



Twin Falls Historic Preservation Commission Agenda

Monday, February 4, 2019, 12:00 PM

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

Council Liaison: Chris Reid

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of Minutes from the following meeting: 01-07-19
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for an office and ADA compliant restroom addition to property located at 348 3rd Avenue South. (PZ19-0014)
By: Brock Cherry, City Planner
- 4) New Business
 - a) **DISCUSSION:** City Hall Lobby Photos Themes
By: Lisa Strickland, City Planner
 - b) **DISCUSSION:** Updated Certificate of Appropriateness Action Sheet
By: Brock Cherry, City Planner
- 5) General Input/Announcements - Public/Staff
- 6) Upcoming Meeting(s)
 - a) **Tuesday**, February 19, 2019 at noon
- 7) 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, January 7, 2019, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members: Nancy Taylor, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum, Doug Baughman, Shane Cook

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.

Members Present: Taylor, Easterling, Lattin, Culum, Baughman, Cook

Staff Present: Cherry, O'Connor, Strickland, Ebersole

2) Consent Calendar

- a) Approval of Minutes from the following meeting: 12-17-18

Commissioner Culum made a motion to approve the consent calendar, as presented. Commissioner Easterling seconded the motion.

Unanimously approved

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness to replace existing tenant panel signs at property located at 205 Shoshone Street North c/o Lytle Signs on behalf of The Historic Elks Lodge. (app. PZ18-0115)

Applicant Presentation:

Staff Presentation:

Request for a Certificate of Appropriateness to replace existing tenant panel signs at property located at 205 Shoshone Street North c/o Lytle Signs on behalf of The Historic Elks Lodge. (app. PZ18-0115)

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 building was constructed by BPOE in 1922 to serve as the Elks Lodge. 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.

This is a request to grant a Certificate of Appropriateness for the property located at 205 Shoshone Street North for a sign reface of two existing signs. The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District.

Per the applicant the proposed reface will incorporate tenant sign panels that will be aluminum and painted "Passive White" with the Historic Elks Lodge vinyl copy applied. There will be aluminum cladding powder coated black and applied to the existing sign frames. The signs will not be illuminated and additional tenant panels will be added as needed.

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards.
2. The applicant apply for all required permits as required by City Code Standards.

HPC/Questions & Comments:

- Commissioner Easterling asked if there will be lights on both corners.
- City Planner Cherry answered yes, that there will be a light hung above the sign on each corner.
- Chairperson Taylor noticed there is already a frame up on the Elks Lodge building. She asked if the design features on the current sign frame will stay with the new sign.
- City Planner Cherry stated the existing sign frame was approved in 2012. The proposed new sign does not have the same detail as the previous sign.
- Applicant Brandon Byce, representing Lytle Signs, stated that the existing frame will be refurbished and used for the new sign, but without the bottom detail. The frame is completely made of metal and will be powder coated black. All of the sign panels will be painted individually.

Discussion Followed: Without Concerns

Motion:

Commissioner Culum made a motion to replace existing tenant panel signs at property located at 205 Shoshone Street North, as staff recommendations. Commissioner Easterling seconded the motion.

Unanimously approved

4) New Business

a) Signed Certificate of Appropriateness for Applicant

- City Planner Cherry stated that effective this meeting, a hard copy of the stamped Certificate of Appropriateness, with conditions, will be sent to the HPC applicant after approval by commission.
- Certificate will be signed by the HPC Commissioner and stamped with the Planning and Zoning Seal.

5) Upcoming Meeting(s)

a) Tuesday, January 22, 2019

6) Adjournment

The meeting adjourned at 12:13 pm

Kelli Ebersole, Administrative Assistant



Comprehensive Staff Report

To: Historic Preservation Commission
 Presenter: Brock Cherry, City Planner
 Request: To grant a **Certificate of Appropriateness** for the property located at 346 3rd Avenue South for an addition to an existing building.
 Application: PZ19-0014
 Applicant:
 Cavoli Corporation
 348 3rd Avenue South
 208-737-9329
 Applicant's Representative:
 Luke Mickelson
 456 Mardin Street
 Twin Falls, Idaho 83301
 208-421-1577

Public Hearing: February 4th, 2019

Analysis

This is a request to grant a Certificate of Appropriateness for the property located at 346 3rd Avenue South for an addition to an existing building. The subject property is zoned Old Town (O-T) Zoning District and is within the Historic Warehouse Overlay (WHO) District.

The purpose of the applicant's request is to enhance the space for future commercial tenants. The proposed addition will be comprised of a new office space and ADA compliant restroom facilities. The addition will be out of view from the general public and be placed adjacent to the back alley. The applicant intends for the exterior finish of the addition to be concrete stucco and stone. There will also be a decorative cornice and stone trim around the doors and windows.

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

Per City and County records the subject property was constructed in 1977 as a warehouse/storage building. Because the subject property is less than fifty (50) years old the property is considered a non-contributing historical property.

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 appropriateness of the proposed addition will be determined by:

- WHO Design Guidelines, IV. Design Guidelines for All Projects
- WHO Design Guidelines, V. New Construction

The applicable Design Guidelines for All Projects that are:

- **Color** – Color should employ color schemes that are simple in character. Using one to three accent colors for trim elements is also preferred.

The applicable Design Guidelines for a New Construction (Addition) are:

- **New Additions** – A ground-level addition that involves expanding the footprint of a structure may be considered. Such an addition should be to the rear or side of a building. The addition should be compatible in scale, materials and character with the main buildings.
- **The Materials** – Building materials for additions to existing buildings should be similar to those seen traditionally and contribute to the visual continuity of the District while also being environmental friendly and conducive to Twin Fall's climate.

Staff has determined that the applicant meets the intent of the Historic Warehouse Guidelines.

Public Hearing: February 4th, 2019

Conclusion

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards.
2. The applicant apply for all required permits as required by City Code Standards.

Attachments

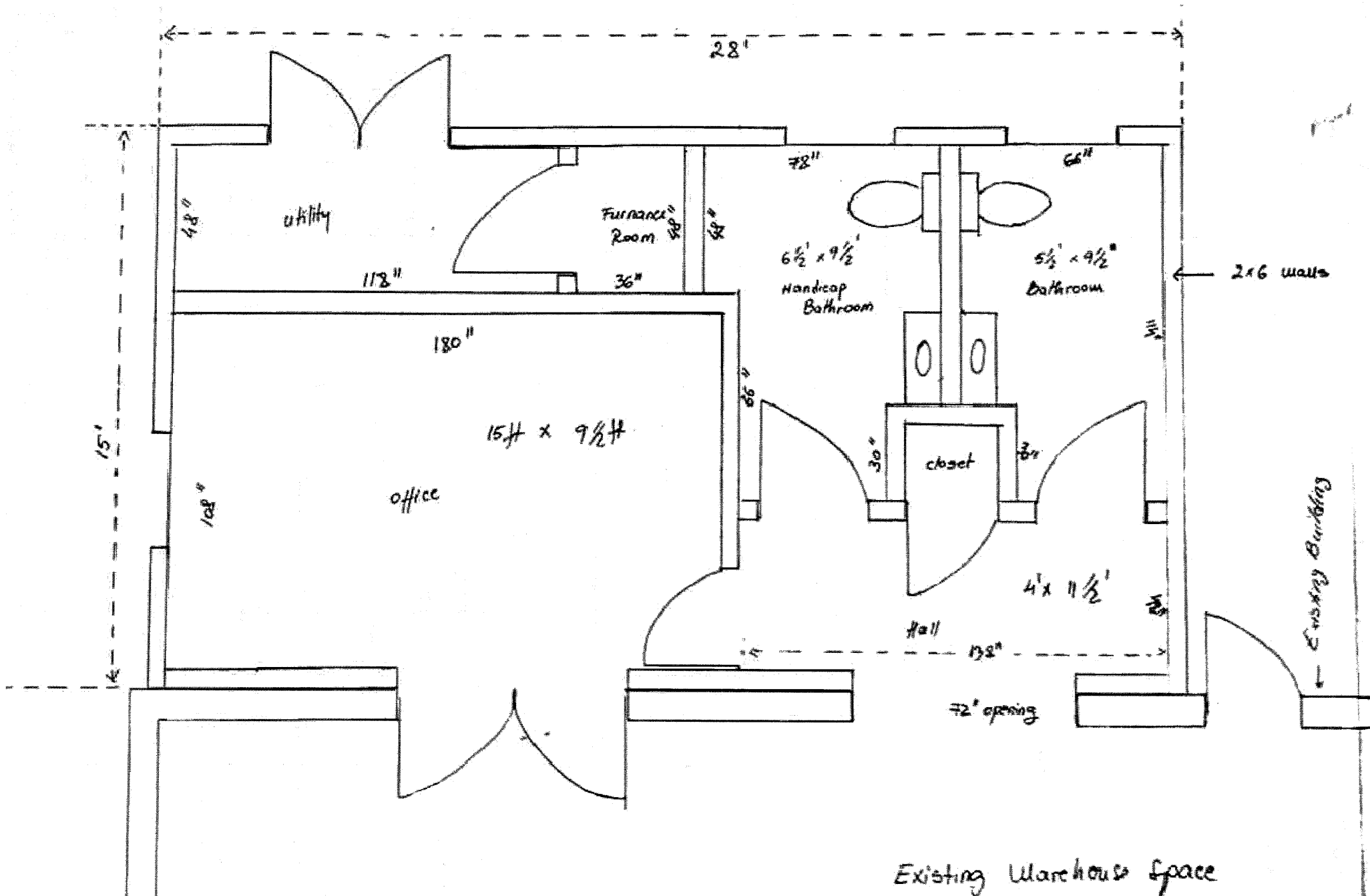
1. Narrative
2. Site Plan
3. Elevations
4. Photos



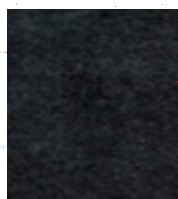
CAVALU HOLDINGS, LLC
Addition / Remodeling
- Floor plan -

Contact:
JACOB CAVAL
(208) 404-3533

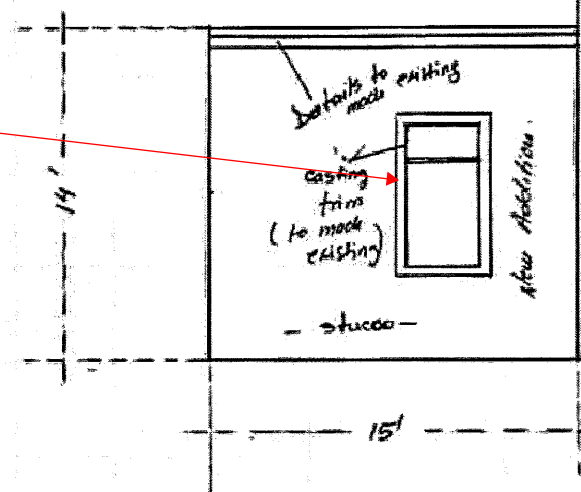
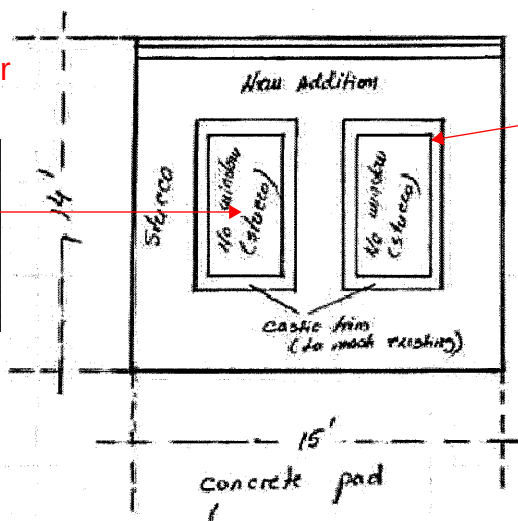
Alley



Dark color for center

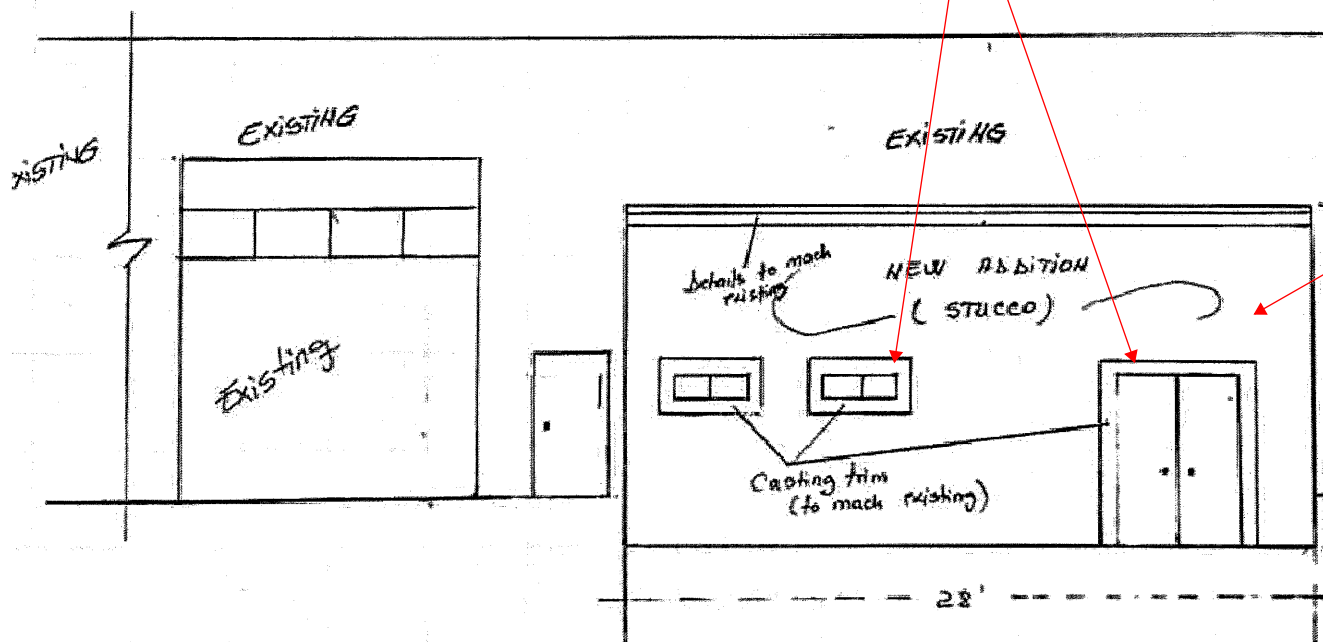


Casting Trim



Existing

Parking lot → 2nd A



Base Color of Addition



back alley

Contact
JACOB CAVAL
(208) 404-3533

CAVALLI HOLDINGS
- ADDITION - REMODELING
Scale
1/4" = 1'

Address: 246 3rd Ave S TWIN FALLS, ID

Example Building





Front of Subject Property



Side of Subject Property



N Corner of Subject Property looking S



Rear of Subject Property - Project Area



CERTIFICATE OF APPROPRIATENESS ACTION SHEET

City of Twin Falls Historic Preservation Commission

APPLICATION PZ19-0014

Per the Design Standards for the Historic Warehouse District, the applicant does/does not meet the following:

IV. Design Guidelines for All Projects	Meets Guideline	Does Not Meet Guideline
Employ color schemes that are simple in character.		
Using one base color for the building walls and another for the roof is preferred.		
Using one to three accent colors for trim elements is also preferred.		
Building features should be muted, while trim accents can be either a contrasting color or a harmonizing color.		
An accent color should not contrast so strongly as to not read as part of the composition.		
Bright high-intensity colors are not permitted		
Use matte or low luster finishes instead of glossy ones.		
Generally, non-reflective, muted finishes on all features is preferred.		
V. New Construction (New Addition)	Meets Guideline	Does Not Meet Guideline
An addition should relate to the building in mass, scale and form. It should be designed to remain subordinate to the main structure.		
An addition with a pitched roof is inappropriate for a building with a flat roof.		
An addition to the front of a building is inappropriate		
It is to be set back from the primary, character-defining facade to preserve the perception of the historic scale of the building. It should appear subordinate to the primary structure.		
Its design should be modest in character so it will not attract attention from the historic facade.		
The addition should be distinguishable as new, albeit in a subtle way.		
Traditional materials, including wood and brick, are preferred.		
Stucco may be considered as a secondary building material or as an accent.		
Avoid using synthetic materials, such as aluminum or vinyl siding, imitation brick or imitation stone and plastic, which are not proven to be durable, are difficult to repair and recycle or that employ harsh manufacturing methods.		
The use of highly reflective materials is discouraged		
Avoid using materials that are out of scale with those seen historically, or that have a finish which is out of character.		

Green materials are also appropriate where they are compatible with the historic context. These include materials which are: locally manufactured, easy to maintain, proven to be durable in the Twin Falls climate, have long life spans, recyclable, made from recycled or repurposed materials, not manufactured using harsh chemicals, and do not off-gas harsh chemicals.		
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Comments: _____

HPC Member: _____

Signature _____ Date: _____



CERTIFICATE OF APPROPRIATENESS ACTION SHEET

City of Twin Falls Historic Preservation Commission

APPLICATION PZ19-00##

Per the Design Standards for the ### District, the applicant does/does not meet the following:

TF HPC <i>General</i> Guideline	Meets Guideline	Does Not Meet Guideline
TF HPC <i>Specific</i> Guideline	Meets Guideline	Does Not Meet Guideline

Comments: _____

HPC Member: _____

Signature _____ Date: _____