



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 loosing 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