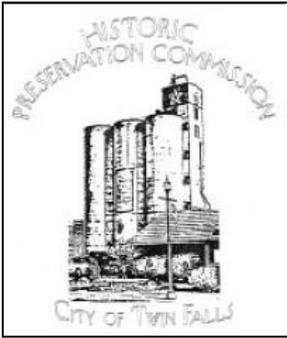


NOTICE OF AGENDA
PUBLIC MEETING
 Twin Falls Historic Preservation Commission
July 18, 2016 12:00 PM
 City Council Chambers
 305 3rd Avenue East Twin Falls, ID 83301



HISTORIC PRESERVATION COMMISSION MEMBERS

Ryan Horsley	Samantha Kemp Vice Chair	Debbie Lattin	Nancy Taylor Chair	Lucy Wills	Vacant	Vacant
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COUNCIL LIAISON: Ruth Pierce
AFFILIATE VOLUNTEER ADVISOR: Darrell Buffaloe

- I. **CALL MEETING TO ORDER:**
 - 1. Confirmation of quorum
 - 2. Introduction of staff

- II. **CONSENT CALENDAR:**
 - 1. Approval of Minutes from the following meeting(s): **June 20, 2016**

- III. **CERTIFICATE OF APPROPRIATENESS:**
 - 1. Rock Canyon Amphitheater, 245 5th Avenue South, Mark Gallegos, fencing

- IV. **OLD BUSINESS UPDATE:**
 - 1. Idaho Certified Local Government Grant
 - 2. Idaho Archaeology and Historic Preservation Month
 - 3. Highway Sign Update

- V. **NEW BUSINESS:**

- VI. **INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMISSION**

- VII. **UPCOMING MEETINGS/SCHEDULE:** **August 15, 2016 12:00 PM**

- VIII. **ADJOURN MEETING:**

Si desea esta información en español, llame Leila Sanches al (208) 735-7287
 Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

Historic Preservation Commission

June 20, 2016

- Mr. Horsley stated that it will be black.
- Commissioner Watson stated that the existing railing is a safety railing. The one that is shown on the design is for industrial use/ramps. He asked for the plans regarding safety.
- Mr. Horsley stated that he would like to have railing that looks more historic and put benches along the front of the rails to keep people from crawling in between the rails.
- Commissioner Watson explained that he has concern with approving a railing that may not meet code.
- Planner I Weeks explained that the condition for approval would be that this come through for a building permit and meet code requirements.
- Commissioner Taylor asked what requirements would be different compared to the requirements when the example shown were approved.
- Planner I Weeks explained that the railing shown for samples could have been approved under different code requirements. It may or may not be different which is why he would have to come through for a building permit.
- Commissioner Wills asked about anchoring the railing.
- Mr. Horsley explained that the board shown on the photo are on top of cement so they may be removed in order to connect the railing correctly.
- Commissioner Taylor asked about the trash issue and if this has been reported to the City.
- Mr. Horsley explained this issue has been reported to the City and the City has responded. The difficult part is that they trash gets spread across the property so determining responsibility becomes an issue.

Motion:

Commissioner Watson made a motion to approve the request, as presented, with staff recommendations. Commissioner Wills seconded the motion.

Unanimously Approved

Approved, As Presented, With the Following Conditions

1. Subject to the applicant obtaining the necessary building permits.

IV. OLD BUSINESS UPDATE:

1. Idaho Certified Local Government Grant (Design Guidelines/Education)
 - Planner I Weeks asked about a location for the Commission to present the proposed Design Guidelines to the public.
 - Commissioner Taylor stated she will try to have some follow-up on this by the end of this week.
 - Planner I Weeks stated the City will also be holding another City Fair on July 13, 2016 from 3:30 to 5:30 at the temporary City Hall 103 Main Avenue East. She would like to have a booth set up for Historic Preservation during that time.

Historic Preservation Commission

June 20, 2016

- Commissioner Taylor explained that she will be out of town during this time but asked that the other Commissioners let Kelly know if they can be available to assist her at the booth.
2. Idaho Archaeology and Historic Preservation Month
 - Commissioner Taylor reported that the Bickel School Elementary 110th Celebration was a hit and that several of the Commissioners volunteered for the event.
 3. Operation Facelift
 - Commissioner Taylor expressed her regret that this could not be done. The good news is Twin Falls is booming, the bad news is this made it difficult to get assistance with the changes that needed to be made. She did tell the tenants of the building that next year this would be started sooner so that things can be coordinated better.
 - Planner I Weeks explained an article she read in the paper about this event stated that Jerome started clean-up in relation to Operation Facelift in May. She explained she was under the understanding that the two-week window was the only time the improvements could be made.
 - Commissioner Taylor explained this was a disappointment but with more information and understanding of the process possibly next year will be more of a success.
 4. Highway Sign Update
 - Commissioner Taylor explained that there is nothing to report at this time.

V. NEW BUSINESS:

1. Idaho Certified Local Government Grant 2017
 - Planner I Weeks explained that we were needing a list of historians.
 - Commissioner Rice explained that she has not heard back from Pete L'Orange, Idaho State Preservation Office, but she will follow-up again.

VI. INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMISSION

- Commissioner Horsley asked about time frames for terms and explained that he feels bad that his time has been spread so thin and he is not able to stay involved. He is willing to finish out his term however he would like the Commission to know that in the process of interviewing for the vacancies if there is another person that would be able to commit to the Commission better he would not be offended if they took his place.
- Planner I Weeks explained that there will be two vacancies the Commission will need to fill and one of the requirements for the Commission is that at least one of the members own property in this Historic Overlay District. Commissioner Horsley is the only member on the Commission that meets that requirement. She will be posting the advertisement for the positions as soon as possible.
- Commissioner Taylor asked the Commission to keep in mind people that might be interested.
- Commissioner Watson reminded the Commission that they also need to make sure one of the new members is an Engineer or an Architect.

Historic Preservation Commission

June 20, 2016

- Commissioner Rice asked about follow-up on attendance guidelines.
- Council Liaison Pierce stated that she reviewed the attendance records for the Commission members and she did ask if there were any attendance guidelines. She explained there are not any guidelines however she would like for the members to attend the meetings regularly. On several occasions having a quorum has been an issue which can be a problem when business needs to be completed.
- Planner I Weeks explained that the Rock Canyon Amphitheater came through the Planning & Zoning process to amend the code for Old Town to allow for an outdoor theater through a Special Use Permit process. After the code amendment was approved they applied for a Special Use Permit to do the outdoor theater. During the presentation to the Planning & Zoning Commission in June 14, 2016 it was mentioned that this had come through the Historic Preservation Commission and that the fence around the site has been permanently installed with plans to plant Ivy along the outside to improve the appearance of the chain link fence. She stated that the approval according to the Historic Preservation Minutes from September 21, 2015 the motion was to approve a temporary fence. She asked what kind of follow-up the Commission would like on this item.
- Commissioner Taylor stated that she clearly remembers that this was for a temporary fence and they would come back when they had a more permanent plan for the site.
- Commissioner Watson clarified that it was temporary during that discussion as well.
- Commissioner Rice asked what the options are for the Commission.
- Planner I Weeks explained that the Commission can request that the applicant come back through regarding this item and follow-up on what their plans are for the site.

Motion:

Commissioner Rice made a motion to have the applicant bring this item back to the Historic Preservation Commission to discuss this item and the plans for the site. Commissioner Wills seconded the motion.

Unanimously Approved

VII. UPCOMING MEETINGS/SCHEDULE: July 18, 2016 12:00 PM

VIII. ADJOURN MEETING:

Chairperson Taylor adjourned the meeting at 1:00 pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department



CITY OF TWIN FALLS
 HISTORICAL PRESERVATION COMMISSION
 P.O. Box 1907
 324 Hansen Street E Twin Falls, ID 83303
 PH: 208-735-7267 FAX: 208-736-2641

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date of the Application: June 27, 2016

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Rock Canyon Amphitheater - Twin Falls, ID
 Mailing Address: 2587 East Patrick Drive
 City: Eagle Mountain State: UT Zip: 84005
 Phone: 801-556-7059 Cell Phone: _____ E-mail: mammothsound@hotmail.com
 Applicant Signature: [Signature]

B. REQUEST INFORMATION:

1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):
245 5th Ave S, Twin Falls
2. Existing Zoning District: OT WHO P-3 Overlay Old Town Zoning District
3. Project Land Area Size: 1/2 acre w/ warehouse historic Overlay and a P-3 Parking Overlay
4. Existing Building Size: N/A
5. Proposed Building Alteration: N/A
6. A site plan to SCALE on an 8 1/2" x 11" paper, of the subject property showing the following:
 - a. Lot dimensions
 - b. Location of all existing buildings; including setbacks and fencing
 - c. Before and after building elevations are required
7. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
 - a. The reason for the request
 - b. An evaluation of the effects on adjoining property

.....
OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

HEARING DATE: _____

City of Twin Falls Historical Preservation Commission

Certificate of Appropriateness Application

June 27, 2016

From Rock Canyon Amphitheater:

Owners: Mark Gallegos, Curt Gallegos and Alan Moss

Reason for Request:

To have the flexibility to book touring performers or special events, which could fall on any day of the week. We would like the option to book them whenever they are available and as needed. This request is specific to the owners of Rock Canon Amphitheater and we are not setting a precedent for future venue owners.

Rock Canyon Amphitheater would like to have the opportunity to produce concerts and special events on any day of the week.

Rock Canyon has a fence in place at this time in order to provide boundaries and have privacy during events. Improvements will be made to the fence in the fall in order to better the look of the amphitheater, as listed below.

An evaluation of the effects on adjoining property including the effect of such elements as:

Fencing: There is a chain link fence surrounding the property with privacy lining in black. In the fall, the owners plan to plant English Ivy that will grow through the entire length of the fence. The estimation is two years for the ivy to completely overgrow the fence for the look of a live green fence.

Noise: will be minimal to surrounding businesses during the day and at the time of our performances, most businesses will be closed so there will be no effect on these properties.

Glare: will be minimal from our lighting and video wall due to the fact that it is focused mainly on the stage.

Odor: The only odor that we would be having at our events will be food vendors.

Fumes and Vibrations on adjoining properties: possible diesel fumes from a generator. We are attempting to get power from Idaho Power to eliminate the need for the use of a generator.

A discussion of the general compatibility with adjacent and other properties in the district: We have made contact with the businesses around our venue and discussed at length the possibility of traffic and noise. There have been no concerns expressed or communicated to us.

203 5TH AV

249 4TH AV

233 5TH AV

264 4TH AV

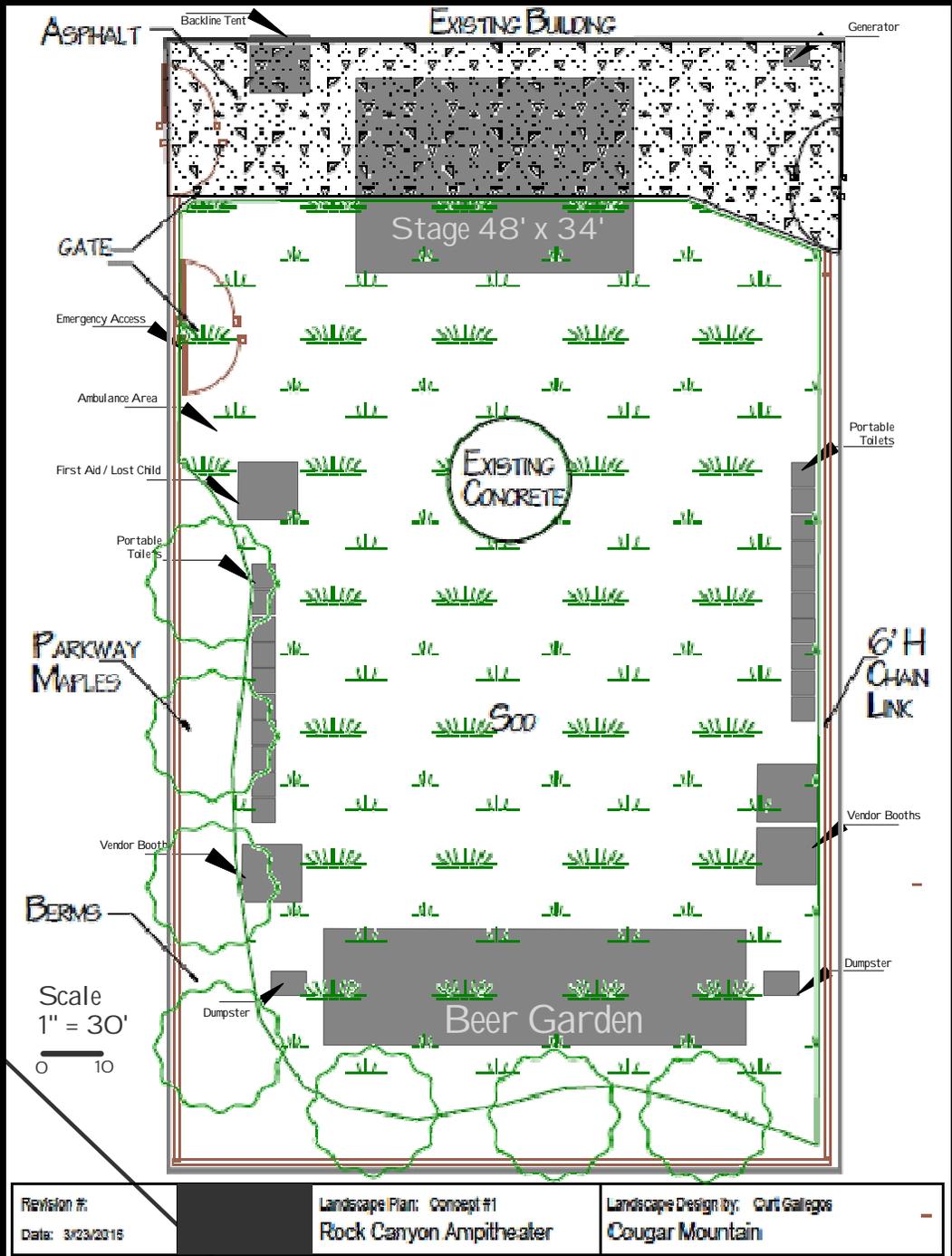
245 MINIDO

222 4TH AV

302 4TH AV

330 4TH AV





Minidoka Ave.

Idaho St S. 3rd



Corner of 5th Ave S and Idaho Street



Intersection of Idaho St and the Alley on NE side of property.



Alley way and adjoining building on the NW. Looking directly South towards Railroad Tracks.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 15 Name of Property Twin Falls Warehouse Historic District
County and State Twin Falls County, Idaho

25. Globe Seed and Feed warehouses *83-17937*
approx. 251-253 Fifth Avenue South
non-contributing
c. 1975

These warehouses consist of a two-story structure (253) clad with metal, corrugated siding. This building has a great deal of processing machinery on the roof. Next door at 251 is a one-story cinder block structure with a garage door that consumes almost the entire facade.

9-9-16: OBSTRUCTION TO VISION AT INTERSECTIONS, ALLEYS AND DRIVEWAYS:

No person shall plant, install, create, maintain or possess on public or private property an obstruction to the vision of a driver of a vehicle at an intersection, alley or driveway which constitutes a traffic hazard.

Prima facie evidence of an obstruction constituting a traffic hazard shall exist if any object, structure or thing, except buildings and residences which are otherwise in conformance with law, is allowed to exist which exceeds three feet (3') above the existing roadway center line elevation within the triangular area formed by the intersecting roadway edges and a straight line joining said roadway edges at points which are forty feet (40') distant from the point of an intersection measured along said street edges. At alley and street intersections, the dimensions shall be forty feet (40') along the street edge and fifteen feet (15') along the alleyway edge. At driveway and street intersections, the dimensions shall be one hundred feet (100') along the street edge and ten feet (10') along the driveway edge on the left side of the driveway as viewed when facing the property from the street, and the dimensions shall be one hundred twenty five feet (125') along the street edge and ten feet (10') along the driveway edge on the right side of the driveway as viewed when facing the property from the street. Trees and utility facilities are allowed in such triangular area provided that no tree limb or growth extending from said limb shall be maintained or allowed to exist nearer than eight feet (8') from the surface of the ground.

Any person convicted of violating this Section shall be guilty of a misdemeanor and shall be subject to a fine not exceeding three hundred dollars (\$300.00) or imprisonment for a period not exceeding sixty (60) days or by a combination of such fine and imprisonment. (Ord. 2544, 3-24-1997)



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: July 18, 2016, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: Rock Canyon Amphitheater, Mark Gallegos, 245 5th Avenue South

Request

To consider appropriateness to construct a fence around the boundary of the property for an outdoor amphitheater to be located at 245 5th Avenue South in the Twin Falls Historic Warehouse District.

Background:

The property was once the site of the Globe Seed and Feed warehouses. These were constructed in 1975. They were listed on the National Register of Historic Places as a non-contributing property. The property was, until recently, a vacant lot. The lot located at 245 5th Avenue South is located within the boundary of the Warehouse Historic District.

Analysis:

The location of the outdoor amphitheater is a vacant lot, located in the Old Town zoning district with a Warehouse Historic overlay and a P-3 Parking overlay. 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.

On September 21, 2015 the applicants asked for a Certificate of Appropriateness for the construction of a fence along the boundary of the property located at 245 5th Avenue South. The fence was installed as a temporary fence when the landscaping and improvements were done to the property for the first concert at the outdoor amphitheater. The fence was chain link with green cloth screen material. The fence had to comply with City Code 9-9-16: Obstruction to Vision at Intersections, Alleys and Driveways, when constructed. At this time the only other improvements to the property has been cleaning up the site and landscaping. When they have the concerts, the stage and other facilities are temporary structures that are removed after the concert. The Certificate of Appropriateness for the temporary fence was approved with the understanding that Rock Canyon Amphitheater would come back to HPC for a Certificate of Appropriateness for the permanent fence.

In February 2016 there was a zoning code amendment to allow "Outdoor Theater" in the Old Town zoning district by Special Use Permit. In June 2016 Rock Canyon Amphitheater was granted a Special Use Permit to operate an outdoor theater to include concerts and other similar outdoor events.

The applicant is no requesting a Certificate of Appropriateness for a permanent fence located at 245 5th Avenue South. The fence is chain link with black privacy lining. In the fall, the owners plan to plant English Ivy that will grow through the entire length of the fence. The estimation is two years for the ivy to completely overgrow the fence for the look of a live green fence.

Regulatory Impact:

Approval of this request will allow the applicants to proceed with construction of the fence along the boundary of the property located at 245 5th Avenue South.

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.

Conclusion:

Should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to the applicant obtaining the necessary zoning, sign and building permits if appropriate.
2. Subject to the applicant obtaining a Certificate of Appropriateness for any significant changes and/or additions to the Historic Preservation Commission approved site plan and/or building elevations.

Attachments:

1. Certificate of Appropriateness Application
2. Narrative
3. Aerial Map
4. Site Plan
5. Picture
6. National Register of Historic Places
7. City Code 9-9-16

To: Kelly and Nancy

From: Darrell Buffaloe

Date: July 3, 2016

Re: Possible CLG Grants

RECOMMENDATION

I recommend a Certified Local Government grant be developed and submitted to the Idaho Historical Preservation Office to secure funding for FT 2017. The grant must have a minimum proposal for \$2,000 and the maximum amount determined by the projects. Based on past grants, we can expect about \$6,000 as a maximum.

The City of Twin Falls and Twin Falls County have completed numerous surveys of historic areas, many of which have been included in the National Record of Historical Places. However, a plan for community historic preservation has never been completed and little coordination takes place among the county communities. Collection, identification, and storage of artifacts are a continuing problem.

I recommend the Historic Preservation Commission discuss the possibility of applying for a CLG grant for FY 2017 to be used to survey all completed preservation projects and potential projects with the results used to develop a "historic preservation plan" for the community. The end product would be a plan that identifies and coordinates historic preservation within the City of Twin Falls and all areas of impact and supports the community strategic plans.

I believe a project budget of \$6,000 (\$60 per hour plus travel and expenses) should be sufficient.

Another plan discussed by the commission is to contract to have a detailed survey plan completed for the "Tree Streets" in enough detail to be submitted to the Idaho Historic Preservation Office for recommendation to be included on the National Historical Register. ***I do not recommend the Tree Streets or the Twin Falls Original Townsite Residential Historic District be considered for being placed under the protection of an Overly District. I don't believe the citizens would stand for it.*** If the commission wants to pursue the survey of the Tree Streets, I feel the cost would still be about \$6,000.

TIME SCHEDULE

July	The HPC needs to discuss the CLG and select a project.
August	The proposed project needs to be developed in detail and presented for approval by the City Council. The project may also be of interest and discussed with the Twin Falls County Commission and Historical Society
September	The finished CLG grant proposal must be submitted to the State Historical Preservation Office.

During the July HPC meeting, I recommend the members be asked to think about what they would like to see the HPC do and accomplish over the next five years and be prepared to prioritize the accepted recommendation for inclusion in a new five (5) year plan.

I am sorry, but I will miss the July meeting, but will watch it on the City TV channel.

Thanks

Darrell

Attached: Tree Street Info



Twin Falls City Historic Preservation Commission

(Why the Tree Streets Historical Architecture Should be Preserved)

GENERAL

Twin Falls Idaho is a beautiful and interesting city made up of representations of many different architectural styles, including the craftsman bungalow style. Some of our oldest structures were made with native stone and locally fired brick until the railroad was able to affordably deliver modern construction materials. Once the needed construction materials became available, architects and builders were able to take advantage of the many building designs that were available around the world.

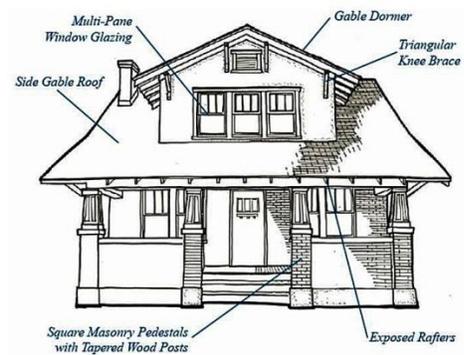
HISTORICAL SIGNIFICANCE

The Craftsman style found on the Twin Falls Tree Streets was the most popular design for small residential buildings built throughout the country in the first three decades of the twentieth century (1900 – 1930). The bungalow was a new form of dwelling that was first used in the 1890s for rustic vacation or resort cottages; it was initially adapted for suburban residential purposes in California (Kowsky, 2011).

Influenced by the English Arts and Crafts Movement and Indian architecture, the style was popularized by the work of two brothers, Charles S. and Henry M. Greene. The Greene's began practicing architecture in Pasadena, California in 1893, and in the ensuing two decades designed a number of large, elaborate prototypes of the style. Their innovative designs received a significant amount of publicity in national magazines such as *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, and *Ladies' Home Journal*. By the turn of the twentieth century, the design had been adapted to smaller houses, commonly referred to as bungalows. It was this scaled down version of the Craftsman style that became a universal in residential neighborhoods during the early twentieth century (Guide to American Bungalow Styles, 1905 – 1930, By Jackie Craven).

Historic homes represent a valuable legacy to our city and to the state. They are the tangible reminders of our history, where we came from, and who we once were and they should be preserved. Some of the homes in this area have been remodeled, but many still retain their original character.

Craftsman Bungalow General Design



The Craftsman bungalow is typically a one- or one-and-one-half-story building with a low-pitched gable (or hipped-roof) set end to the street. The eaves are wide and open, exhibiting structural components such as rafter ends, beams, and brackets.

The porch is often the most dominant architectural feature of the Bungalow. They are generally either full or partial width, with the roof supported by tapered square columns that either extend to ground level or sit on brick piers.



General Outline of the "Tree Streets"
 (Streets named after trees in Twin Falls)

