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 May 1, 2019 regular meeting. (ACTION ITEM)

AGENDA ITEM #4: CERTIFICATE OF APPROPRIATENESS
Hummel Architects, representing School District 25, requests a certificate of appropriateness for an addition onto Pocatello High School at 325 N. Arthur Avenue. (ACTION ITEM)

AGENDA ITEM #5: IDAHO 100 WOMEN PROJECT
The Commission may wish to discuss the Idaho 100 Women Project that will take place in 2020. (ACTION ITEM)
AGENDA ITEM #1: ROLL CALL
PRESENT: Jacquee Alvord, Stephanie Christelow, Latecia Herzog, Meagan Milder, Nick Nielson, Kelsey Stenersen, and William Strength.
STAFF: Councilman Johnston, Councilwoman Leeuwrik, Melanie Gygli, and Terri Neu.

AGENDA ITEM #2: COMMENTS FROM INTERESTED PARTIES
The Commission may wish to hear comments from interested parties.

Steve McCurdy, 1354 W. Jordan Hills Drive, S. Jordan, Utah stated he was concerned that the HPC was not provided all the facts and options discussed by the School District to meet ADA compliance without changing the 1930's façade. The first plan met ADA compliance without changing the façade, but this plan was not presented to the HPC. McCurdy asked the HPC to ask questions about other options available without changing the 1930's façade. McCurdy asked the HPC to change the meeting standards and allow the public to speak and give comments on all Certificate of Appropriateness (COA) requests. McCurdy did not understand why he was added to this evening’s agenda to speak, but he was not allowed to be added to the agenda during a previous meeting. McCurdy asked that HPC guidelines be changed to allow public input for future COA requests.

Chair Nielson made comments to the Commission and the audience that he met with Mayor Blad to discuss recent issues that have been before the Commission. The Mayor expressed his appreciation and wanted to thank the Commission members for their hard work. The Mayor also acknowledged the time and effort that the Commission has put into their work on the Commission. Nielson briefly discussed Section 17.04.210 of the Pocatello Municipal Code, specifically the standards for COAs subsection i and for demolition subsection j. He stated decisions made on February 28, 2019 regarding Pocatello High School would stand as decided. As a courtesy to Mr. McCurdy and the Save Pocatello High School Group, Chair Nielson would allow the Save Pocatello High School group to speak for a total of five (5) minutes at the HPC meeting for the COA requests by Pocatello High School. Nielson will not allow any further discussion at any other HPC meeting, unless or until Nielson is specifically directed to by Mayor Blad.

The solution of these issues does not lie in the public attack of this Commission or the Staff Liaison for the Commission. The constant bombardment of negative publicity toward this Commission will only serve to lessen the desire of good capable in this community to volunteer in helping the City improve in the future. The solution lies in cooperation, and to work in a constructive fashion with the School District and City Council to consider changes to the Municipal Code if such are found necessary.

AGENDA ITEM #3: 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.
Stenersen reported that she has a conflict of interest on agenda item #5 and asked to be recused from this agenda item. Stenersen's firm is working for the building owners of Station Square. The remaining Commission members did not have any conflicts, ex-parte contact, or anything else to report.

AGENDA ITEM #4: APPROVAL OF MINUTES
The Commission may wish to approve the minutes from regular meeting on April 17, 2019.

Herzog asked to include approving the tile color expresso bean in the April 17, 2019 minutes.

It was Motioned, Seconded, and Carried (MSC) (S. Christelow, M. Milder) to approve the meeting minutes with the inclusion of tile color, expresso bean.

AGENDA ITEM #5: CERTIFICATE OF APPROPRIATENESS
Denis Clijsters of Station Square LLC requests a certificate of appropriateness for exterior changes to Station Square at 200 S. Main Street.

Denis Clijsters, owner of Station Square, 200 S. Main Street, Pocatello asked the Commission to approve his request to put the windows back on the mezzanine level. The windows were removed and replaced with sheetrock and an awning. Clijsters wants to remove the sheetrock and awning and replace the windows, which would allow sunlight to the offices. Clijsters wants to bring the building back to its original design.

Stenersen, the architect, addressed the Commission regarding the vinyl decoration. Herzog recommended to approve the windows and vinyl after Staff approves the vinyl. Herzog asked Clijsters to come back to address the awning with the plans and materials.

Herzog asked if Clijsters would bring a mock-up of the window style with the vinyl into the Planning Department for Neu to approve; upon approval, Neu would issue the Certificate of Appropriateness.

It was Motioned, Seconded, and Carried (MSC) (L. Herzog, J. Alvord) to approve the request by Denis Clijsters of Station Square LLC at 200 S. Main Street to remove the sheetrock and awning and add the windows and vinyl decorations as presented, upon staff’s approval of vinyl decoration mock-up, and have Chair Nielson sign the Certificate of Appropriateness.

AGENDA ITEM #6: SPRING CONFERENCE
The Commission may wish to discuss the Spring Conference held at ISU on April 27.

Christelow presented the outcome of the HP conference.

AGENDA ITEM #7: CAMP TRAINING
The Commission may wish to discuss attendance at the CAMP training on May 18.

Neu stated she sent emails to the commission and she needed to know who would be attending, it will be at City Hall and will focus on Southeast Idaho local issues. SHPO will be paying for it. Alvord, Mildred, and Strength would attend, and Christelow will let Neu know.

AGENDA ITEM #8: HOMEOWNER OPEN HOUSE
The Commission may wish to discuss the possibility of an open house for homeowners.
Neu recommended the Commission move the date back to late summer or fall. Neu would add this item to the June agenda.

**AGENDA ITEM #9: 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.

Neu stated Mr. Wench, who sings on Memorial Day wanted to address the HPC and discuss musical events this year and other issues at the Brady Chapel. Christelow said his presence is appreciated. The hours will be 11 a.m. to 4 p.m. and Herzog would come early to vacuum and clean.

**Herzog, Neu, and Strength** will clean and set up on Friday about 3 p.m.

Monday – Who will work Memorial Day and what hours.

**Milder** - 11 a.m. – 3 p.m.
**Alvord** – 1 p.m. – 4 p.m.
**Nielsen** – 1 p.m. – 4 p.m.
**Strength** – 11 a.m. – 2 p.m.

With no other business, it was MSC (M. Milder, J. Alvord) to adjourn the meeting at 6:44 P.M.

Submitted by: ___________________________ Approved on: ___________________________
Aceline McCulla, Secretary
TO: Historic Preservation Commission

FROM: Terri Neu, Assistant Planner

DATE: Meeting Date – July 3, 2019

RE: Certificate of Appropriateness for an addition to Pocatello High School at 325 N. Arthur Avenue

REQUEST

Hummel Architects, representing School District 25, has submitted an application for a certificate of appropriateness for an addition to Pocatello High School at 325 N. Arthur Avenue. The addition will connect Units 1, 2 and 3 (see attached map).

BACKGROUND

The Inventory-Nomination Form for the Downtown Historic District listing on the National Register of Historic Places in 1982 for Pocatello High School states, “The terra cotta bands and moulding of the Pocatello High School building accent the gold-brown brick exterior and carry the pilasters up to the flat roof top. Terra cotta fruit-bowl motifs surmount the entrances. The building survives nearly unaltered.”

“The original Pocatello High School was a rusticated sandstone building constructed in about 1900, in part by stonemason John S. Morgan. The building was later damaged by fire and rebuilt, and in 1938 and 1939 Frank H. Paradise again remodeled and expanded the structure, covering it with the present brick and terra cotta art deco façade. The high school and gymnasium building were funded as a Public Works Administration project, docket Idaho 1096 D.S.”

The Inventory-Nomination Form for the Downtown Historic District listing on the Nation Register of Historic Places in 1982 for Pocatello High School Gymnasium-Auditorium states, “The Pocatello High School Gymnasium and Auditorium was designed by Frank H. Paradise. Rendered in gold-brown brick with art deco ornamentation, the building remains nearly unaltered. Especially noteworthy is the art deco style Indian applied to the east façade (the Indian being the school mascot).”

“The gymnasium-auditorium was built at the same time that the nearby high school building was expanded and rebuilt (1938-1939).”
ANALYSIS

Municipal Code Section 17.04.210(I) lists the Standards for review that the Commission shall take into consideration.

1. Adverse impacts to the historical integrity of the property or structure shall be minimized.
   a. Changes to the defining characteristics of the building or site shall be minimized.
   b. Removal of historic materials and features of the building or site shall be avoided.
   c. Historic materials shall be retained where possible. Where not feasible, compatible materials shall be encouraged.
2. 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.
3. Landscaping shall be compatible with the historic character of the property itself, as well as with the surrounding neighborhood or district.
4. 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 to the surrounding neighborhood or district.
5. 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 any person or organization willing to underwrite all or a portion of such costs.

When a property is to be evaluated for modifications, Secretary of the Interior Standards shall also be taken into account. The Secretary of the Interior Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings states that of the four treatments, only rehabilitation allows alterations and the construction of a new addition, if necessary for continuing or new use for the historic building.

“Some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character defining, or outside the building’s period of significance.”

(Secretary of the Interior Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, p78)
"Rehabilitation is the only treatment that allows expanding a historic building by enlarging it with an addition. However, the Rehabilitation guidelines emphasize that new additions should be considered only after it is determined that meeting specific new needs cannot be achieved by altering non-character-defining interior spaces. If the use cannot be accommodated in this way, then an attached exterior addition may be considered. New additions should be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. Generally, a new addition should be subordinate to the historic building. A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building. The same guidance applies to new construction so that it does not negatively impact the historic character of the building or its site."

(Secretary of the Interior Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, p79)

Secretary of the Interior Standards for Rehabilitating Historic Buildings:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

**Applicant’s response:** “The proposed use of the addition is to be the same as the current use. The addition will be utilized to educated the community’s students as it has been doing since its inception in 1892.”

**Staff’s analysis:** The property is Pocatello High School and it will continue to be used as it was historically.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

**Applicant’s response:** “The historical character of the property will be retained. Spaces abutting Unit 2 will celebrate the existing aesthetics of the building and will be utilized as a design element inside the new Commons space. Refer to pg 10.”

“Connections from the addition will be made to Unit 1 and Unit 2 through walls that will require selective demolition. Connection to Unit 1 has minimal architectural detail and will leave a minimal impact. Connection to Unit 2 will affect a greater area of architectural detail. Selective demolition will be utilized and key design elements will be saved for future use. Refer to pg 06.”

**Staff’s analysis:** The portions of the buildings that are proposed to be removed are not important to defining the overall historic character of the building. The portion of Unit 1 that is to be removed is on the side façade and not the front and
contains some brick, terra cotta and windows that were mostly covered in the mid-1970s.

The open space that will be removed is between Units 1 and 2. It was historically Lander Street. There are city service lines below the area. The applicant worked with the city to ensure access is still available. If the lines have to be repaired/replaced that will constitute removal of the walls/windows where proposed it will make access easier than if it were a brick structure.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

**Applicant’s response:** “No new elements will be added to the existing buildings to give it a false sense of time and place. Design of the addition will be respectful to the existing buildings. Any historical design elements added to the addition will come directly from the property if applicable.”

**Staff’s analysis:** These changes will not create a false sense of historical development. The proposed addition will connect the three buildings on campus. The brick will match the existing brick and any ornamentation that is added will come from existing buildings. The classroom windows and the rainscreen system will match the existing. The windows of the connecting walkway will provide a light, open area where the historic architecture will be visible. This method was selected because moving the service lines was too cost prohibitive at this time. The architectural details they have added to the structure are in keeping with the architecture of “The Palace” that was built in the early 2000s. It is differentiated from the old and is compatible with the features, size, scale and proportion.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

**Applicant’s response:** “We will be respecting the existing buildings and provide a soft touch to select locations where the new touches the existing. No new elements will be added to the existing buildings to give it a false sense of time and place.”

**Staff’s analysis:** The portions of the buildings that are proposed to be removed are not significant to defining the overall historic character of the building. The portion of Unit 1 that is to be removed is on the side façade and not the front and contains some brick, terra cotta and windows that were mostly covered in the mid-1970s, not historic elements. The portions of Unit 2 that are to be removed contain brick, terra cotta and windows of the steps that were covered in the 1970s
directly above the doors to the auditorium as well as one section (of four sections) of steps into the building.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Applicant's response: “The addition will reflect the distinctive features appropriately by using similar materials where applicable. Exact mimicry will not occur as to not detract from the existing aesthetic of the historical buildings. Rather architectural cues will be utilized to provide a new addition that will fit in the context of the existing campus. Refer to pg 09.”

Staff's analysis: The applicant is not proposing to remove any distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the property. The distinguishing architectural details of the existing buildings will be retained and visible and carried forward on the addition.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

Applicant's response: “Existing buildings went through a restoration in the late nineties, no items a part of this addition will cause the need for any restoration or replacement.”

Staff's analysis: There are no deteriorated features that will need to be repaired or replaced.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Applicant's response: “Existing buildings went through a restoration in the late nineties, no items that this addition will touch will cause the need for any restoration or replacement. If any chemical or physical treatments are required, best practice treatments will be utilized to prevent any damage to historic materials.”

Staff's analysis: There will be no need for chemical or physical treatments.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
Applicant’s response: “Not applicable. To the best of our knowledge, the existing site does not house any archaeological resources.”

Staff’s analysis: There are no archaeological resources, therefore this is not applicable.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Applicant’s response: “Differentiation of the new work will be done by not mimicking the existing buildings. Rather the addition, similar to Unit 3 will take its architectural cues from Unit 1 and 2 and modify these cues to reflect today’s building standards. Additionally, the connection between Unit 1 and the new addition will be differentiated by utilizing a new material that is respectful to the color, pattern, and scale of the existing building while providing a visual connection between Unit 1 and the new addition reflecting openness that was previously there. Refer to pg 09.”

Staff analysis: The Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings recommends “Identifying, retaining and preserving masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.” The portions of the buildings that are proposed to be removed are not important to defining the overall historic character of the building. The portion of Unit 1 that is to be removed is on the side façade and not the front and contains some brick, terra cotta and windows that were mostly covered in the mid-1970s.

The addition will be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion. Detailing will be included that will be similar to “The Palace” that was built in the early 2000s. The colors of the brick and terra cotta are the same but details are different; they are compatible but not identical. The applicant proposes the same treatment for the addition.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Applicant’s response: “The new addition will be built on its own structure and separated by an expansion joint. This will allow the new building to have free
movement and if the need arises, the addition can be removed without damaging the existing buildings.”

Staff's analysis: The parts of the addition that will be attaching to the two historic buildings will be done in a manner that, if removed, will cause the least amount of damage and won't affect the historic property to a large degree. If the addition is removed for any reason in the future, it would not impact the integrity of the historic nature of the property since the “historic” portion of the building will remain.

Attachment: Application
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: 06/19/19  APPLICANT NAME: Hummel Architects
MAILING ADDRESS: 2785 Bogus Basin Rd, Boise 83702  PHONE NUMBER: 208.343.7523
ADDRESS OF BUILDING/PROPOSED BUILDING: 325 N. Arthur Ave, Pocatello ID 83204

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: Ten classroom and commons addition to existing Pocatello High School. The Addition is to connect all existing buildings to provide better safety. The addition will provide accessibility to most of the non accessible existing campus.

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 undertake 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:  Pocatello/Chubbuck School District 26, Isaac J. Reed, Director of Business  Date: 06-18-2019

Signature of Building/Property Owner(S):  

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.

cdrcominform/applications/certappropriate.doc (rev. 01/13)
June 19th 2018

City of Pocatello
Historical Preservation Committee
911 North Seventh Ave
Pocatello, ID 83205

RE: Pocatello High School: Classroom Addition
325 N. Arthur Ave, Pocatello ID 83204

Historical Preservation Committee,

The intent of this letter is to provide an explanation in how we propose to address the students’ needs with the expansion of Pocatello High School (PHS). Needs that include Projected growth, Safety, Accessibility, and creating a Community within the school campus. Needs that will be addressed below.

Projected Growth: As the City of Pocatello continues to grow, so too does the Pocatello/Chubbuck School District. This has led to a simple fact of supply and demand at PHS. Currently, there are not enough classroom and support spaces for the students and faculty. To address this, it is proposed that a ten-classroom and commons addition be built to help alleviate said supply and demand.

Safety: As an open urban campus with separate buildings, the ability to provide safety to the students and faculty has proven to be difficult. To address this need, the addition will connect all campus buildings thereby providing a fully secured facility with controlled access points in key areas that can be monitored and secured by faculty and staff.

Accessibility: Apart from the gymnasium addition completed in the early 2000’s, all aspects of PHS were built prior to the Americans with Disabilities Act passed in 1990 as well as the codified accessibility requirements of ANSI A117.1. To address this, the addition will provide accessibility to much of the campus through a series of ramps and an accessible elevator.

Community: With the addition, a new commons space is to be built to unify the campus in its entirety and provide a sense of community to the students and faculty of PHS. Spaces dedicated to social interaction and out of classroom learning environments will be utilized to enrich the student’s social health and edify their classroom experiences.

Architecturally, we will be utilizing Design Guidelines made available from the Historic Preservation Committee to ensure that the addition reflects the City’s historic character and sense of place. In conjunction with the Design Guidelines, existing architectural vernacular will be utilized with modern building methods to ensure that the addition is respectful to the past and efficient for contemporary and future educational needs. Please refer to the attached supporting documents for a breakdown of proposed design and materiality.

Thank you for taking your time in helping us to address the communities current and future needs. We look forward to working with you as we respect the past and embrace the future.

HUMMEL Architects
2785 Bogus Basin Rd
Boise ID 83707
208.343.7523

Principal
Scott Straubhar | AIA, NCARB
Ed Daniels | AIA NCARB

Associate
Mandy Boam | NCIDQ
Zach Lester | AIA, NCARB
HISTORIC PRESERVATION COMMITTEE
JULY 3RD, 2019

THINK LEARN BE MORE TOGETHER

POCATELLO/CHUBBUCK SCHOOL DISTRICT 25

HONOR THE PAST. Embrace the Future.
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POCATELLO HIGH SCHOOL
DESIGN NARRATIVE

HUMMEL Architects with the direction and close working relationship with Pocatello/Chubbuck School District are proud to further enrich the student experiences at Pocatello High School to ensure their success in the 21st century. It is our goal to provide an addition that meets the School Districts current and future needs, as we honor the past and embrace the future.

As we proceed through this document, we will address the architectural design and materiality of the proposed design that is informed by three key elements which include Architectural Precedent, HPC Standards, and HPC Key Points.

Architectural Precedent:
Pocatello High School has a rich history dating back to 1892. Buildings designed by Architect Frank H. Paradice constructed in 1938 have left an indelible impression upon the community. As the needs of the community have grown, so too has the school. An addition constructed in the late 1960s provided classrooms for fine arts and in the early 2000's a new gymnasium was added to enhance the athletics for the school.

With these additions, the architects respected the work of Frank H. Paradice and in lieu of copying or mimicking the work, they took architectural and material cues that enabled the additions to be respectful to the past while adapting for current design and building standards.

With the collaboration of the School District and through the help of the Design Guidelines of the HPC, we too will utilize architectural and material cues with the classroom addition to provide an addition that reflects the historic character and sense of place of the Historic District of Pocatello.

HPC Standards
Referring to page 6 from "Design Guidelines for Pocatello's Downtown Historic District: A Guide for Property Owners," we have addressed each of the ten guidelines that were adopted from the secretary of the Interior of the United States. Below are our responses to each guideline.

1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and special relationships

RESPONSE: The proposed use of the addition is to be the same as the current use. The addition will be utilized to educate the community's students as it has been doing since its inception in 1892.

2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and special relationships that characterize a property will be avoided.

RESPONSE: The historical character of the property will be retained. Spaces abutting Unit 2 will celebrate the existing aesthetics of the building and will be utilized as a design element inside the new Commons space. Refer to pg 10.

Connections from the addition will be made to Unit 1 and Unit 2 through walls that will require selective demolition. Connection to Unit 1 has minimal architectural detail and will leave a minimal impact. Connection to Unit 2 will affect a greater area of architectural detail. Selective demolition will be utilized and key design elements will be saved for future use. Refer to pg 06.

3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

RESPONSE: No new elements will be added to the existing buildings to give it a false sense of time and place. Design of the addition will be respectful to the existing buildings. Any historical design elements added to the addition will come directly from the property if applicable.

4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

RESPONSE: We will be respecting the existing buildings and provide a soft touch to select locations where the new touches the existing. No new elements will be added to the existing buildings to give it a false sense of time and place.

5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

RESPONSE: The addition will reflect the distinctive features appropriately by using similar materials where applicable. Exact mimicry will not occur as to not detract from the existing aesthetic of the historical buildings. Rather architectural cues will be utilized to provide a new addition that will fit in the context of the existing campus. Refer to pg 09.

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary or physical evidence.

RESPONSE: Existing buildings went through a restoration in the late nineties, no items a part of this addition will cause the need for any restoration or replacement.
POCATELLO HIGH SCHOOL
DESIGN NARRATIVE (CONT)

7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

RESPONSE: Existing buildings went through a restoration in the late nineties; no items that this addition will touch will cause the need for any restoration or replacement. If any chemical or physical treatments are required, best practice treatments will be utilized to prevent any damage to historic materials.

8) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

RESPONSE: Not applicable. To the best of our knowledge, the existing site does not house any archaeological resources.

9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

RESPONSE: Differentiation of the new work will be done by not mimicking the existing buildings. Rather, the addition, similar to Unit 3, will take its architectural cues from Unit 1 and 2 and modify these cues to reflect today's building standards. Additionally, the connection between Unit 1 and the new addition will be differentiated by utilizing a material that is respectful to the color pattern, and scale of the existing building while providing a visual connection between Unit 1 and the new addition reflecting openness that was previously there. Refer to pg 09.

10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.

RESPONSE: The new addition will be built on its own structure and separated by an expansion joint. This will allow the new building to have free movement and if the need arises, the addition can be removed without damaging the existing buildings.

Key Points
Referring to page 15 from “Design Guidelines for Pocatello Downtown Historic District: A Guide for Property Owners” we coordinated with the key points to ensure that we are being respectful to the existing historical nature of Pocatello High School.

Within this, the HPC has given 10 Key Points for a successful application. Note that not all key points are applicable for this project, however, the following key points (see below) in conjunction with the supporting drawings will demonstrate how the new addition is to fit within the existing architectural vernacular:

Research and Development
In general, after property research & evaluation has been done, recognize the original character of the work being renovated or added to and attempt to recall (not imitate) this essential character. Do not attempt to create a new historical work, but instead recall the essence of the original in material, proportion, scale, and detail. Do not debase history by attempting to recreate it or making conjectural changes.

Proportion
A ratio that relates dimensions of a shape or form (e.g., height to width). Although the proportion of the historic district varies, the main emphasis is vertical. An entire block can be horizontal in proportion while its parts are vertical.

Scale
Involves two aspects: First, the matter of "human scale" or the attempt by the observer to comprehend the apparent size of a building relative to the human size, by reading such things as stairs, window heads, doors, and landscaping. Secondly, there is "consistent scale" of all parts making up a building which unify the overall proportions of the building.

Pattern
Pattern is established by the arrangement of similar things in a regular repetitive manner in a way that is seen and can be repeated.

Rhythm
Rhythm requires that a clear pattern be sensed and used to organize the facade or group of facades.

Building Grids
Recognizable within the historic district. Horizontally, the buildings are located at the edge of the grid with very few buildings not on the property line. Vertically, the buildings are within the one-to-four story range. The existing "orthogonal" grid should be recognized and observed in placement of buildings in an effort to continue the historic pattern of the downtown streets.

Signage
Signage shall be in harmony with the architectural emphasis of the building. Sign colors, materials, size, shape, and lighting methods should reinforce the overall composition of the facade. Historically accurate materials are preferred for signs within the historic district. All signs should conform to the Municipal Code.
EXISTING VERNACULAR | UNIT 2

NOTE: CONNECTION FROM ADDITION TO UNIT 2 WILL REQUIRE SELECTIVE DEMOLITION. IT IS PROPOSED THAT THIS WILL OCCUR AT OPT A. IF NOT FEASIBLE, OPT B WILL BE UTILIZED.

-HUMMEL-
Pocatello High School Addition | P-PC
July 03, 2019 | 7
THANK YOU
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Notes:
July 5 – Newsletter deadline: Articles of 250 words ready for publication.
## August 2019

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**Notes:**

Open House for business owners?