



Twin Falls Historic Preservation Commission Agenda

Monday, November 20, 2017, 12:00 PM

City Council Chambers
305 3rd Ave E
Twin Falls, ID 83301

Members: Nancy Taylor, Samantha Kemp, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum

Council Liaison: Ruth Pierce

Affiliate Volunteer Advisor: Darrell Buffalo

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of minutes for the following meeting: 10-16-17
- 3) Certificate of Appropriateness
 - a) Request for a **Certificate of Appropriateness** for property located at 301 Main Avenue West for replacing the siding. c/o Sid Lezamiz (app. 17-013)
- 4) Old Business
 - a) Idaho Certified Local Government Grant 2017
 - b) Historic Preservation for new City Hall
 - c) Idaho Certified Local Government Grant 2018
- 5) New Business
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
 - a) December 16, 2017
- 8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lisa A. Strickland (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - wait to be recognized by the Mayor or Chairman
 - approach the microphone/podium
 - state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning and Zoning shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
 4. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 5. A City Staff Report shall summarize the application and history of the request.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 8. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council or Planning & Zoning Commission, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor or Chairman may again establish time limits.
 9. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning and Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Historic Preservation Commission Minutes

Monday, October 16, 2017, 12:00 PM

City Council
305 3rd Ave E
Twin Falls, ID 83301

Members: Nancy Taylor, Samantha Kemp, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum

Council Liaison: Ruth Pierce

Affiliate Volunteer Advisor: Darrell Buffalo

1) Confirmation of Quorum/Call Meeting to Order

Members Present: Taylor, Kemp, Lattin, Easterling, Culum

Staff Present: Strickland, Weeks

Chairperson Taylor called the meeting to order, confirmed a quorum and introduced staff.

2) Consent Calendar

- a) Approval of minutes from the following meeting(s): 09-18-17

Motion:

Commissioner Easterling made a motion to approve the consent calendar, as presented.

Commissioner Lattin seconded the motion.

Unanimously Approved

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for property located at 104 2nd Avenue South for an ATM Island Drive-Up and signs. c/o Andrea Rios on behalf of Wells Fargo (app. 17-012)

Presentation:

Planner I Weeks reviewed the request on the overhead and stated this property is listed on the National Register of Historic Places. The property is listed as a parking lot. The lot located at 104 2nd Avenue South is located within the boundary of the Twin Falls Downtown Historic District.

The property is located in the CB, Commercial Business, zoning district with a P-1 Parking overlay. It is in the Downtown Historic District. 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.

The proposed ATM Island with a Drive-up window is approximately 4'7" wide. The total height including sign will be 11'11". This ATM Island is to alleviate ATM usage at the Main Ave S, Addison Ave E and Blue Lakes Blvd N ATM locations. The applicant feels this use will not cause any adverse impact on adjacent properties. The proposed colors of the ATM Island are red and yellow. The ATM Island with a drive-up window will have to go through a Special Use Permit process with planning and zoning for the drive-up window before a building permit can be issued.

Design Guidelines for new construction start on Page 32 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. New construction should be congruous with both the immediate context in which the new construction is located, as well as the overall character of the district. Wall materials should be consistent with historical materials used in the district. They should use similar roof forms, slope ratios and materials drawn from historic structures in the district.

Should the Commission want to look at this as an accessory structure, the design guidelines start on Page 45 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. Accessory structures should be designed to be compatible with the main structure in design, materials and colors.

Discussion Followed:

- Commissioner Taylor asked about the ATM that is located across the street at the existing building.
- Planner I Weeks explained that the bank branch that is located across the street is closed and the ATM will be removed. The request is to replace that ATM at this location. She explained the signs shown in the proposal has not been verified for compliance. There was not enough information provided to verify that the sign is located 30' from the property line.
- Commissioner Easterling stated that the signage looks fairly modern which does not really meet the intent of the Historic Preservation Commission Design Guidelines. This property is in the historic district even as an ATM there should be some kind of tribute to history. Wells Fargo has history, with this being a prominent corner it is important that the historic design be included.
- Commissioner Kemp stated she has seen other cities that have made the color of the ATM be compliant with the City's color scheme.
- Commissioner Taylor explained the Wells Fargo stage coach is historic if they could do something that was a tribute to their history it would be better.
- Planner I Weeks explained if the cabinet for the ATM was stick built or had an overlay of bricks to blend in with the surrounding historic buildings that would be an improvement.
- Commissioner Culum stated even the lighting could be designed to look more historic.
- Commissioner Easterling explained the bright yellow make it even worse.
- Commissioner Taylor stated this can be better, it is a prominent location and the only thing on the lot, they can be more creative.
- Commissioner Kemp stated that it needs to be aesthetically pleasing and blend in with the

downtown historic design guidelines.

- Commissioner Easterling stated it needs to be more historically appropriate and that it belongs there.
- Commissioner Kemp explained that this is the purpose of the Commission.

Motion:

Commissioner Easterling made a motion to approve the request for certificate of appropriateness. Commissioner Kemp seconded the motion. All members present voted against the motion.

Denied

4) Old Business

a) Idaho Certified Local Government Grand

- Commissioner Culum has spoken to one of the instructors at CSI and she will let the Commission know what was decided after the person has had a chance to review the information and their curriculum to see if it meets their objectives for the course.
- Commissioner Taylor explained the Historic Preservation Master Plan is in the works.
- Planner I Weeks explained an Interim Report #1 needs to be submitted.

b) Historic Pictures for new City Hall

- Commissioner Taylor explained this is a fun project, they have seen the space and location for the pictures. The City has requested that the first display be related to the history of the banner building. She has met with someone at Blip printers and found a photo of when the building was the CC Anderson Building. Commissioner Culum has found photos of the building at the library.
- Planner I Weeks explained that the building use to be The Golden Rule and was purchased by JC Penny, and then it became the CC Anderson Building. She explained that she has other pictures of the City Hall under construction and has also found a lot of history on CC Anderson.
- Commissioner Easterling stated he would speak with his family, they may have some photos of the downtown area that might work for a display, as long as it is temporary.

5) New Business

a) Idaho Certified Local Government Grant 2018

- Planner I Weeks explained they are accepting application for 2018.
- Commissioner Taylor asked the Commission to think about ideas for the 2018 Grant request.

6) General Input/Announcements - Public/Staff

- None

7) Upcoming Meeting(s)

- November 20, 2017

8) Adjournment

Chairperson Taylor adjourned the meeting at 12:35pm.

Lisa A. Strickland, Administrative Assistant



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: November 20, 2017, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: Sid Lezamiz, 301 Main Avenue West

Request

To consider appropriateness to replace siding on the building located on the property at 301 Main Avenue West in the Twin Falls Historic Downtown District.

Background:

The property was once the site of Moon's Paint and Glass. It was constructed in 1918. It is listed on the National Register of Historic Places as a non-contributing property. The property was Moon's Paint and Glass until 1971. Spencer's Stationery occupied the building from 1978 to 1991. The building is currently used by a social service agency. The lot located at 301 Main Avenue West is located within the boundary of the Downtown Historic District.

On March 30, 2017 the applicant asked for a Certificate of Appropriateness for the construction of a new roof on the building located on the property at 301 Main Avenue West. The Historic Preservation Commission approved a Certificate of Appropriateness for the construction of a new roof.

Analysis:

The location of the property is in the Commercial Central Business zoning district with a P-1 Parking overlay. It is within the Twin Falls Downtown Historic District. No exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant feature) 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.

The applicant is requesting to replace the old wood siding with metal siding. He is hoping when they remove the old lumber there will be brick underneath. If there is brick they will leave it exposed. If there is not brick under the old siding, he will replace it with white vertical siding. He will trim it out in metal to enhance the brick along the exterior of the building.

Design guidelines for façade improvements is discussed on page 23 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. It is generally appropriate to use materials and finishes appropriate for the historic period of the building. It is encouraged to preserve and restore the original storefront, if it exists, with all of the original elements. The building is listed as a non-contributing property.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with replacement of the siding on the building located on the property located at 301 Main 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 zoning, sign and building permits if appropriate.

Attachments:

1. Certificate of Appropriateness Application
2. Narrative
3. Aerial Map
4. Picture
5. National Register of Historic Places



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: NOV. 02. 2017

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Sid Lezarniz
Mailing Address: 705 Fillmore St.
City: Twin Falls State: Idaho Zip: 83301
Phone: 208-734-7007 Cell Phone: 208-420-1900 E-mail: Sid@lezarnizrealestate.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):
301 main Avenue West Twin Falls, Idaho 83301
2. Existing Zoning District: _____
3. Project Land Area Size: .143 AC
4. Existing Building Size: Approx. 6250 sqft.
5. Proposed Building Alteration: New siding along the top sides of building
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

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OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

HEARING DATE: _____

301 Main Avenue West Twin Falls

Item07:

- A) Reason for Request: We are installing a new gable metal roof on the building as the old roof was a poor design which was prone for water entry into the building. We are now wanting to replace or cover the existing old lumber which is dilapidated along the walls of the building which are under the new roof.

Our goal is improve the look of the exterior of the building and retain as much brick as possible. In the event it is determine brick is under any of the lumber, we would remove the lumber and expose the brick.

In the event it is determined by removing portions of the lumber there is not brick underneath the lumber the plan would be to cover the old painted lumber with white vertical siding, and trim it out in metal to enhance the brick along the exterior of the building.

- B) Effects of the adjoining property:

I believe our efforts to cover or replace the dilapidated lumber will enhance other adjoining property in our beautiful down town area.

It is our intend to improve the building, so as to improve our downtown community as we are excited about the incredible progress the City has made in restoring downtown Twin Falls.

ZONING AERIAL







56. Moon's Paint and Glass 83-18033
301 Main Avenue W.
Non-contributing
1918

This one-story, brick building occupies a corner site on Main Avenue W. and Third Street W. The application of wood siding has compromised the integrity of the structure.

Edgar A. Moon, a contractor, established a paint and glass business in this building in 1918. Besides window glass, he also carried glass products for automobiles, such as windshields and headlights. Moon's Paint and Glass remained at this location until 1971. Spencer's Stationery occupied the building from 1978 to 1991. The building is currently used by a social service agency.