

**City of Pocatello
Historic Preservation Plan
Phase 2 Plan Document**



Prepared for the Pocatello Historic Preservation
Commission

by
TAG Historical Research and Consulting
April 2018



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The subject of this publication has been funded in part with federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policy of the Department of the Interior.

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Purpose

The City of Pocatello recognizes the importance of historic resources and historic preservation to the community. Historic preservation is included in the City's recently updated Comprehensive Plan under Section 11, "Special Sites or Areas," and is also referenced in other sections of the plan. The Comprehensive Plan is based on planning concepts that fall under the Smart Growth Planning approach, which includes, but is not limited to, support for mixed use areas, pedestrian friendly neighborhoods and shopping areas, and a variety of housing types.¹

Awareness of the community's history and preservation of historic resources will help meet the Comprehensive Plan's goals. This plan is intended to provide the City of Pocatello and the Historic Preservation Commission with specific community preservation goals and objectives and provide the step-by-step guidance to achieve them.

Developing a Historic Preservation Plan

In 2016, the Pocatello Historic Preservation Commission retained TAG Historical Research & Consulting (TAG) to assist with the development of a historic preservation plan. The project was broken into two phases. Phase 1, completed in 2016, was the data collection phase, which provided the history of preservation activities in the community and provided general recommendations for elements to include in the historic preservation plan. In Phase 2, comments and suggestions for the plan were received from members of the PHPC as well as the results of a public meeting in March 2018, where comments on the preservation program were accepted. The comments and suggestions were reviewed and have been incorporated into the plan.

¹ (City of Pocatello Comprehensive Plan 2015 Update, <https://www.pocatello.us/DocumentCenter/View/376/Comprehensive-Plan-2015-Update-PDF>)

Pocatello History²

Pocatello was founded in 1882 when the Oregon Short Line (OSL) built tracks to the area from Granger, Wyoming, intending to continue building through to Huntington, Oregon. At Pocatello the OSL crossed tracks coming north on the Utah & Northern Railroad, a line built to connect Utah with the mining communities of Montana. OSL officials planned to set up headquarters and repair shops at McCammon, located about 20 miles southwest of Pocatello, on land purchased from rancher H.O. Harkness. When Harkness and railroad representatives were unable to agree on the sale, the OSL decided to establish headquarters at Pocatello, which required negotiating with the tribes of the Fort Hall Indian Reservation for a railroad right-of-way and room for a depot and some additional buildings. In 1882, the company purchased 40 acres and built a small freight depot. Railroad workers lived in tents and boxcars along the tracks.³

Railroad operations at Pocatello grew as the junction served as a distribution point for travelers and freight. By 1883, the railroad had constructed the two-story Pacific Hotel to accommodate overland passengers who disembarked at Pocatello Junction. An increase in operations, especially the 1887 removal of the railroad shops from Eagle Rock (now Idaho Falls) to Pocatello, brought in more workers. Within a few short years, more than 60 buildings had been constructed and 1,000 to 1,500 Euro-Americans were illegally squatting on reservation land surrounding the original 40 acres. Most of the buildings were homes of resident workers. Other workers were still living with their families in tents and desired to establish permanent homes. Merchants and railroaders alike lobbied their congressional delegates to open up more land for settlement. In response to this pressure, the Office of Indian Affairs drew up the Agreement of 1888, ceding 1,840 acres of additional land within the Pocatello townsite and 297,000 acres south of it. After considerable debate among tribal leaders, 311 Shoshone and Bannock

² This brief general history was prepared in 2008 by TAG Historical Research & Consulting for the Old Town Residential Historic District Nomination. The text has been edited and adapted for use in this document.

³ Merrill D. Beal, *Intermountain Railroads, Standard and Narrow Gauge* (Caldwell, Idaho: Caxton Printers, Ltd., 1962) pp. 141-153; Paul Karl Link & E. Chilton Phoenix, *Rocks, Rails & Trails*, (Pocatello: Idaho State University Press, 1994, second edition 1996) pp. 112-116.

signed the agreement. Tribal members ultimately decided that it was important to receive the payment for land, “for the rising generation.”⁴ The result of the transaction was the Pocatello Townsite bill which authorized the purchase in 1888.

In 1889, using a standard system, General Land Office surveyor Samuel G. Rhoades laid out Pocatello with the railroad tracks at the center and streets platted on both sides, perpendicular and parallel to the tracks. This initial layout formed the basis for Pocatello to develop as two separate but united communities—Eastside and Westside. For the first few years of the town’s existence, the Eastside was perceived as the marginal area, where immigrant and minority workers lived and where cheap lodging and low-class entertainment were available to transient workers and traveling salesmen. A few businesses also developed on the Eastside, but gradually the business district began to grow on the Westside, in relation to the Pacific Hotel, which was for many years Pocatello’s most prominent landmark building. Community leaders and prominent citizens tended to build their houses just to the west of the business district.⁵

The townsite was still an island surrounded by a reservation, limiting further development, a position that Pocatello citizens soon found unacceptable. The Pocatello Cession Agreement of 1900, a second agreement with the Fort Hall tribes, relinquished an additional 418,500 more acres, moving the primary southern boundary of the reservation seven miles north of Pocatello. that land was opened to settlement with a land rush on June 17, 1902. In July remaining lands within five miles of Pocatello were sold at auction.

To the settlers’ satisfaction, far more land was open to homesteading, and the community was no longer bound by the Indian lands, which experienced a reduction of almost 40 percent.⁶

Pocatello’s relationship with the railroad ensured its continued growth, but other developments also helped secure its position as a regional center. In 1890, Pocatello incorporated as a village in Bingham County. In 1893, when

⁴ Brigham D. Madsen, *The Northern Shoshoni*, (Caldwell, Idaho: Caxton Press, 1980), pp. 107- 117.

⁵ Robert Wrigley, *The Occupational Structure of Pocatello, Idaho*, dissertation, University of Chicago, Department of Geography, 1943, pp. 91-94.

⁶ Madsen, pp. 117-127

the state legislature voted to split Bingham County and create Bannock County, Pocatello was named county seat. In 1901, the town was selected as the site of the Academy of Idaho, a state institution which began as a high school but evolved over the years into Idaho State University. By 1910, the area of town west of the tracks and east of the Portneuf was filled with residences and businesses.⁷

Housing Shortages

The lack of land for settlement that dogged Pocatello in its early years marked the beginning of a trend toward periodic housing shortages in the community. After the townsite was created, housing shortages continued to occur intermittently—when the railroad shops were moved in 1887 from Eagle Rock (now Idaho Falls), an influx of workers put an immediate strain on the available housing. Following World War I, members of the business and trade communities met to discuss the urgent need for more housing. As late as 1956, an article in the local paper described the serious problems caused by the lack of available housing in the community. These shortages resulted in large numbers of houses showing multiple residents in census records and city directories. Home owners rented rooms in their houses or remodeled to add space for renters. Beginning in 1913 enterprising builders built multi-unit apartment buildings. By 1940 one study noted that Pocatello appeared to have more residents in apartment buildings and more apartment buildings to house them than other cities of similar size. Despite all these efforts, construction of housing in Pocatello could not keep up with the needs of the population. In a 1938 newspaper article, building and fire inspector George Mathews reported that in the period 1930 to 1937, Pocatello's size increased by 184 families, but the available housing increased by only 90 additional houses.⁸

Later Development

During the 1930s, Pocatello suffered the effects of the Great Depression. Although community leaders maintained an attitude of optimism and the

⁷ Link, *Rocks, Rails...* p. 112-117.

⁸ Betty Hale, Railroad Work Dominated Pocatello from 1910-1920, *Idaho State Journal* Centennial Edition, June 21, 1982, section 1, p. 13 (originally published 1972); Pocatello Home Building is Down, Says Chief, *Pocatello Tribune*, June 23, 1938.

newspaper published articles which emphasized progress and success, unemployment was high and a local bank failed in 1931, underscoring the community's vulnerability to the national economic situation. Pocatello benefited from the programs of the New Deal and a number of public works projects helped bring work and civic improvements to the community. Like other Westside neighborhoods, the Old Town Residential District benefited directly from the construction of the Center Street underpass, improving the efficiency of cross-town traffic across the railroad tracks, which had always presented an obstacle, even after the construction of a viaduct crossing in 1911.⁹

Pocatello, with the rest of the country, began to move toward economic recovery as the nation entered the frantic pace of war-time production in the 1940s. In 1942, the Army and the Navy both located important industrial facilities in Pocatello—the Naval Ordnance plant and the Army Air Force base. In 1944, frozen food magnate J.R. Simplot invested in a phosphate processing plant near Pocatello for the production of fertilizer. In 1948, Westvaco (later FMC), built another phosphate processing plant, which eventually became the largest such plant in the world. The construction of these plants brought Pocatello into an era of prosperity.¹⁰

Pocatello's Historic Resources—Style and Context

Between 1982 and 2008, seven historic districts in Pocatello were added to the National Register of Historic Places. The documentation standards for National Register nominations evolved during that time, but taken together, the nomination forms provide a baseline of information about building types and architectural styles in Pocatello from its founding in 1882 through the mid-20th century. This baseline can help to inform decisions on how to proceed in documenting the story of Pocatello through its built environment from 1940 through the end of the century.

⁹ New Ice House, *Pocatello Tribune*, January 6, 1893, p. 1 c. 4; Polk's City directories, *Pocatello, Idaho's Metropolis*, Pocatello: Commercial Club [1915], p. 27 and 30.

¹⁰ Personal, *Pocatello Tribune*, May 12, 1893, p. 4 co. 4; Personal; Polk's Pocatello City Directories, 1901-1940, City Briefs—Work Begins Soon, *Pocatello Tribune* February 11, 1930, p. 2, c. 2; Kirk Huffaker, Utah Architect Remembered: Slack Winburn, *Utah Preservation* (Volume 9, 2005) p. 66.

Since the late 1980s, documentation of historic resources has been based on the concept of historic context, a framework of information about the broader story of the resource within its community or region, as well as national trends or events which have affected it. The construction of two railroads—the Utah Northern Railroad and the Oregon Short Line—was the basis for the founding of the town of Pocatello, placing Pocatello’s story within the larger story of the history of transportation in the American West. Later periods of Pocatello’s development, such as the selection of the location of the Academy of Idaho, were affected by Idaho’s political history, while world events played a role in the selection of Pocatello as the site of the Naval Ordnance Plant during World War II.

Architectural Themes

1882-1900: A New Town

In a railroad town, building materials were more easily available from the earliest days than they were in some of Idaho’s more remote communities. The first buildings in Pocatello were moved from Eagle Rock (now Idaho Falls) or consisted of tents and boxcars supplied by the railroad, but once the community was secure with the addition of land and the platting of the townsite, it wasn’t long before more substantial and permanent structures began to appear. Stone was available by the spring of 1893. In January the *Pocatello Tribune* reported that Kellett & Cleveland were building a stone ice house: “The building is the first in Pocatello to be constructed of native rock, the stone being from Mr. Kellet’s quarry...The stone is pronounced by experts to be the equal to the finest imported building stone.”¹¹

Stone and wood were common construction materials. The houses of working class people were generally simple vernacular construction, often



the small hipped-roof cube that was simple and inexpensive to build. Some houses, like 404 S. Garfield (left), were built with the asymmetrical plans and decorative details of the Queen Anne style. Two unusual stone houses—the Second Empire style Sullivan-Kinney house (441 S. Garfield) and the

¹¹ New Ice House, *Pocatello Tribune*, January 6, 1893, p. 1 c. 4.

Standrod Mansion (648 N. Garfield), described as French Renaissance style—were built during this time. [see Figure 1] Two Gothic-style churches were constructed—St. Joseph’s Catholic Church (1897) and Trinity Episcopal Church (1897-98). [see Figure 2] Commercial buildings began to appear on Main Street. Several of them, including the Idaho Furniture Company (100 S. Main St., right) in the Richardsonian Romanesque style. The authors of the Pocatello Historic District National Register nomination stressed the importance of this impressive building:

“Symbolically...of great significance to Pocatello, because it conveyed a sense of substance and permanence, qualities for which the insecure young community longed and struggled.”¹²



1900-1929: Growth and Maturity

Pocatello’s population more than doubled in the 10 years between 1900 and 1910, due in part to the opening of additional land for settlement southwest of town in 1902 and irrigation projects which supported agricultural development. With the railroad operation as its main economic base, the city attracted other small manufacturing companies and commercial enterprises. Progress was made despite a long struggle to develop a consistent, clean, and safe water supply. This problem caused much grief until a 1914 court decision awarded ownership of the water supply to the City of Pocatello. Despite the serious water supply issue, many businesses and a few small industries were established by 1905, including brick plants, planing mills, a meat packing plant, and others. The J. L. Kraft Company relocated their cheese plant to Pocatello from San Francisco in 1924, and by 1925, a printing plant, a flour mill, and a bakery were among the growing number of business operations.¹³

¹² Epperson, Terrence and Jennifer Eastman Attebery, National Register of Historic Places Nomination form, “Pocatello Historic District”, 1982, accessed online, March 2018:
https://history.idaho.gov/sites/default/files/uploads/Pocatello_Historic_District_82002505.pdf

¹³ Wrigley, *The Occupational Structure of Pocatello, Idaho*, pp. 84-90.

Figure 1



441 S. Garfield Sullivan Kinney House



648 N. Garfield Standrod Mansion

Figure 2



455 N. Hayes Ave.

St. Joseph's Catholic Church



248 N. Arthur Ave

Trinity Episcopal Church

Among the residential neighborhoods which developed during this period were the Lincoln-Johnson Avenues neighborhood and the Idaho State University neighborhood. In 1902, possibly in anticipation of the growth of Pocatello with the addition of the acreage opened for the land run, Thomas and Annie Olive platted the Olive Addition, adjacent to the original



townsite. At the same time, with the establishment of the Academy of Idaho on the east side of Pocatello, what later became the Idaho State University Neighborhood Historic District also began to grow. Both neighborhoods developed slowly until about 1915, but many houses were built from that time until through the Great Depression.

Although both areas have a few examples of the modest vernacular cube (238 N. Lincoln, right), Colonial Revival (247 S. 6th), and Tudor Revival (331 S. Lincoln) houses, the Craftsman Bungalow style was predominant (930 W. Center and 353 S. 6th) from about 1910 through the 1920s. [Figures 3 and 4]

During this 30-year period of growth, Pocatello experienced housing shortages. Although many people took in boarders, the housing crunch introduced the concept of apartment buildings to Pocatello—Thomas Quinn, a railroad employee, took the plunge in 1913 and built a multi-unit building geared toward providing housing to families at 580 W. Clark Street (right). Other multiple family buildings were constructed over the next decade, including the Woolley Apartments (303 N. Hayes) c 1920 and the Casa del Rio (723 W. Lewis) in 1927. [Figure 5]



Figure 3



247 S. 6th Street Colonial Revival



331 S. Lincoln Avenue Tudor Revival

Figure 4



930 W. Center Street Craftsman Bungalow



353 S. 6th Street Craftsman Bungalow

Figure 5



303 N. Hayes Avenue Woolley Apartments



723 W. Lewis Avenue Casa del Rio Apartments



Institutional and commercial resources from this time include Fire Station No. 1 (226 N. Arthur) and the Masonic Building (258 N. Main), both constructed in 1902 [Figure 6], and the Oregon Short Line/Union Pacific Depot (275 S. Harrison) and the Valentine Building (313 W. Center) built in 1916 [Figure 7]. Increased sales of automobiles also created the need for auto sales and repair shops, such as Pocatello Auto and Garage Company, c. 1911 (151 N. 2nd, left).¹⁴

1930-1945: The Great Depression and World War II

Following the crash of the stock market in 1929, Pocatello city leaders believed that the presence of the railroad would help the community weather any economic storm. For a while it seemed they might be correct, but the failure of the Citizens Bank in 1931 brought them face to face with the reality that hard times could come to Pocatello too. Housing construction had fallen by half after the stock market crashed and as the economic downturn continued, unemployment crept up. Political leaders and the business community actively sought to participate in New Deal programs like the Public Works Administration (PWA), the Works Progress Administration (WPA), and the Civilian Conservation Corps (CCC). Pocatello benefited from their efforts, as the public works and infrastructure programs brought employment and civic improvements to town. Like the rest of the country, Pocatello was pulled out of the Depression by the onset of World War II. Having become expert at negotiating with federal agencies for projects during the New Deal, the community leaders were able to sell Pocatello as the location for an Army Air Base, which opened in 1942. In addition, because of the large railroad presence, they were also able to convince the Navy to establish an ordnance plant, which manufactured and

¹⁴ Historic resource examples are taken from the following National Register of Historic Places nomination forms: Epperson and Attebery, Pocatello Historic District, 1982; Jennifer Eastman Attebery, Idaho State University Neighborhood Historic District, 1993; and Elizabeth P. Jacox, Lincoln-Johnson Avenues, Residential Historic District, 2005, all accessed online, March 2018.

Figure 6



226 N. Arthur Avenue Fire Station No. 1



258 N. Main Street Masonic Building

Figure 7



275 S Harrison Avenue Oregon Short Line/Union Pacific Railroad Depot



313 W Center Street Valentine Building

repaired guns and gun mounts for battleships. The Naval Ordnance Plant was authorized in 1942 and construction was completed by July 1943.¹⁵

New Deal infrastructure projects from this era include the Center Street



Underpass (left), which was started by the PWA and completed by the Civil Works Administration (CWA) in 1935. The CWA also completed the construction of the upper Ross Park road. PWA and WPA funds supported the remodeling of the City Building and Shops (210

E. Center) and the remodeling of Pocatello High School and construction of the high school gymnasium/auditorium, all projects completed in 1938-39 and designed by Frank Paradise. [Figure 8]

Although housing construction was down during the years of the Depression and World War II there are several houses which date from those sparse construction years. A Tudor Revival/English Cottage-style house at 136 S. Eighth Street dates from the 1930s. 157 S. Lincoln Avenue is in the unusual French Eclectic style. It was designed by Pocatello Lumber Company draftsman Frank Briggs for building contractor Guy Nielsen in 1939. [Figure 9] A modest brick home at 402 N. Garfield exhibits elements of the Moderne and International styles. Colonial Revival houses were trending more popular when construction slowed. 231 S. Eighth Street is a fine example of a two-story version of the style. [Figure 10]

The Federal Housing Administration, which helped provide loans for home construction during the Depression and in the boom that followed World War II, adopted standards of design which influenced the look of untold thousands of homes across the nation. 756 Bryan Road , located in an

¹⁵ Information about Pocatello during the Depression is from Merwin R. Swanson, Pocatello's Business Community and the New Deal, *Idaho Yesterdays*, Fall 1977 volume 21/number 3, pp 9-15 and The Civil Works Administration in Idaho, *Idaho Yesterdays*, Winter 1989 volume 32/number 4, pp 2-11; Judith Austin, The CCC in Idaho: An Anniversary View, *Idaho Yesterdays*, Fall 1983 volume 27/number 3, pp 13-18. Information about Pocatello in World War II is from Merrill D. Beal and Merle W. Wells, *History of Idaho* (New York: Lewis Historical Publishing Company, 1959) vol II, pp 269-274.

Figure 8



210 E. Center Street City Building and Shops



325 N. Arthur Avenue Pocatello High School, left 1938, right 2012

Figure 9



136 S. Eighth Street Tudor Revival



157 S. Lincoln Avenue French Eclectic

Figure 10



402 N. Garfield Avenue Moderne and International style elements



231 S. Eighth Street Colonial Revival

area of Pocatello which has not yet been documented with a historic site



survey, is a good example of the Minimal Traditional style, which allowed for little ornamentation and yielded many small side-gabled houses, often with daylight basements (left).¹⁶

1945-1975: Post-War Years to the Late 20th Century

In the years following the war, Pocatello continued to develop as a center for business and industry. The J. R. Simplot Company constructed a fertilizer plant on the west side of town in 1944 and continued to operate after the war, gradually expanding production. In 1949, the FMC Corporation built a plant for the production of elemental phosphorus, which eventually grew to be the largest in the world. The Naval Ordnance Plant, mothballed after World War II ended, was operated again during the Korean War, but was eventually shut down permanently in 1959. The property was sold to a local non-profit community development group in 1961 and changed hands several times over the years until 1974 when a heavy equipment manufacturer purchased it and began manufacturing components for mining equipment there.

The size and prestige of the former Academy of Idaho evolved before World War I and continued to change in the years after World War II. Beginning in 1910, students, educators, and supporters began to push for the Academy to offer college level courses and to have a name which reflected the change in status. It was a tough fight. The legislature allowed the school to offer two-year college level courses in 1915, but the name was not changed. In 1927, the school's name was changed to University of Idaho Southern Branch and it was authorized to offer a four-year program in pharmacy. The struggle for a broader range of four-year degree courses continued until 1947, when a bill was passed creating Idaho State College as a four-year, degree-granting

¹⁶ Historic resource examples are drawn from Swanson, Civil Work Administration...; Epperson and Attebery, 1982; Attebery, 1982; Jacox, 2005; Julie Osborne, Pocatello Warehouse Historic District, 1995; and Suzanne Julin, Pocatello Westside Residential Historic District, 2002.

institution. Finally, in 1963, the battle was won when the legislature passed a bill creating Idaho State University.

No historic surveys have focused on documenting Pocatello's development from the 1940s on through the 20th century. Previous recordings have documented a few buildings from the later time period. Among them are a few ranch-style houses, such as 726 N. Hayes (c1953) and 456 W. Sherman (1956), identified as among the last houses built in the Westside Residential Historic District. [Figure 11] Many neighborhoods were developed after 1950 and have yet to be documented. Among them, based on a very brief driving tour and review of subdivision plats and construction dates, is Hyland Park, where houses like 23 Westello Boulevard were featured in



newspaper articles about the new neighborhood in the 1950s. [Figure 12] Commercial buildings of the era include the former Greyhound Bus Depot (left, 1946) on West Bonneville Street, which is recognized

as a significant post-war building. Local efforts have been made to preserve and restore it.

Public comments on historic preservation needs during a PHPC meeting held on March 21, 2018, included several suggestions for neighborhoods to document, including the section of town identified as the Triangle Area, a multi-cultural neighborhood; the Alameda area, where residential development occurred during World War II, and the mid-20th century Upper University neighborhood.¹⁷

Historic Preservation in Pocatello

The Pocatello-Bannock Bicentennial Committee

Locally, historic preservation received a boost in the 1970s when the upcoming American Revolution Bicentennial resulted in the dispersal of

¹⁷ Meeting comments are attached at the end of this document.

Figure 11



726 N. Hayes Avenue Ranch Style



456 W. Sherman Avenue Ranch Style

Figure 12



23 Westello Boulevard, Highland Park Subdivision



Westello Boulevard, Highland Park Subdivision
view SW from Toponce Drive

federal grants to state bicentennial commissions, which in turn provided funding to support local activities.

The Pocatello-Bannock Bicentennial Committee took on the preservation of the Standrod House, a local landmark, as one of its major projects. Listed on the National Register in 1973, the Standrod House was owned by the Standrod family for almost 60 years before they sold it to Rex and Madelyne Roper in 1957. The stone house is an imposing presence and had long been valued as an important part of Pocatello's historic fabric. In the early 1970s, following her husband's death, Mrs. Roper decided to sell the house, but was eager to see it preserved. She was receptive to plans by local preservationists to raise funds to purchase the house. Using grants from the state Bicentennial Commission, the State Historical Society, and the City of Pocatello, the Pocatello-Bannock Bicentennial Committee was able to make the initial down payment on the property in 1974. The Standrod House was eventually transferred from the Committee to the City of Pocatello and operated as a museum and community center until 1995, when the city sold it to a private owner. Funds from that sale were earmarked for preservation projects, providing additional support for preservation activities for the next 20 years. J. M. Neil, director of the Idaho Bicentennial Commission, declared the preservation of the Standrod House to be one of the most important accomplishments of a local committee.¹⁸

Pocatello Historic Preservation Commission

The successful preservation of the Standrod House inspired local support for other preservation activities in the 1970s, but it was the loss of another major

¹⁸ In 1973, Congress created the American Revolution Bicentennial Administration (ARBA), which was charged with planning and developing an overall program for commemorating the American Revolution in 1976. The focus of the ABRA was on encouraging and funding local celebrations. Each state received an initial grant of \$360,000. The Idaho Bicentennial Commission provided grants to local bicentennial committees, which were formed on county and city levels. (sources: National Archives website: <http://www.archives.gov/research/guide-fed-records/groups/452.html>; various articles published in *The Idaho State Journal*, 1973-74.)

local landmark that led to the establishment of the Pocatello Historic Preservation Commission (PHPC).

In 1983, the Bannock Hotel, which was listed on the National Register of Historic Places, was demolished. The building, which stood at the corner of Center and Arthur Streets, had been a landmark in downtown Pocatello since the seven-story tower, designed by Pocatello architect Frank Paradice, was added to the structure in 1919. After the building was demolished, there was a visible hole in the fabric of downtown. Plans to build a new nine-story building at the site never came to fruition.¹⁹ The demolition of the Bannock sparked new interest in the community in finding ways to retain the historic character of Pocatello. The Certified Local Government (CLG) program, administered by the Idaho SHPO provided assistance for completing historic site surveys, National Register of Historic places nomination forms, and training for PHPC members.

The CLG program formalized the relationship of local governments (cities and counties) to the national historic preservation program. According to the current Idaho CLG handbook, there are two important benefits offered to local governments through the program:

“(1) Cities and counties formally participate in the nomination of properties to the National Register of Historic Places and, therefore, have more control over what properties are listed in the Register; and (2) Cities and counties are eligible for federal funds reserved exclusively for their use.”²⁰

The PHPC was established by Ordinance 2149 on March 7, 1985. Under the ordinance, the commission is authorized to conduct a survey of local historic properties, recommend methods and procedures to preserve restore, maintain and operate historic properties under the ownership or control of the City; recommend the lease, sale, other transfer or disposition of historic properties; participate in the conduct of land use, urban renewal, and other

¹⁹ In 1987, the City of Pocatello and the J. R. Simplot Company reached an agreement to develop a small park at the site. The Simplot Company donated the land to the city, with the condition that the site be used for a park, to be completed by 1989, a goal which the city met.

²⁰ Idaho State Historical Society, *Idaho Certified Local Government Handbook*. (Boise: Society, State Historic Preservation Office, rev 2016), https://history.idaho.gov/wp-content/uploads/2018/07/Idaho_CLG_Handbook_2018.pdf

planning processes undertaken by governmental agencies; recommend ordinances and provide information for the purposes of historic preservation; promote and conduct an educational program on historic preservation; and review and act upon applications for permits for building alteration, new construction, or demolition within designated historic districts. The Commission also plays a vital role in the City's downtown revitalization efforts. Seven members are appointed by the Mayor with the consent of the City Council. Members serve three-year terms and up to two members may be non-residents of the City of Pocatello.²¹

After the PHPC was established, Pocatello became one of the first two Certified Local Governments in Idaho and has retained its active status in the program.²²

Preservation Accomplishments

The City of Pocatello exhibits a long-term dedication to historic preservation. Since 1973, 15 individual buildings and 7 historic districts have been listed in the National Register of Historic Places. All but two of the historic districts have been listed since the PHPC came into existence, while only four of the individual buildings have been listed since 1985, indicating that the PHPC has been focused on understanding the history of Pocatello's commercial districts and neighborhoods. (See the appendices for a listing of the National Register-listed properties and districts).

The Commission has also engaged in public outreach. Past projects include publication of a brochure, *Designing Paradise*, featuring information about local architect Frank Paradise. In the late 1990s, the PHPC published three calendars, one focusing on architectural styles found in Pocatello, the others on specific historic buildings. Currently, the PHPC has produced self-guided walking tour brochures based on six of the seven historic districts, and a brochure for the seventh district is currently in production. The PHPC has also recently introduced an online newsletter, two issues of which are available online. Fully integrated into 21st-century technology, the PHPC is on the City website, and has an active page on Facebook. Beginning in 2015,

²¹ City of Pocatello website accessed August 2016:

<http://www.pocatello.us/255/Historic-Preservation-Commission>

²² Idaho State Historical Society website, https://history.idaho.gov/wp-content/uploads/2018/08/Printable_CLG_list.pdf

the PHPC has jointly sponsored a conference on Historic Preservation with the Idaho State University Department of History and in 2018 the Idaho Museum of Natural History also became a co-sponsor of the event. The PHPC provides internship opportunities for students from Idaho State University, and partners with local groups such as Old Town Pocatello to promote and/or sponsor events.

Preservation projects in Pocatello (including PHPC projects and projects by others) have received assistance from the Idaho Heritage Trust and recognition from Preservation Idaho:

Assistance from Idaho Heritage Trust		Recognition from Preservation Idaho	
1992, 2000	Brady Chapel Restoration	1978	Orchid, Hood Mansion
1993	Standrod House	1979	Orchid, Standrod House
1996	Greyhound Bus Depot	1983	Orchid, Simplot Company (demolition of Bannock Hotel)
1997, 2000	Pocatello Eagles, Neighborhood Housing	1991	Orchid, Chief Theatre
2007	St. Joseph's Catholic Church	1997	Orchid, Brady Memorial
2007-08-09	Whitman Hotel	2012	Orchid, Chief Theatre Sign
2014	Church of the Assumption	2014	Orchid, Gasser House
2014, 2015	Trinity Episcopal Church		
2015	Pocatello Indian Sign		

Currently, in addition to two regularly scheduled meetings each month, the PHPC is pursuing several projects:

- Cleanup and restoration of the old Greyhound Depot,
- Repairing the Brady Memorial Chapel, including fundraising and training volunteers to clean and preserve headstones,
- Preparing a National Register of Historic Places Nomination for the Greyhound Depot.
- Monthly presentations by various speakers on local history-related topics, -
- “Meet and greet” events at local businesses to introduce PHPC members and discuss issues related to historic preservation

The PHPC supported the planning process by providing comments on the draft plan in 2016 and additional comments after reviewing a second draft in June 2018; in addition, the Commission invited public comments during a meeting held on March 21, 2018. The public comments have been included in the Appendix at the end of this document.

Opportunities and Challenges

Opportunities

Pocatello has been successful in preserving many of the commercial, institutional, and residential buildings that help to maintain its historic character even as changes, desirable or not, occur over time. The community is proud of its heritage and there is general support for continued pursuit of projects that help to maintain and interpret it. As mentioned previously, the City Comprehensive Plan includes historic preservation, and recognizes that historic neighborhoods and commercial districts can be vital in contributing to the concepts of Smart Growth, including walkability, affordability, and sustainability. There is a strong interest in local history and in the historic fabric of the community, which translates into support for preservation projects.

Challenges

Lack of understanding of historic preservation practices, resistance to regulation, and a misunderstanding of the cost benefits of renovation over demolition and new construction are common threats to historic preservation in Pocatello as elsewhere. Lack of funds, or a lack of information about how to fund projects may also hinder preservation efforts. All historic preservation projects benefit from increased public awareness and opportunities for public participation.

Goals and Objectives with Recommended Actions

According to the American Planning Association, stated goals and objectives are the foundation of a historic preservation plan and will provide direction to the community.²³

These goals and objectives are based on the activities of the PHPC during its 33-year history, as well as the comments and suggestions collected from Commission members in meetings held in 2017 and 2018, and public comments collected at a forum held on March 21, 2018.

Goal 1

Preserve and enhance Pocatello's historical, cultural, industrial, and educational heritage.

Objective: Afford an appropriate level of protection to all of Pocatello's historical, cultural, industrial, and educational heritage resources.

Action: This ongoing goal is a major focus of the PHPC. An appropriate action is to establish a priority list for sites/structures identified threatened or of historic value, then set a timetable for their evaluation.

Goal 2

Locate and identify historic and archeological resources significant to Pocatello's past.

²³ *Preparing a Historic Preservation Plan*, by Bradford J. White and Richard J. Roddewig (American Planning Association, 1992)

Objective: Continue to conduct historic inventories. Buildings constructed in 1968 are now 50 years old, the age of eligibility for listing in the NRHP. Several years may elapse between the completion of a site survey and nomination of a building or district to the NRHP. Surveys should include eligibility recommendations for properties constructed within the last 45 years; i.e. any surveys completed in 2018 should include eligibility recommendations for properties built in 1973 and earlier.

Action: The PHPC and the public have identified several neighborhoods for documentation, including mid-century neighborhoods, such as the upper University area; World War II era neighborhoods and complexes, such as the upper Westside and Pole Line Road; the Naval Ordnance Facility and the Pocatello airport; and ethnic enclaves, specifically the Triangle area, bounded by Clark Street, and Pocatello Avenue to 8th Street. Having identified these specific projects, the PHPC should prioritize them and initiate the required surveys. A reasonable timetable would have the surveys completed within two to five years.

Objective: Encourage nominations to the NRHP.

Action: Previous surveys may have identified buildings that were not eligible to the NRHP at the time of the survey, but which may have become eligible in the intervening years. A review of those documents may provide a base list for possible nominations. At a meeting on March 21, 2018, members of the public identified several properties which they held to be important enough to pursue listing, including the Anderson Cabin, the Historical Complex in Ross Park, and the Greyhound Bus Depot. A nomination for the Greyhound Bus Depot has been in process; a first step would be to complete the nomination and submit it to SHPO for review. Owners of other eligible buildings should be contacted to discuss the nomination process.

Objective: Identify historic resources with interpretive signage or plaques.

Action: Review currently installed interpretive signage for historic resources, create a list of possible locations for additional signs, then initiate a public survey for additional input.

Objective: Incorporate the preservation of important historic, cultural, industrial, and educational resources into all planning and development.

Action: Continue to work closely with Planning and Development Services to provide information and feedback on the effects of planning decisions on historic resources.

Goal 3

Heighten public awareness of historic preservation in the community and improve preservation education efforts for various audiences.

Objective: Continue to provide public programs to increase citizens' awareness of Pocatello's heritage and the economic and aesthetic value of historic preservation.

Action: Work with local institutions such as the public library, the Chamber of Commerce, and the University (the College of Arts and Letters, the Museum of Natural History, the University Library, etc.) to schedule events throughout the year, such as guest speakers, neighborhood tours, and preservation-related workshops, as well as annual/biannual events like the Heritage Conference. Work with these groups to broaden participating in activities such as Idaho Archaeology and Historic Preservation Month.

Goal 4

Maintain and strengthen support for historic preservation from individuals, commercial property owners, local organizations, and neighborhood groups.

Objective: Partner with the Idaho State Historical Society, Preservation Idaho, and the Idaho Heritage Trust on workshops and conferences related to maintenance, preservation, and restoration of historic properties.

Action: Create a list of possible topics and explore coordinating with other institutions to bring speakers and hands-on workshops or training to Pocatello.

Objective: Recognize work accomplished or historic preservation support by individuals, businesses, and organizations.

Action: Nominate individuals/companies/agencies through existing programs such as Preservation Idaho's Orchids and Onions, or establish recognition on a local level, with publicity in the local paper, or on the city-affiliated websites and social media.

Objective: Keep historic preservation activities in the public eye by leveraging available tools such as traditional media, websites, and social media.

Action: Increase the use of communications tools by recruiting student interns and volunteers to assist with weekly or daily updates to information available on the PHPC's social media accounts and website. Issue frequent press releases about PHPC and other historic-preservation-related activities.

Conclusion

The Preservation Plan has identified a list of goals and objectives to better preserve, protect and enhance Pocatello's architectural and cultural heritage. The Pocatello Historic Preservation Commission, working with the City of Pocatello, the Idaho State Historic Preservation Office, and the people of Pocatello will use this Plan as a guide to generate support for these goals and objectives over time.

While preservationists seek to protect and enhance the historic built environment, change is constant. Not all goals may be achieved, and

priorities may shift over time. Historic resources may be lost before they can be preserved, and new places may be recognized as historically significant. The Pocatello Historic Preservation Commission will revisit this Plan periodically to refine Pocatello's preservation planning goals.

Appendix 1

Related Programs and Management

The National Historic Preservation Act of 1966

The Federal government has established historic preservation programs in recognition of its responsibility to protect historic, cultural, and natural resources on federally owned lands. The cornerstone of the national program is The National Historic Preservation Act of 1966 (NHPA). The NHPA establishes as Federal policy that the government will provide a leadership in the preservation of historic resources and will administer a national preservation program in partnership with states, Indian tribes, and local governments. In addition, the act establishes that Federal policy should contribute to the preservation of non-federally owned historic resources and provide encouragement to organizations and individuals undertaking preservation by private means (ACHP 2008).

The NHPA has been amended by Congress over the years to improve, clarify and reaffirm the national program. Key elements of the NHPA and the National Historic Preservation Program include:

The National Register of Historic Places

The NHPA authorizes the Secretary of the Interior to maintain the National Register of Historic Places (NRHP), which recognizes historic properties of national, state and local significance.

The NRHP is composed of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering, and culture. The National Register is the nation's official list of historic properties that have been determined worthy of preservation.

Listing on the National Register is an honorary recognition. It recognizes the importance of a historic resource without placing any obligations or restrictions on the resource owner. Listing does not give the Federal government any ownership rights or regulatory controls with respect to a property.

Certified Local Government Program

The Certified Local Government Program (CLG) is a partnership between local, state, and national governments which focuses on promoting historic preservation at the grass roots level. The CLG program was created under the NHPA to ensure local governments will be eligible to receive technical and financial assistance to strengthen their local historic preservation efforts and expand their historic preservation activities. The program is jointly administered by the National Park Service (NPS) and State Historic Preservation Office (SHPO), which works with each local community through a certification process to become recognized as a CLG. CLGs then become an active partner in the Federal Historic Preservation Program and the opportunities it provides.

CLGs agree to expand their responsibilities through the enactment and enforcement of historic preservation ordinances, by the appointment of boards of historical and architectural review or historical commissions, and by commenting on National Register nominations within their jurisdiction. In addition, they agree to provide an annual report of their preservation activities.

Appendix 2

National Register Properties and Districts in Pocatello²⁴

²⁴ Idaho State Historic Preservation Office, The National Register of Historic Places in Idaho, Boise: Idaho Historical Society, 1997, updated 2018, https://history.idaho.gov/wp-content/uploads/2018/07/NRHP_Idaho.pdf

POCATELLO

A.F.R. Building

501 N. Main, Pocatello
11/15/1990
90001737 (A, C)

Brady Memorial Chapel

Mountain View Cemetery, Pocatello
5/1/1979
79000772 (B, C)

Church of the Assumption

528 N. 5th Ave., Pocatello
5/1/1979
79000773 (A, C)

East Side Downtown Historic District

Roughly including the 200 and 300 blocks E. Center St., 100 block N. 2nd Ave. and 100 block S. 2nd Ave., Pocatello
11/25/1994
94001361 (A, C)

Hood, John, Residence

554 S. 7th Ave., Pocatello
12/14/1978
78001043 (B, C)

Hyde, William A. House

429 N. 7th, Pocatello
6/23/1983
83000259 (C)

Idaho State University Administration Building

919 S. 8th St., ISU Campus, Pocatello
9/23/1993
93000994 (C)

Idaho State University Neighborhood Historic District

Roughly bounded by 6th, 9th, Carter, and Center Sts., Pocatello
9/7/1984
84001008 (A, C)

Lincoln-Johnson Avenues Residential Historic District

Roughly bounded by W. Hayden St., the Portneuf River, W. Benton St., and the West Bench, Pocatello
3/15/2006
06000126 (A, C)

Old Town Residential Historic District

Roughly bounded by W. Benton St., S. Garfield St., W. Lewis St., and the Portneuf River, Pocatello
4/2/2008
08000249 (A, C)

Pocatello Carnegie Library

113 S. Garfield, Pocatello
7/2/1973
73000679 (C)

Pocatello Federal Building

150 S. Arthur St., Pocatello
10/5/1977
77000452 (C)

Pocatello Historic District

Roughly bounded by RR tracks, W. Fremont, W. Bonneville and Garfield Sts., Pocatello
6/3/1982
82002505 (A, C)

Pocatello Warehouse Historic District

Roughly bounded by S. 2nd Ave., E. Halliday, E. Sutter, and OSL RR tracks, Pocatello
9/3/1996
96000946 (A, C)

Pocatello Westside Residential Historic District

Roughly bounded by N. Arthur Ave., W. Fremont St., N. Grant Ave., and W. Young St., Pocatello
3/17/2003
03000102 (A, C)

Quinn Apartments

580 W. Clark St., Pocatello
1/11/1985
85000057 (A, C)

Rice-Packard House

454 N. Hayes Ave., Pocatello
9/12/1985
85002159 (C)

St. Joseph's Catholic Church

439 (455) N. Hayes, Pocatello
8/29/1978
78001044 (C)

Standrod House

648 N. Garfield Ave., Pocatello
1/18/1973
73000680 (B, C)

Sullivan-Kinney House

441 S. Garfield, Pocatello
11/9/1977
77000453 (C)

Trinity Episcopal Church

248 N. Arthur St., Pocatello
2/17/1978
78001045 (C)

Woolley Apartments

303 N. Hayes, Pocatello
10/31/1985
85003425 (C)

Appendix 3

Minutes of the [Pocatello] Historic Preservation Commission

March 21, 2018

HISTORIC PRESERVATION COMMISSION
Minutes for March 21, 2018 - 6:00 p.m.
City Council Chambers, Municipal Building
911 N. 7th Avenue, Pocatello, ID

The meeting began at 6:04 P.M.

AGENDA ITEM #1: ROLL CALL

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

EXCUSED: Stephanie Christelow and Nick Nielson.

STAFF: Aceline McCulla and Terri Neu.

AGENDA ITEM #2: HISTORIC PRESERVATION PLAN

The Commission will hold an open forum to accept comments from the public regarding the development of a Historic Preservation Plan.

Terri Neu introduced the purpose of the meeting and asked the public for comments they would like to see in the Historic Preservation (HP) Plan. The HP Plan would provide a road map FOR the HPC. She provided some basic ideas that may fall under the scope of work for consideration: districts listed on the National Register, would you like more local districts, which means design review by the HPC on the exterior of the buildings similar to the Downtown District, nominate historic building(s) etc.

Randy Dixon, 2164 Cassia Street, Pocatello, wanted to discuss the Greyhound Bus Depot. The building is being used as a transportation hub and the funding for restoration is 80 percent Federal and 20 percent City. Dixon stated there is Federal Transportation Administration funding of \$600,000.00 available until 2019 to restore the depot building with a \$120,000.00 match by the City. Dixon would hate to lose the \$600,000.00 Federal funding if the City cannot meet the match. Dixon asked if anyone knew of another means to obtain the \$120,000.00 match needed to acquire the \$600,000.00 Federal funds.

Dixon stated that Myers-Anderson did a study on the building for Pocatello Transportation 5-6 years ago and recently updated the study; today's restoration estimate is just over \$600,000.00. This depot can meet the needs of three offices and a large common area. The City has been looking for a leasee, and the Pocatello Art Council is considering turning the building into the new art center, but they have not committed to a lease at this time. The Relight the Night Committee (RTN) has paid over \$4,000.00 to restore the Greyhound Bus Depot sign, which is the only working sign of its kind in the United States.

Dixon stated that it is the community's responsibility to restore this building so it is not torn down.

Herzog clarified that matching funds is \$120,000.00. **Dixon** replied yes. Dixon stated that the City needed to find a way to utilize the building, move the Planning Department into the building would be a good use for example.

Dixon noted that the bus depot's neon sign is only motion-style sign working in the United States.

Ken Monroe, PO Box 4455, Pocatello, President of the Pocatello National Association of Advancement for Colored People (NAACP), was concerned with the Triangle area. He mentioned that the Triangle area was scheduled for redevelopment years ago, but Monroe was told that budget cuts stopped the redevelopment

project. Monroe stated residential homes were removed in a six (6) to seven (7) block radius for redevelopment but the plan never occurred. Monroe wanted to see more housing and small businesses for minority business owners, and he wanted the Triangle area to be recognized as a Historic District.

Lynn Murdock, Director of the Bannock County Historical Museum, 14939 West Venus Street, Chubbuck, stated the Idaho Heritage Trust will provide matching funds for projects, like the bus depot, and they will assist in taking care of objects as well as structures.

Murdock would like the locomotives (caboose and coal car) in Ross Park cared for, repaired, a shelter built over them, and have these items placed in the HP Plan.

Murdock agreed that the bus depot needed to be restored, because critters use the depot as a shelter and access the building through the broken windows, and need to be repaired to keep critters out, and she has pictures of the buildings if anyone would like.

Establish a protocol to identify buildings and objects to be registered locally and nationally. Murdock would like to see the Anderson Cabin, built in 1905-06 and was brought into Pocatello added to the National Register. Murdock would like the Historic Complex in Ross Park and added to the HP Plan. She mentioned the Fort Hall Replica was built by hand over fifty years ago and could be considered a significant building. Murdock mentioned the BCHM has many items on exhibit and research documents to assist others with their projects to make items or buildings more significant. She offered to loan items for exhibits in the City to raise more awareness of conferences, events, and the like.

Julia Farrell, 843 North 10th Avenue, Pocatello, stated she would like the Triangle area and its history to live on. Farrell would like to see the bus depot preserved and asked that it to be preserved as well as the Bonneville School. Farrell was concerned about parking downtown, preserving the older buildings, as well as green space.

Stan Gates, 315 W Center Street, Pocatello, mentioned he owns the Kane Building. He wanted to see buildings owned by government be restored and kept up. Private building owners do not want to put money into buildings because of government restrictions. **Herzog** mentioned that the HPC is the guardian to preserve the historic integrity of the buildings downtown. **Gates** stated wood windows are too expensive and wanted vinyl windows to help restore the building as a cheaper means. **Herzog** let Gates know that fronts of buildings have different guidelines that the sides and backs of building. **Gates** recommended identifying options for owners that are not overly expensive or unsafe. Separate what is a guideline and what is obligatory. Recommended degrees of control. Back off a little and people will start seeking help. **Herzog** recommended placing more information online, such as preservation briefs.

Farrell recommended including links for other organizations that offer grants on the HPC website.

Councilwoman Leeuwrik mentioned public relations are needed to breakdown the fear of the HPC. Leeuwrik recommended an open house or meet and greet with financial information to assist local business owners. She also encouraged the HPC to meet with potential owners of historic buildings and enlighten them to what materials and other things for building repair and maintenance are expected.

Sharon Gates, 315 W Center Street, Pocatello, recommended helping people know what will be required. If potential buyers have an idea of the cost, they could make better decisions. **Leeuwrik** agreed. **Lynn Murdock**

mentioned the Idaho Heritage Trust has a list of craftsmen that specialize in historic buildings, and the HPC should provide this list on the HPC's website. **Councilman Rick Cheatum** agreed with the idea of going to the owners rather than having them come to the HPC. **Councilwoman Leeuwrik** agreed with the idea of going to the owners rather than having them come to the HPC. She stated part of the purpose of the Commission is to be the experts. There does need to be a level of maintaining the character of the district.

Jerry Myers, previous HPC member and architect in Pocatello, 122 S Min Street, Pocatello, discussed the preservation guidelines and why they were set. He discussed the Secretary of Interior Standards in spirit and law. It is important to preserve and protect properties the City owns and historic buildings in the downtown area. Myers recommended the Commission post all the applications approved and denied by the HPC over the past 20 years on the website, which would demonstrate the HPC does not deny many requests. Myers would like to see the City and the HPC create a forum and take the positives to reassess the historic downtown area. Communication is the key.

Myers thanked the HPC members for volunteering and being invested in their community.

Dixon mentioned the RTN is restoring the Yellowstone Hotel neon sign, it is the twelfth neon sign RTN has refurbished. The Yellowstone sign will be working soon, and the RTN would be coming to the HPC for approval.

Neu reminded the head stone cleaning crew the class would be April 10 at 5:00 p.m.

Herzog asked to add an agenda item for the next meeting to discuss a meet and greet with Old Town business owners.

With no other business, it was **MSC (M. Milder, J. Alvord)** to adjourn the meeting at 7:40 P.M.

Submitted by: Aceline McCulla Approved on: April 4, 2018
Aceline McCulla, Secretary

Historic Preservation Commission

March 21, 2018

PUBLIC SPEAKERS - PLEASE PRINT YOUR NAME LEGIBLY

	FIRST NAME - Please Print	LAST NAME - Please Print	STREET ADDRESS - Please Print
1	Stan and Sharon	Gates	315 W. Center
2	Randy Dixon	Dixon	2164 Cassia St
3	Julia	Farrell	843 N. 10 th Ave.
4	Ken	Monroe	P.O. Box 4455 Poc 83205
5	Lynn	Murdoch	14939 W. Venus St., Chubbuck
6	Jermy	Myers	122 S. Main 83204
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By City of Pocatello Mar 7, 2018

“We want to know what the public would like to see the commission doing in regards to historic preservation,” said Terri Neu, Staff Liaison. “For example, are there areas they would like to have listed on the National Register of Historic Places? The public’s feedback will help us to strengthen our existing historic preservation program.”

Residents who are unable to attend the meeting are invited to submit written comment to the City of Pocatello Planning and Development Services Department. Comments can be mailed to City of Pocatello ATTN: Planning and Development Services Department P.O. Box 4169, Pocatello, ID 83205-4169, or via email at planning@pocatello.us.