



Twin Falls Historic Preservation Commission Agenda

Monday, May 7, 2018, 12:00 PM

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

Council Liaison: Chris Reid

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of minutes from the following meeting(s): 04-16-18
Purpose: **ACTION ITEM**
- 3) Certificate of Appropriateness
 - a) To grant a Certificate of Appropriateness on property located at 156 Main Ave N. for a new brewery sign. c/o Koto Brewing, Shane Cook
Purpose: **ACTION ITEM** By: Steve O'Connor, Planner I
 - b) To grant a Certificate of Appropriateness for the renovation of the stage flooring within the Municipal Band Shell. c/o City of Twin Falls Parks & Recreation
Purpose: **ACTION ITEM** By: Steve O'Connor, Planner I
- 4) Old Business
 - a) Update on the CLG Master Plan project.
Purpose: **Informational**
- 5) New Business
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
- 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, April 16, 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: Chris Reid

1) Confirmation of Quorum/Call Meeting to Order

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

Members Present: Taylor, Kemp, Wills, Culum & Baughman

Staff Present: O'Connor, Spendlove, Strickland

2) Consent Calendar

- a) Approval of minutes from the following meeting: 03-20-18

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for property located at 205 Shoshone Street North for placement of a grain silo to service brewery in the building. c/o The Historic Elks Lodge. (app.18-006)

Staff Presentation:

Planner I O'Connor reviewed the request on the overhead and stated the building was constructed by BPOE in 1922 to serve as the Elks Lodge, as well as provide space for other tenants such as Wright and Sons Department Store. Over time the storefronts have housed various businesses, including Hoosier Furniture and the Public Library during the 1930's.

It is listed on the National Register of Historic Places as a contributing property. The two-story, concrete structure is faced with a yellow-brown brick on the second story. The embellishments include a series of arched windows on the second level with keystones, modillions and a dentil molding under the projecting cornice, and Doric columns with a full entablature over the recessed over the recessed entrance on Shoshone Street East. The windows of both stories have suffered the most extensive alterations.

Per City Code 10-13-1, a Certificate of Appropriateness is required for any exterior alterations to buildings within a Historic District as identified by City of Twin Falls.

This request is located within the Downtown District. The Design Goal for this district is to maintain and enhance the unique historic character and pedestrian scale of the area.

Moving the silo/container to the edge of the sidewalk may have an impact on the perceived openness of the outdoor patio. It should be investigated whether the location of the silo is critical to the operations, and that could be weighed against the viability of the project as a

whole. Additionally, the materials and colors of the silo/container should also be reviewed for visual impact to the original approval and with the updated location closer to the public way.

The Commission is tasked with making a decision on the appropriateness of this request in terms of following the approved guidelines.

Fran Florence representing stated he has been involved in this project since its conception. They would like to bring the building back to its historic nature to have it qualify for historic cuts. This will be an improvement to what is currently in place. The reason for the request is because the design has begun and the original location of the silo does not make sense for the process. The architectural rendering was not as clearly defined but they have provided some color photos of what it would look like in color. The tank would be galvanized and will be 7'x20' and below any windows.

HPC Questions/Comments

- Commissioner Taylor asked if the silo will be functioning.
- Mr. Florence explained yes.
- Commissioner Wills stated she is excited.
- Commissioner Taylor explained it is reminiscent of the silos and what the community is about and where it came from.
- Commissioner Culum asked if it is attached to the structure
- Mr. Florence explained no it is not attached.

Public Comment:

- Ron Dingwell, asked about service to the silo.
Tom Nickel explained the truck delivery location will be adjacent to the outside courtyard, delivery will occur in the mornings before the business is open and the trucks will delivery from the alley.
- Commissioner Culum asked if the silo is the correct size shown in the architectural photos
- Mr. Nickel explained it will be really close to the ground and they will be planting vines so that people are not able to get access to the silo. The tank will be approximately 7'x20' and below any windows.

Discussion Followed: Without Concerns

Motion:

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

Unanimously Approved

- b) Request to amend Application 18-005 to consider appropriateness of signage installed to exterior of the building located on the property located at 127 2nd Avenue West in the Downtown Historic District. c/o TF Lodge #45, Ancient Free and Accepted Masons of Idaho, Inc.

(app. 18-005)

Staff Presentation:

Planner I O' Connor reviewed the request on the overhead and stated The property was constructed in 1920's. Drake's Funeral Parlor first occupied this structure in 1922. Reynold's Funeral Home was the following tenant, remaining from 1941 until 1959. From 1965 until the 1970's, Banner Furniture was located in this building. Furniture Outlet now occupies the building.

Per City Code 10-13-1, a Certificate of Appropriateness is required for any exterior alterations to buildings within a Historic District as identified by City of Twin Falls.

This request is located within the Downtown District. The Design Goal for this district is to maintain and enhance the unique historic character and pedestrian scale of the area.

Staff nor the Applicant anticipate any detrimental impacts from this request on the surrounding properties.

The Commission is tasked with making a decision on the appropriateness of this request in terms of following the approved guidelines.

Applicant Presentation:

Colby Ricks, representing the applicant, stated the Twin Falls Masonic Lodge would like to add signage to the building with the symbol etched and painted black and metal for the lettering of the sign.

Discussion Followed: Without Concerns

Motion:

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

Unanimously Approved

4) Old Business

a) Idaho Certified Local Government Grant 2017

- Brochure Update
- Historic Master Plan Update

Brochures:

Students are drafting the brochures currently and will most likely have a draft for the next meeting. She will present and have the committee verify the content is accurate.

Master Plan Update:

Senior Planner Spendlove presented the Logan Simpson agreement and stated there will have a conference call to discuss the logistics. There may be a need for some help and some field

work may place that the Commission could assist with, however at this point he is not sure when.

HPC Questions/Comments:

- Commissioner Culum asked about the committee's responsibility.
- Senior Planner Spendlove explained that the Commission will most likely be looking at the document for content prior to submittal.

Public Comment:

- Fran Florence, has concerns about losing momentum for the downtown and there may need to be some input from community representatives.
- Commissioner Taylor explained it is a master plan for the future but it is not policy and should not change the approach to how we do things.
- Commissioner Taylor asked about putting together a stakeholder meeting.
- Senior Planner explained it is not a policy, the guidelines are different, but it is a strategic plan for how to preserve the history of Twin Falls. Due to the limited amount of time the public comment may be limited to the Historic Preservation Commission meeting and could be listed for public comment on the Agenda.

b) Historic Preservation Month: May 19, 2018 Walking Tour

- Advertising Update
- Flyer Update

Commissioner Taylor explained she will not be available for the tour however Commissioner Culum has volunteered to do the presentation.

c) Quarterly Picture Update for City Hall Lobby

Commissioner Taylor stated this item will be on hold until after the Master Plan and Brochure project is completed.

5) New Business

Commissioner Taylor stated that with Commissioner Kemp leaving the Commission will need to elect a new Vice-Chair.

Motion:

Commissioner Kemp nominated Commissioner Wills as the new Vice-Chair. Commissioner Culum seconded the motion.

Unanimously Approved.

Senior Planner Spendlove presented Commissioner Kemp with a Certificate of Appreciation and thanked her for her service on the Historic Preservation Commission.

6) General Input/Announcements - Public/Staff

Ron Yates, showed photos pictures of various buildings throughout Twin Falls that have historical significance however are not included in any of the historic overlay districts. He asked if the Commission could consider speaking to these property owners about the historical significance of these properties, possibly apply for the CGL grant to survey and include these properties as requiring a Certificate of Appropriateness, or possibly include them in the Master Plan that is being developed currently.

7) Upcoming Meeting(s)

a) May 7, 2018

8) Adjournment

Chairperson Taylor adjourned the meeting at 1: 15pm.

Lisa A. Strickland, Administrative Assistant



Comprehensive Staff Report



To: Historic Preservation Commission
Presenter: Jonathan Spendlove
Authored by: Jonathan Spendlove
Request: To grant a Certificate of Appropriateness on property located at 156 Main Ave N. for a new brewery sign.

Public Meeting: May 7th, 2018

Analysis

This is a request to grant a Certificate of Appropriateness to Koto Brewing for a new sign on Property at 156 Main Ave N. The Property is located in zoned Central Business in the Downtown Historic District (DHD) and P-1 Parking Overlay. Any exterior modification to properties in the DHD requires a Certificate of Appropriateness before a building or sign permit can be applied for.

The applicant has complied with the Historic Preservation Guidelines as stated in section 3.5, utilizing a wall mounted metal sign above the entry way to the brewery.

Approval Process

The Certificate of Appropriateness process requires a public meeting in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall hear the request within ten (10) days of City Staff receiving a complete application. Any conditions placed by Commission shall be specifically listed on the Certificate, and shall be completed as part of the approval.

Any decision of the Commission may be appealed to the City Council.

History

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 remained 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).

This commission granted Certificate of Appropriateness #17-014 on November 11, 2017, to approve the façade changes to the Koto Building.

Applicable Regulations or Codes

Per City Code 10-13-1, a Certificate of Appropriateness is required for any exterior alterations to buildings within a Historic District as identified by City of Twin Falls.

Historic Guideline Compliance

This request is located within the Downtown Historic District. The Design Goal for this district is to maintain and

enhance the unique historic character and pedestrian scale of the area.

Possible Impacts

Staff does not anticipate any detrimental impacts to surrounding properties or structures.

Conclusion

The Commission is tasked with making a decision on the appropriateness of this request in terms of following the approved guidelines.

Attachments

1. Narrative
2. Renderings
3. Aerial
4. Photos

Public Meeting: May 7th, 2018

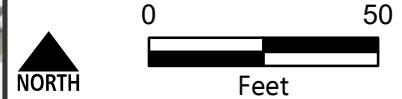
I am requesting a certificate to put up a new sign on the Koto Building located at 156 Main Ave N.

Keeping in compliance with section 3.5 of the Historic Preservations guidebook the sign is made of metal with black metal standoff letters that will be halo lit to keep the historic look. I feel this sign will be a great fit with our neighbors on Main Ave. Most have seen what this will look like and everyone I have talked too is excited about this project.

KOTO
— BREWING CO —



Aerial Map



**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**



19 KOTO BLDG. 20

Koto
-Brewing Co-
166 Main Ave. IV

TEDX LITE
WAY SHAPE FORM







Comprehensive Staff Report



To: Historic Preservation Commission
Presenter: Jonathan Spendlove
Authored by: Jonathan Spendlove
Request: To grant a Certificate of Appropriateness to The City of Twin Falls Park & Recreation Department for the restoration of the City Band Shell floor and façade at City Park.

Public Meeting: May 7th, 2018

Analysis

This is a request to grant a Certificate of Appropriateness to The City of Twin Falls Park & Recreation Department for the restoration of the City Band Shell floor and façade. The Band Shell is located at City Park and is in need of structural improvements to its structure and flooring.

The applicant proposes replacing the current real wood flooring with a composite decking which simulates wood to preserve the authenticity.

Approval Process

The Certificate of Appropriateness process requires a public meeting in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall hear the request within ten (10) days of City Staff receiving a complete application. Any conditions placed by Commission shall be specifically listed on the Certificate, and shall be completed as part of the approval.

Any decision of the Commission may be appealed to the City Council.

History

The City Park Band shell was constructed in the early 1930's as a Federal Emergency Relief Act project, under the Works

Progress Administration. This was part of Great Depression New Deal, which supplied emergency funding for projects to stimulate jobs across the country.

Applicable Regulations or Codes

Per City Code 10-13-1, a Certificate of Appropriateness is required for any exterior alterations to buildings within a Historic District as identified by City of Twin Falls.

Historic Guideline Compliance

This request is located within the City Park Historic District. The Design Goal for this district is to maintain the stately elegance of the ecclesiastical and public buildings as well as the historic and park elements.

Possible Impacts

Staff does not anticipate any detrimental impacts to surrounding properties or structures.

Conclusion

The Commission is tasked with making a decision on the appropriateness of this request in terms of following the approved guidelines.

Attachments

1. Narrative
2. Renderings
3. Aerial
4. Photos

Public Meeting: May 7th, 2018



TWIN FALLS PARKS AND RECREATION

136 Maxwell Ave. • PO Box 1907 • Twin Falls, ID 83303 • Phone: 208-736-2265 • Fax: 208-736-1548

2/6/2018

Twin Falls City Park Band Shell Floor Replacement

History

Over the years, the hardwood flooring in the band shell has been repaired or partially replaced as needed. The current floor has underlying deterioration of the support joists and under flooring. The existing floor has a sub floor, which is deteriorating in several areas. There is also plywood sub flooring and hardwood flooring deteriorating in various spots, mostly toward the front of the band shell. This deterioration is caused by exposure to the elements. Please see attached.

7. a. Reason for request

To maintain the structural integrity of the flooring and prevent future deterioration and repairs.

The City is proposing to remove the current deteriorating wood flooring and support structure back to where the floor is still structurally sound. The removed flooring will be replaced with a wood simulated composite decking and appropriate sub structure to best retain the historic look of the structure. Additionally, as funds allow, we would like to repair the interior stucco, repaint and possibly add some additional lighting. EHM Engineering has been consulted and would be providing the structural engineering required for the project.

7. b. An Evaluation of effects on adjoining property

None anticipated

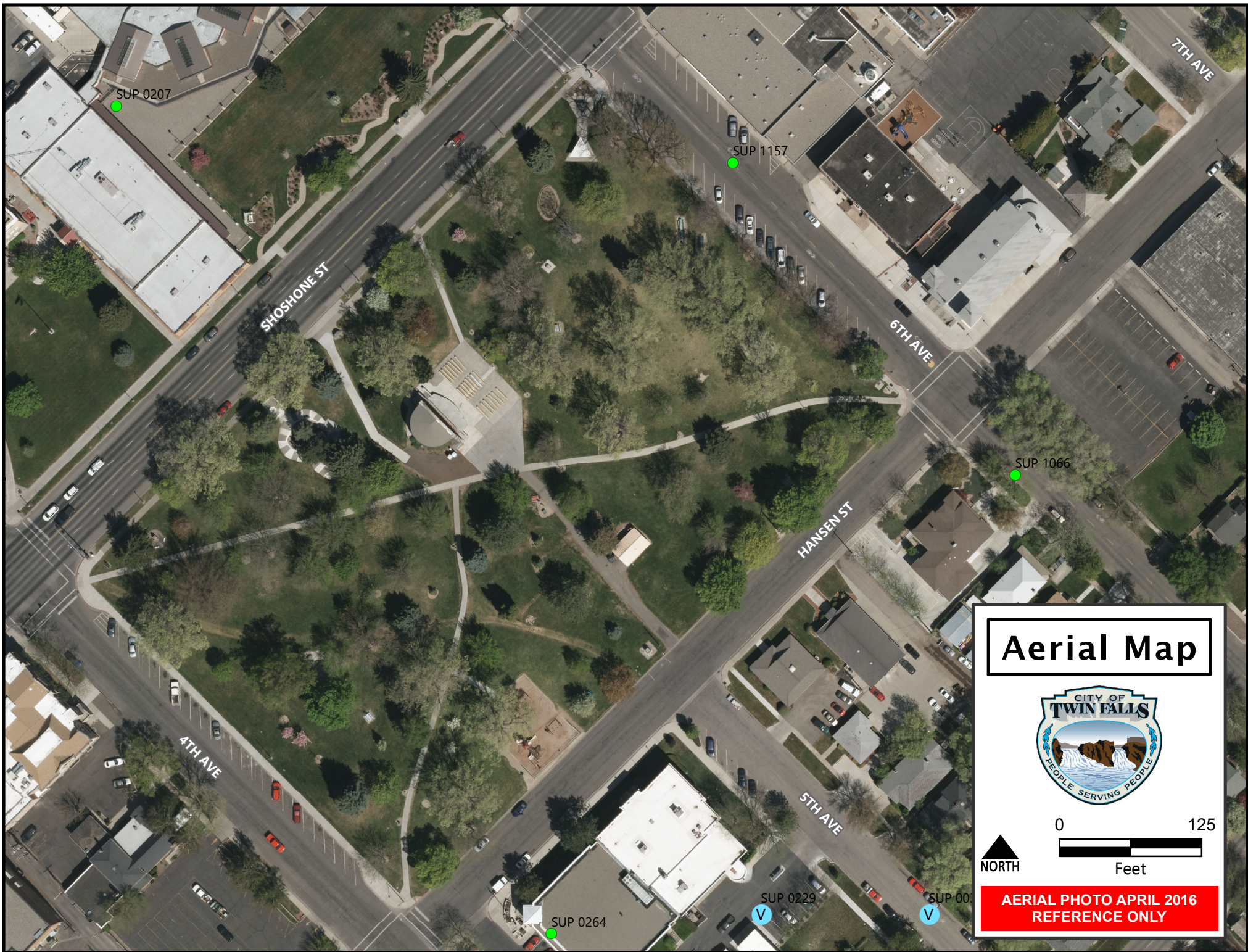












SUP 0207

SUP 1157

SUP 1066

SUP 0264

SUP 0229

SUP 00

Aerial Map



**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**



















Date: Monday, May 7, 2018
To: Honorable Mayor and City Council
From:

Informational

Request:

Update on the CLG Master Plan project.

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Attachments:

None