



Twin Falls Historic Preservation Commission Minutes

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 Buffaloe

1) Confirmation of Quorum/Call Meeting to Order

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

Staff Present: Carraway-Johnson, O'Connor, Strickland

Chairperson Taylor called the meeting to order at 12:06 pm and confirmed a quorum. She then asked staff if there are any amendments to the agenda.

Zoning & Development Manager stated staff would like to add a request for Certificate of Appropriateness for the Koto Building located at 156 Main Avenue North to remodel the facade of the property.

2) Consent Calendar

- a) Approval of minutes for the following meeting: 10-16-17

Motion:

Commissioner Lattin moved to approve the consent calendar and amendment as presented.

Commissioner Culum seconded the motion.

Unanimously Approved

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)

Zoning & Development Manager Carraway-Johnson reviewed the request on the overhead and stated 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.

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.

Zoning & Development Manager Carraway-Johnson stated upon conclusion should the commission approve the request as presented staff recommends the following condition:

1. subject to the applicant obtaining the necessary zoning, sign and building permits if applicable.

Discussion Followed:

- Commissioner Taylor asked if there is brick behind the wood facade that could be left without covering it with siding.
- Mr. Lezamiz explained prior to submitting this application, they were not sure but as of this morning they have checked and it is not brick, therefore siding will be needed. The siding will provide a clean fresh look and low maintenance.
- Commissioner Culum asked if the windows and other trimmed areas will also have siding.
- Mr. Lezamiz explained that the areas that are shown in the photo that look white will all be replaced with the siding, the windows will be trimmed out and the building will look very similar to what is in the photos minus the paint peeling off. It should look really clean and new once it has been done.

Motion:

Commissioner Will made a motion to approve the request, as presented, with staff recommendations. Commissioner Culum seconded the motion. All members present voted in favor of the motion.

- b) Request for a **Certificate of Appropriateness** to remodel the facade for property located at 156 Main Avenue North. c/o Shane Cook on behalf of Koto on Main, LLC. (app. 17-014)
Zoning & Development Manager Carraway-Johnson reviewed the request on the overhead and stated the property was constructed by Tom Koto in 1920 to serve as the Tom Koto Restaurant. A promotional book, Twin Falls Up-to-Date, published in 1923, describes Tom Koto's as able to accommodate seating for 140 people on the main floor and 150 people in a banquet room located in the basement. Mr. Koto opened his restaurant in another location in 1908; the restaurant remain in this structure until 1930. Subsequent businesses could not be traced until 1947 when Riser-Cain Appliances is listed. The appliance store continued in this address until 1959 before moving next door and then to its present location. Other spaces in the building were rented to insurance companies and the Twin Falls Hotel (second story).

It is listed on the National Register of Historic Places as a contributing property. The two-story, brick structure with a substantial metal cornice and frieze of classical design. Lettering in the frieze identifies the developer and the date of construction. The second story façade consists of deeply recessed windows with brick surrounds. The windows are divided into thirds, with two narrow lights flanking a wide, fixed pane.

Like most historic structures along Main Avenue, the façade at the street level has incurred incompatible alterations while the upper story remains intact. The texture of the brick and material of the window frames indicate the alterations occurred in the late 1960s or 1970s. The lot located at 156 Main Avenue North is located within the boundary of the Downtown Historic District.

The property is located 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 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 project would be to "pretty up the front of the building". The project owners would like to add two glass garage doors, signage and a new glass entrance to the front of the building. They feel the openness of their design is much more compatible with the existing building than the 70s façade which was recently removed by the previous owners of the property. They will be bringing the building back to its "hay days of the 1920s".

Façade Improvements are discussed on page 23 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. It is appropriate to replace windows and doors to match the original details. It is also appropriate to remove non-original, unsympathetic, out-of-scale elements and those in poor repair. It is appropriate to replace windows and doors to match the original details.

Zoning & Development Manager Carraway stated upon conclusion should the commission approve the request, as presented, staff recommends the following condition.

1. Subject to the applicant obtaining the necessary building permits.
2. Subject to the applicant obtaining the necessary sign permits.

Discussion Followed: Without Concerns

Motion:

Commissioner Culum made a motion to approve the request, as presented, with staff recommendations. Commissioner Easterling seconded the motion. All members present voted in favor of the motion.

4) Old Business

- a) Idaho Certified Local Government Grant 2017
 - Commissioner Taylor explained there is not much to report at this time, but she is still working on the Historic Master Plan.
 - Commissioner Culum explained that the instructor at CSI has told her that the Historic Preservation Commission brochure project could be up for consideration, but that in order to be in the running a presentation to the students has to be made and they will make a final decision. She asked if the commission was interested, if they would assist her in putting together a presentation.
- b) Historic Preservation for new City Hall
 - Commissioner Taylor explained the photos have been picked and have been submitted for Blip to help prepare them for the space. As soon as they are ready she will pick them up and have them hung prior to the City Hall Open House.
- c) Idaho Certified Local Government Grant 2018
 - Commissioner Taylor asked all of the commissioners to keep the 2018 grant in mind for any projects that they Historic Preservation Commission might be interested in completing and may need funds.

5) New Business

6) General Input/Announcements - Public/Staff

7) Upcoming Meeting(s)

- a) December 18, 2017

8) Adjournment