

Minutes for March 3, 2021 at 6:00 p.m.  
City Council Chambers, Municipal Building  
911 N. 7<sup>th</sup> Avenue, Pocatello, ID

The meeting began at 6:00 P.M.

### **AGENDA ITEM #1: ROLL CALL AND 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.

**PRESENT:** Jacquee Alvord, Donald Elston, Elizabeth Fore, Latecia Herzog, Nick Nielson, and Marty Vizcarra.

**EXCUSED:** Jeremiah Stoddard.

**STAFF:** Jim Anglesey and Aceline McCulla.

**Vizcarra and Herzog** stated they work for Myers Anderson but have not been involved with this project. None of the other Commission members had anything to report.

### **AGENDA ITEM #2: APPROVAL OF MINUTES**

The Commission may wish to approve the meeting minutes from February 17, 2021.

It was moved by **J. Alvord** and seconded by **M. Vizcarra** to approve the meeting minutes, as written, from February 17, 2021. Those in favor: Jacquee Alvord, Donald Elston, Elizabeth Fore, Latecia Herzog, Nick Nielson, and Marty Vizcarra. Unanimous. Motion carried.

### **AGENDA ITEM #3: CERTIFICATE OF APPROPRIATENESS**

Craig Yadon of Yadon Properties, LLC has submitted an application for a certificate of appropriateness for exterior alterations on the Petersen Building at 224 N. Main Street including: 1) Replacing the south facing Petersen ghost sign with a new mural. 2) The alteration of the rear façade and the addition of landscaping facing Union Pacific Ave. 3) Addition of an entryway to the storefront facing Main Street. 4) Reduction of height to the chimney on the north facing wall. 5) Replacing windows throughout and adding additional windows

**Craig Yadon**, owner of the Petersen Building, 224 N. Main Street, Pocatello asked if he should address each item separately. **Nielson** stated that the Commission will process each item individually.

**Jim Anglesey**, Sr. Planner of the City of Pocatello stated that the staff report identifies each project item, numbered 1-5, and a criterion review with recommended conditions is listed for each one.

**1. The application for a certificate of appropriateness for replacing the south facing Petersen ghost sign with a new mural is not compliant with Pocatello Municipal Code Section 17.04.210. Should the Historic Preservation Commission approve the request, staff recommends the following condition: 1)**

The proposed exterior building alterations shall adhere to the standards and guidelines as outlined in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Design Guidelines for Pocatello's Downtown Historic District*; and 2) Historic features of the building that are significant elements of the building shall be preserved.

**Yadon** stated this item was discussed with the HPC a couple months ago. Yadon chose to remove the ghost sign and paint the new mural on the building with the wording PURPOSE to replace Peterson. The tuck

pointing needs to be done and they wanted to paint a new mural to draw a younger crowd and not keep the ghost sign.

**Nielson** asked staff if the two mural signs are part of the historic significance of the Peterson Building. **Anglesey** stated it is specified in the Historic Registry. **Elston** asked if after the building repairs are done, will the sign need to be repainted? **Herzog** clarified that repairs could be done and the ghost sign would remain as is after the repairs. **Yadon** stated he wanted to attract younger people and wanted the new mural.

It was moved by **L. Herzog** and seconded by **E. Fore** to approve the repair of the brick, but the Peterson sign be left as is after the repair, and to authorize the chair to sign the Certificate of Appropriateness Those in favor: Jacquee Alvord, Donald Elston, Elizabeth Fore, Latecia Herzog, and Nick Nielson. Those opposed: Marty Vizcarra. Motion carried.

- 2. The application for a certificate of appropriateness for the alteration of the rear façade and the addition of landscaping facing Union Pacific Ave. is compliant with Pocatello Municipal Code Section 17.04.210. Should the Historic Preservation Commission approve the request, staff recommends the following conditions: 1) The proposed exterior building alterations shall adhere to the standards and guidelines as outlined in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Design Guidelines for Pocatello's Downtown Historic District*; and 2) All applicable landscaping standards as identified in Pocatello Municipal Code section 17.05.200 shall be met.**

**Yadon** stated the building has some cavities in the basement that need to be filled. There are some old stairs under the side walk that was used to bring equipment into the building. They would excavate that and put in ramps to make the rear entry more useable. They are creating new secure separate entrances to the front and rear of the building so tenants would not disturb the first two business floors. They would cut out a current window and add a second door. The electrical services need to be updated, per City Code, and there is not room on the back of the building to accommodate the service panel. He would bring out a masonry wall in the northwest corner of the building that would come out to the sidewalk. Idaho Power stated this would meet the needs for the new service panel, and a ramp would be built to access the service panel. The troughs run the length of the building to handle the snow and rain runoff from the room, which currently drains into the sewer system. This is not allowed so a few depression areas will be made to handle the runoff.

**Vizcarra** asked clarifying questions about the ramp and wall. **Nielson** asked if the architect would describe the materials for this item.

**Ben Ledford**, Architect with Myers Andersons, providing architectural services for Yadon. The brick wall extension and height are needed because there is not enough surface area and height for the updated electrical equipment needed for the upgrade for the building. The materials are CMU with a brick cap, which will be painted to match the same color as the back of the building.

It was moved by **L. Herzog** and seconded by **M. Vizcarra** to approve this rear entry renovation as presented, and that the chair be authorized to sign the Certificate of Appropriateness. Those in favor: Jacquee Alvord, Donald Elston, Elizabeth Fore, Latecia Herzog, and Nick Nielson, and Marty Vizcarra. Unanimous. Motion carried.

- 3. The application for a certificate of appropriateness for addition of an entryway to the storefront facing Main Street is compliant with Pocatello Municipal Code Section 17.04.210. Should the Historic Preservation Commission approve the request, staff recommends the following conditions: 1) The proposed exterior building alterations shall adhere to the standards and guidelines as outlined in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Design Guidelines for Pocatello's Downtown Historic District*;**

**Yadon** stated this entry way is needed for a separate secure entrance and is tucked into the alcove to avoid the entrance on the sidewalk. **Herzog** asked Ledford if there was any change to the front of the building. The façade would not be changed, the door is in the alcove and would be adjusted internally.

It was moved by **L. Herzog** and seconded by **D. Elston** to approve the addition of an entry to the storefront facing Main Street as presented, and to authorize the Chair to sign the Certificate of Appropriateness. Those in favor: Jacquee Alvord, Donald Elston, Elizabeth Fore, Latecia Herzog, and Nick Nielson, and Marty Vizcarra. Unanimous. Motion carried.

- 4. The application for a certificate of appropriateness for the reduction of height to the chimney on the north facing wall is compliant with Pocatello Municipal Code Section 17.04.210. Should the Historic Preservation Commission approve the request, staff recommends the following conditions: 1) The proposed exterior building alterations shall adhere to the standards and guidelines as outlined in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Design Guidelines for Pocatello's Downtown Historic District*.**

**Yadon** stated the structural engineer wanted the chimney lowered for stability.

**Vizcarra** asked clarification questions about the chimney.

It was moved by **L. Herzog** and seconded by **D. Elston** to approve reduction of height to the chimney on a structural basis as presented, and to authorize the Chair to sign the Certificate of Appropriateness. Those in favor: Jacquee Alvord, Donald Elston, Elizabeth Fore, Latecia Herzog, and Nick Nielson, and Marty Vizcarra. Unanimous. Motion carried.

- 5. The application for a certificate of appropriateness for replacing windows throughout and adding additional windows is not compliant with Pocatello Municipal Code Section 17.04.210. Should the Historic Preservation Commission approve the request, staff recommends the following conditions: 1) The proposed exterior building alterations shall adhere to the standards and guidelines as outlined in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Design Guidelines for Pocatello's Downtown Historic District*; and 2) Historic features of the building that are significant elements of the building shall be preserved.**

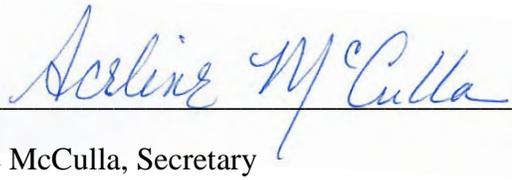
**Yadon** stated additional windows would be cut out and added on the northwest wall on the fifth-floor apartment. The windows are old and not functional and they need to be replaced. The architect plans to use windows that meeting the Standards and Guidelines for Historic preservation and would be a retro fit.

Discussion ensued between the Commission and **Ledford**, who stated that the windows on the front façade, including the fifth-floor, are aluminum clad wood windows, Pella Reserve or Marvin Signature, with concealed window screens, so you don't have a screen in front of sashes. and they would match the existing jams with mutton patterns of the building. The other sides of the building would have Marvin fiberglass windows for the exterior and wood interior, with standard profiles, not customizable, but they would retain the existing jams and replace the sash with the new window with an exterior screen. The new windows being added on the north side would be cutout, they would affect the ghost mural. The windows would be consistent with the existing rear windows.

It was moved by **L. Herzog** and seconded by **J. Alvord** to approve the replacement of the front windows with aluminum clad wood windows to match the existing jams with mutton patterns and approve the replacement of the north and south and back side with fiberglass sashes and the addition of the fiberglass windows on the fifth floor to match the remainders of the windows with the same mutton patterns, and authorize Chair Nielson

to sign the Certificate of Appropriateness. Those in favor: Jacquee Alvord, Donald Elston, Elizabeth Fore, Latecia Herzog, Nick Nielson, and Marty Vizcarra. Unanimous. Motion carried.

With no other business, it was moved by **L. Herzog** and seconded by **M. Vizcarra** to adjourn the meeting at 6:45 P.M.

Submitted by:  Approved on: *April 7, 2021*  
Aceline McCulla, Secretary