



Twin Falls Historic Preservation Commission Agenda

Tuesday, January 18, 2022, 3:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members: Samra Culum Chairperson, Doug Baughman Vice Chairperson, Jennifer Shaffer, Ben Woodbury, Lisa Maas, Lisa Buddecke

Council Liaison: Craig Hawkins

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: November 1, 2021
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for property located at 135 Main Ave W for a facade change and signage. c/o Ajia, LLC (PZ21-0190)
By: Lisa Strickland, City Planner
- 4) New Business
 - a) **DISCUSSION:** Wall Art-Warehouse District
By: Lisa Strickland, City Planner
 - b) **DISCUSSION:** Evel Knievel Jump Site
By: Samra Culum, Chairperson
- 5) Old Business
 - a) **INFORMATIONAL:** CLG FY22 Grant submitted December 31, 2021
By: Lisa Strickland, City Planner
 - b) **INFORMATIONAL:** Boise Historic Preservation Staff Consultation
By: Lisa Strickland, Samra Culum
- 6) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** February 7, 2022 3pm
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and 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. A City Staff Report shall summarize the application and history of the request.
4. 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.**
5. 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.
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 Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, 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 Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & 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, November 1, 2021, 3:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members: Samra Culum Chairperson, Doug Baughman Vice Chairperson, Jennifer Shaffer, Ben Woodbury, Lisa Maas, Lisa Buddecke

Council Liaison: Craig Hawkins

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Culum called the meeting to order at 03:00 PM

A quorum was present.

Members Present: *Culum, Baughman, Maas, Woodbury, Shaffer, Buddecke*

Liaison Present: *Hawkins*

Staff Present: *Hart, Strickland, Ebersole*

2) Consent Calendar

MOTION: Commissioner Woodbury moved to approve the Consent Calendar, as presented. Commissioner Baughman seconded the motion.

Unanimously Approved by a vote of 5 to 0.

a) Approve the minutes from the following meeting: September 13, 2021

3) Certificate of Appropriateness

None

4) Old Business

a) Grant Project Discussion

- Virtual Walking Tour

City Planner Strickland presented the application proposal for the Virtual Walking Tour for the Historic Downtown district. She stated the application deadline is December 31, 2021. She stated with the Commission's approval to move forward, she can get the item scheduled for City Council's approval prior to the application deadline.

Discussion ensued regarding the project and next steps.

A suggestion was made that the virtual tour scripts can be used for in-person walking tours.

Action Item: City Planner Strickland will investigate a digital location to provide information to the Commission, such as Microsoft Teams.

5) New Business

- a) 2022 HPC Meeting Calendar and Commissioner Terms
City Planner Strickland reviewed the draft of the 2022 HPC meeting calendar.
City Planner Strickland reviewed the current vacancy for a commissioner. She also reviewed the current commissioner terms and the commissioner criteria.

6) Upcoming Meeting(s)

- a) Monday, November 15, 2021 - CANCEL
Move meeting to the 29th at 3:00 pm.

7) Adjournment

The meeting adjourned at 03:48 PM

Kelli Ebersole, Administrative Assistant

Downtown Historic District



National Historic Registry Survey 1999
Downtown Historic District Guidelines 2017

Subject Property



Subject Property	
Current Zoning	CB; Central Business
Existing Land Use	Retail
Proposed Land Use	Retail/Office Upstairs
Comprehensive Plan Designation	Downtown
Zoning Regulation	10-13-1 (C)
Historic District Design Guidelines	Chapter 2.1 Downtown District Chapter 3.5 Signage Chapter 3.6 Materials & Colors Chapter 4.1 Façade Improvements

Applicant Narrative

1. We plan to remove the plaster covering the lower portion of the building and replace with wood siding similar to the building of 127 2nd Ave W (See photo attached). A wood frame will be built on the exterior of the existing brick that the siding will be attached to, this will cover the same footprint as the existing covering and will not protrude any farther than what is already there. A metal ledge will be added with brackets for signage to be attached to. Any tenant's signage will be required to be painted/enamel metal. All signage will meet the requirements of page 19, section 3.5 of the Historic design guidelines.

There are non-contributing single pane windows that have been painted over and have some cracks, they do not allow in any light, one side is already covered by existing materials on the outside and the drop ceiling on the inside. Once complete they will all be covered by the wood siding.

2. Page 8, section 2.1.5. Page 20, section 3.6. Page 23, section 4.1. Page 19, section 3.5.
 - a. For the lower portion of the building, we plan to use a wood siding to keep with the historic look of downtown, but provide long term protection to the elements.

Front Elevation



Proposed Façade Changes & Signs



Sample Materials



Property History NRHP



46. The Gem Building 83-18025
137 Main Avenue W. (133-137 Main Avenue W.)
Contributing
c. 1909

This is a two-story, brick structure with a high parapet on the street elevation. Decorative features include two rows of stepped bricks that emphasize the parapet and step down at the corners, as well as outline two horizontal boxes above the four second-story windows. These openings are one-over-one, double-hung sash with concrete surrounds and lug sills. Two entirely dissimilar treatments separate the stories: to the southeast is the space-aged, arched, concrete awning described under site 45, and to the northwest is a shallow, metal awning and a flat band of vertical, corrugated siding also used on the facade of the one-story building next door (site 47). Plate-glass windows in metal frames and 1950s-era tiles compose the remaining street level wall.

The Twin Falls Grocery and Mercantile Company occupied part of this structure in 1910; by 1914 the Twin Falls Floral Company is listed at no. 137. Young's Hardware occupied the structure during the 1920s. In 1932 the city directory lists the first story as vacant but mentions renters in the rooms above. Twin Falls Glass and Paint Co. occupied the store front at no. 133 from 1942 to 1945; Sav-Mor Drug occupied no. 137 from 1942 to 1960. The pharmacy is currently in business next door at site 47.



Design Guideline Worksheets

Application No: _____

alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

2.1.4 DESIGN GOALS

Maintain and enhance the unique historic character and pedestrian scale of the buildings and their relationship to each other and the street.

GENERAL GUIDELINES 2.1.5 TWIN FALLS DOWNTOWN DISTRICT

POLICY Ensure preservation of the unique character with improvements that respect the historic scale and materiality of existing historic structures, with focus on preservation of key details in high-style buildings.

Appropriate	Meets	Does Not Meet	N/A	Comments
• Repair and restore buildings before considering replacing them, highlighting key details.				
• Maintain the prevalent historic and architectural styles of the district.				
• When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.				
• Set the street facades with a zero setback to maintain a continuous 'streetwall' consistent with historic properties on the block.				
• Cultural and civic structures are allowed to have 'pride of place' with setbacks and form differences, while maintaining compatible human scale elements at street level.				
• Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.				
• Maintain a visual horizontal break element on the facade between the first and second floors.				
• Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial 'depth' with materials and finishes found traditionally on the building or in the district.				



Design Guideline Worksheets

Application No: _____

Appropriate	Meets	Does Not Meet	N/A	Comments
• When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape.				
• Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps.				
• Locate parking spaces to the rear of the property and/or screened from streets.				
• Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.				
• Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.				
NOT Appropriate				
• Demolish viable historic structures.				
• Remove existing buildings for surface parking				
• Use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.				
• Locate parking in front of the building on the property unless proven historically located.				
• Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2. I				

Signature: _____

Date: _____



CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET

Application No: _____

DOWNTOWN & CITY PARK HISTORIC DISTRICT CHAPTER 3: DESIGN GUIDELINES FOR ALL PROJECTS

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

3.5 SIGNAGE

POLICY Signs should support the character of the district, helping support its particular identity. Signs should generally enhance the architectural features of the building and be of an appropriate pedestrian scale: flat or (minimally shaped), wall mounted or perpendicular from wall, enameled or painted.

Appropriate	Meets	Does Not Meet	N/A	Comments
Locate signs such that they fit within the architectural features of a facade, such as the panel band above the transom windows, above entryways, awnings, or display windows; or project from these areas.				
Line up signs with other signs along the block.				
Scale and orient signs based on pedestrian traffic.				
Use painted/enameled metal or wooden signs.				
Paint signs or gold-leaf directly on windows.				
Preserve or lightly repaint faded or "ghost signs" on brick exteriors.				
Create one sign or aggregate multiple signs for multiple upper floor tenants.				
NOT Appropriate				
Install electronic displays or reader boards.				
Install internally lit/backlit plastic signs				
Include illuminated signs with flashing, moving, or brightness changing elements				
Use plastic on the exterior of a sign.				
Install free standing or roof mounted signs.				

Signature: _____

Date: _____



CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET
Application No: _____

DOWNTOWN & CITY PARK HISTORIC DISTRICT
CHAPTER 4: DESIGN GUIDELINES FOR FAÇADE IMPROVEMENTS & MINOR ADDITIONS

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

4.1 FAÇADE IMPROVEMENTS				
POLICY Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Maintain, preserve, and restore existing historic materials and details wherever possible.				
• Remove non-original, unsympathetic, out-of-scale, elements and those in poor repair.				
• Recreate components if there is sufficient physical/pictorial evidence.				
• Use materials and finishes appropriate for the historic period of the building.				
• Preserve and restore the original storefront, if it exists, with all of the original elements.				
• Replace windows and doors to match the original details.				
• Add awnings and sunshades of materials consistent with historical character and materials found in the district.				
NOT Appropriate				
• Cover up or block up original components and details. If such coverings/blockages exist, they should be removed and replaced appropriately.				
• Infill openings with glass block, obscure glass, reflective glass, or leaded glass, unless appropriate to the original style of the building.				
• Remove or cover historic wall materials with non-era materials such as wood, vinyl, or E.I.F.S.				



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ19-00##

City of Twin Falls
Historic
Preservation
Commission

<u>NOT</u> Appropriate				
• Replace windows or doors with vinyl or clear finish aluminum.				
• Replace windows or doors with incongruent sizes or shapes for their historic openings.				
• Re-configure ground floor storefronts to be out of proportion with the building's historic use.				
• Add awnings and sunshades of plastic or vinyl material.				

Signature: _____

Date: _____

Boise Historic Preservation Staff Consultation

Boise Historic District Summary:

The district was codified by the creation of an historic overlay district.

The district boundaries must be defined, and they currently have 6 districts.

These districts have been established over time dating back to the 1970, 1990' and 2020.

Survey must be done to determine the number of contributing/non-contributing properties.

Based on these findings it is determined if there are enough properties to meet the threshold to justify creating a district.

The threshold is determined by the National Historic Registry Guidelines.

They did not use CLG grant money because they have community support as well as the State Historic Preservation Office.

Cost is determined by the consulting firm used, the size of the project and time.

Pros: Property Value and preservation of the historic fabric of the area.

Cons: Property Rights defining what people can and can't do with their personal property.

Design Criteria for the Historic District:

They have had substantial public outreach.

They worked with a consultant to develop proposed design criteria.

They provided the proposed draft to the community and got feedback.

Using the feedback adjustments were made to the proposed design criteria.

The design guidelines were codified for the Certificate of Appropriateness process to apply.

They developed a decision matrix for processing Certificate of Appropriateness Applications.

They have a 15 day turn around for administrative reviews with a 10-day appeal timeline.

They have 8 members on their Commission.

There is a 4 week turn around for requests that must be reviewed by the Historic Preservation Commission with a 10-day appeal period.

Districts In Boise

Residential Districts

East End Historic District	East Main Street Historic District	Harrison Blvd Historic District
Hays Street Historic District	North End Historic District	Warm Springs Historic District

Commercial Districts

Hyde Park Historic District	Old Boise Historic District	South Eighth Street Historic District
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Agricultural District

Spaulding Ranch Historic District

Lisa Strickland

From: Josh Wilson <jgwilson@cityofboise.org>
Sent: Friday, November 19, 2021 2:34 PM
To: Samra Culum; Lisa Strickland
Subject: Historic District Resources

[EXTERNAL SENDER]

Samra and Lisa,

It was a pleasure speaking with you both and I've included some documentation that we discussed in our meeting for your use. I haven't located information about the costs incurred creating the new district, but will continue looking.

The East Main Street Historic District was created through a Rezone (CAR18-00020) and Comprehensive Plan Amendment (CPA18-00005). All application documents can all be viewed at the links below:

CAR18-00020

https://link.edgепilot.com/s/ac616460/TZnNLS16MEyoxv_u-zV1qw?u=https://permits.cityofboise.org/CitizenAccess/Cap/CapDetail.aspx?Module=Planning%26TabName=Planning%26capID1=18HTY%26capID2=00000%26capID3=0325S%26agencyCode=BOISE

CPA18-00005

<https://link.edgепilot.com/s/9735a9f3/cc2L1Nhb1kyYIOfHXrMP8w?u=https://permits.cityofboise.org/CitizenAccess/Cap/CapDetail.aspx?Module=Planning%26TabName=Planning%26capID1=18HTY%26capID2=00000%26capID3=03EPU%26agencyCode=BOISE>

The general timeline was as follows:

- 182-day Emergency Moratorium began on August 7, 2018 and expired February 4, 2019
- Neighborhood Meeting #1: August 15, 2018
- Historic Preservation Commission Review of Proposal and recommendation to proceed: August 27, 2018
- Neighborhood Meeting #2: September 5, 2018
- Planning & Zoning Commission public hearing for Review and Recommendation of the rezone and comprehensive plan amendment: October 1, 2018
- Historic Preservation Commission Public Hearing for Recommendation to City Council: October 29, 2018 (special meeting)
- City Council review and decision on establishing the new historic district: December 11, 2018
- Ordinance Readings Complete, published in Idaho Statesman, and Ordinance adopted: January 8, 2019

Additionally, a list of historic consultants from SHPO is at the link below. Firms listed under "Architectural History" should be able to provide survey services. Looks like the list may be slightly outdated, but I don't have more current info. One firm that we have specifically used is TAG Historical Research and Consulting.

https://link.edgepilot.com/s/ee9d0200/99-mAQKEaEmLPhxp3l2Neg?u=https://history.idaho.gov/wp-content/uploads/2018/07/Idaho_HP_Constultants_List.pdf

On the topic of Design Review, our Downtown and Citywide Design Standards and Guidelines are at the links below.

Citywide

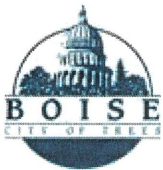
https://link.edgepilot.com/s/b2b12c73/c_c4WBwLa0qSwLM4q2Www?u=https://www.cityofboise.org/media/3381/citywidedesignguidelines_chap1-5.pdf
https://link.edgepilot.com/s/0e166177/fczPMp-f5UmpNHyn-LdvfA?u=https://www.cityofboise.org/media/3380/citywidedesignguidelines_appendix.pdf

Downtown

<https://link.edgepilot.com/s/40ebf5d2/mA1Vp46-sOCIDuYxnnYQWA?u=https://www.cityofboise.org/media/3371/downtown-design-guidelines-revised-6-23-16.pdf>

Hopefully this is helpful!

Sincerely,
Josh Wilson



Josh Wilson
Design Review Planning Manager
Planning and Development Services
Office: (208)608-7077
jgwilson@cityofboise.org
cityofboise.org

Creating a city for everyone.

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