200 S. Main Street, Station Square (Fargo Building)

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**REQUEST**

Denis Clijsters of Station Square, LLC has submitted an application for a certificate of appropriateness to remove the existing awning and replace the windows underneath at 200 S. Main Street, Station Square (Fargo Building). The windows were originally leaded glass but have been removed and replaced by sheetrock by a previous owner. The applicant is requesting to use new commercial-grade windows that have a black frame and grid with vinyl decorations on the borders to resemble the leaded glass windows.

**BACKGROUND**

The Inventory-Nomination Form for the Downtown Historic District listing on the National Register of Historic Places in 1972 identifies this building as contributory. It states, “Designed by Pocatello architect Frank H. Paradise, this two-story cream-colored brick building is topped by a tin cornice on both street facades. The second-floor windows are all double-hung sash, and an atrium provides light for the second-floor apartments. An addition to the south side of the building, added before 1927, is in the same style as the original structure.”

“The building opened on October 7, 1916, to house the Fargo-Wilson-Wells Mercantile Company. Lyman Fargo, the senior partner, came to Pocatello in about 1890 as part owner of the Blyth and Fargo Mercantile. The Stafford Apartments were located on the top floor. The addition originally housed the Western Union telegraph office.”

**ANALYSIS**

Municipal Code Section 17.04.210 requires that the Commission consider the general compatibility of proposed work to the property itself as well as to the surrounding district. Exterior design, arrangement, proportion, detail, scale, color, texture and materials should be taken into consideration.



PLANNING & DEVELOPMENT SERVICES  
PO Box 4169, 911 North Seventh Avenue  
Pocatello, Idaho 83205  
(208)234-6184 FAX (208)234-6586

Received on: \_\_\_\_\_

Application Deadline: \_\_\_\_\_

HPC Meeting: \_\_\_\_\_

***Dates for public hearing will not be scheduled until plan review approval has been received.***

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
FOR  
NEW CONSTRUCTION, DEMOLITION OR  
BUILDING ALTERATION WITHIN THE  
DOWNTOWN HISTORIC DISTRICT  
(A Prerequisite to obtaining a Building or Sign Permit)

**NOTE TO APPLICANTS:** The Historic Preservation Commission generally meets the 1st and 3rd Wednesdays of each month at 6:00 p.m. In order to appear on the agenda, complete application materials must be submitted to the Planning & Development Services Department two (2) Thursdays prior to the meeting date. Complete applications will be considered by the HPC within twenty-one (21) days of receipt.

APPLICATION DATE: 4/17/2019 APPLICANT NAME: Denis Clijsters - Station Square LLC

MAILING ADDRESS: 340 S Arthur Ave #401 PHONE NUMBER: 8013869898

ADDRESS OF BUILDING/PROPOSED BUILDING: 200 S Main St

TYPE OF WORK:

- New Construction
- Demolition\*
- Exterior Building Alteration (Sign)

TYPE OF REVIEW BEING REQUESTED:

- Preliminary Only
- Final Approval
- FILP Funding Assistance

\*All demolitions require a public hearing in accordance with Section 17.04.210. All such hearings shall be set within forty-five days after receipt of an application. See #5 below.

BRIEF DESCRIPTION OF WORK: 200 S Main, known as Station Square, currently has a fabric over a rigid shop awning that covers over the sidewalk. We want to remove the fabric and expose the wall behind, which used to be leaded glass but is missing now. Instead, we want this to be replaced with gridded windows (black aluminum framing) and vinyl decorations on the borders to reflect it's original look (see picture)

THIS APPLICATION SHALL BE ACCOMPANIED BY THE FOLLOWING MATERIALS (pursuant to the Zoning Ordinance Section 17.04.210):

1. Photographs of existing conditions relative to adjacent buildings.
2. A clear statement and scope of the proposed work, to include such things as colors, materials, landscaping and signs. Must include samples of paint, materials, etc.
3. Colored drawings illustrating the size, height and completed appearance of the proposed work.
4. A site plan showing all existing and adjacent buildings and structures, as well as drawings of the proposed work.

5. In cases where the application is for demolition, the necessity for the demolition shall be justified in writing. This shall include at a minimum:
  - A. A detailed structural analysis conducted by a licensed architect or structural engineer.
  - B. The reasons for the building's demolition and the urgency for so doing.
6. Any other information deemed necessary by the Commission. This should include information and materials to assist the Commission in evaluating the proposal based on the following factors:
  - A. Adverse impacts to the historical integrity of the property or structure shall be minimized.
    1. Changes to the defining characteristics of the building or site shall be minimized.
    2. Removal of historic materials and features of the building or site shall be minimized.
    3. Historic materials shall be retained where possible. Where not feasible, compatible materials shall be encouraged.
  - B. The proposed work shall be compatible with the property or structure itself, as well as the surrounding neighborhood or district. Consideration shall be given to exterior design, site layout, proportion, detail, scale, color, texture, and materials.
  - C. Landscaping shall be compatible with the historic character of the property itself, as well as with the surrounding neighborhood or district.
  - D. The style, materials, size and location of signs shall be compatible with the historic character and scale of the property or structure as well as the surrounding neighborhood or district.
  - E. The Historic Preservation Commission must consider the property's suitability for preservation or restoration; educational value; cost for preservation or restoration; cost of acquisition, restoration, maintenance, operation, or repairs; possibilities for adaptive or alternative use of the property; appraised value and administrative and financial responsibility of an person or organization willing to underwrite all or a portion of such costs.
7. A title report, property deed, or other legal documentation of ownership of the site in question, whether freehold, option, or lease.

**PLEASE NOTE:** Issues relating to access to or encroachments upon public rights-of-way are not within the purview of the Historic Preservation Commission. Such matters must be reviewed and decided by separate application to the City Council.

**The approval of this application does not permit the violation of any federal or state codes, any section of the Building Code, or other Pocatello Municipal Codes as adopted. Approval of this land use permit does not exempt applicant from the provisions of the federal Fair Housing Act or ADA requirements. Further, other conditions, requirements, etc. may be imposed as part of the building permit process.**

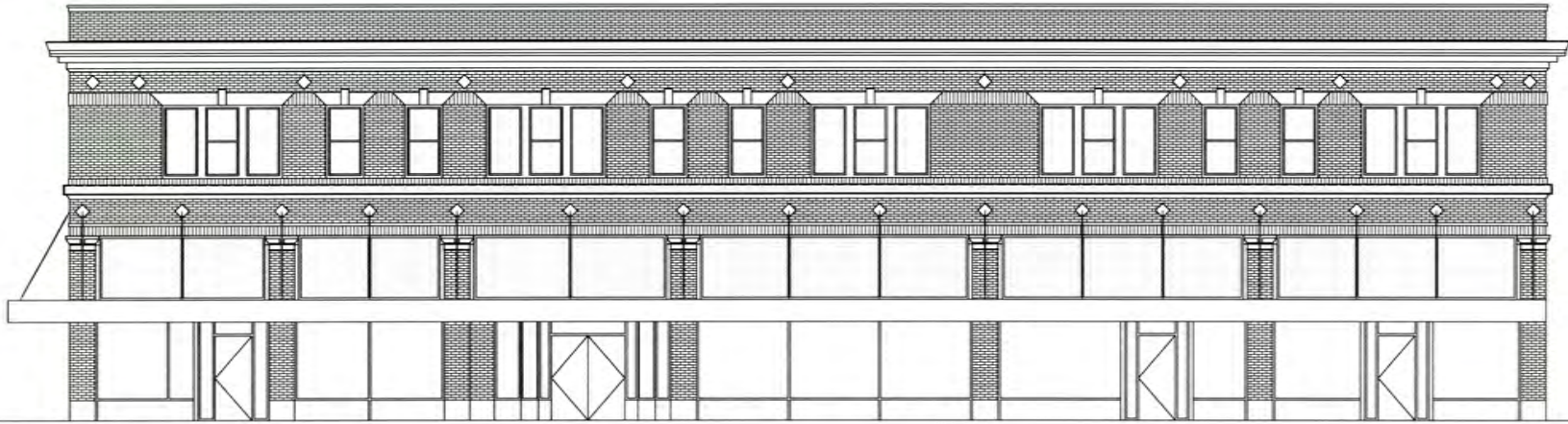
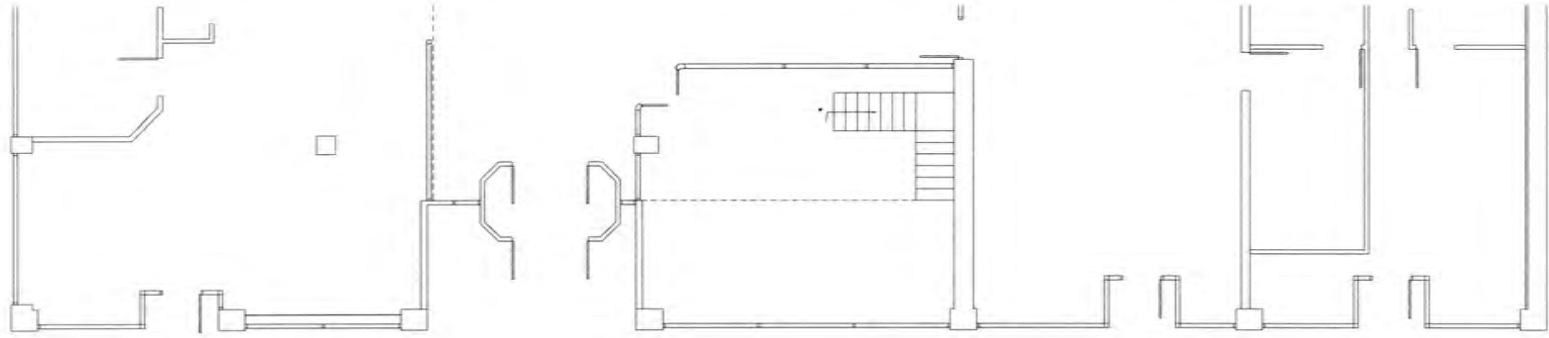
**This application shall not be considered complete (nor will a hearing be scheduled) until all required information has been submitted and verified.**

**I hereby acknowledge that I have read this application and state that the above information is correct and I agree to the above terms and conditions. I am also aware the applicant or a representative must be present at the Historic Preservation Commission meeting.**

Print Building/Property Owner(s) Name: Denis Clijsters Date: 4/17/2018  
 Signature of Building/Propety Owner(S): Denis Clijsters Digitally signed by Denis Clijsters  
 Date: 2019.04.18 08:18:24 -06'00'

**IMPORTANT:** Should the Commission decline to issue this certificate, applicants may appeal to the City Council by written request submitted to the Planning & Development Services Department within forty-five days.





MAIN STREET ELEVATION

CONTRACTOR

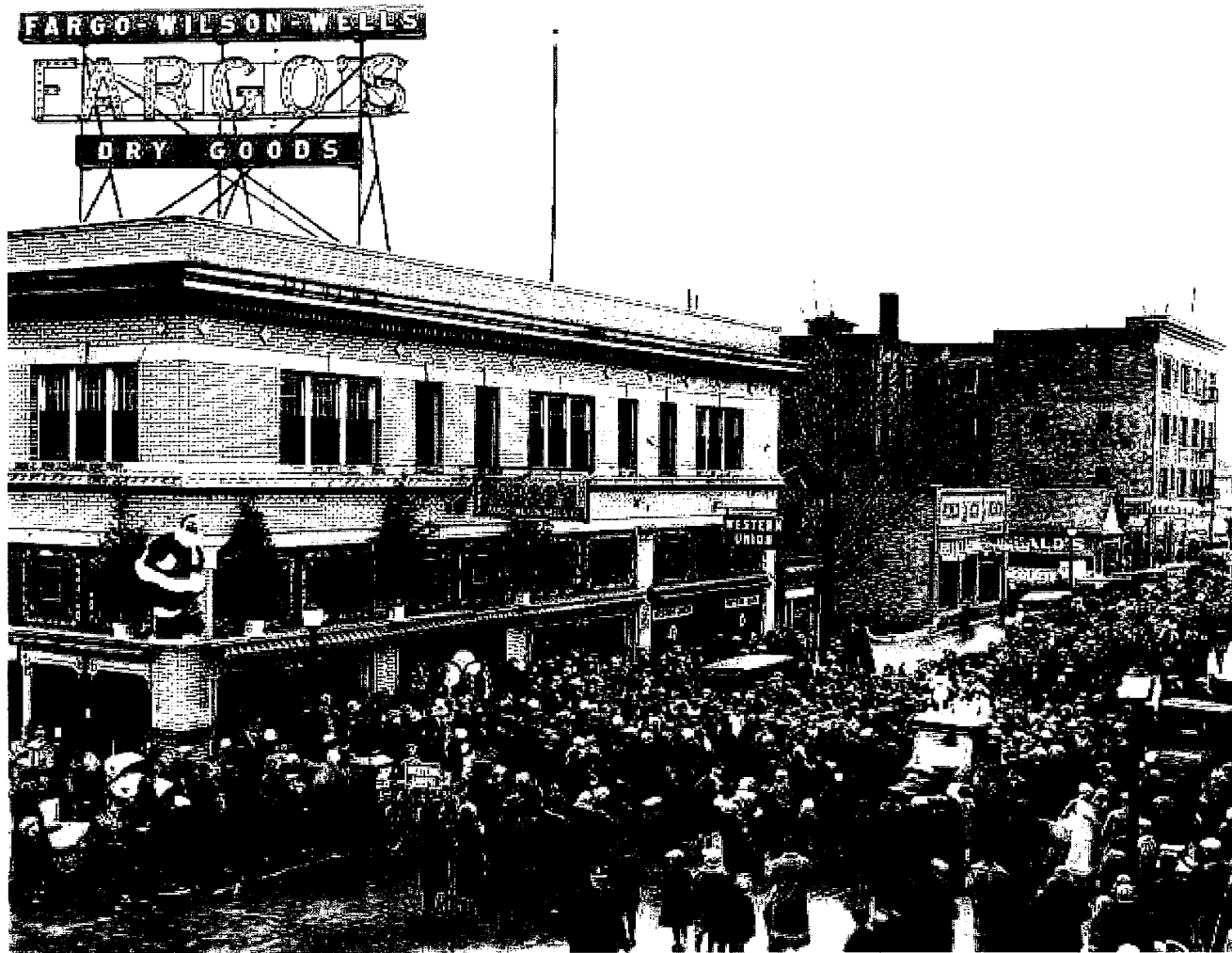
CONTRACTOR

Proposed Renovation to:  
**Station Square**  
 200 South Main Street  
 Pocatello, Idaho

340 East Clark Street, Suite A  
 Pocatello, Idaho 83201  
 Phone (208) 233-4448  
 Fax (208) 233-0033  
 email info@bootharchitecture.com



Elevation  
 Date: 4/18/2019  
 Sheet No: A1.0





## Neu, Terri

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**From:** Denis Clijsters <denis.clijsters@gmail.com>  
**Sent:** Wednesday, April 17, 2019 3:57 PM  
**To:** Neu, Terri  
**Subject:** HPC proposal  
**Attachments:** 20190416\_Station Square-Exterior.pdf; 200smain-old2.png

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Terri,

For Station Square we're working on redoing our awning. Yesterday I received the first draft plans from my architect, Ted Booth and Kelsey Stenersen whom you know very well.

I want to put this on the agenda of the next (next, May 1st) meeting. The draft may still change a bit and Kelsey is working on additional elevations but this one already gives a good impression.

Behind the awning we couldn't find back the old leaded windows, they've been replaced by sheetrock, ... our plan was to use new commercial windows, black framed and with a grid to resemble the old lead windows. On the borders of the windows we will use vinyl decorations to resemble the white decorated border that you can see on the old picture. From the street level it should look almost identical.

We don't know yet whether we will keep the roof/street overhang, this depends on a structural analysis which will come soon. In my proposal here I'm assuming that we will keep it and reinforce it with turnbuckles to keep the old look (I'm open for the idea of chains as well).

Kelsey mentioned that I need to fill in a form to get our project listed?

Thanks!  
Denis

# May

# 2019



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1 6:00 Meeting	2	3 1 <sup>st</sup> Friday Art Walk	4
5	6	7	8	9	10	11
12	13	14	15 6:00 Meeting	16	17	18 9-4:30 CAMP training
19	20	21	22	23	24	25
26	27 Holiday 12-4 pm Brady Chapel Open House	28	29	30	31	1
2	3	4	5	6	7	8

Notes:



# June

# 2019



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1
2	3	4	5 Home Owners' Open House	6	7 1st Friday Art Walk	8
9	10	11	12	13	14	15
16	17	18	19 6:00 Meeting	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6

Notes:

