



Twin Falls Historic Preservation Commission Minutes

Tuesday, February 20, 2018, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

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

Council Liaison: Ruth Pierce

Affiliate Volunteer Advisor: Darrell Buffalo

1) Confirmation of Quorum/Call Meeting to Order

Quorum confirmed and introduced, Doug Baughman, to welcome him to the commission. He is a forest archaeologist.

- a) Introduction of new Commissioner

2) Consent Calendar

- a) Approval of minutes from the following meeting:

3) Certificate of Appropriateness

- a) Request to consider appropriateness to construct and install a projecting sign and wall sign on the building located on the property located at 160 Main Avenue North in the Downtown Historic District. c/o Nate Rioux on behalf of Bull Moose Bicycles (app. 18-002)

Staff Presentation:

Planner I Weeks reviewed the request on the overhead and stated the property was constructed in 1930. Little information is available concerning the history of the structure. It doesn't appear on the 1922 Sanborn map, and is listed as "vacant" in the 1931-32 City Directory. During the period from 1936 to 1941 the building housed the Specialty Beauty School and a photography studio and from 1950 to 1960, it housed Running's Gifts and Stationery. Cain's Appliances was located here for four years before relocating to its larger store at 204 Main Avenue North.

It is listed on the National Register of Historic Places as a non-contributing property. This is a one story structure with a deeply recessed entrance and plate-glass windows. Stucco covers the upper half of the building; heavy columns supported a flared covering that extends across the width of the building. The stucco and columns appear to date from the 1980's. The lot located at 160 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 construct and install a projecting sign and a wall sign. The signs will be constructed of wood and the projecting sign will be secured with three steel brackets to the wall. The wall sign is proposed to be similar to other signs in the area. The letters will be painted orange and stained a light color to accent the wood back ground. The applicant feels the proposed signage will fit the aesthetics of the surrounding businesses and will not take away from the visibility of adjoining properties.

Sign Improvements are discussed on page 19 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. It is appropriate to locate signs such that they fit within the architectural features. They should line up with other signs along the block. They should use painted/enameled metal or wooden signs.

Approval of this request will allow the applicant to proceed with the construction and installation of a projecting sign and a wall sign on the building located on the property located at 160 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 sign permits.
2. Subject to putting the address numbers back on the building if needed per Fire Department requirements.

Discussion Followed:

- Commissioner Taylor asked if the letters would be painted or raised.
- Planner I Weeks explained they will be painted.
- Commissioner Easterling explained there needs to be some guidelines for the projecting signs, he thinks they need to be either so many feet apart or they need to be on the east or west side of the building. He would like to see the font and the color of the letters before a decision is made. He would like more details.
- Commissioner Lattin explained she would like to know if the signs were being done professionally.
- Commissioner Taylor asked about illumination.
- Planner I Weeks explained the sign will not be illuminated.

Motion:

Commissioner Easterling motion to table for next meeting with a more accurate rendering. Commissioner Kemp seconded. All members voted in favor of the motion.

Tabled For More Information

- b) Request to consider appropriateness to construct and install new doors on the building located on the property at 201 4th Avenue East in the City Park Historic District. c/o James Starling on behalf of Twin Falls Public Library (app. 18-003)

Applicant Presentation:

James Starling, representing the Library, stated they would like to replace the doors on the 1981 addition of the library making the hardware more ADA compliant and a door replacement on the older section of the building. He has proposed two options either single or double door.

Discussion Followed:

- Commissioner Easterling asked if the change to the doors is significantly different than what is existing.
- Mr. Starling explained that the reason for the change out is because of the hardware and need to convert to ADA friendly hardware, but will not look much different than what is existing.

Motion:

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

Approve, With the Following Conditions

1. Subject to the applicant obtaining the necessary building permits.
 2. Subject to putting the address numbers back on the building if needed per Fire Department requirements
- c) Request to consider appropriateness to remove and fill in space of an overhead door with a window and a main entrance door. The applicant will also be replacing the brick on the rear of the building with white metal siding on the building located on the property at 242 Main Avenue North in the Downtown Historic District. c/o Sid Lezamiz (app 18-004)

Applicant Presentation:

Sid Lezamiz, the applicant reviewed the request on the overhead and explained this building had a new roof system put on the building within the last year. The gable roof system has been carried to the alley of the building. The plan is to convert the back garage to an apartment. They would like to remove the existing garage door and replace with main doors. They would like to continue the metal siding theme that is already in place, and the window would need to be replaced for the back of the building updating the exterior of the building. They want to clean up this property and make the building look nicer.

Discussion Followed:

- Commissioner Easterling explained he is excited about the update and asked how big the living space will be.
- Mr. Lezamiz explained that it will be 1100 sq. ft.
- Commissioner Kemp asked about the color of the metal.
- Mr. Lezamiz stated it will be white.

Motion:

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

Approve, With the Following Conditions

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

4) Old Business**a) Idaho Certified Local Government Grant 2017**

- Commissioner Taylor explained that she has asked the consultant that assisted with the design guidelines what it would cost for her to assist with the Master Plan Development
- Commissioner Culum stated the HPC has been selected by the CSI students as their second non-profit project as soon as they have completed the first they will collect information from HPC to move forward on brochure development.

b) Re-Evaluate exterior improvements to 147 Main Avenue East

Planner I Weeks explained this project came through the HPC review process with a different rendering of the final project. In the plans that have been submitted for permits the door will be recessed, on the side with the windows having a space between them, they are going to have the rails moved flush to the window there will not be a place for people to stand. They are planning to stucco the wall that is in the same location where the Rogerson building was where they plan to paint a mural.

Discussion Followed:

- Commissioner Easterling asked for some clarification on the wall. He doesn't have an issue with the changes that are being made that have already been presented to the Commission and he suspects that most of the changes were made for structural reasons. However the Commission did not see the other portion of the building in the original request and he would like more information.
- Commissioner Culum explained that there are two different renderings in the packet and

she is not sure which one is going to be the final product and would also like more information.

Motion:

Commissioner Culum made a motion to approve the changes made on the portion of the building that was presented in the original request, with the condition that additional information be provided on the back portion of the building. Commissioner Easterling seconded the motion. All members present voted in favor of the motion.

Approved, With the Following Condition

1. Additional information to be provided regarding the back of the building.

5) New Business

a) Quarterly Pictures for City Hall

- Planner I Weeks explained the end of March is the quarter and we need to come up with some ideas.
- Commissioner Taylor explained she would like to continue with the timeline theme and possibly include more of the downtown history.

b) 2018 Idaho Archaeology and Historic Preservation Month

- Planner I Weeks explained the Commission needs to start thinking about the event that we may want to do.
- Commissioner Taylor explained now that the majority of the downtown project has been completed she thinks a walking tour would be great.

6) General Input/Announcements - Public/Staff

Commissioner Culum explained that CSI is hosting a National History Day March 3, 2018 8:00 am to 12:00 pm. The focus will be on local history and this year is about conflict and compromise. They are in need of some judges and breakfast and lunch will be provided.

7) Upcoming Meeting(s)

- a) March 5, 2018 at 12:00pm

8) Adjournment