



Twin Falls Historic Preservation Commission Minutes

Thursday, December 14, 2017, 12:00 PM

305 3rd Avenue East
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: Lattin, Taylor, Wills, Culum, Kemp

Staff Present: Strickland, Weeks

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

2) Consent Calendar

- a) Approval of the minutes from the following meeting: 11-20-17

Motion:

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

Commissioner Culum seconded the motion. All members present voted in favor of the motion.

Approved

3) Certificate of Appropriateness

- a) Request for a **Certificate of Appropriateness** for property located at 147 Main Avenue East for rebuilding exterior walls, installing doors and windows. c/o Debra Gates (app. 17-015)

Staff Presentation:

Planner I Weeks reviewed the request and stated this property is listed on the National Register of Historic Places as a non-contributing property. The one and one-half story, brick structure has three inset panels in the second story and the same masonry detail below the roofline as does the building next door. The three panels and the wall above are the only visible remnants of original materials, as vertical siding and lava rock have been applied to the wall below.

The lot located at 147 Main Avenue East 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 remodel the interior and exterior of the building to modernize the premises while preserving the “old world feel” in keeping with the historic footprint that is the downtown. Currently the building and roof support include the shared wall between what was once the Rogerson Building and 147 Main Avenue East. The wall requires attention and is legally owned by the URA. The proposed plans includes a 28’ section of the shared wall as well as the front. Upon completion of the proposed project, the building will compliment the adjoining public plaza and New City Hall. It will have the flexibility to accommodate a variety of potential tenants including restaurant, retail, office, etc. The applicant feels the new face may prompt neighboring property owners to invest in their buildings.

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 create components if there is sufficient physical/pictorial evidence.

Approval of this request will allow the applicant to proceed with the rebuilding of the exterior walls and installation of the doors and windows of the building located on the property located at 147 Main Avenue East.

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.

Planner I Weeks stated upon conclusion should the Commission grant this request, as presented, staff recommends approval be subject to the following condition:

1. Subject to the applicant obtaining the necessary building permits.
2. Subject to putting the address numbers back on the building per Fire Department requirements.

The property was constructed in 1909. The Fargo Tailoring Company is mentioned at this address in 1910. By 1917 a tobacco company, Hemenway and Moser Company, had moved in, occupying the building until the late 1940s. During the 1950s, Evergreen

Stores was located here; however, it had been replaced by Redden's Pool and Billiards by 1960.

Questions/Comments:

- Commissioner Taylor asked how far the balcony will extend into the commons area and can it be used.
- Planner I Weeks explained the balcony will be high enough and will not intrude with pedestrian traffic, the elevation show a person standing on the balcony. They do not have a user for the space in the downstairs, she doesn't think that the use will hamper any activities occurring in the common area.
- Commissioner Kemp stated she thinks the design is really nice and will be attractive once it is complete.

Motion:

Commissioner Kemp made a motion to approve the request as presented.

Commissioner Wills seconded the motion. All members present voted in favor of the motion.

Approved

- b) Request for a **Certificate of Appropriateness** for property located at 236-238 Main Ave North for updating the exterior finish and replacing windows and doors. c/o Mountain West IRA, Inc. FBO Tammara Beck-Guterman (app. 17-016)

Staff Presentation:

Planner I Weeks reviewed the request and stated this property is listed on the National Register of Historic Places as a non-contributing property. It has no historic architectural integrity because the street elevation is clad with metal, corrugated siding on the upper half; the sidewalls and bulkhead have been faced with flagstone. A metal awning extends the full length of the building.

The lot located at 236-238 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 replace the front windows and doors as well as update the exterior finish. It is the applicant's intention to preserve the unique character of 236-238 Main Avenue North while ensuring that the improvements respect the historic scale and key details of construction. The applicant has removed the awning and corrugated metal from the front of the building. They are replacing the six store front windows with large open windows with six pane section on top. The doors are a pine with bronze finish sill and low-E insulating glass.

The applicant is suggesting two options to the Historic Preservation Commission for approval. The first option is plastering the front similar in style to what is currently present. The second option is Industrial Mercantile that would be to add wood mercantile style façade with industrial type awning overhang/signage. The style option the applicant will do will depend on bid prices. The applicant is asking the Historic Preservation Commission (HPC) to approve both options. The HPC can approve both options, one option or deny both options. They could approve the replacement of the windows and doors and have the applicant come back to the commission when she knows which option she is going to do for the exterior finish. At this time the applicant has no occupants for the building.

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 create components if there is sufficient physical/pictorial evidence.

Approval of this request will allow the applicant to proceed with the updating of the exterior finish and replacing of the windows and doors of the building located on the property located at 236-238 Main Avenue North.

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.

Planner I Weeks stated upon conclusion should the Commission grant this request, as presented, staff recommends approval be subject to the following condition:

1. Subject to the applicant obtaining the necessary building permits.
2. Subject to putting the address numbers back on the building per Fire Department requirement.

The property was constructed in 1922. The building originally accommodated two storefront businesses, but was combined into one in the late 1960s. The earliest mention of this structure in the city directory is 1928, when the C&S Amusement Company is listed at 236 Main Avenue North. It was followed by the Fred M. Stone bowling alley in 1931 and Farmers Insurance from

1941 thru 1964. The Emerick Electric Motor Service occupied 238 Main Avenue North from 1941 thru 1954. Cain's Appliances and Valley Sporting Goods followed the electric motor service business.

Discussion Followed:

- Commissioner Wills asked why there are two options proposed.
- Ms. Beck-Guterman explained that her preference would be the wood on the face of the building with the awning. However the cost of the awning is more than planned so she has provided a second proposal. The other issue is that she has not received all of the quotes back for each of the proposals, which will help her determine which one she is going to choose. She has windows and doors already ordered and would like to be able to move forward with installation of those before the weather gets too bad. She has installed a new heating and ventilation system in the building and would also like to be able to protect her investment.
- Planner I Weeks explained if the Commission is not comfortable approving the two options without knowing the final result they can approve the doors and windows and then request that she present again once she has made a final decision on the facade.
- Commissioner Wills explained that she is comfortable with both options and that she does not want to postpone the project if at all possible.

Motion:

Commissioner Wills made a motion to approve the two options as presented. Commissioner Kemp seconded the motion. All members present voted in favor of the motion.

Approved

4) Old Business

- a) Idaho Certified Local Government Grant - 2017
Commissioner Taylor explained that there is still work to be done on this grant and there are issues that are in the work for being resolved.
Commissioner Culum is working on the brochure.
- b) Idaho Certified Local Government Grant - 2018
Commissioner Taylor asked about a timeline for this application.
Planner I Weeks explained the application has to be in by 5:00 pm, January 2, 2018.

Discussion Followed:

Commissioner Kemp asked if a request could be to assist in setting up QR codes at the location that have been identified in the historic preservation brochures.

Commissioner Culum expressed her concern with people not using QR codes and also creating another hurdle for people to access information.

Commissioner Taylor explained that there is a very short period of time to put together a proposal but asked that the Commissioners notify Planner I Weeks of any suggestions.

5) New Business

a) 2018 Public Hearing Schedule

After some discussion the Commission felt that having two scheduled meetings a month would help them stay on task and meet the target goal of scheduling the Certificate of Appropriateness within 10 days of receiving a complete application. The 2018 Calendar with two meetings a month was approved.

6) General Input/Announcements - Public/Staff

- Mr. Ron Dingwall asked the Commission to consider possibly asking for assistance with QR codes in the development of information for a website as well as site specific information with a QR code provided so that people could both read some information at the site and access more information through the QR code. He also explained that possibly developing a Historic Preservation website for the City of Twin Falls could be included in the request.
- Commissioner Wills expressed an interest in this idea with information on a website that people can go to for more information.
- Planner I Weeks explained that she will try to find out some information and assist in getting an application submitted.

7) Upcoming Meeting(s)

a) January 16, 2018 (Tuesday)

8) Adjournment

Lisa A. Strickland, Administrative Assistant