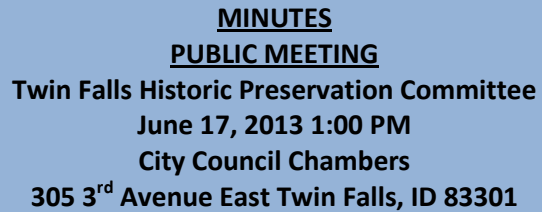


Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.



Historic Preservation Commission-Minutes

June 17, 2013

Motion:

Commissioner Buffaloe made a motion to approve the Certificate of Appropriateness, as presented. Commissioner Alexander seconded the motion. All members present voted in favor of the motion.

2. Certificate of Appropriateness – Stone House & Co., Adair & Karen Johnson

- Karen Johnson presented her request for a sign to be placed on the front of the building, there are two signs mounted on the front wall of the building “Catering by Karen” and the other sign will be mounted along the top of the wall on the building.

Discussion Followed:

- Commissioner Buffaloe asked if the signs will be lit.
- Mrs. Johnson stated that the signs may or may not be lit, the previous request was to approve the gooseneck lights, however to meet the lighting requirements they are not sure if the lights will be gooseneck or spotlights. She stated that they would like to have a sign on the back of the building that matched the front sign.
- Commissioner Horsley stated that he thinks it looks great, that he wanted to compliment the applicant for the work that has been done and all of the momentum he is seeing in this area is exciting.

Motion:

Commissioner Horsley made a motion to approve the Certificate of Appropriateness, as presented. Commissioner Lattin seconded the motion. All members present voted in favor of the motion.

3. Discussion of Brochures for Twin Falls School District – Sonia Alexander

- Commissioner Alexander is requesting that the Commission discuss that money is needed for the School brochures. She would like to see these created. She is going to meet with Wiley Dobbs to discuss the possibility of having some money for the brochures donated .
- Mr. Tremayne suggested that The Humanities Council may be another option for support of this project, through a grant.
- Commissioner Alexander stated that the information is available on the school district website, so the brochures would not be difficult to create.

4. Discussion of Preservation Twin Falls proposal of Historic Signage – Randall Watson

- Planner I Weeks stated that the purpose of the previous meeting was to discuss whether or not the Commission would be interested in being involved in organizing and implementing historic signage for the Twin Falls area using a donation provided by Preservation Twin Falls. A motion would be needed to accept the project.

Motion:

- Commissioner Buffaloe made a motion to support the historic sign project for the Twin Falls area with a subcommittee to keep the project on track. Commissioner Horsley seconded the motion. All members present voted in favor of the motion.

Historic Preservation Commission-Minutes

June 17, 2013

Discussion Followed:

- Mr. Tremayne requested that the Commission assign a member to be a liaison for the Commission to work with the Twin Falls Preservation group on a Kiosk project that they have planned for the grain elevator property. Chairman Watson volunteered to be the liaison. He will report to the Commission how the project is progressing at the next meeting.
- Commissioner Horsley volunteered to work with The Twin Falls Preservation group on the signage project and proposed that his building be the first one to be considered. He will report to the Commission how the project is progressing at the next meeting.

5. General Discussion on 2012-2013 grant project

- Discussion of 5-year plan –Darrell Buffaloe /Randall Watson
- Discussion of adding the other Historic Districts to the City Code for preservation –Darrell Buffaloe/Jenni Geilman

Discussion Followed:

- Commissioner Buffaloe introduced Wendy Rice to the Commission and invited her to give the Commission an update on the Lincoln Street Light Refurbishing Project.
- Wendy Rice stated that this has been an enlightening experience. She reviewed her summary of inventory and problems with each light and the information that needs to be submitted for the grant application. In the spring the Commission requested that the neighbors be spoken to about the lights and they are all very supportive. The grant originally selected was the Idaho Community Grant which funded up to 5000.00 which would cover the powder coating. They began looking for a more appropriate grant and have found the Idaho Heritage Trust which is a 50% matched grant that is due September 30, 2013. Heritage Trust came to Twin Falls for an on-site visit, the lights would meet the criteria for the grant. The fact that they are on the Historic Register was also a plus for securing the grant. The one issue that may hold the submittal up is the request has to include a picture of what the lights looked like when they were originally installed, but thus far she has not been able to locate an original picture of the lights. The representative for the Heritage Trust suggested that there be five bids:
 - 1) Powder coating
 - 2) Replacement of Globes (era specific)
 - 3) Removal & replacement of concrete for electrical work to be completed
 - 4) Electrical repair cost
 - 5) Tree trimming around the lights.
- In summary an original picture is still needed, a bid has been submitted for the powder coating, as for the curbing and concrete replacement a bid has not been discussed. As for the electrical cost the electrician strongly recommended that the light be reestablished on a central feed and control. The power needs to come from the street instead of cutting into the yard; he also recommended that the lights be retrofitted to LED because the long term costs would be minimal for electricity. The lights are on City property which creates a liability issue and will be a maintenance issue if they are wired to the individual houses. The representative from the Heritage Trust asked if this is going to be a preservation project or a cosmetic project. The root cause of the decline we see is because the maintenance of the lights was given to the home owners. The lights could be fixed and then neglected again because the home owner or the tenant doesn't want to maintain the light.

Historic Preservation Commission-Minutes

June 17, 2013

- Commissioner Horsley stated that he agrees, if this were a current subdivision the light would be tied to the home but for this project and for preservation he would like to see the light maintained by the City if this is possible. There needs to be a discussion with the City Attorney about the possibility and if it became the City's responsibility it would give the City some control.
- Mrs. Rice stated there is not a home owners association that could maintain the lights but she is sure the neighbors would be willing to pay a fee to help maintain the lights. She is willing to do the work to submit for the grant but long term how the lights are going to be maintained and preserved is the big question. If the project is for preservation there will be some coordination with the City.
- Most of the project documentation has been compiled but there is a need for a few more things.
- Commissioner Horsley stated he is very impressed with this information and is really excited to get this project moving forward. He thinks the next step would be to discuss the project with the City Council. He also suggested an LID (local improvement district) for the neighborhood.
- Planner I Weeks stated she would discuss this information with the Community Development Director Humble to seek direction of how to get this project moving. She will speak to Community Development Director Humble about educating the Commission on what a LID is and how they get established.
- Commissioner Buffaloe stated that we will have three new members assigned to the Commission and requested that the 5 year plan be reviewed and discussed with the new members before it is presented to the City Council.

6. Discussion of Railroad Box Car for possible use as a museum –Ryan Horsley

- Commissioner Horsley asked that this be removed from the agenda because there doesn't seem to be much interest in moving forward with this project. He will continue to keep trying, and keep the Commission informed on any progress that is made, but until some decisions can be made about maintaining the box car and the area there will be some concerns.

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

1. The Greenest Building DVD-Kelly Weeks
 - Commissioner Buffaloe recommended that a review of this DVD be scheduled after the new Commission members are assigned to the Commission.

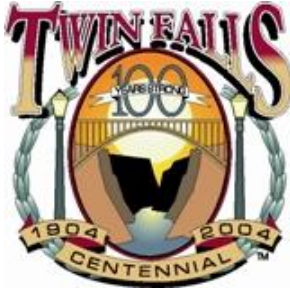
V. UPCOMING MEETINGS/SCHEDULE:

Regular meeting: **Monday July 15, 2013**

VI. ADJOURN MEETING:

Chairman Watson adjourned the meeting at 2:15 pm

Lisa A Strickland
Administrative Assistant
Community Development Department



AGENDA
**Twin Falls Historic Preservation
Commission**
July 15, 2013 1:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301



HISTORIC PRESERVATION COMMISSION MEMBER

Darrell Buffaloe Ryan Horsley Randall Watson Debbie Lattin
Vice-Chairman Chairman

PRESENT: Buffaloe, Horsley, Lattin, Watson

ABSENT:

CITY COUNCIL LIASON: Hall

CITY STAFF PRESENT: Weeks, Strickland

I. CALL MEETING TO ORDER:

Chairman Watson called the meeting to order at 1:00pm and confirmed a quorum.

1. Elect New Officers

Motion:

Commissioner Buffaloe nominated Commissioner Watson remain as the Chairman for the Commission. Commissioner Lattin seconded the motion. All members present voted in favor of the motion. Commissioner Watson abstained.

Motion:

Commissioner Watson made a motion to nominate Commissioner Horsley as Vice-Chairman. Commissioner Buffaloe seconded the motion. All members present voted in favor of the motion. Commissioner Horsley abstained.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s) : **May 20, 2013**

Motion:

Commissioner Buffaloe made a motion to approve the consent calendar are presented. Commissioner Horsley seconded the motion. All members present voted in favor of the motion.

III. ITEMS FOR DISCUSSION:

1. Discussion of Brochures for Twin Falls School District –

- Chairman Watson –asked what the status of this project was.
- Planner I Weeks stated that there needs to be someone assigned to this project now that Commissioner Geilman and Commissioner Alexander are gone.

Historic Preservation Commission-Minutes

July 15, 2013

- Commissioner Buffaloe stated that he would recommend that Commissioner Lattin be assigned to the Education Sub-Committee with him as her assistant. Commissioner Horsley stated that once the new members come aboard he would like to see what experience they can offer to make this Commission successful in meeting its goal. He would hate to have people assigned to sub-committees for which they are not comfortable fulfilling or able to participate in successfully.
 - Commissioner Buffaloe stated that he would speak with Sonia Alexander and Jenni Geilman about continuing to participate with the historic presentations about the school. Since the two members that were involved with education are not on the Commission, this sub-committee still needs to be in place.
2. General Discussion on 2012-2013 grant project
- Discussion of 5-year plan –Darrell Buffaloe /Randall Watson
 - Commissioner Buffaloe asked about the new computer and where it can be stored. He also explained that he has updated the dates in the plan.
 - Planner I Weeks stated she has asked the Information Systems Department to assist her in purchasing the equipment and it can be stored at the Planning & Zoning Office or the Information Systems Department.
 - Discussion of adding the other Historic Districts to the City Code for preservation – Darrell Buffaloe
 - Commissioner Buffaloe reviewed the timeline for the plan and made a recommendation that the houses along the Tree Streets are combined with the Townsite Residential Historic District and just rename it as the Residential Historic District. Both areas are important and it would be easier to move forward with both areas at one time. He also recommended that landscaping requirements be attached or referred to in the overlay districts also. Currently there is only one area of town that has a historic overlay district that is codified. This plan would allow for the other areas to be codified so that some design guidelines can be created and available for property owners when they are remodeling or refurbishing buildings or homes in these overlay districts.
 - Councilman Hall suggested that the goal of implementing a museum address the funding for the project.
 - Planner I Weeks stated that the landscaping is not referred to in the Warehouse Overlay Historic District code section, so she cannot enforce the landscaping.
 - Commissioner Horsley stated that sometimes the code was enforced and in other areas it was not enforced, because the requirements can be costly and therefore it was seen as assisting the area by not requiring landscaping, however if these requirements were more consistent the downtown area would probably look better. Because this area is still looked at as industrial, but it would be nice to tie the requirements to the zone.

Historic Preservation Commission-Minutes

July 15, 2013

- Councilman Hall stated this landscaping plan was developed for the BID that no longer exists. Without codification of the requirements it is not something that can be enforced. The other side is that the cost can be prohibitive to small businesses.
 - Commissioner Horsley explained that the amount of landscaping required could be reduced but it should be required, even allowing for a deferral would help the project move forward on a timeline.
 - Councilman Hall recommended that this be brought up to Planning & Zoning for discussion. He also explained that the URA role is to help in areas that need the improvements.
 - Commissioner Horsley stated there is movement in this area of town and he would just like to see if there is a way to make the requirements more consistent.
 - Commissioner Buffaloe made a motion to create a sub-committee to review landscape guidelines and discuss codifying these requirements. Commissioner Horsley and Buffaloe volunteered to be part of the sub-committee.
-
- Discussion of Lincoln Street Lights project –
 - Wendy Rice reviewed the project and stated that funding of these types of projects is best achieved through having a group that would be responsible for the maintenance. The Idaho Heritage Trust Grant requires 50% match from the CLG Grant electrical, powder coating, tree trimming, globes, hooking the lights together and the 50% would help cover these items. Ann Swanson will be here Thursday July 18, 2013 to meet about this project. She stated that a Power Point presentation has been created to discuss this information with the City Council to ask for their support. There is a timeframe for the submittal date on the grant and this item would have to be scheduled on the City Council Agenda prior to this date.
 - Commissioner Horsley asked that the City Attorney be contacted regarding property issues.
 - Dennis Boyer, Lincoln Street resident stated they would like to have this project completed. In 1917 the plat was recorded, the gas light was converted to electric in 1939 and then in 1979 the 1% initiative was implemented which at that the time the lights were no longer maintained by the City to reduce costs.
 - Commissioner Horsley stated he thinks this is a great project but it should still be discussed with the City Attorney regarding property concerns and maintenance for the lights.
 - Chairman Watson stated he and Commissioner Buffaloe will meet with Ann Swanson to discuss the CLG Grant and the Lincoln Light Project.

Historic Preservation Commission-Minutes

July 15, 2013

3. Discussion of Preservation Twin Falls Historic Signage – Ryan Horsley
 - Commissioner Horsley stated he has not heard anymore regarding this project but he will touch base with the group to get feedback and get clarification on the project direction.
4. Discussion of Preservation Twin Falls Kiosk Project – Randall Watson
 - Chairman Watson stated he has not had any information regarding this project.
 - Councilman Hall stated there has been significant progress made towards getting curb, gutter and sidewalk completed in this area around the grain elevators. He will keep the Commission informed as progress is made.

IV. INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMISSION:

- Commissioner Buffaloe thanked Commissioner Tilley for his time and service on the Commission and his efforts towards getting the design guidelines together for the Warehouse District.
- Commissioner Lattin asked if some education to new Commission members could be provided so that she and the other new members don't feel lost.

V. UPCOMING MEETINGS/SCHEDULE:

Regular meeting: **Monday, August 19, 2013**

VI. ADJOURN MEETING:

Chairman Watson adjourned the meeting at 1:53 pm.

Lisa A. Strickland
Administrative Assistant
Community Development Department



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: August 19, 2013, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: White Cloud Communication, Joe Shelton, 123 5th Avenue South

Request

To consider appropriateness to place a fifty foot (50') cell tower on top of the grain elevators located at 123 5th Avenue South in the Twin Falls Historic Warehouse District.

Background:

It is unknown who constructed this building. The warehouse and grain elevators were constructed from 1914 to 1945. It is mentioned that they were the first warehouse to be constructed in Twin Falls. The only part of the warehouses and grain elevators left standing is the warehouse facing 516 Hansen Street South and the six grain elevators at 123 5th Avenue South. These structures are listed on the Historical Registry as contributing properties.

Analysis:

The grain elevators are located in the Old Town 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.

Joe Shelton, White Cloud Communication, is requesting approval to place a fifty foot (50') cell tower on top of the grain elevators located at 123 5th Avenue South. The County Commissioners have asked Sircomm to remove the cell tower from the roof of the Twin Falls County Courthouse. The proposed replacement location is the grain elevators. The antennas and discs on top of the grain elevators will be relocated on the tower.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with applying for a building permit to place a fifty foot (50') cell tower on top of the grain elevators located at 123 5th Avenue South.

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.

Attachments:

1. Certificate of Appropriateness Application
2. Zoning-Vicinity Map
3. Aerial Site Map
4. Grain Elevator Elevations (before and after)
5. Courthouse Elevations (before and after)
6. National Historic Registry information
7. Site Photos (5)



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: 8/14/2013

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: White Cloud Communications (Joe Shelton)
Mailing Address: 663 Main Ave East
City: Twin Falls State: ID Zip: 83301
Phone: 208-733-5470 Cell Phone: 208-316-6024 E-mail: JOE@whitecloud.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):
123 5th Ave South
2. Existing Zoning District: OTWHD P3
3. Project Land Area Size: _____
4. Existing Building Size: _____
5. Proposed Building Alteration: Putting tower on structure
6. A site plan to **SCALE** on an **8 1/2" x 11" paper**, of the subject property showing the following:
- Lot dimensions
 - Location of all existing buildings; including setbacks and fencing
 - Before and after building elevations are required
7. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
- The reason for the request -
 - An evaluation of the effects on adjoining property

.....
OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

HEARING DATE: _____

RECEIVED

AUG 09 2013

CITY OF TWIN FALLS
BUILDING DEPT.

Twin Falls City Historic preservation Commission

RE: The application of White Cloud for Design Review for an antenna to be placed on the Grain Elevators located on 5th Ave South in the Twin Falls Warehouse Historic District

Ladies and Gentlemen

I am the President of Preservation Twin Falls Inc a corporation that was created to purchase and hold for historic preservation the land and Grain Elevators on 5th Ave South. When we obtained the grain elevators built in 1916 they were useless with the railroad access having been removed, and the interior equipment completely obsolete... The facility had not been used for thirty years. There was grain stored for over 30 year in the silos which had to be removed bucket by bucket. Our first priority was to find a modern use for the facility that would pay for the upkeep so that they would not be destroyed. We wanted the facility to be available to show future generations part of the agricultural history of this historic area and the history of Twin Falls.

We were very fortunate after looking at over twenty suggestions for a modern use for the facility to have White Cloud come into our life and offer to put the facility to a use as a cell tower. This was done with a great deal of investment on there part in electricity, which had been removed from the facility, and doors repairs and providing our corporation income that allowed us to create the park, benches, landscaping and to paint the flower sack murals on the exteriors. There is much more to be done to preserve the facility but we think we have made considerable progress.

About two years ago Sircom the 911 provider and the County Sherriff contacted us about providing an alternative place for the antennas on the roof of the original Twin Falls County Courthouse. We studied the problem of removing the antennas from the courthouse and placing them on the grain elevators and decided that it would be the best solution. First it would give a much greater coverage of 911 calls and because our corporation is a non-profit and we could provide this service for free. The antennas on the County Court house also needed to be removed in that they are damaging this very historical building. On our facility the roof needs work and if an antenna could be placed there that would hold all of the cell phone services presently there as well as those needed by 911 and other law enforcement needs, it would be easier to maintain the roof and access. Another consideration was that where the grain elevators are located was originally used for industrial warehouse facilities.

In our planning we had also noticed that almost no one looks at the top of the grain elevators. Over and over we have to point out to people the antennas that have been there for several years. The public looks at the murals which we would like to increase and the park. We are especially proud of the fact that farm tractors out in the countryside are guided from these grain elevators which again have an agricultural use.

The directors of Preservation Twin Falls, Dr. Russ Tremayne, Tom Gilbertson and I Paul Smith think that this use promotes the preservation of the grain elevators and the preservation of the historic, cultural and architectural heritage of the Twin Falls Warehouse Historic District.

Zoning Vicinity Map



OT WHO P-3

123 5th Ave S

M-2

M-2

122 4TH AV

O-T

O-T

156 4TH AV

135 5TH AV

O-T

5TH AVE S

545 SHOSH O-T

O-T

516 HANSEN

O-T

HANSEN ST S

O-T

MINIDOKA AVE

ROAD

Site Map



135 5TH AV

5TH AVE S

123 5th Ave S

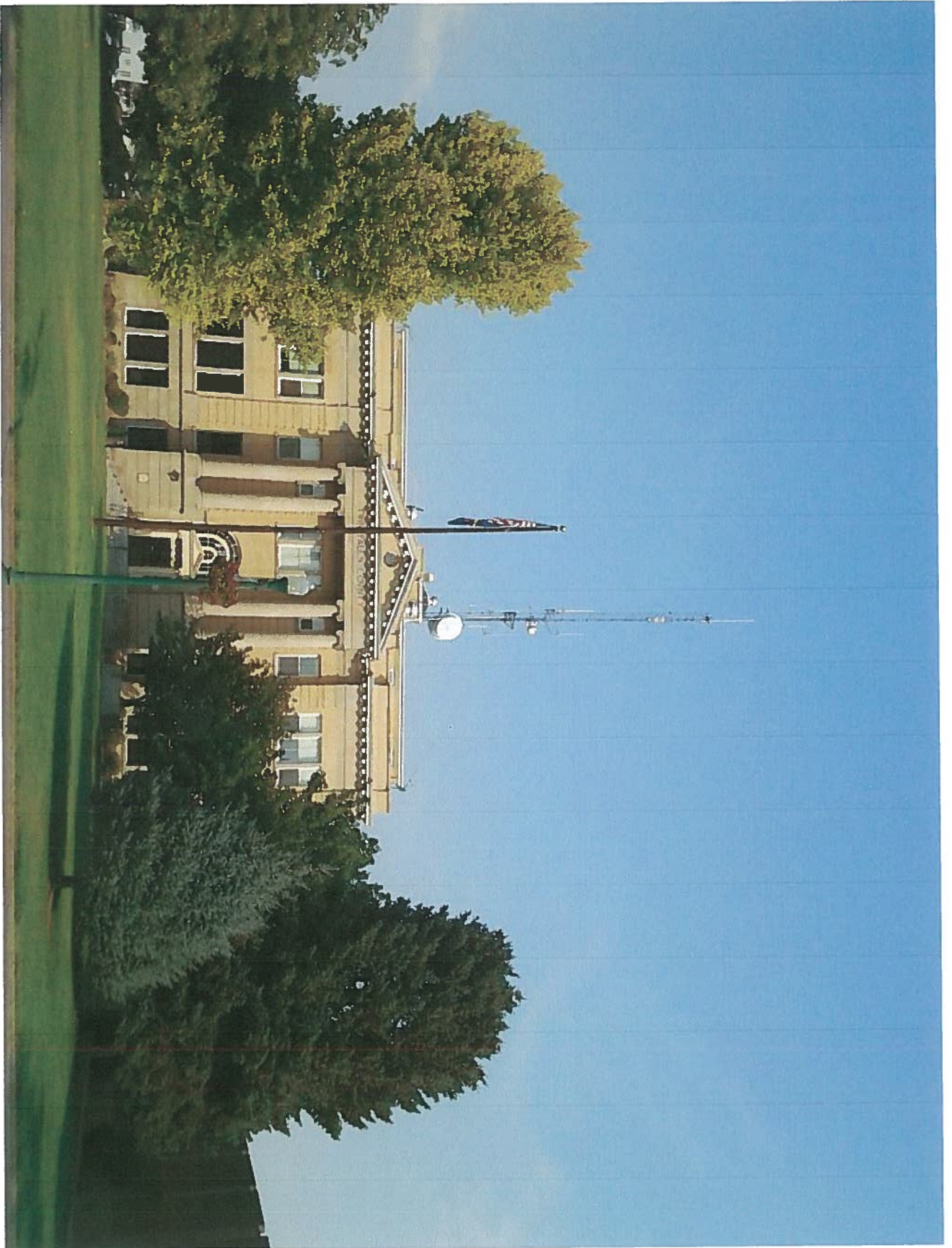
545 SHOSHO

516 HANSEN











listed August 31, 1995

NPS Form 10-900
(Rev. 10/80)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

95001059
83-17886

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Twin Falls Milling and Elevator Company Warehouse

other names/site number _____

2. Location

street & number 516 Second Street South

n/a not for publication

city or town Twin Falls

vicinity

state Idaho code ID county Twin Falls

code 083

zip code 83301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official

Date

John R. Hill, State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register. See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of Keeper

Date of Action

Property Name Twin Falls Milling and Elevator Company Warehouse

County and State Twin Falls County, Idaho

Page 2

5. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<u>x</u> private	<u>x</u> building(s)	contributing	noncontributing
<u> </u> public-local	<u> </u> district	<u> 1 </u>	<u> </u> buildings
<u> </u> public-State	<u> </u> site	<u> </u>	<u> </u> sites
<u> </u> public-Federal	<u> </u> structure	<u> </u>	<u> </u> structures
	<u> </u> object	<u> </u>	<u> </u> objects
		<u> 1 </u>	<u> </u> Total

Name of related multiple property listing:

No. of contributing resources previously listed in the National Register: n/a

n/a

6. Functions or Use

Historic Functions (Enter categories from instructions.)

Cat: <u>COMMERCE/TRADE</u>	Sub: <u>warehouse</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions (Enter categories from instructions.)

Cat: <u>Vacant/Not in Use</u>	Sub: <u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. Description

Architectural Classification
(Enter categories from instructions.)

No Style

Materials
(Enter categories from instructions.)

foundation CONCRETE

walls BRICK

roof ASPHALT

other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

Property Name Twin Falls Milling and Elevator Company WarehouseCounty and State Twin Falls County, IdahoPage 3**8. Statement of Significance**

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations (Mark "x" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

Commerce

Period of Significance

1914-1945

Significant Dates

1914

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

n/a

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

Property Name Twin Falls Milling and Elevator Company WarehouseCounty and State Twin Falls County, IdahoPage 4**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing
(36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings
Survey # _____
- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:
_____**10. Geographical Data**Acreage of property Less than one acre

UTM References

1 1/1 7/0/7/5/5/0 4/7/1/3/9/5/0
Zone Easting Northing3 / / / / / / / / / /
Zone Easting Northing2 / / / / / / / / / /4 / / / / / / / / / /☐ See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Elizabeth Egleston, consultant

organization _____

date January 30, 1995street & number 157 First Avenue, #16telephone (801) 359-6818city or town Salt Lake Citystate Utah zip code 84103**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Old Mill Building, LLCstreet & number 1974 Laura Circle

telephone _____

city or town Twin Fallsstate ID zip code 83301

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

The Twin Falls Milling and Elevator Company warehouse is situated at the southern edge of the southeast quadrant of the original townsite. It was constructed as a separate building, but historically served as storage for grain, clover seed and beans as part of one of the largest milling and storage operations in southern Idaho. Today only the warehouse and six concrete and steel storage tanks remain, but the proximity of several warehouses associated with a variety of businesses and the nearby railroad tracks continue to impart this neighborhood's historic purpose: that of wholesaling, transporting and agricultural processing.

Constructed in 1914, it was one of the first warehouses in Twin Falls. It is oriented to the southeast and consists of a basement, two above-ground floors and a gable-roofed shed that serves as the third story. The warehouse was built of brick; all walls reflect this with the exception of the northwest (rear) wall, the second story of which has a stucco coating. The third-story shed is of frame construction with corrugated metal siding. The fact that the roof is gabled with a slight pitch is obscured by the stepped parapets on the northwest and southeast elevations. The dimensions of the building are 50' wide, 120' long, and approximately 46' high. The shed on top measures 25' x 25'. A concrete loading dock extends the full length of the southeast wall.

Fenestration is minimal and much of the original sash has been removed in anticipation of the conversion of the warehouse to a microbrewery. All the doors are double and measure 6'-6"; three sets are located on the southeast wall, two on the southwest, one on the northeast and one on the northwest. The doors are paneled and are made of wood. Several doors still have the original fixed, five-light transom.

The building's minimal ornamentation is derived from the masonry. Checkerboard corbelling and stepped courses decorate the upper edge of the walls on all elevations except the rear. Three soldier courses serve as lintels for all the windows and for the doors on the northeast, northwest and southwest walls; heavy concrete lintels are used above the doors on the southeast facade. All walls, with the exception of the rear, are divided into bays with the use of simple brick pilasters.

The interior is equally simple. Except for a freight elevator in the southwest corner, all the machinery and equipment has been removed. The building has an open well extending through all levels that is directly west of the main entrance. A wooden stairway is located to the left of this. Twenty-seven posts are equally placed in the basement and the first and second stories; they diminish in size from the ground up: those on the basement level are concrete and measure 2' x 1'; the first-story posts measure 1' x 1' and are wood; and the second-story posts are also made of wood, measuring 8" x 8". The floor is wooden tongue and groove.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

Aside from the round storage tanks, the warehouse is the last vestige of the extensive operation of the Twin Falls Milling and Elevator Company. The warehouse is now part of a potential historic warehouse district that represents the commercial side of the region's most important industry--agriculture--and contributes to an understanding of the ability of early Twin Falls citizens to quickly create a complete and prosperous community. While the razing of the associated structures in 1992 diminished some of the building's integrity in terms of feeling and association, its integrity of materials, design, workmanship, setting, and location are intact.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

The Twin Falls Milling and Elevator Company warehouse is eligible for the National Register of Historic Places under Criterion A. It plays a role in the documentation of the early business activity in Twin Falls and represents the commercial side of the region's economic mainstay: agriculture. The warehouse is one of the earliest architectural examples in Twin Falls that portrays the community's ability to devise the necessary physical and economic infrastructure in response to the transformation of an arid environment into productive farmland. Constructed in 1914, the warehouse is located in the southeast quadrant of the city and is one of the last remaining structures associated with this corporation.

The interest expressed by the Twin Falls Milling and Elevator Company in southcentral Idaho began in 1906, two years after the establishment and settlement of the community. Twin Falls owes its existence to its proximity to the Snake River and the successful reclamation of arid lands made possible through the Carey Act of 1894 and the Reclamation Act of 1902. The Carey Act fostered an unusual three-way partnership between the federal government, state governments and private investors. Through this legislation, private parties would finance the reclamation project under state supervision, recoup their investment through the sale of water rights to settlers, who would apply for a deed to the land they cultivated from the Secretary of the Interior. Eight years later, the Reclamation Act stipulated that proceeds from public land sales went to a revolving "Reclamation Fund" which financed water storage and diversion works in sixteen western states.

Land companies were formed and settlers arrived in what is now Twin Falls County in 1904, prior to the completion of the Milner Dam and its related canal systems. Communities sprang up almost overnight, almost all of them named after men associated with the reclamation project. Twin Falls became the county seat and has always been the population center of southcentral Idaho.

The influx of farmers and the rapid development of agricultural land offered a ripe opportunity for the Colorado Milling and Elevator Company, parent company of the Twin Falls Milling and Elevator because elevators and storage facilities were crucial elements of agricultural production for the new community. Twin Falls Milling and Elevator provided the essential middle step between farmers and distant markets, as they bought, processed and transported the grain and other products raised locally. The company augmented a cash economy. As the Twin Falls Times pointed out,

The outlay of money for buildings has been a vast help to the money circulated in this city. The still bigger sum spent each year among the farmers for wheat means a local circulation that has made money much easier at all times.¹

¹ "Believes in Twin Falls," Twin Falls Times, 19 April 1915.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

The warehouse and storage units played an additional role in the regional economy, enabling the farmers to "hedge" their products against market prices. The newspaper stated that,

Wheat and clover seed particularly will be taken for storage, where the grower wishes to hold for rising prices, warehouse receipts being issued which may be used as collateral for loans.²

In order to get the optimum production value out of the mill, the Twin Falls Milling acquired and built elevators throughout southern Idaho. The newspaper described this effort:

Reaching out for more wheat with which to keep the big mill running, the company has established elevators all over the tract, great big concrete structures representing a big outlay of money....³

Indeed by 1916 Twin Falls Milling had elevators, warehouses and seed-cleaning mills throughout the Twin Falls tract, and the parent company had established other subsidiaries in Idaho Falls and American Falls.

The warehouse represents the third wave of construction of the Twin Falls company. Twin Falls Milling first built an elevator and small mill in 1909 which cost \$20,000. Three lots were purchased from the townsite company and were located near the Oregon Short Line tracks across from the freight depot on Minidoka Avenue. Sanborn maps indicate that for several years this was one of the few businesses in this area, the only other substantial enterprises being the Adam Pilgerrin Company Lumber Yard and Planing Mills and the Nibley Channel Lumber Company. At the time that Twin Falls Milling purchased their land, business was eased by the granting of a right-of-way by the City Council to the Oregon Short Line Railroad to accommodate a spur line that is still located north of the warehouse. In 1911 a larger mill was constructed, doubling the milling capacity from 400 to 800 barrels a day. This increased production made the construction of the warehouse necessary. The final building phase occurred in 1916 with the erection of six concrete and steel storage units; according to the Twin Falls Times the storage tanks increased the company's storage capacity to 250,000 bushels, the largest between Denver and Portland.⁴

² "To Build New Quarter Million Bushel Plant," Twin Falls Times, 3 August 1916.

³ Twin Falls Times, 19 April 1915.

⁴ "To Build New Quarter Million Bushel Plant," Twin Falls Times, 3 August 1916.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

Name of Property Twin Falls Milling and Elevator Company Warehouse

County and State Twin Falls County, Idaho

By 1922 the townsite was filled in, including the neighborhood around Minidoka Street. Neighboring business included grocery wholesalers, sash and door manufacturers, ice companies and additional lumber mills. Twin Falls Milling and Elevator had always pursued national and overseas markets since its inception, but it had to accommodate changes in the local crop production, such as beans and additional varieties of seed. The company remained best known, however, for its flours, named for regional identity: "Idahome," a bakery flour; "Twinida," used for biscuits; and a cake flour, "Shone-Mist." It also produced an all-purpose flour, "Pike's Peak," in deference to the company's Colorado connection and "Duncan Hines," a cake flour that was later marketed by another company. The flour was sold nationally but by far the biggest market was in the Gulf states, and as early as 1913 Twin Falls Milling shipped flour to Asia. Twin Falls Milling sold little of its product locally, but it did sponsor an educational campaign among local housewives during annual home industry weeks.

By 1968 labor costs were consuming the profits and the mill closed. At its height the mill employed 27 people and used local wheat from twelve nearby elevators. The structures associated with the operation fell into disrepair and in 1992 all but the warehouse and the six silos were razed. Recently the warehouse was purchased with the intent to convert it into a microbrewery. The simplicity of its function and design, its structural hardiness and the fact that it was always a separate building has enabled the warehouse to maintain a high degree of architectural integrity. It continues to remind the passerby that the business of agriculture has always been the predominant force in Twin Falls' history and economy.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

Bibliography

Breckenridge, Miriam B. "The Twin Falls Milling and Elevator Company." Article from A Tribute to the Past: A Legacy for the Future. Edited by Donna Scott. Twin Falls, ID: Twin Falls Business History, 1990.

Rosholt, John A. "Milner Dam and Main Canal of the Twin Falls Canal Company." Historic American Engineering Record. National Park Service, Western Region, San Francisco, CA., 1989.

Sanborn maps: 1909, 1911, 1922.

Wright, Patricia. Twin Falls Country. Boise, ID: Idaho State Historical Society, 1979.

Newspaper articles from the Twin Falls Times:

"Believes in Twin Falls." 19 April 1915.

"Big Grain Elevator." 7 May 1908.

"Concessions for an Elevator." 7 May 1908.

"Flour Mill will Double Capacity." 24 February 1914.

"Making Flour of Twin Falls Wheat." 4 June 1916.

"To Build New Quarter Million Bushel Plant." 3 August 1916.

"Work on Elevator Commenced." 28 May 1908.

Newspaper articles from the Twin Falls Times-News:

"Disappearing Flour Mill Spurs Memories, Dreams." 28 September 1992.

"Elevator of 1908 Grows to Huge Grain Industry." 25 July 1954.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Name of Property Twin Falls Milling and Elevator Company Warehouse

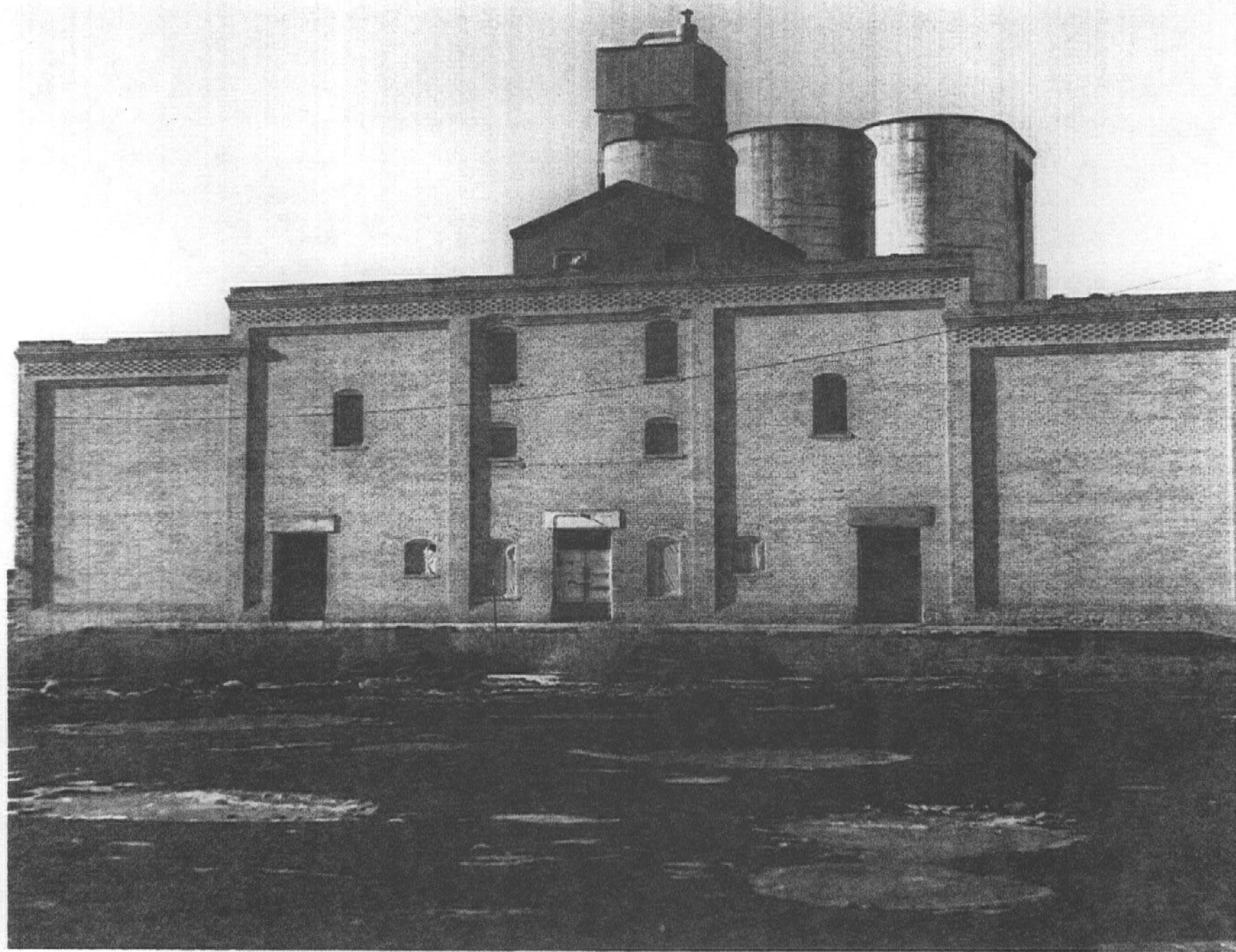
County and State Twin Falls County, Idaho

Verbal Boundary Description:

The nomination includes the Twin Falls Milling and Elevator Company Warehouse and the property on which it stands, Lots 20, 21, and 22, Block 154, Twin Falls Townsite. Legal description is on file at the Twin Falls County Courthouse, Twin Falls, Idaho.

Boundary Justification:

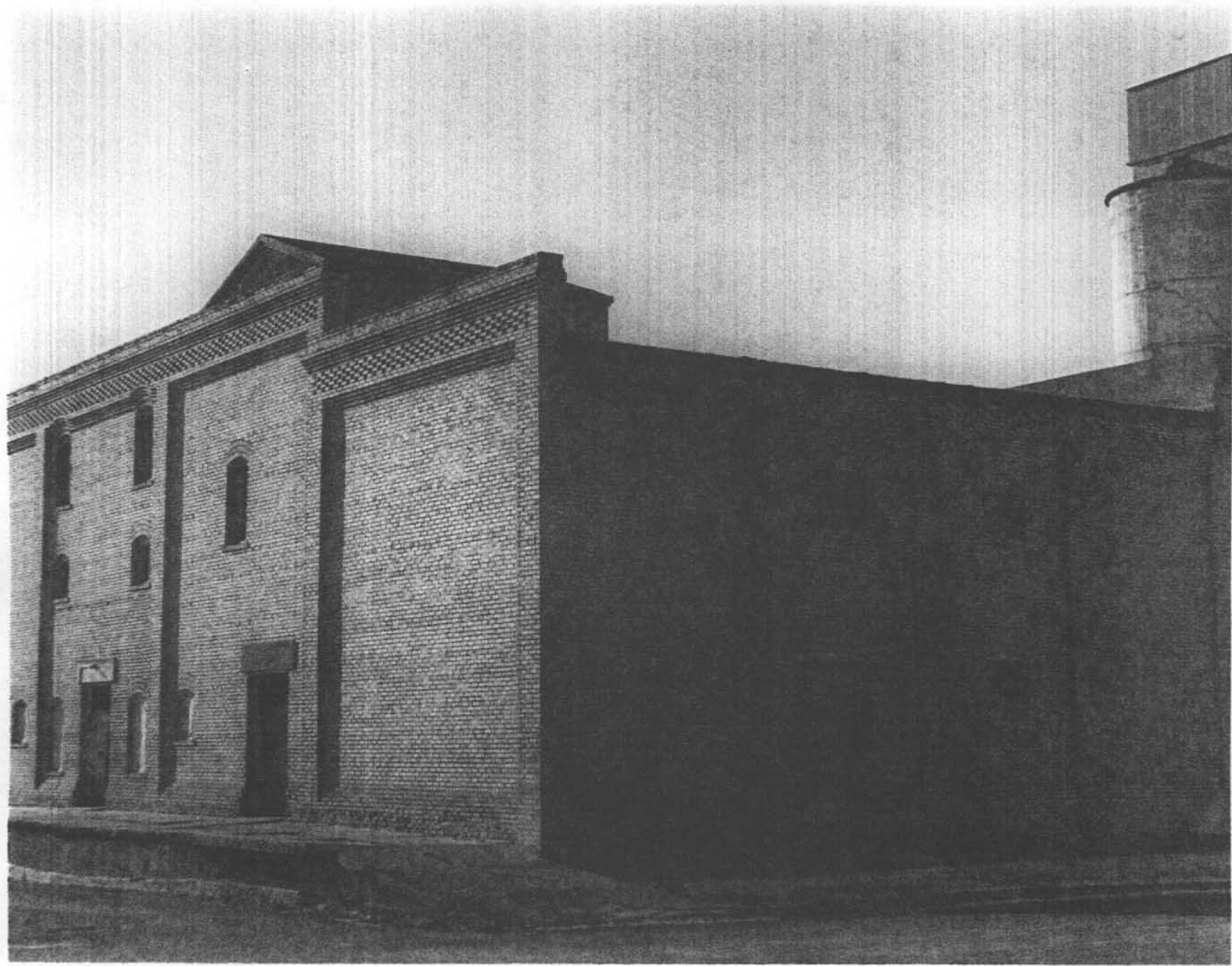
The boundary description is based on the legally recorded boundary lines of the property. The boundary includes the building described in this nomination.



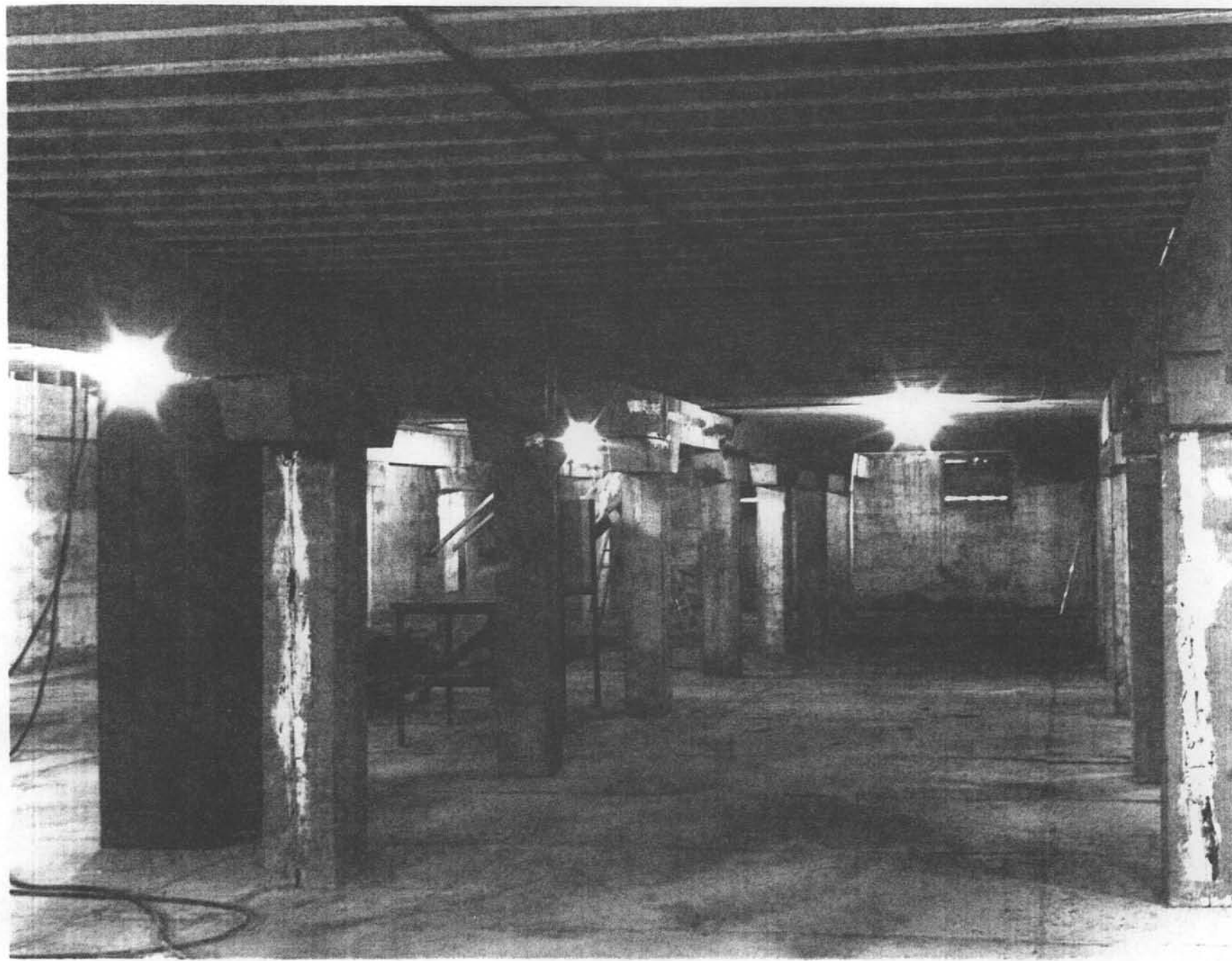
1. TWIN FALLS MILLING AND ELEVATOR COMPANY WAREHOUSE
2. TWIN FALLS COUNTY, ID
3. ELIZABETH EGELSTON
4. NOVEMBER 1984
5. IDAHO SHPO, BOISE, ID
6. SOUTHEAST FACADE, VIEW TO THE NORTHWEST
7. #1



1. TWIN FALLS MILLING AND ELEVATOR COMPANY WAREHOUSE
2. TWIN FALLS COUNTY, ID
3. ELIZABETH EGELSTON
4. NOVEMBER 1994
5. IDAHO SHPO, BOISE, ID
6. VIEW TO THE SOUTHEAST
7. #3



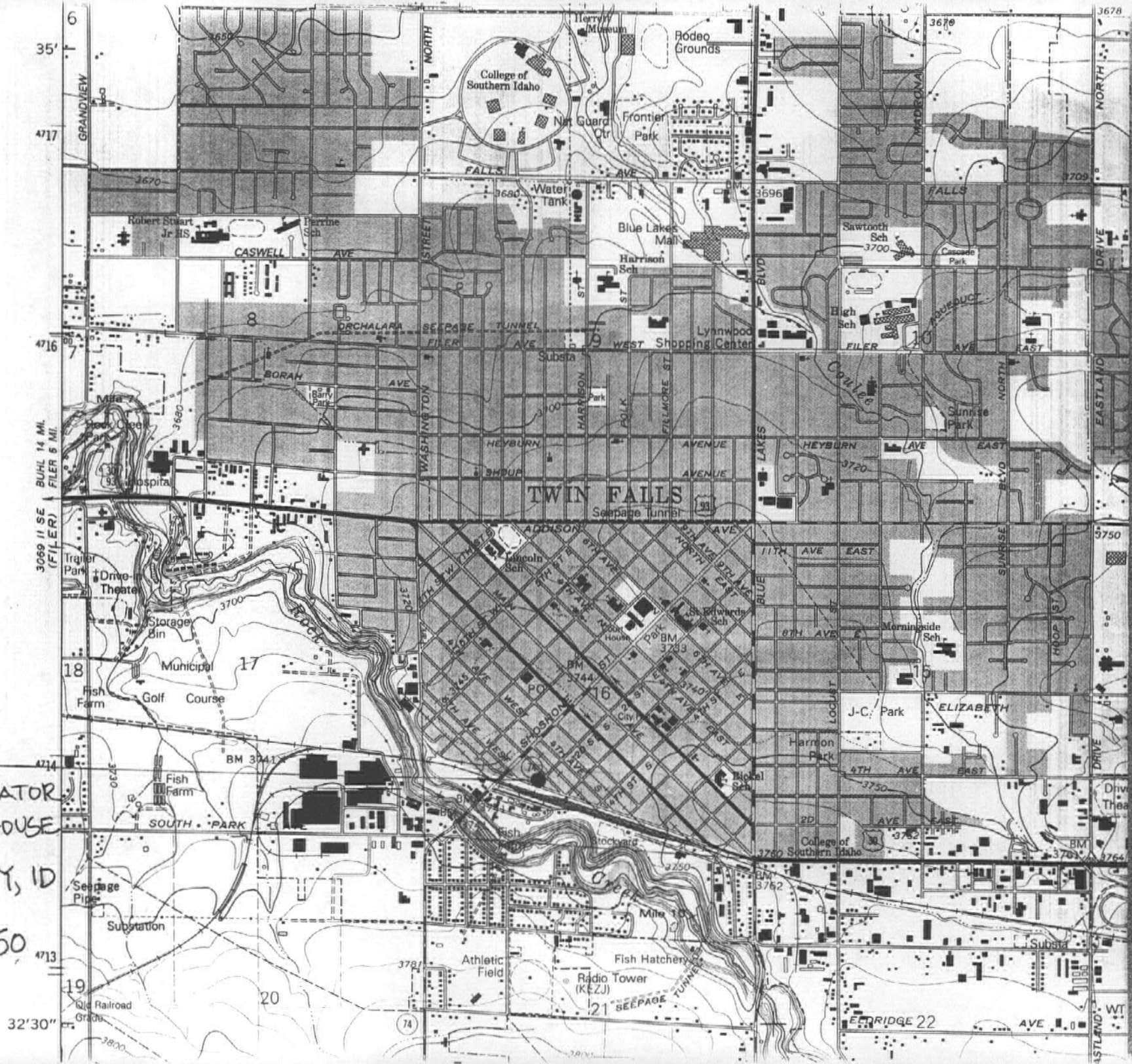
1. TWIN FALLS MILLING AND ELEVATOR COMPANY WAREHOUSE
2. TWIN FALLS COUNTY, ID
3. ELIZABETH EGELSTON
4. NOVEMBER 1994
5. IDAHO SHPO, BOISE, ID
6. VIEW TO THE WEST/SOUTHWEST
7. #2



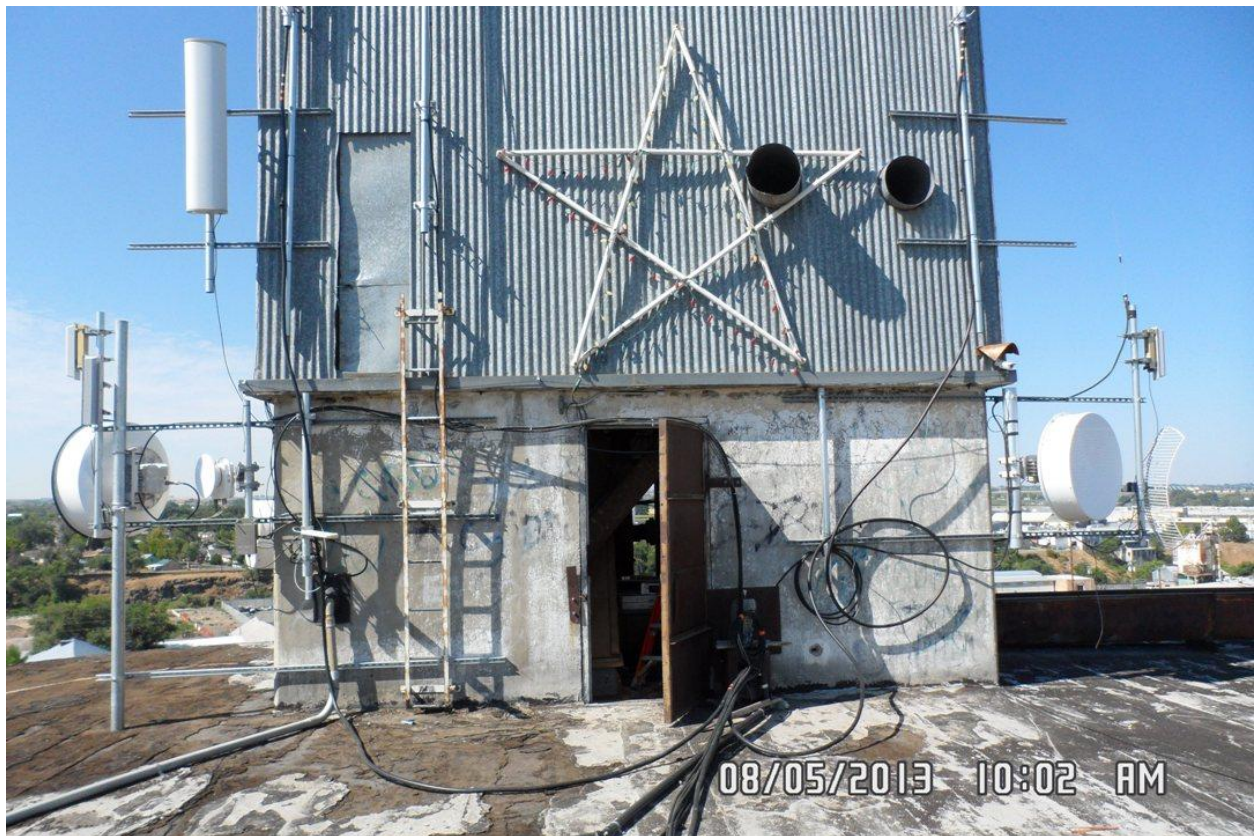
1. TWIN FALLS MILLING AND ELEVATOR COMPANY WAREHOUSE
2. TWIN FALLS COUNTY, ID
3. ELIZABETH EGEVSTON
4. NOVEMBER 1994.
5. IDAHO SHPO, BOISE, ID
6. INTERIOR, BASEMENT, VIEW TO THE WEST
7. #4

TWIN FALLS
MILLING & ELEVATOR
COMPANY WAREHOUSE

TWIN FALLS COUNTY, ID
UTM:
11.707550.4713950











HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: August 19, 2013, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: Jump Time, Chad Babcock, 302 3rd Avenue South

Request

To consider appropriateness for filling in the east overhead door opening with a storefront and installing glass doors, covering the west overhead door with siding to match existing, and installation of proposed exterior signage on the east side of the building located at 302 3rd Avenue South in the Twin Falls Historic Warehouse District.

Background:

It is unknown who constructed this building. The building was constructed in 1980. It is mentioned as the former site of the Sinclair and Fletcher oil companies. The most recent use of the building was Nazz Kart. The building located at 302 3rd Avenue South is listed on the Historical Registry as a non-contributing property.

Analysis:

The building is currently functioning as an indoor recreation facility, Nazz Kart, located in the Old Town 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.

Chad Babcock, Jump Time, is requesting approval to fill in the east overhead door opening with a storefront with glass doors, cover the west overhead door with siding to match existing and install an exterior sign on the east side of the building located at 302 3rd Avenue South.

Regulatory Impact:

Approval of this request will allow the applicants to proceed with applying for a building permit to fill in the east overhead door opening with a storefront and cover the west overhead door with siding to match existing and apply for a sign permit to install the proposed exterior signage on the east side of the building located at 302 3rd Avenue South.

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 sign permit if appropriate.

Attachments:

1. Certificate of Appropriateness Application
2. Zoning-Vicinity Map
3. Aerial Site Map
4. Sign Elevation
5. Building Elevation
6. National Historic Registry information
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: _____

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Chad Babcock
Mailing Address: 1379 n Cloverdale Rd.
City: Meridian State: ID Zip: 83713
Phone: 373-0063 Cell Phone: 866-6137 E-mail: tumbletime59@msn.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):
302 3rd Ave S, Twin falls ID 83301
2. Existing Zoning District: Ot, WHO
3. Project Land Area Size: 1.5 acre
4. Existing Building Size: 44,493 sf
5. Proposed Building Alteration: In fill east overhead door opening with storefront. Cover west overhead door with siding, match existing
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

.....
OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: _____ NOT PUBLISHED

HEARING DATE: _____



Date: August 13, 2013

Kelly Weeks
Planner
Twin Falls Planning and Zoning Department
324 Hansen St. E
Twin Falls, ID 83303

RE: Exterior Modifications in an OT/ WHO district

Dear Kelly,

Per your letter dated August 12, 2013 I am providing this response to the requirements to make exterior modifications in a OT,WHO district and allow exterior signage.

Modifications to the existing building consist of the following:

1. Remove an existing exterior overhead door on the east side of the building and then replace the door and in fill the opening with an aluminum storefront system. Provide flashing and trim to match storefront.
2. Remove an overhead door on the west side of the building/ alley side and infill the overhead door with siding to match existing.
3. Signage is shown for reference, we ask that it be approved simultaneously with the exterior improvements.

Should you have any questions please call, we look forward to your review of the attached application

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Anderson'.

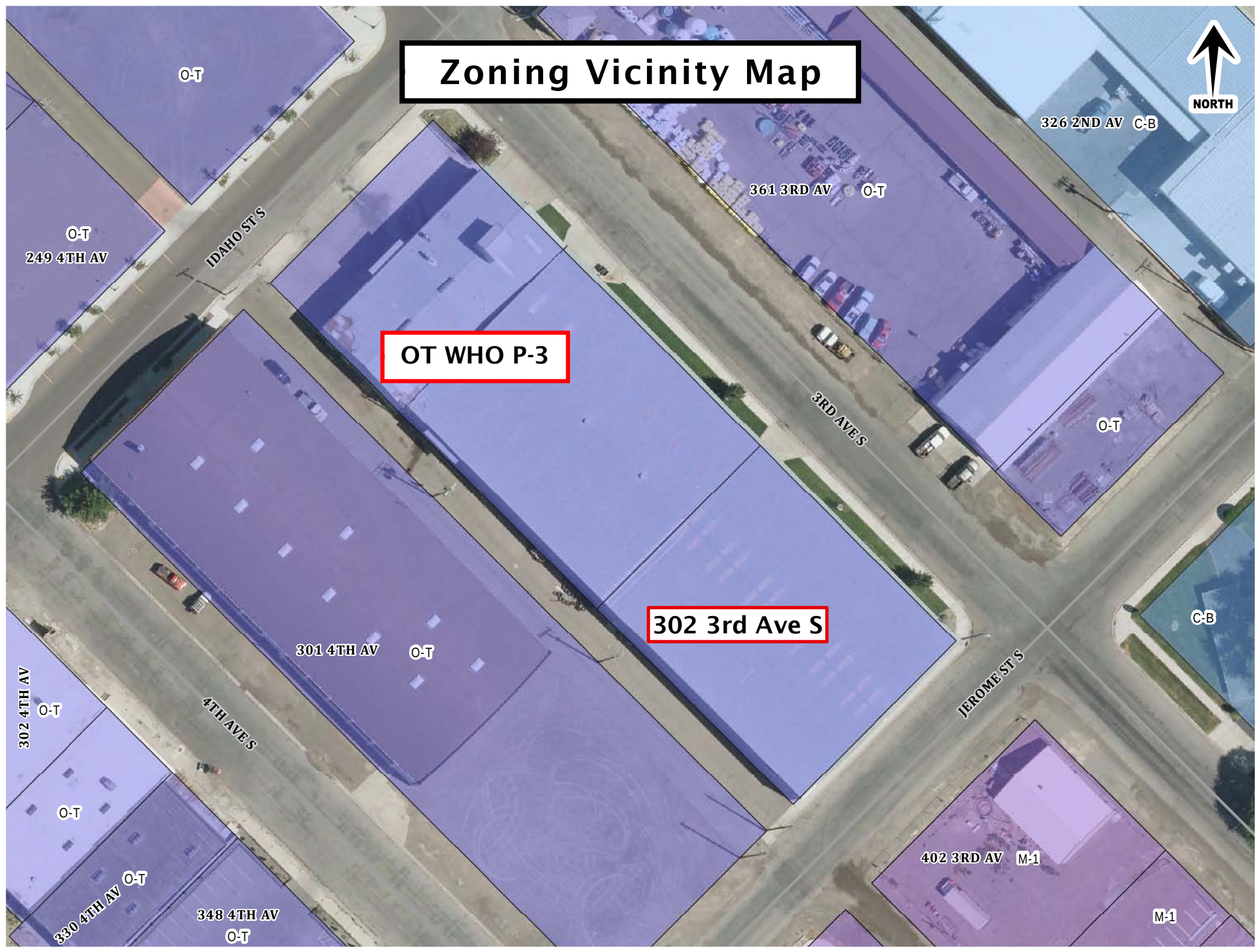
Eric Anderson

Zoning Vicinity Map



OT WHO P-3

302 3rd Ave S



Site Map



IDAHO ST S

361 3RD AV

OT WHO P-3

3RD AVES

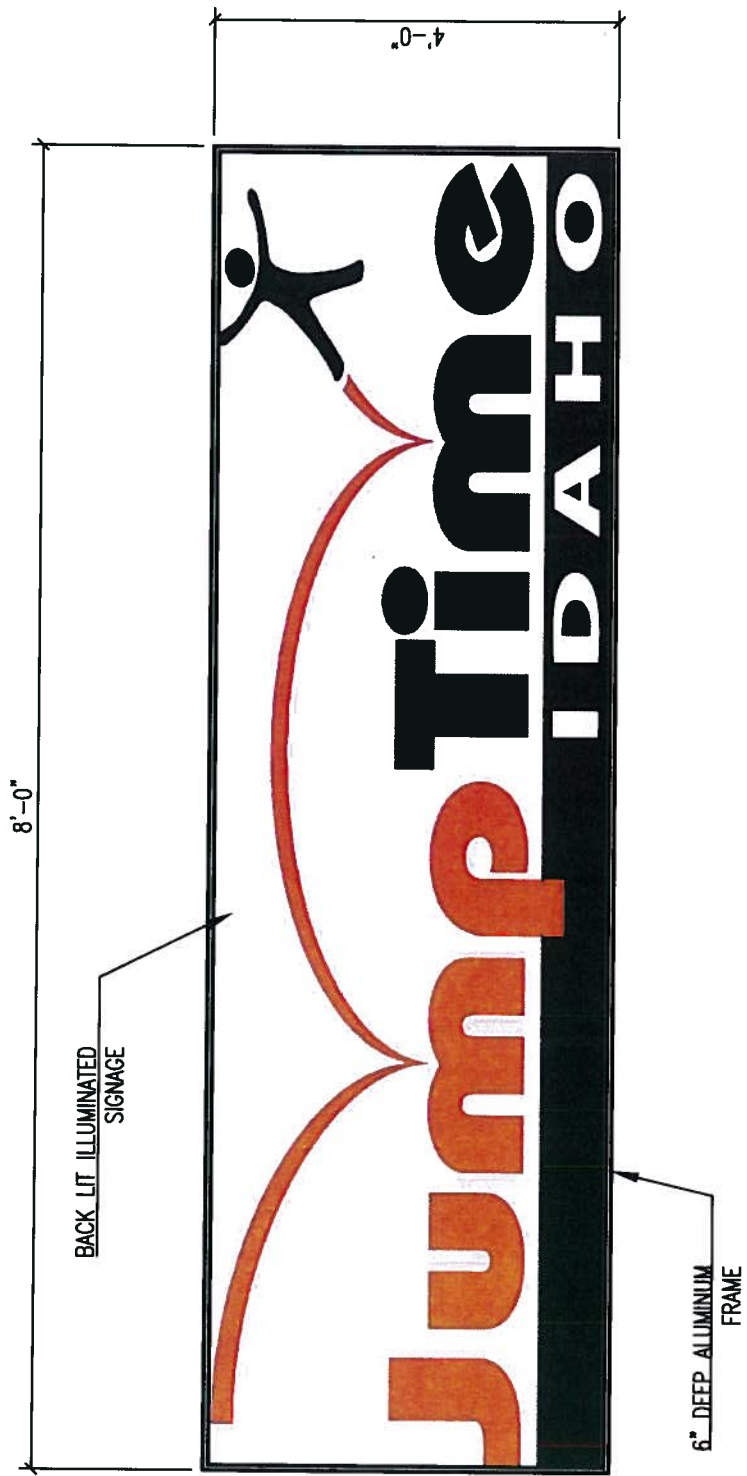
301 4TH AV

302 3rd Ave S

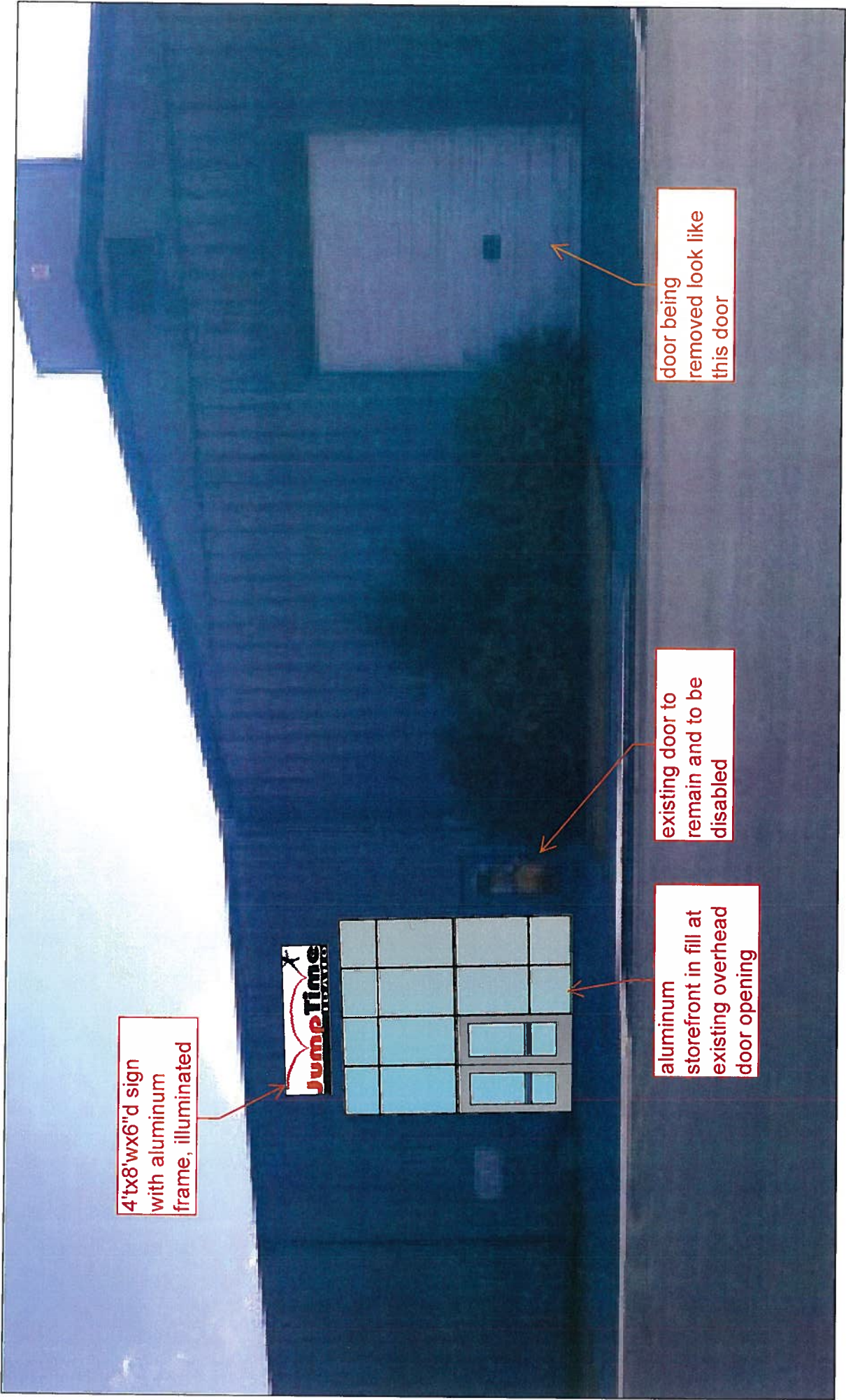
JEROME ST S

402 3RD AV

4TH AVES

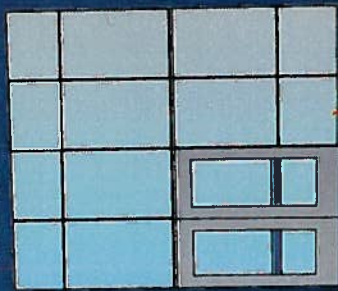


PROPOSED EXTERIOR SIGNAGE



4'tx8'wx6" d sign
with aluminum
frame, illuminated

Jump Time
PLAYERS



aluminum
storefront in fill at
existing overhead
door opening

existing door to
remain and to be
disabled

door being
removed look like
this door

6. Warehouse

83-17918

approx. 302-314 Third Avenue South

non-contributing

c. 1980

This warehouse has two distinct sections, both with shallow-pitched, gabled roofs that are at right angles to each other. The structure has two stories, is sheathed with corrugated metal and takes up almost an entire half block. It was formerly the site of the Sinclair and Fletcher oil companies.¹⁰



Northwest side of building.



Northeast side of building.



TWIN FALLS CITY HISTORIC PRESERVATION COMMISSION

General Information

TWIN FALLS CITY HISTORIC PRESERVATION COMMISSION

PURPOSE OF THE COMMISSION

The purpose of the Twin Falls City Historic Preservation Commission is to assist the City Council in the promotion of the educational, cultural, economic and general welfare of the public of the city through the identification, evaluation, designation, and protection of those buildings, sites, areas, structures, and objects which reflect significant elements of the city's, the state's, and the nation's historic, architectural, archaeological, and cultural heritage.

DEFINITIONS OF COMMONLY USED TERMS AND

ABBREVIATIONS

CERTIFIED LOCAL GOVERNMENT (CLG) – a local government whose local historic preservation program has been certified pursuant to Section 101(c) of the National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.).

HISTORIC PRESERVATION COMMISSION – a board, council, commission, or other similar body which is established by State or local legislation as provided in Section 101(c)(1)(B) of the Act, and the members of which are appointed, unless otherwise provided by State or local legislation, by the chief elected official of the jurisdiction concerned

HISTORIC PRESERVATION: The research, documentation, protection, restoration and rehabilitation of buildings, structures, objects, districts, areas, and sites significant in the history, architecture, archaeology or culture of this state, its communities or the nation.

HISTORIC PROPERTY: Any building, structure, area or site that is significant in the history, architecture, archaeology or culture of this community, the state or the nation

HISTORIC PROPERTY, HISTORIC RESOURCE, CULTURAL RESOURCE – any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion on the National Register of Historic Places, including artifacts, records, and material remains related to such a property or resource.

*It has been
said that, at
its best,
preservation
engages the
past in a
conversation
with the
present over
a mutual
concern for
the future.*

(William J. Murtagh, 1988)

City of Twin Falls,
Idaho



Historic Preservation
Commission

NATIONAL REGISTER OF HISTORIC PLACES – the national list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture, maintained by the Secretary of the Interior under authority of Section 101(a)(1)(A) of the National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.).

SECRETARY'S STANDARDS AND GUIDELINES – the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation, provide technical information about archaeological and historic preservation activities and methods, including preservation planning, identification, evaluation, registration, historic research and documentation, architectural and engineering documentation, archaeological investigation, treatment of historic properties, professional qualifications, and preservation terminology.

STATE HISTORIC PRESERVATION OFFICER (SHPO) – the official designated and appointed by the Governor to administer the state historic preservation program.

WHO - Warehouse Historic Overlay District

COMMISSION MEMBERS AND MEETING TIMES

Historic Preservation Commission as of August, 2013

Randall Watson, Chairperson
Ryan Horsley, Vice Chairperson
Darrell Buffaloe
Debbie Lattin
John Pauley
Wendy Rice
Nancy Taylor

Non-Voting City Government and Staff Representatives
Don Hall (Vice Mayor of Twin Falls)
Kelly Weeks (City Planner)
Lisa Strickland (Administrative Assistant)

Meetings

- 1:00 pm (Meetings normally last one hour)
- Third Monday of every month
- City Council Chambers
305 Third Ave. E.
Twin Falls, ID 83301

Open Meeting Laws Enforced

The commission follows the Idaho Open Meeting laws. The Idaho Open Meeting Law is complex and can unintentionally be violated. Written and verbal communication among commission members relating to commission business should go through Kelly Weeks to make sure requirements are adhered to. Her office will distribute the information to other members of the commission as needed.

REQUIREMENTS OF THE CITY CODE

2-7-3: HISTORIC PRESERVATION COMMISSION CREATED:

- (A) There is hereby created a historic preservation commission, which shall consist of seven (7) members who shall be appointed by the mayor with the advice and consent of the council. A minimum of one member of the commission must own property within a city historic district. (Ord. 2983, 4-12-2010)
- (B) All members of the commission shall have a demonstrated interest, competence, or knowledge in history or historic preservation. The council shall endeavor to appoint at least two (2) members with professional training or experience in the disciplines of architecture, history, architectural history, urban planning, archaeology, engineering, law, or other historic preservation related disciplines.
- (C) Initial appointments to the commission shall be made as follows: one 1-year term; two (2) 2-year terms; two (2) 3-year terms. All subsequent appointments shall be made for three (3) year terms. Commission members may be reappointed to serve additional terms. Vacancies shall be filled in the same manner as original appointments and the appointee shall serve for the remainder of the unexpired term.
- (D) The members of the commission may be reimbursed by the city for expenses incurred in connection with their duties. (Ord. 2543, 3-24-1997)

2-7-4: ORGANIZATION, OFFICERS, RULES, MEETINGS:

- (A) The commission shall have the power to make whatever rules are necessary for the execution of its duties as set forth in this chapter. Rules of procedure and bylaws adopted by the commission shall be available for public inspection.
- (B) The commission shall elect officers from among the commission members. The chairman shall preside at meetings of the commission. The vice chairman shall, in the absence of the chairman, perform the duties of the chairman.
- (C) All meetings of the commission shall be open to the public, and follow the requirements of Idaho's open meeting laws. The Commission shall keep minutes and other appropriate written records of its resolutions, proceedings, and actions.
- (D) The commission may recommend to the council, within the limits of its funding, the employment of or the contracting with other parties for the services of technical experts or other persons as it deems necessary to carry on the functions of the commission. (Ord. 2543, 3-24-1997)

2-7-5: POWERS, DUTIES, AND RESPONSIBILITIES:

The Commission shall be advisory to the Council and shall be authorized to:

- (A) Conduct a survey of local historic properties.
- (B) Recommend the acquisition of fee and lesser interests in historic properties, including adjacent or associated lands, by purchase, bequests, or donation.

- (C) Recommend methods and procedures necessary to preserve, restore, maintain and operate historic properties under the ownership or control of the City.
- (D) Recommend the lease, sale, other transfer or disposition of historic properties subject to rights of public access and other covenants and in a manner that will preserve the property.
- (E) Contract, with the approval of the Council, with the State or Federal government, or any agency of either, or with any other organization.
- (F) Cooperate with the Federal, State, and local governments in the pursuance of the objectives of historic preservation.
- (G) Make recommendations in the planning processes undertaken by the County, the City, the State, or the Federal government and the agencies of these entities.
- (H) Recommend ordinances and otherwise provide information for the purposes of historic preservation in the City.
- (I) Promote and conduct an educational and interpretive program on historic preservation and historic properties in the City.
- (J) Commission members, employees or agents of the Commission may enter private property, buildings, or structures in the performance of their official duties only with the express consent of the owner or occupant thereof.
- (K) Review nominations of properties to the National Register of Historic Places for properties within the City's jurisdiction. (Ord. 2543, 3-24-1997)

2-7-6: SPECIAL RESTRICTIONS:

Under the provisions of Idaho Code 67-4612, the City may provide by ordinances, special conditions or restrictions for the protection, enhancement and preservation of historic properties. (Ord. 2543, 3-24-1997)

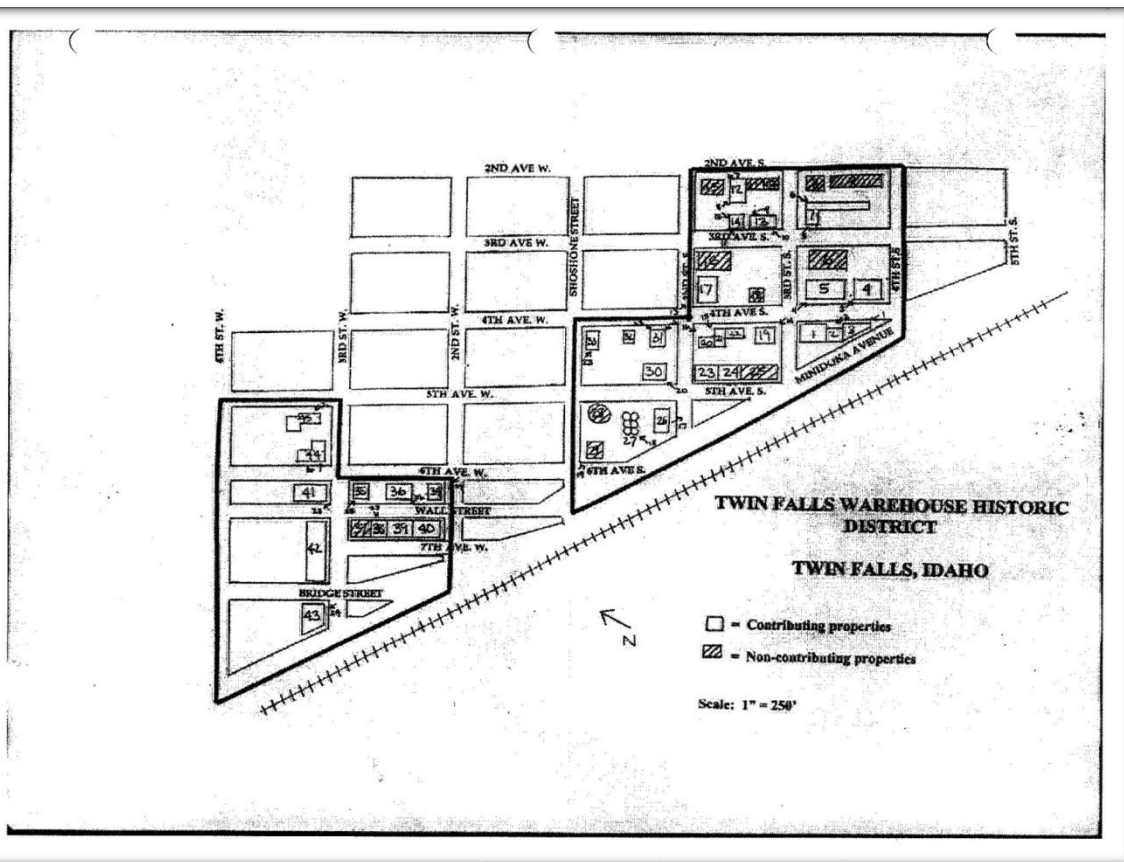
2-7-7: SEPARABILITY:

If any section, subsection, sentence, clause or phrase or portion of this Chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof. (Ord. 2543, 3-24-1997)

HISTORIC OVERLAY DISTRICT

The Warehouse Historic Overlay District is the only district in Twin Falls that has the historic preservation enforced by city code. Other districts are identified, but do not have code protection. The Twin Falls City Historic Preservation Commission must approve external improvements to all properties located in the overlay district. The Twin Falls City Code for the WHO is Title 10, Chapter 4-22:

10-4-22: WHO, WAREHOUSE HISTORIC OVERLAY DISTRICT:



10-4-22.1: PURPOSE:

This overlay district is intended to provide recognition and protection of the nationally registered Twin Falls historic warehouse district through the implementation of design guidelines for modifications, demolition or construction of buildings within the district. This overlay may be placed on the CB, OT, M1 or M2 zoning district. (Ord. 2608, 5-3-1999)

10-4-22.2: USE REGULATIONS:

(A) Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the basic district upon which the overlay is placed.

(B) Special Uses: A special use permit may be granted for a permanent use that is not in conflict with the comprehensive plan and that is not permitted outright because it may conflict with other uses in the district unless special provisions are taken. Special use permits may be granted for the following uses:

1. Any use allowed by special use permit in the basic district upon which the overlay is placed.

(C) Prohibited Uses: Uses not specified above are prohibited unless administrative determination in accordance with subsection 10-17-1(F) of this title is made that the use is similar enough to a use listed above that distinction between them is of little consequence. (Ord. 2608, 5-3-1999)

10-4-22.3: PROPERTY DEVELOPMENT STANDARDS:

The following property development standards shall apply to all land and buildings in the warehouse historic overlay district:

- (A) Lot Area: The minimum lot size as required by the basic district upon which the overlay is placed.
- (B) Lot Occupancy: Same as that of the basic district upon which the overlay is placed.
- (C) Building Height: Same as that of the basic district upon which the overlay is placed.
- (D) Yards:
 - 1. Front yards: Same as that of the basic district upon which the overlay is placed.
 - 2. Side yards: Same as that of the basic district upon which the overlay is placed.
 - 3. Rear yards: Same as that of the basic district upon which the overlay is placed.
- (E) Access: Same as that of the basic district upon which the overlay is placed.
- (F) Landscaping: Same as that of the basic district upon which the overlay is placed or such additional or other landscaping as required by the historic preservation commission.
- (G) Off Street Parking: Same as that of the basic district upon which the overlay is placed. (Ord. 2608, 5-3-1999)
- (H) Design Guidelines: 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 reservation commission shall review the "Warehouse Historic District Design Guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness. Such a certificate is to be issued by the historic preservation commission prior to the issuance of a building permit or other permit granted for purposes of construction or altering structures. A certificate of appropriateness shall be required whether or not a building permit is required. A decision of the historic preservation commission regarding an application for a certificate of appropriateness may be appealed by the applicant to the city council. (Ord. 3025, 2-6-2012)

DRAFT FIVE (5) YEAR PLAN:



City of Twin Falls

Historic Preservation Commission

Five Year Plan

2013 - 2017

Purpose

The purpose of this Historic Preservation Commission is to assist the City Council in the promotion of the educational, cultural, economic and general welfare of the public of the city through the identification, evaluation, designation, and protection of those buildings, sites, areas, structures, and objects which reflect significant elements of the city's, the state's, and the nation's historic, architectural, archaeological, and cultural heritage. (Ord. 2543, 3-24-1997)

Process

The Commission is advisory to the Council and authorized to:

- (A) Conduct a survey of local historic properties.
- (B) Recommend the acquisition of fee and lesser interests in historic properties, including adjacent or associated lands, by purchase, bequests, or donation.
- (C) Recommend methods and procedures necessary to preserve, restore, maintain and operate historic properties under the ownership or control of the City.
- (D) Recommend the lease, sale, other transfer or disposition of historic properties subject to rights of public access and other covenants and in a manner that will preserve the property.
- (E) Contract, with the approval of the Council, with the State or Federal government, or any agency of either, or with any other organization.
- (F) Cooperate with the Federal, State, and local governments in the pursuance of the objectives of historic preservation.
- (G) Make recommendations in the planning processes undertaken by the County, the City, the State, or the Federal government and the agencies of these entities.

(H) Recommend ordinances and otherwise provide information for the purposes of historic preservation in the City.

(I) Promote and conduct an educational and interpretive program on historic preservation and historic properties in the City.

(J) Commission members, employees or agents of the Commission may enter private property, buildings, or structures in the performance of their official duties only with the express consent of the owner or occupant thereof.

(K) Review nominations of properties to the National Register of Historic Places for properties within the City's jurisdiction. (Ord. 2543, 3-24-1997)

Vision of the Historical Preservation Program in Twin Fall, Idaho in 2018

1. In 2018, the City of Twin Falls, Idaho will have an active historical preservation education program implemented by the Twin Falls Historical Preservation Commission. The program will help school students, civic groups and the general population develop an understanding and appreciation of the cultural heritage of our city.
2. The City will have four (4) historic overlay districts; Historic Warehouse District, Twin Falls City Park Historic District, Twin Falls Downtown Historic District, and the Twin Falls Original Townsite Residential Historic District
3. Design guidelines will be available for the preservation of the Historic Warehouse District, Twin Falls Downtown Historic District, and the Twin Fall City Park Historic Districts.
4. The Historic Warehouse District, Twin Falls Downtown Historic District and the City Park Historic District will have the historic preservation protected by City Ordinance.

2013

Goal	Objectives
1. Request grant funds from the State Historical Preservation Office through the CLG program to purchase instructional equipment to be used in presentation of HPC educational programs. 2. Develop and deliver educational programs for schools and civic groups to promote historic preservation which meets the city code requirement of “(I) Promote and conduct an educational and interpretive program on historic preservation and historic properties in the City.” 3. Inform the Twin Falls City Council about our 2018 vision. 4. Start the political process for the creation of the Historic Overlay District for the City Park Historic District. 6. Identify location for the Twin Falls City Museum.	1. Prepare learning sessions for schools and civic organizations. 2. Meet with the Twin Falls City Council and inform them of our Vision for 2018. 3. Identify location for City Museum and start political approval process. 4. Purchase media instructional equipment authorized by the CLG grant.

2014

Goal	Objectives
1. Create a Historic Overlay District for the Historic City Park District. 2. Expand the historical educational offerings in our community. 3. Develop plan and cost estimate for City Museum and develop a construction and operation plan 4. Develop a CLG grant request to support the renovation of the Lincoln Street lights.	1. Write a grant proposal to support the restoration of the Lincoln Street lights. 2. Complete the political requirements and public hearings for the creation of a Historical Overlay District designation for the Historic City Park Historic District 3. Develop conceptual plan for construction of a rail car supported city museum and gain community support.

Goal	Objectives
1. Request CLG grant funds to develop design guidelines for the City Park Overlay District. 2. Continue to expand the historic education program. 3. Complete site construction for the City Museum.	1. Write a grant proposal for funds to develop design guidelines for the City Park Overlay District. 2. Solicit funds and equipment donations for the construction of the city museum.

Goal	Objectives
1. Request CLG grant funds to develop design guidelines for the Historic Down Town District. 2. Start the political process of creating a Historic Down Town Overlay District. 3. Expand the educational system to include training on historic preservation of homes. 4. Complete construction of the Twin Falls Museum.	1. Write a grant for funds to develop design guidelines for the Historic Down Town District. 2. Meet the city code requirements for the creation of a Historic Downtown Historic Overlay District. 3. Work with CSI to offer continuing education classes on residential historic preservation. 4. Use available funding and support to complete site work and install box cars on City Museum ground. Complete interior and exterior finish work.

Goal	Objectives
1. Have the Historic Downtown Overlay District completed. 2. Start the political process of creating Historic Residential Overlay District. 3. Request CLG grant funds to develop guidelines for the Historic Residential Historic District. 4. Assist CSI with continuing education classes for historic preservation. 5. Continue to develop and offer historic preservation classes as needed. 6. Place City Museum into operation.	1. Write a grant to develop guidelines for the historic residential districts. 2. Develop final operation plan for the City Museum.

Kelly Weeks

From: Randall Watson <rwillywatson@msn.com>
Sent: Monday, August 12, 2013 1:48 PM
To: Darrell buffaloe
Cc: Kelly Weeks
Subject: {Disarmed} RE: Grants from the Idaho State Historical Society

Hi Darrell,

Thanks for the heads up. I would like to fill it out, with you and the rest of the committee reviewing. or basically take the one from last year? hopefully, we can talk at this month's meeting. and then I can update the grant application? then, get the city councils approval?

Randall

Date: Sun, 11 Aug 2013 14:28:44 -0600
Subject: Fwd: Grants from the Idaho State Historical Society
From: buffdarr@isu.edu
To: rwillywatson@msn.com
CC: KWeeks@tfid.org

Hi Randall

This looks like a good opportunity for us to get funding for our educational history project that we have purchased the projectors and equipment for. The deadline for the grant is August 30.

If I can help in any way, please let me know.

Thanks

Darrell

----- Forwarded message -----

From: **The Idaho State Historical Society** <keith.petersen@ishs.idaho.gov>
Date: Fri, Aug 9, 2013 at 9:41 AM
Subject: Grants from the Idaho State Historical Society
To: Darrell <buffdarr@isu.edu>

Is this email not displaying correctly?
[View it in your browser.](#)



About the Idaho State Historical Society

The ISHS is a state government agency with a goal of protecting the cultural heritage of Idaho by preserving historic and prehistoric resources and providing access to documents, artifacts, sites, and information of historic significance for the benefit and appreciation of the public.

Dedicated to serving its statewide community, the agency carries out its mission through education programs, technical assistance,

Idaho State Historical Society Grants Available

**August 30 is the application deadline for the 2013
ISHS Community Enhancement Grant Program**

Grants of up to \$2,500 are available to assist historical and cultural organizations in preserving, interpreting, and protecting the history and culture of Idaho. Grant funds may be used for a wide variety of purposes including exhibits, publications, educational programming, events, and purchasing conservation supplies.

Projects funded through the Community Enhancement Grant Program must be matched dollar for dollar. Idaho non-profit organizations whose mission is focused on history, historic preservation, or education, as well as tribal, city, and county governments may apply. Grant projects funded in 2013 must be completed by May 31, 2014.

development of publications and exhibits, and by encouraging local, state and regional entities to preserve history.

For additional information about the Community Enhancement Grant Program, visit <http://history.idaho.gov/community-enhancement-grants>.

[Learn](#) more about ISHS.

[forward to a friend](#)

Copyright © 2013 Idaho State Historical Society, All rights reserved.

You are receiving this email from the Idaho State Historical Society because you indicated an interest in Idaho history, asked for updates on our activities, became a member, or subscribed on our website. If you haven't done so already, click to confirm your interest in receiving email campaigns from us.

You may unsubscribe <http://idaho.list-manage.com/unsubscribe?u=8a59045b76ba76cd6b2ad4f97&id=800a7f9217> if you no longer wish to receive our emails.

Our mailing address is:

Idaho State Historical Society
2205 Old Penitentiary Road
Boise, ID 83712

[Add us to your address book](#)

[unsubscribe from this list](#) | [update subscription preferences](#)