



Twin Falls Historic Preservation Commission Agenda

Monday, August 6, 2018, 12:00 PM

203 Main Ave E
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
- 2) Consent Calendar
 - a) Approval of minutes from the following meeting: 06-18-18
Purpose: **ACTION ITEM**
- 3) Certificate of Appropriateness
 - a) Request for a Certificate of Appropriateness for property located at 233 5th Avenue South.
c/o David Woodhead. (app. PZ18-0051)
- 4) Old Business
 - a) Distribution of Historic Preservation Brochures
Purpose: **Discussion**
- 5) New Business
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
 - a) August 20, 2018
- 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, June 18, 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 at 12:01 PM. A quorum was present.

2) Consent Calendar

- a) Approval of minutes for the following meeting: 05-21-18 & 06-04-18

Motion:

Commissioner Culum made a motion to approve the May 21, 2018 minutes, as presented.
Commissioner Baughman seconded the motion.

Unanimously Approved

Motion:

Commissioner Lattin made a motion to approve the June 04, 2018 minutes, as presented.
Commissioner Baughman seconded the motion.

Unanimously Approved

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for property located at 123 6th Avenue South. c/o Russ Tremayne on behalf of Preservation Twin Falls (app. PZ18-0008)

Staff Presentation:

City Planner Cherry reviewed the request on the overhead and stated this is a request for a Certificate of Appropriateness for property located at 123 6th Avenue South. 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. The silos, built in 1916, served as a flour mill grain elevator until the mill was closed and demolished in 1968. The silos remained, and except for when Reed Grain and Bean Inc. used them for six years in the 1980s, they've remained vacant. This request is located within the Historic Warehouse District (WHO). All new exterior additions in the WHO should be developed based upon both the building and surrounding area. The proposed development complies with the design guidelines for both public art and interpretive signs. (Warehouse Historic District Design Guidelines, Section IV part "F"). The Commission is tasked with making a decision on the

appropriateness of this request in terms of following the approved guidelines.

Applicant Presentation;

Mr. Tremayne explained that park does not have an official name. They have been working for approximately 10 years to make improvements to the park and the grain elevators to preserve the history. He stated there are plans to eventually provide signs that addressed the history of Twin Falls and to give the park an official name.

Discussions Followed:

Commissioner Lattin asked about the location of the bench.

Mr. Treymane explained there were a couple ideas for where the bench could be placed, it is not decided for sure but asked if there was a preference.

Commissioner Lattin explained that she preferred the bench be located further away from the wall.

Commissioner Wills thanked Mr. Treymane for his dedication to making this park happen and in his efforts to preserve the grain elevators.

Motion:

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

- b) Request for Certificate of Appropriateness for property located at 305 Shoshone Street South. c/o Robert Reed (app. PZ18-0031)

Staff Presentation:

City Planner Cherry reviewed the request on the overhead and state that this is a request for Certificate of Appropriateness for property located at 305 Shoshone Street South. 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. The subject property was constructed in the 1910 and was surrounded by garage/storage type uses. County records indicate that the property has undergone numerous improvements and uses (auto supply, carpet store, etc.) throughout the years. The building is currently occupied by Brady's, a "Home Specialty Superstore". The applicant has complied with the "Design Guidelines for Twin Falls Downtown Historic District & Twin Falls City Park Historic District", Chapter 3.5, Signage, in regards to the new wall signs and awning. However, the reface of the existing projecting sign is not generally acceptable under the design guidelines due to the sign being an internally lit/back-lit plastic sign. The Commission is tasked with making a decision on the appropriateness of this request in terms of following the approved guidelines.

Applicant Presentation:

Robert Reeder, representing Brady's, the project is a little different because the projecting sign

is original but is made of plastic and is back-lit.

Discussions Followed:

Commissioner Easterling clarified that normally when a remodel is performed the business is required to bring things into compliance with current code. He is not in favor of the projecting sign.

City Planner Cherry explained that the sign is made of plastic and illuminated. If the materials were changed and the sign was lit differently it may meet the guidelines.

Commissioner Taylor explained that the projecting sign does not meet the design guidelines, it doesn't enhance what the commission trying to accomplish. She also asked if there is an alternative plan for the projecting sign.

Mr. Reeder explained that he has provided plans to the customer that showed the sign being made as aluminum and goose neck lighting.

City Planner Brock explained staff can only make a recommendation on the

Motion:

Commissioner Culum made a motion to approve the request, as presented for the three wall signs and the awnings, with the project sign to be approved as shown in the amended drawing showing aluminum or metal with external lighting.

4) Old Business

- a) City Hall Lobby Photo Update

Discussion Followed:

Commissioner Taylor is going to meet with a local historian to create a history with regards to the agricultural history of Twin Falls.

5) New Business

None

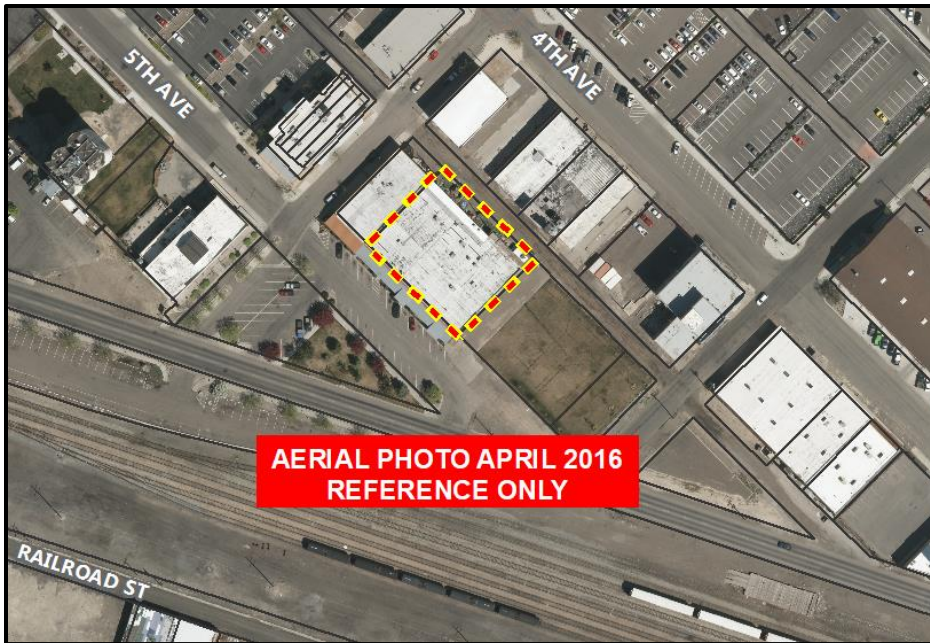
6) General Input/Announcements - Public/Staff

City Planner O'Connor stated staff has received a final historic preservation master plan to be submitted to the state. A copy has been provided to the Commission and staff asked for an comments to be submitted back to staff by June 22, 2018.

7) Upcoming Meeting(s)

- a) July 2, 2018

8) Adjournment



Comprehensive Staff Report



To: Historic Preservation Commission
Presenter: Brock Cherry, City Planner
Authored by: Brock Cherry, City Planner
Request: To grant a Certificate of Appropriateness to rebuild an awning/roof extension at the property located at 233 5th Ave S.
Application No. : PZ18-0052

Public Meeting: July 30th, 2018

Analysis

This is a request to grant a Certificate of Appropriateness to rebuild an awning/roof extension on the rear of a building located at 233 5th Ave S. The Property is in the Historic Warehouse District (WHO). Any exterior modification to properties requires a Certificate of Appropriateness before a building permit can be issued.

The original awning/roof extension was destroyed in a storm a few years ago. The absence of the awning/roof extension has allowed rain and snow to damage the rear side of the building in its entirety.

The applicant wishes to use modern building materials instead of using historical building materials in order to meet current building safety standards (see attachment #4).

Due to meeting the requirements of current building safety standards staff concludes that the applicant has complied with the Warehouse Historic District Design Guidelines to the best of their ability.

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 primary building on the property was constructed in 1918 and served as an agricultural supply/storage building.

Currently the building is being used as a commercial multitenant building including a restaurant, tavern, retail store and movie theatre.

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 Historic Warehouse District (WHO). The Historic Warehouse Guidelines suggest that building materials should be finished in a manner similar to that seen traditionally (4.39, 5.25 & 5.26), exposed materials and muted colors.

Possible Impacts

Being that the proposed awning/roof extension is located at the rear of the building and the modern roofing material will not be easily visible from the public right-of-way, staff does not anticipate a significant visual impact if the applicant is allowed to use modern roofing material.

If the awning/ roof extension is not replaced per current building safety standards the brick wall will continue to deteriorate.

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. Site Plan
3. Elevations
4. Building Safety Department Summary
5. Photos

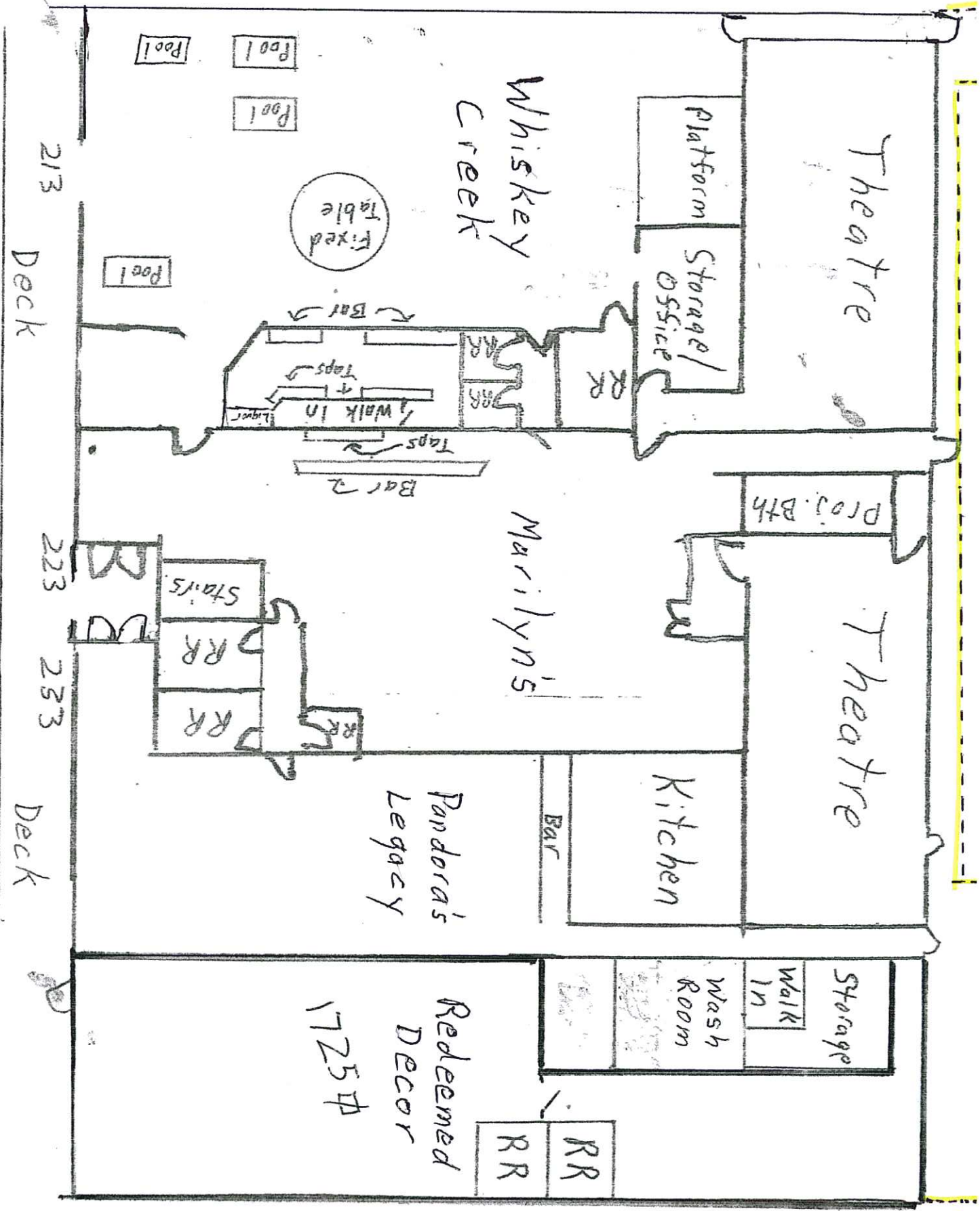
Public Meeting: July 30th, 2018

Reason for Certificate of Appropriateness Application

This request is made to prevent further damage to the building located at 213 - 243 5th Ave. S. in Twin Falls. More than half of the roof extension at the back of the building was blown off by a rare microburst of wind some years ago. Subsequently, runoff from rain and snow have caused severe joint deterioration. Some bricks have even fallen off. Replacing the roof extension will stem this deterioration.

I'm using 19/32 OSB sheets for the decking the underside of which will be painted. On top of this I'll put TPO roofing. The original roofing was tin which is not only not practical or available but also is unacceptable to the Building Department. And, it's not visible from the alley.

← PROPOSED
ALUMINUM



Fifth Avenue South



**Newly installed
purlins/awning
structure**

**Existing
purlins/awning
structure**

Existing Awning/Roof Extension



The proposed Thermoplastic Polyolefin (TPO) Roofing Membrane



Brock Cherry

From: Jarrod Bordi
Sent: Tuesday, July 24, 2018 1:27 PM
To: Brock Cherry
Subject: 233 5th Ave South

Hi Brock,

Concerning the repair work on the existing roof extension located on the alley side of 233 5th Ave South, I am not confident that requiring the building materials to match the existing construction will meet the 2015 International Building Code. Per chapters 16 and 23 of the 2015 IBC, these repairs would need to meet structural design criteria for snow, wind and dead loads. After reviewing the pictures of the existing building materials used (i.e., the wood slats), I believe using the same material could create a potential safety hazard. The pictures reveal that the existing building materials is already sagging.

Thanks,

Jarrod Bordi, Building Official
CBO#5006857
Building Safety Department
City of Twin Falls, Idaho
208.735.7288





Date: Monday, August 6, 2018
To: Honorable Mayor and City Council
From:

Discussion

Request:

Distribution of Historic Preservation Brochures

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Attachments:

None