



Twin Falls Historic Preservation Commission Minutes

Monday, January 29, 2018, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

SPECIAL MEETING

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

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

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

Staff Present: Markus, Strickland, Weeks

2) Consent Calendar

- a) Approval of Minutes: 01-16-18

Motion:

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

Commissioner Lattin seconded the motion.

Unanimously Approved

3) Certificate of Appropriateness

- a) Request to consider appropriateness to construct and install an ATM Island with Drive-up window and construct and install various signs on the proposed building located on the property at 215 Shoshone Street South in the Downtown Historic District. c/o Wells Fargo (app. 18-001)

Planner I Weeks stated this a a request to consider appropriateness to construct and install an ATM Island with Drive-up window and construct and install various signs on the proposed building located on the property at 215 Shoshone Street South in the Downtown Historic District.

The property is listed on the National Register of Historic Places. The property is listed as a parking lot. The lot located at 215 Shoshone Street South is located within the boundary of the Twin Falls Downtown Historic District.

The property came before the Historic Preservation Commission on October 16, 2017. The commission denied the Certificate of Appropriateness due to the design not complying with the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park 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 14' wide. The total height including sign will be 11'6". 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 applicant is proposing the ATM being framed by a 2'6" wide brick column on either side. There will be a pitched roof on top of the columns covering the ATM machine and protecting the users from the weather. They have muted the red and yellow. City Code 10-10-10(B) states that an escape lane shall be provided for any use containing a drive-through facility. An escape lane shall be 9' wide and shall provide access around the drive-through facility. An escape lane may be part of a circulation aisle. 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. Signage is a separate permitting process from the building permit.

The proposed site plan does not show any landscaping. Landscaping in the CB zone is 5% of the total parking area. There is no required parking in the P-1 overlay. The commission may wish to place a condition on this Certificate of Appropriateness that requires some landscaping and how much.

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.

Signage is discussed on page 19 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. They are proposing a wall sign and a canopy sign. I cannot determine if they are illuminated or not. The proposed sign should not obstruct character-defining features of a building. I do not have enough information to determine if the signs will comply with the zoning sign code or not at this time.

Approval of this request will allow the applicant to proceed with process to construct and install the new ATM Island with a drive-up window and construct and install various signs on the building located on the property located at 215 Shoshone Street 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.

Planner I Weeks stated upon 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 special use permit.
2. Subject to the applicant obtaining the necessary building permits.
3. Subject to the applicant obtaining the necessary sign permits.

Discussion Followed:

- Commissioner Kemp stated they made some positive changes.
- Commissioner Wills explained the lot needs to have some landscaping and this is a prominent corner and this is not what she really wants to see on this corner.
- Commissioner Taylor explained she would like it to look more inviting and soften the look and landscaping would be helpful.
- Commissioner Kemp explained this is a prominent corner and it's the entrance into the downtown area. She doesn't want to keep sending the request back and seem difficult but there needs to be something to make it more appealing.
- Commissioner Wills explained the design that has been provided for the machine is fine and if there is a timeframe for completing the landscaping that would make it easier for the applicant to move forward and add the landscaping. She doesn't want to hold up the process but landscaping is needed.
- Commissioner Lattin thinks that it is no unreasonable to ask for landscaping, it's obviously not being maintained currently.
- Commissioner Kemp explained the landscaping needs to be along the perimeter of the lot.

Motion:

Commissioner Wills made a motion to approve the request, as presented, with staff recommendations with an additional condition for landscaping around the perimeter of the lot to be completed by 01-29-19. Commissioner Kemp seconded the motion. All members voted in favor of the motion.

Approved, As Presented, With the Following Conditions

1. Subject to the applicant obtaining the necessary special use permit.
2. Subject to the applicant obtaining the necessary building permits.
3. Subject to the applicant obtaining the necessary sign permits.
4. Subject to landscaping along the perimeter of the lot to be completed by 01-29-19.

4) Old Business

a) Idaho Certified Local Government Grant 2017

Commissioner Taylor explained the tasks that need to be completed are the Master Plan and reprinting of brochures. She has asked the state for recommendations on someone to assist with the Master Plan.

Commissioner Culum, stated she had a student approach her about the brochure. She reviewed the information with the student and they will be presenting to their class the proposed project.

Public Comment:

- Zach Carlin, CSI Student, explained they have been looking for a non-profit that they can do a project for, they are able to do graphic design, they can make videos, they are 10 students in the class and they would all be working together on the project. He explained that he is aware that the Commission needs some assistance with development of a possible website and some help in getting information out to the public.
- Commissioner Taylor explained there has been some discussion on creating a website that grant money could possibly be used to create.

5) New Business

6) General Input/Announcements - Public/Staff

- Commissioner Culum asked about the Idaho Youth Ranch building and if it is contributing and what it would take for someone to get it on the registry.
- Planner I Weeks explained that the building would have to be put on the registry in order for the owner to get tax credits. She suggested that she contact the Idaho Historic Society and the national registry has information on how to get a building be a contributing building.

7) Upcoming Meeting(s)

- ##### **a) February 20, 2018 (Tuesday)**

8) Adjournment

Chairman Taylor adjourned the meeting at 12:30 pm.