



Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Jones at (208) 735-7267 at least two (2) working days before the meeting.



MINUTES

PUBLIC MEETING

Twin Falls Historic Preservation Committee
February 19, 2013 1:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

HISTORIC PRESERVATION COMMITTEE MEMBERS

Sonia Alexander Darrell Buffaloe Jenni Geilman Ryan Horsley Debbie Lattin Norm Tilley Randall Watson
Vice-Chairman **Chairman**

PRESENT: Buffaloe, Horsley (via phone), Watson, Lattin

ABSENT: Alexander, Geilman, Tilley

CITY COUNCIL LIAISON PRESENT: Hall

CITY STAFF PRESENT: Strickland, Weeks

I. CALL MEETING TO ORDER:

Chairman Watson verified a quorum and began the meeting at 1:00 pm.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **January 22, 2013**

MOTION:

Commissioner Buffaloe made a motion to approve the consent calendar, as presented. Commissioner Lattin seconded the motion.

UNANIMOUSLY APPROVED

III. ITEMS FOR DISCUSSION:

1. Certificate of Appropriateness Amendment – Adair & Karen Johnson, 330 4th Ave S – Kelly Weeks

- Planner I Weeks explained that through the building permit process it was determined that roof-top mechanical units were required. The applicant has hired a mechanical contractor to install the units and he has provided an exhibit to show what they will look like once installed.
- Dan Brizee, Brizee Heating & AC, showed the exhibits on the overhead and explained that the view of these roof-top units will be minimal and that he is required to place them a minimum of 10 feet from the edge of the roof.
- Commissioner Buffaloe explained that the design guidelines require a minimum of 5 feet so this exceeds the requirements. He doesn't see any problem with approving the amendment.

MOTION:

Commissioner Buffaloe made a motion to approve the amendment to the Certificate of Appropriateness for 330 4th Avenue South, as presented. Commissioner Lattin seconded the motion. All members present voted in favor of the motion.

APPROVED

Historic Preservation Commission

February 19, 2013

2. Certificate of Appropriateness – Treasure Valley Coffee, 302 4th Ave S – Tom Boyer
 - Suzanne Boyer, the applicant, stated that she and her husband purchased the building located at 302 4th Avenue South to use as a warehouse for their business Treasure Valley Coffee. They have plans to update the landscaping and make some improvements to the building so that it is a usable space. A portion of the building had windows changed out prior to being in the Warehouse Historic District, but the remaining windows will be restored to look like the original windows. On the inside of the windows a second pane will be installed to make the building more energy efficient. This process will maintain the historic appearance of the building while making the space more functional. The sign for the business was reviewed and exhibits were presented to show what it will look like installed on the building.
 - Commissioner Buffalo explained he is excited to have someone in the building and that they are willing to try and maintain the exterior appearance of the building. He understands the need to make the space functional and was pleased to hear what the applicant has planned for the space. He stated the sign seems to meet the design guidelines and has no issues with approving the Certificate of Appropriateness.

MOTION:

Commissioner Lattin made a motion to approve the request for the Certificate of Appropriateness for 302 4th Avenue South, as presented. Commissioner Buffalo seconded the motion. All members present voted in favor of the motion.

APPROVED

3. Certificate of Appropriateness – Twin Falls Urban Renewal Agency – 122 4th Ave S – Dexter Ball & Dan Brizee
 - Dan Brizee, the applicant, presented exhibits of the building that he is requesting be removed, stating it is in very bad shape and is not safe. In order to promote continued activity in the area the Urban Renewal Agency has committed to providing improvements and by removing this building it would make the area more marketable to other businesses.
 - Commissioner Buffalo stated he has reviewed the request and done some research to see if the building has any historic value to the community that would prevent the approval of the request. The building does not have any historic architectural value and he would agree that it needs to be removed.
 - Commissioner Horsley stated he is very familiar with the building and the property and agrees that the building is unsafe and needs to be removed.

MOTION:

Commissioner Buffalo made a motion to approve the request for the Certificate of Appropriateness for 122 4th Avenue South, as presented. Commissioner Horsley seconded the motion. All members present voted in favor of the request.

APPROVED

Historic Preservation Commission

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4. General Discussion on 2012-2013 grant project
 - a. Discussion of 5-year plan – Randall Watson/Darrell Buffaloe
 - Commissioner Buffaloe stated there have not been any revisions, but that he would like for this to be discussed at next month's meeting when there are more members present.
 - b. Discussion of adding the other Historic Districts to the City Code for preservation – Jenni Geilman/Darrell Buffaloe
 - Commissioner Buffaloe explained that there are 4 Historic Districts in the City of Twin Falls recognized at the Federal and State level. However, the City of Twin Falls has not gone through the process of designating 3 of these areas with a Historic District Overlay. The Historic Overlay Zoning Designation would allow the Historic Preservation Commission to have some ability to develop design guidelines to help preserve the exterior appearance of historic structures in these overlay zones.
5. Discussion of Railroad Box Car for possible use as a museum –Ryan Horsley
 - Council Liaison Hall stated that he and Commissioner Horsley have been speaking to a private group that has shown some interest in this project and wanted to report that he has had positive feedback from the people he has spoken to about the idea. There have been some concerns raised about maintenance and security but he feels these issues could be worked out.
6. Discussion of Archaeology and Historic Preservation Month – Jenni Geilman
 - Planner I Weeks stated that Commissioner Geilman was not able to attend today's meeting however she has made arrangements for the Historic Preservation Month Event. The date will be May 18th, 2013 10-12 for a tour of the Historic Homes presented by Russ Trumaine.

IV. INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMITTEE

V. UPCOMING MEETINGS/SCHEDULE:

Regular meeting: **March 18, 2013**

VI. ADJOURN MEETING:

Chairman Watson adjourned the meeting at 2:00 pm



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: March 18, 2013, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: Bella Pierre Idaho, LLC, Jeremy Orton, 263 6th Avenue West

Request

To consider appropriateness for adding an ADA ramp and stairs to the east side of the building located at 263 6th Avenue West in the Twin Falls Historic Warehouse District.

Background:

It is unknown who constructed this building. The building was constructed in 1915. It housed Kinney Wholesale Company. The building located at 263 6th Avenue West is listed on the Historical Registry as a contributing property.

Analysis:

The building that most recently functioned as a retail/manufacturing/warehouse for J M Kitchens is located in the M-2, zoning district with a Warehouse Historic overlay and a P-3 Parking overlay. No exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within this district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Historical Preservation Commission.

Jeremy Orton, Bella Pierre Idaho, LLC is requesting approval to add a handicap ramp and stairs to the east side of the building. They will have a metal railing that will be painted black. The plans and pictures show additional items to be repaired, replaced and/or added. The applicant will appear before the commission at a later date for the additional items.

Regulatory Impact:

Approval of this request will allow the applicants to proceed with applying for a building permit to construct the handicap ramp and stairs with handrails on the east side of the building located at 263 6th Avenue West.

A Certificate of Appropriateness permit is for Historical Preservation Commission purposes only. Other permits such as sign, building, electrical, mechanical or plumbing permits, etc may be required. All facilities must comply with all Building and Fire Code regulations.

Conclusion:

Should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to the applicant obtaining the necessary building permits if appropriate.
2. Subject to the applicant obtaining the necessary Certificate of Appropriateness for the additional improvements and alterations to be done to the building.

Attachments:

1. Certificate of Appropriateness Application
2. Zoning-Vicinity Map
3. Aerial Site Map
4. National Historic Registry information
5. Site Plan
6. Proposed Site Improvement (3)
7. Site Photos (2)



CITY OF TWIN FALLS
HISTORICAL PRESERVATION COMMISSION

P.O. Box 1907
324 Hansen Street E Twin Falls, ID 83303
PH: 208-735-7267 FAX: 208-736-2641

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date of the Application: 3/8/13

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Jeremy Orton / Bella Pierre Idaho, LLC
Mailing Address: 160 Hawks Riv. W.
City: Twin Falls State: ID Zip: 83301
Phone: 208-404-5202 Cell Phone: same E-mail: j.orton@gmail.com
Applicant Signature: [Signature]

B. REQUEST INFORMATION:

1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):
263 6th Ave. W., Twin Falls, ID 83301
2. Existing Zoning District: M2 - W40
3. Project Land Area Size: 100' x 125'
4. Existing Building Size: 50' x 125'
5. Proposed Building Alteration: Add ADA ramp & stairs East side of building
Add signage on building
6. A site plan to **SCALE** on an **8 1/2" x 11" paper**, of the subject property showing the following:
 - a. Lot dimensions
 - b. Location of all existing buildings; including setbacks and fencing
 - c. Before and after building elevations are required
7. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
 - a. The reason for the request
 - b. An evaluation of the effects on adjoining property

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OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: _____ NOT PUBLISHED

HEARING DATE: _____



RE: 263 6th Ave W, Twin Falls – Bella Pierre Warehouse to retail change of use

Historic Preservation Committee,

Reason for Request

We are requesting approval for the following exterior improvements as part of the above referenced project. Drawings showing some of the improvements are included:

- 1) East side of building – to our parking lot –
 - a. Concrete ADA ramp 30' long with a rise of 30" to a 5' landing and steps off of the opposite side with hand rails
 - b. Repair/replace existing wood dock and replace stairs attached to dock and add hand rails
 - c. Replace 3 foot man door with new 3' door
 - d. Replace existing sliding door with new double door man door – 6 foot overall
- 2) North Side of Building – front of building – facing 6th Ave W
 - a. Add awnings full width of building just above windows – where existing black paint is located
 - b. Add large letters above awning "BELLA PIERRE BOUTIQUE"
 - c. Modify large sliding door to be more energy efficient – possibly add a man door
 - d. Add flower pots hanging from windows
 - e. Possibly add shutters to windows
- 3) West side of building – Side of building – facing Fairfield St. W
 - a. top left corner where there is existing black paint - install a 4' x 8' flat sign
 - b. Modify large sliding door to be more energy efficient – possibly add a man door

Effects on adjoining properties

Our project should only have beneficial impacts to the adjoining properties. We will be improving the look of our building and therefore giving an overall boost in appearance to the area.

Thank you very much for your consideration.

Sincerely,



Jeremy Orton

35. Kinney Wholesale Company 83-17946
263 Sixth Avenue West
contributing
c. 1915

A historic photograph shows that this one-story, brick structure has undergone few changes over the years. It has double-hung, multi-paned, metal sash windows on the south and west elevations, as well as metal-hung, six-light, fixed windows that are located high on the wall. All windows have concrete lintels and sills. Although the building is situated on a corner, the office was accessed through double doors on the south wall facing an open yard, away from the street. The only ornamentation consists of a stepped, masonry cornice. The name of the company can still be discerned by a painted band of letters above the windows. Double doors on the west wall (facing the alley) were provided for loading, as was the entrance on the south.

Established in 1907, the Kinney Wholesale Company was one of the first wholesale businesses in Twin Falls. It stored and distributed a number of agricultural goods, including the southern Idaho staple of beans and potatoes. This business is mentioned as occupying a building on the two lots to the east (now the vacant yard) on a 1907 Sanborn map; within a few years it had several buildings, including this brick structure and several warehouses (discussed in sites 36 and 38). By 1950 the Kinney Wholesale Company was no longer listed in city directories.

Site Map



302 WALL A

FAIRFIELD ST W

6TH AVE W

263 6th Ave W

263 6TH AV

WALL AVE

235 6TH AV

263 WALL A

Zoning Vicinity Map



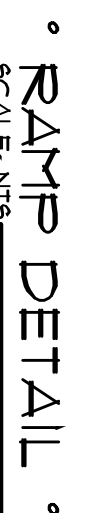
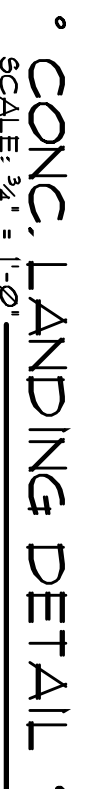
263 6th Ave W

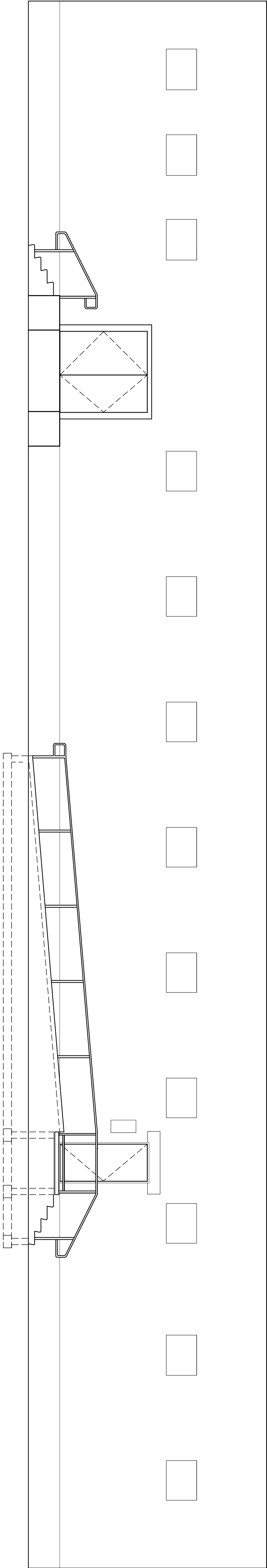


GENERAL NOTES:

1. ALL WORK SHALL MEET STATE, LOCAL CODES,
2. AND MECHANICAL CODES.
3. ALL UTILITIES SHALL BE PROPERLY IDENTIFIED & LOCATED BEFORE WORK BEGINS ON PROJECT.
4. CONTRACTORS SHALL VERIFY ALL CONDITIONS & DIMENSIONS OF THE JOB SITE, NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
5. DO NOT SCALE DRAWINGS.
6. ALL POOR HANDLES SHALL BE EITHER TIE OR ALL POOR HANDLES SHALL BE FIELD COMPLIANT AS PER AIA 1101.
7. THE ENTRANCE DOOR TO EGRESS DEVICES SHALL BE AT LEAST 36" WIDE.
8. AT LEAST AN EGRESS POOR SHALL HAVE SIGNAGE TO IDENTIFY IN CASE OF EMERGENCY.

Product or Engineer of Record: BOEHEE LUBACH, INC. Job Address: 263 6TH AVE WEST City: TWIN FALLS, ID ID#00 7P 8320L									
Legal Description:		Occupied Location: B-1, B-1		Occupied Load Per Area: 1 LB/ST.SQ. 3.0 (OCCUP.) 3.0 (OCCUP.)					
Number of Stories: ONE		Vertical Height: 10'0"		No. X		Total: 1B3			
Floor Area Basement: 6,600 SF		1st: 6,600 SF		2nd: 6,600 SF		3rd: 6,600 SF		4th: 6,600 SF	
Actual: Unkn		5th: 6,600 SF		6th: 6,600 SF		7th: 6,600 SF		8th: 6,600 SF	
Actual: Unkn		9th: 6,600 SF		10th: 6,600 SF		11th: 6,600 SF		12th: 6,600 SF	
Actual: Unkn		13th: 6,600 SF		14th: 6,600 SF		15th: 6,600 SF		16th: 6,600 SF	
Type of Connection: S-B		17th: 6,600 SF		18th: 6,600 SF		19th: 6,600 SF		20th: 6,600 SF	
Area Increase: NONE		21st: 6,600 SF		22nd: 6,600 SF		23rd: 6,600 SF		24th: 6,600 SF	
Area Decrease: NONE		25th: 6,600 SF		26th: 6,600 SF		27th: 6,600 SF		28th: 6,600 SF	
Spilled Liquor: No		29th: 6,600 SF		30th: 6,600 SF		31st: 6,600 SF		32nd: 6,600 SF	
Volume Floor Area Allowed: 30,000 SF		33rd: 6,600 SF		34th: 6,600 SF		35th: 6,600 SF		36th: 6,600 SF	
Special Inspection Required? No		37th: 6,600 SF		38th: 6,600 SF		39th: 6,600 SF		40th: 6,600 SF	
Fireproof Required? No		41st: 6,600 SF		42nd: 6,600 SF		43rd: 6,600 SF		44th: 6,600 SF	
Fireproof Required? No		45th: 6,600 SF		46th: 6,600 SF		47th: 6,600 SF		48th: 6,600 SF	
Occupied Separation Required? No		49th: 6,600 SF		50th: 6,600 SF		51st: 6,600 SF		52nd: 6,600 SF	
Area Separation Required? No		53rd: 6,600 SF		54th: 6,600 SF		55th: 6,600 SF		56th: 6,600 SF	
Area Separation Required? No		57th: 6,600 SF		58th: 6,600 SF		59th: 6,600 SF		60th: 6,600 SF	
Comments:		-X=NO Y=ALWAYS BE USED NOT BE USED ONLY FOR MECHANICAL -X=NO Y=ALWAYS BE USED NOT BE USED ONLY FOR MECHANICAL -X=NO Y=ALWAYS BE USED NOT BE USED ONLY FOR MECHANICAL							





° EAST ELEVATION °
SCALE 1/8" = 1'-0"

Replace existing doors

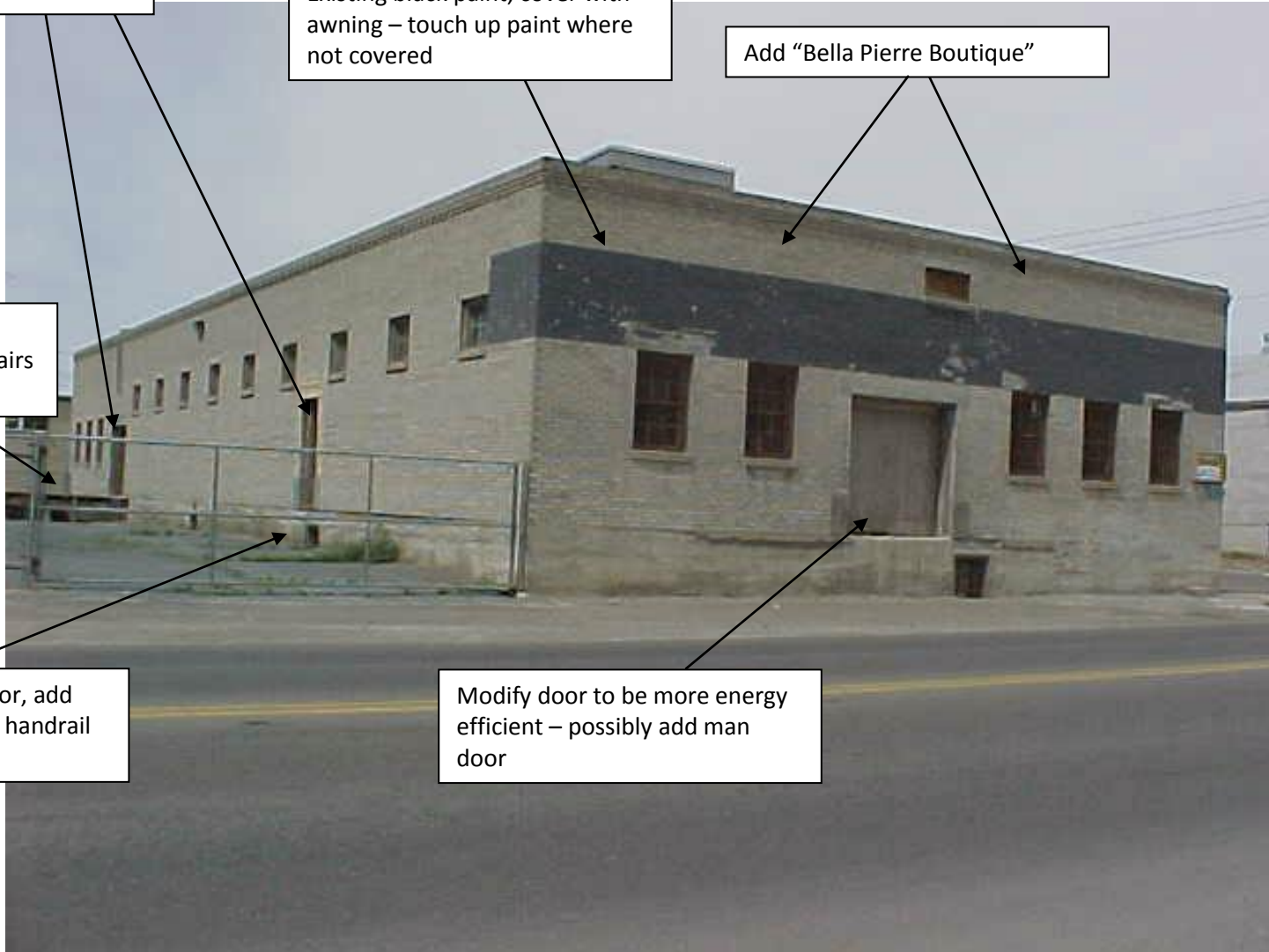
Existing black paint, cover with awning – touch up paint where not covered

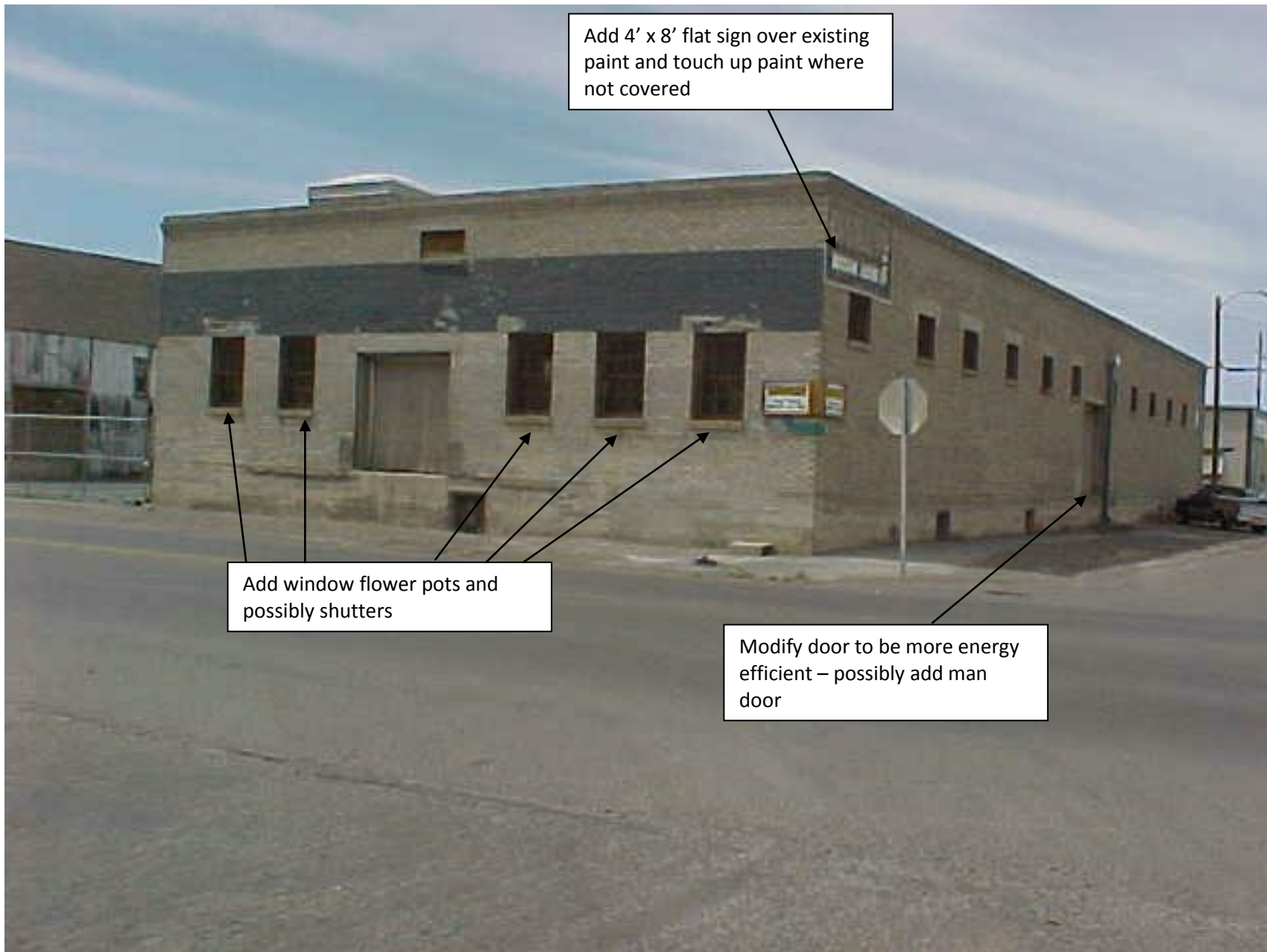
Add “Bella Pierre Boutique”

Existing wood dock, repair/replace and replace stairs and add handrail

Existing 3 foot man door, add ramp, stairs, platform, handrail at entrance

Modify door to be more energy efficient – possibly add man door





Add 4' x 8' flat sign over existing paint and touch up paint where not covered

Add window flower pots and possibly shutters

Modify door to be more energy efficient – possibly add man door



Front of building along 6th Ave W.

03/14/2013 09:48 AM



Side of Building: Future ADA Ramp

03/14/2013 09:47 AM