

MEETING AGENDA
CITY OF POCATELLO
HISTORIC PRESERVATION COMMISSION
FEBRUARY 19, 2025 | 6:00 PM
COUNCIL CHAMBERS | 911 N. 7TH AVENUE, POCATELLO, IDAHO

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The Historic Preservation Commission is a citizen advisory group to the City Council. They are charged with making decisions concerning the exteriors of the buildings in the Downtown Historic District, make recommendations to the City Council for designation of historic properties and historic preservation and promote historic preservation in the city. The Commission also plays a vital role in the City's downtown revitalization efforts. All meetings of the HPC are recorded for record retention and transcription.

The following is the official agenda of the Historic Preservation Commission. Discussion and Commission action will be limited to those items on the agenda.

1. ROLL CALL AND DISCLOSURES

2. APPROVE MINUTES

The Commission may wish waive the oral reading of the meeting minutes held October 2, 2024, and January 15, 2025, and to approve the minutes as presented. **(ACTION ITEM)**

3. PUBLIC HEARING: CERTIFICATE OF APPROPRIATENESS – FILE: COA25-0001

This time has been set aside for the Commission to hear comments from the public regarding a certificate of appropriateness application submitted by Randy Dixon of Relight the Night, represented by Jerry Meyers. The subject property, known as 101 S. Arthur Avenue, Lookout Point Park, entails 1.5 acres (more or less) and is within the Historic Preservation Overlay. The request is to install a historic neon display that does not meet the design standards of the Downtown Historic District. **(ACTION ITEM)** (Quasi-Judicial Public Hearing)

4. PRESERVATION PROJECTS AND ASSIGNMENTS

The Commission may wish to discuss preservation projects and updates on assignments. **(ACTION ITEM)**

- Community Engagement & Outreach
 - o May – Historic Preservation Month
 - May Art Walk, other events
 - Proclamation
 - Social Media Posts – topics
- Brady Chapel
- Historic Preservation Plan
- WWII Heritage City Nomination

5. ADJOURN

MEETING MINUTES
CITY OF POCA TELLO
HISTORIC PRESERVATION COMMISSION
OCTOBER 2, 2024 • 6:00 PM

CITY HALL COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCA TELLO, IDAHO

At 6:15 PM, there was a lack of quorum, the meeting was not called to order.

1. ROLL CALL

PRESENT: Kristopher Boatman.

EXCUSED: Tabatha Butler and Ellen Ryan.

UNEXCUSED: Kaitlin Blincoe, Ruta Casabianca, Amy Commendador, and Marty Vizcarra.

STAFF: Aceline McCulla and Anne Nichols.

2. APPROVE MINUTES

The Commission may wish waive the oral reading of the meeting minutes held August 21, 2024, and to approve the minutes as written.

3. TRAINING ON OPEN MEETING LAWS AND POLICIES.

Anne Nichols will provide training to the HPC on open meeting laws and policies

Submitted by:

Aceline McCulla, Secretary

Approved on:

MEETING MINUTES
CITY OF POCATELLO
HISTORIC PRESERVATION COMMISSION
JANUARY 15, 2025 • 6:00 PM
CITY HALL COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCATELLO, IDAHO

Vizcarra called the meeting to order at 6:00 PM.

1. ROLL CALL

PRESENT: Kristopher Boatman, Tabatha Butler, Ruta Casabianca (left at 6:45 PM), Ellen Ryan, and Marty Vizcarra.

UNEXCUSED: Kaitlin Blincoe.

STAFF: Jim Anglesey and Aceline McCulla.

2. APPROVE MINUTES

The Commission may wish waive the oral reading of the meeting minutes held December 4, 2024, and to approve the minutes as written.

It was moved by **T. Butler** and seconded by **C. Boatman** to approve the HPC meeting minutes as written held December 4, 2024. Those in favor: K. Boatman, T. Butler, R. Casabianca, A. Commendador, E. Ryan, and M. Vizcarra. Unanimous. Motion carried.

3. PRESERVATION PROJECTS & ASSIGNMENTS

The Commission may wish to discuss preservation projects and updates on assignments. **(ACTION ITEM)**

- Community Engagement & Outreach Events

Jim Anglesey asked if the HPC wants to have a table at the April 26 Environmental Fair. **Vizcarra** stated yes.

Preservation Month, a resolution or something. **Casabianca** stated the FOBC will have a table at the Art event.

Vizcarra noted participating in the May Art walk, Vizcarra will reach out to Myer Anderson Architects for a spot in their foyer to set up a table.

Another project is the Parks Service Heritage

Anglesey presented the CPI position funded by the ISU College of Letter and Arts. We may use the stories at events. We will work with the Tribes to see if a Tribal student member would be interested in writing stories about their Heritage on Pocatello History on Tribal stories.

- Brady Chapel – no updates were expressed.
- Historic Preservation Plan – no updates were expressed.

With no other meeting business, **Vizcarra** closed the meeting at 6:20 PM and moved the HPC into the work session.

*** * WORK SESSION * ***

4. DOWNTOWN NATIONAL HISTORIC DISTRICT

Staff from the State Historic Preservation Office and consultant Kirk Huffaker will be in attendance to provide information to the Commission, property owners, and the general public regarding the survey and nomination process for the Pocatello Downtown National Historic District and the differences between the national and local historic district.

Kirk Huffaker gave a presentation on the Reconnaissance level survey, which will be included in the approved minutes, looking at a group of buildings within a specific boundary area to evaluate each building. Data collection will consist of taking digital photos, and researching the property, surrounding area within the boundary, collecting data and then making recommendations based off the data collection information. On the survey bound map showing the green areas are potential areas and the purple areas are already in a Historic District.

Property eligibility requirements, the property to be 50-years or older, unless exceptional significance for less than fifty years, within a few years of 50-years, such as property was designed by a renowned architect and have architectural integrity with minor additions and alterations.

Dan Everhart of SHPO noted the NOP is eligible for the Historic National Registry. Pocatello Quinn LLC has met with Everhart on Federal Tax Credits available for this property.

5. ADJOURN.

With no other work session business, Vizcarra adjourned the work session 7:02 PM.

Submitted by:

Aceline McCulla, Secretary

Approved on:

DRAFT

**HISTORIC PRESERVATION COMMISSION
HEARING: FEBRUARY 19, 2025
STAFF REPORT**

FILE: COA25-0001

APPLICANT: Randy Dixon, Relight the Night
OWNER: City of Pocatello
REQUEST: Certificate of Appropriateness
LEGAL DESCRIPTION: Lots 1 Thru 7 Block 487 Pocatello Townsite
GENERAL LOCATION: 101 S. Arthur Avenue
STAFF: Jim Anglesey, Long-Range Senior Planner

SUMMARY & CONDITIONS:

In consideration of the application, staff concludes that the Certificate of Appropriateness application is **not compliant** with the Pocatello Downtown Historic District Design Standards. If approved, staff recommends the following conditions:

- Any disturbed landscaping shall be restored to pre-installation conditions with backfill and sod (not seed).
- Any damages caused by the installation of the neon display shall be repaired at the expense of Relight the Night or their selected contractor.

OPTIONAL MOTIONS:

1. Approval of the Application: “Move to **approve** the Certificate of Appropriateness application from Randy Dixon to locate the Idaho Motel neon display at Lookout Point Park, finding the application meets the standards for approval in the Pocatello Downtown Historic District Design Standards, and authorize the Chair to sign the Findings of Fact.

2. Denial of the Application: “Move to **deny** the Certificate of Appropriateness application from Randy Dixon to locate the Idaho Motel neon display at Lookout Point Park, finding the application does not meet the standards for approval in the Pocatello Downtown Historic District Design Standards, **(state reasons for denial)** and authorize the Chair to sign the Findings of Fact.

GENERAL BACKGROUND:

Request: Randy Dixon of Relight the Night, represented by Jerry Myers, has submitted a Certificate of Appropriateness application to install a historic neon display that does not meet the design standards of the Downtown Historic District. The proposed location is at 101 S. Arthur Avenue, known as Lookout Point Park.

Historical Significance: The subject property was the historic location of the Bannock Hotel which was razed in 1982. The site is now the location of Simplot Square and Lookout Point Park. The neon display features the Idaho Motel Sign which was originally located at 1160 S. 4th Avenue. The Idaho Motel welcomed Highway 91 (Yellowstone Highway) and Highway 30 travelers, becoming a historic icon along the city’s 4th/5th Ave. corridor. The sign was removed from its original location in 2023.

Notification: Notice was posted on the subject property and published in the Idaho State Journal on February 4, 2025. All property owners within three hundred feet (300') of the external boundaries of the subject property have been provided notice of the public hearing in order that they may provide comment on the proposed certificate of appropriateness. No written comments were received from the public prior to the publishing of this staff report.

Historic Preservation Commission Action: The Historic Preservation Commission shall approve, conditionally approve, or deny the Certificate of Appropriateness application. The applicant or other affected persons may appeal the Commission's decision to the City Council by written request with fourteen (14) days of the date of the written decision. Appeals to the City Council shall follow the provisions outlined in Pocatello City Code section 17.02.400: Appeals.

ATTACHMENTS:

- A. Application Documents
- B. Additional City Staff Review

CRITERIA FOR REVIEW: The Historic Preservation Commission shall review the facts and circumstances of each proposal in terms of the standards listed in the table below:

Table 1. Certificate of Appropriateness Review Criteria Analysis				
Compliant			Staff Review	
Yes	No	N/A	Analysis	
			Standard 10	Relocation
			<i>Staff Review</i>	One means by which to preserve a historic [structure] is to relocate it to a new site.... Clearly, the decision to move a [historic structure] is one which should not be made haphazardly. Despite the fact that preservationists generally eschew the practice, however, moving a [historic structure] may in fact be an effective way to preserve a threatened structure. Relocation may enhance or even spare a valuable historic resource, thus extending its utilitarian, economic, aesthetic and historic benefits. There are costs and risks (both financial and material) inherent in such an undertaking that should be considered along with the fact that the context in which the structure existed historically is likely to change. Applicable, Appropriate Standards: 10.3 – “Considering relocation as a last resort for saving a historic [structure].” 10.4 – “Finding a vacant site within the historic district for the relocation. A location near the historic district would be the second choice.” It is understood by staff that the property owner of the neon displays' original location refused to maintain the historic sign structure. Relight the Night was gifted the structure by the property owner. The neon displays' original location is located at 1160 S. 4th Avenue which is not located in the historic district, staff has recommended that Relight the Night relocate the display along the 4th Ave. corridor at 2695 S. 4th Ave. (Tourist Information Center) to maintain the displays' historic context
☐	☒	☐		

				and integrity along the same corridor of its original location. The relocation into the Downtown Historic District will negatively impact the neon display's historic integrity.
☐	☒	☐	Criterion 1	Adverse impacts to the historical integrity of the property or structure will be minimized.
			<i>Staff Review</i>	The Secretary of the Interior recognizes a structure's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling and association. It is the determination of staff that the proposed project meets six (6) of the seven (7) aspects of integrity. The one (1) which staff believes is not met includes Location which is defined as follows: Location is the place where the historic structure was constructed or the place where the historic event took place. Integrity of location refers to whether the structure has been moved or relocated since its construction. A structure is considered to have integrity of location if it was moved before or during its period of significance.
			<i>Applicant Response</i>	The Historic Idaho Motel Neon Sign was located 1160 S 4th Ave. In April of 2023 new owners of the Idaho Motel told ANR Property Management they wanted the sign removed from the property. We came to an agreement with Mediterranean LLC of Twin Falls that if they paid for the removal of the sign and gift it to Historic Downtown Pocatello, they would receive a \$5,000 tax credit for their charitable donation. Blaze Sign removed the in May, 2023 and put it in storage at their facility. We feel the most appropriate location for the sign will be at Lookout Point in Historic Downtown Pocatello. The historical integrity of the sign will be maintained there.
☒	☐	☐	Criterion 2	Changes to the defining characteristics of the building or site will be minimized.
			<i>Staff Review</i>	There are no defining characteristics of the park that will be changed. The proposed sign is only a portion of the original. Other elements of the sign originally located on S. 4 th Ave. will not be included in this display.
			<i>Applicant Response</i>	No response.
☒	☐	☐	Criterion 3	Historic materials will be retained and preserved. Where not feasible, explain how proposed materials are compatible with the historic integrity of the building or site.
			<i>Staff Review</i>	The neon display will be restored utilizing original material. new material includes the electrical components and neon tubing. The proposed sign is only a portion of the original. Other elements of the sign originally located on S. 4 th Ave. will not be included in this display.
			<i>Applicant Response</i>	The sign will be completely restored including painting it original colors, replacing authentic neon glass by Rocket Neon of Boise. It will be completely rewired, have appropriate transformers installed. It will also have a digital timer installed for peak energy efficiency.
☐	☒	☐	Criterion 4	The proposed work is compatible with the property or structure, as well as the historic district.

			Staff Review	The Downtown Historic District is home to several other historic neon displays. All except the proposed display are original to or originally adjacent to the Historic District. Historic structures are best located in their original location or within their adjacent context such as the same district, neighborhood, or corridor.
			Applicant Response	The Historic Idaho Neon Sign located in Historic Downtown is completely compatible with 21 other Historic Signs. The location places it on our 1.6 mile Historic Neon Walking Tour.
☒	☐	☐	Criterion 5	If change in landscaping (non-building or rooftop areas) is proposed, explain how it will be compatible with the historic character of the property or structure, as well as the historic district.
			Staff Review	There will be no change in landscaping within Lookout Point Park in relation to the proposed neon display. Anne Butler, Parks & Recreation Director, will require that any disturbed landscaping be placed back where it was prior to installation with backfill and sod (not seed). Additionally, upon final walk through of the installation, P&R will verify all irrigation and/or electrical lines are operating. Any damages caused by the installation of the neon display will be repaired at the expense of Relight the Night or their selected contractor.
			Applicant Response	We propose this beautiful historic neon display sign be pole mounted and located at Lookout Point on City of Pocatello property. When completed, the sign will be gifted to the City by Historic Downtown Pocatello. The City already owns three historic neon display signs. The Chief, Buster Brown and the Greyhound already adorn our beautiful Historic Downtown. We have much national notoriety for our neon.
☐	☐	☒	Criterion 6	If signage is proposed, explain how the style, materials, size, and location(s) of signage is compatible with the historic character of the property or structure, as well as the historic district.
			Staff Review	The proposed neon display does not meet the definition of a sign and therefore will not be subject to the sign design standards.
			Applicant Response	Relight the Night has seen 21 historic signs come back to life In the Historic Downtown district. Our attention to historic detail has been observed when restoring or repairing every sign in the district.





POWER-TECH ELECTRIC

4200 Philbin Road
Pocatello, Id. 83202
(208) 223-5548

PROPOSAL

Proposal No. 24-80
Sheet No. 1
Date 8/1/24

Proposal Submitted To:

Name Randy Dixon
Address _____
City, State Pocatello, ID
Phone No. 208-406-9806

Work to be Performed At:

Owner/Name DIST TOWN POCATELLO
Address _____
City, State POCATELLO, ID
Date of plans ASAP
(208) 232-7545

We hereby propose to furnish the materials and perform the labor necessary for completion of:

Remove SOD-TRENCH INSTALL CONDUIT AND CIRCUITS
FROM GROUND ELECTRICAL BOX TO NEW NEON SIGN (POLE)
BACK FILL AND REPLACE SOD. WIRE IN NEW NEON
SIGN WITH ASTRO TIMER

ALL WORK WILL BE INSTALLED TO STATE AND CITY CODE
ALL WORK WILL BE INSPECTED AND TESTED UPON COMPLETION

BID INCLUDES ALL LABOR AND MATERIAL

BID SUBJECT TO CHANGE IF UNFORSEEN COMPLICATIONS
SHOULD ARISE BUT NOT WITHOUT PRIOR APPROVAL
AND A SIGNED CHANGE ORDER

ALL WORK ~~GUARANTEED~~ WARRANTED FOR ONE YEAR

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workman like manner for the sum of FOUR HUNDRED AND FIFTY DOLLARS Dollars (\$ 450⁰⁰) with payments to be made as follows

1/2 IN ADVANCE FOR MATERIAL
1/2 AT COMPLETION

Respectfully submitted

Power-Tech

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge the estimate. All agreements contingent upon strikes accidents, or delays beyond our control

Per [Signature]
Note: This proposal may be withdrawn over and above
By us if not accepted within 45 Days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date _____

Bid Contract

This Bid's good for 30 days from 8/5/2024



Blaze Sign & Graphic Design, LLC.

7175 S. 5th Avenue, Pocatello, ID 83204

Phone (208)232-7739 Fax (208)233-7332

Business Name Historic Downtown Poc.RelighttheNight

Address PO Box 222, Pocatello, ID 83204

Client's Name Randy Dixon

Phone 208-406-9806

Fax

email 2164rd@gmail.com

Relying on the client's design criteria, Blaze will perform either 1 or 2.

1. Design , fabricate, and complete the project. (If the designing requires more than 1 hour, the Client will pay blaze for the additional time.)

2. Install, after inspection and repair, a Sign delivered to Blaze by the Client. Labor and materials for repair will be additional charges.

Description of Project

Refurbish Idaho Neon Sign - Previously Removed From So. 4th & Humboldt

To Include Painting of Existing Cabinet, New Neon Units, Transformers And Wiring.

To Be Installed On New 8" Steel Pipe (12' to bottom of Sign) At Lookout Point Park, Pocatello

One 18" x 30" Plaque Frame

*Permit & Permit Acquisition Fee NOT Included To Be Billed Separately

Blaze Sign, as a sign contractor licensed by the state, is not allowed to perform PRIMARY WIRING.

Sign Type: Neon

Sign Colors: Per Design

Face Material: Refurbished Cabinet

Copy Type: N/A

Illumination: Neon

Attached To: New 8" Steel Pipe Concreted In

Installation Type: Crane & Bucket

Installation Site: Lookout Point Park

Product Example: Per Design

Considered Completed When:

Available to pick up at Blaze

Delivered to Client

Installed on Site

36 Month Maintenance Contract

n/a

Maintenance contract is for \$ xxx a month

Cost of Above \$19,884.00

Idaho Sales Tax \$705.60

Total \$20,589.60

Down Payment Upon Signing \$10,294.80

Balance Upon Completion \$10,294.80

The terms on the reverse are also a part of this bid.

In the event that Blaze is not contracted to do this work, there will be an artwork fee of \$25.00 per sketch. Otherwise, the fee is included with this bid.

Salesperson: Justin / Miranda

Direct Phone: 208-232-7739

File Name: IdahoSignRelightNight N 2024REV1

Bid Contract - Blaze Sign & Graphic Design, LLC.

The Client desires to have Blaze Sign and Graphic Design, LLC. (Blaze) provide a sign, or graphic (Project) in accordance with this Bid Contract, including its reverse side.

BLAZE'S RESPONSIBILITIES

1. Blaze will:
 - A. Provide labor and materials to complete the Project in accordance with the Design Criteria;
 - B. Keep the Client informed of Project status;
 - C. Obtain the Project building permit; and
 - D. Meet the standard of performance for the graphic design and sign industry in Southeast Idaho.
2. Completion shall follow the Time Schedule, except as may be extended for reasonable cause. This includes, without limitation: design changes or approvals caused by the Client or the government; Site conditions; subcontractor, parts, or equipment availability; and weather conditions.
3. Blaze LIMITS its liability:
 - A. Blaze may look at the Site and inform the client of any problems that are plainly visible to Blaze, but under no circumstances is Blaze responsible for the suitability or preparation of the Site.
 - B. Blaze will repair any of its defects in materials or workmanship.
 - 1) If the Project is for less than \$2000, Blaze must receive written notice of the defect within ninety days of substantial completion, and, if over \$2,000, within twelve months after substantial completion.
 - C. Blaze give no other warranties, including, without limitation, those for an express purpose and merchantability.
 - D. Blaze will not pay for any lost business or profits. The most Blaze would ever have to pay for any reason is limited to what the Client paid to Blaze for the project.
 - E. Any claims against Blaze MUST be brought within twelve months from the date of substantial completion, or be barred.
 - F. These LIMITS apply regardless of whether the claims arise from breach of contract, warranty, tort, strict liability, statutory liability, or any other basis.

CLIENT'S RESPONSIBILITIES

4. The Client has, or will:
 - A. Do what is reasonable and necessary to have the Site suitable for Completion of the Project;
 - B. If the Client is to make decisions, they shall be made promptly, within two business days after requested;
 - C. The Client will carefully review the Bid Contract and Design Criteria, and cooperate with Blaze to complete the project;
 - D. Except for the building permit, at the Client's expense it will comply with all statutes, ordinances, and regulations (Laws) pertaining to the Project.
5. The Client has provided the Design Criteria. It is solely responsible for its accuracy and appropriateness.
6. The Client will Compensate Blaze.
 - A. Pay according to the Payment Schedule.
 - B. If Blaze does not receive payment when due, it may immediately stop work, and past due amounts will have added, to the principal a finance charge of 1.5% per month (18% per annum).
 - C. Blaze will have a security interest in the Project and lien rights.
 - D. If the Project expands beyond the Design Criteria, Blaze will be paid for any additional labor and materials.
 - 1) Before providing the additional labor and materials, Blaze will try to obtain the Client's approval.
7. Client approves the Design Criteria (reverse side) and has received a copy of this Bid Contract and any sketches.

Blaze and Client understand that there are no other oral or written agreements regarding the Project, and a party in default will pay the other party's attorney's fees and costs, regardless of whether litigation is started.

8/5/2024

Nathan Johnson

Date

Blaze Sign & Graphic Design, LLC.

Date

Client

CO-OBLIGATION: If the Client is a company, I will be as responsible as the company to fulfill the Bid Contract.

Date

Co-Debtor

ADDITIONAL TERMS:





TV

M

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T

E

VACANCY



VACANCY
Enter ➔



Merril Quayle - ENGINEERING REVIEW

In review of the information submitted and the guidance of location of signs the following should be taken into account:

- 1) The sign should be placed in its original location if possible, if not possible
- 2) should be within the same area of travel such as along 4th or 5th S. Ave.
- 3) Does the sign design have the same historic principles, that is the proposed design is a single column support where the original was a double column support.
- 4) Ownership, if this is in a park will there be a request for the City to take over ownership? The City at this time has ownership I understand 3 signs. This has caused some concerns for maintenance and liability. There is not a direct department that is geared to maintain these types of assets. Added resources will be required as well as additional budget.

1/30/2025 12:46 PM

Anne Butler - PARKS & RECREATION REVIEW

Just a few thoughts related to potential construction (if approved) is that Parks would require all landscaping placed back where it was prior to installation with backfill and sod (not seed). Then upon final walk through we would want to verify all irrigation or electrical lines were operating, should a line or irrigation pipe be damaged those would need to be fixed at the expense of the contractor.

The historical appropriateness of this sign is the Planning Departments responsibility to deal within the downtown area. I understand you have policies on that, I don't have enough knowledge of those to weigh-in nor is it my place to do so. But the placement of any type of sign inside a city park is an amenity that is evaluated on a case by case situation, sometimes they are acceptable and other times not. If approved or denied I will support the HPC and/or City Councils decision within the Park boundaries. As an example, there is a Peace Pole being placed in some of our Parks.

1/29/2025 4:41 PM