



Twin Falls Historic Preservation Commission Agenda

Tuesday, February 22, 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: Spencer Cutler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of minutes from the following meeting: January 18, 2022
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a facade improvement to 136 2nd Ave N to replace the exterior alley wall that is in structural disrepair. c/o Magic Valley Restoration & Construction (PZ22-0027)
By: Lisa Strickland, City Planner
- 4) Old Business
 - a) **INFORMATIONAL:** Evel Knievel Site
By: Lisa Strickland, City Planner
 - b) **INFORMATIONAL:** Friends of the Avenues
By: Lisa Strickland, City Planner
 - c) **INFORMATIONAL:** CLG Update
By: Lisa Strickland, City Planner
- 5) New Business
 - a) **ACTION ITEM:** Proposed Meeting Schedule Amendment
By: Lisa Strickland, City Planner
- 6) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Monday, March 7, 2022
- 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

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

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

A quorum was present.

Members Present: Culum, Buddecke, Woodbury, Baughman

Staff Present: Strickland, Zollinger, Ebersole

2) Consent Calendar

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

Unanimously Approved by a vote of 4-0.

- a) Approval of Minutes from the following meeting: November 1, 2021

3) Certificate of Appropriateness

- a) 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)

Staff Presentation:

City Planner Strickland presented the 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)

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard, with regards to the application.

The Historic Preservation Commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness.

The Commission may approve, approve with conditions, or deny the request.

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 listed on the National Historic Registry when the downtown district was surveyed in 1999. The design guidelines were not codified for this district until 2017. The existing plaster was installed along the bottom half of the building frontage prior to the adoption of the historic district design guidelines and is in fairly poor condition.

Per the Twin Falls Downtown Historic Guidelines, the following apply: 2.1 General Guidelines Downtown Guidelines and 3.5 Signs and 4.1 Facade Improvements. These sections have been provided in the staff report packet.

Based on these guidelines the Commission is charged with deciding as to whether the project helps to preserve the character of the district. Whether the materials are durable, compatible and appropriate.

The Commissions can approve the request, approve with conditions, or deny the request.

Upon conclusion, should the Commission approve this request, staff recommends the following conditions:

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to the applicant obtaining permits as required by City Code Standards.

Applicant Presentation:

Ben Lyda, Project Manager for Ajia Capital, presented his request for a Certificate of Appropriateness for property located at 135 Main Ave W for a facade change and signage. He shared a sample of the proposed siding. He stated the material is designed to withstand the elements, with a treatment needed every 5-10 years. He described the signage shelf and how the tenants will be placing their signs.

HPC Questions & Comments:

- Commissioner Baughman asked will the tenants need to apply for a COA with their signage.
- City Planner Strickland clarified the approval process for the signage.
- Commissioner Buddecke asked if the signage material has been preapproved.
- City Planner Strickland stated the property owner has guidelines for the tenant signage, which match HPC guidelines.
- Commissioner Buddecke asked about the wood façade.
- City Planner Strickland showed examples of downtown buildings with wood facade and stated the applicant has a sample of the façade material.
- Commissioner Woodbury asked about the signage measurements and about the wood façade around doorways being a different direction.
- The applicant clarified that the wood would all go in same direction.
- Chairperson Culum asked if the applicant has looked at what is behind the proposed façade.
- The applicant described that any windows that would be covered by the wood façade

are currently painted over on the inside and the goal is to make the front look symmetrical.

MOTION: Commissioner Woodbury moved to add a condition that the wood façade is placed horizontally on the wall and each tenant signage must be brought back for approval by the Historic Preservation District

Commissioner Buddecke seconded the motion.

Unanimously Approved by a vote of 4-0.

MOTION: Commissioner Woodbury moved to approve the Certificate of Appropriateness for property located at 135 Main Ave W for a facade change and signage. c/o Ajia, LLC (PZ21-0190), as presented, with additional conditions.

Commissioner Buddecke seconded the motion.

Unanimously Approved by a vote of 4-0.

4) New Business

a) Wall Art-Warehouse District

Staff Presentation:

City Planner Strickland introduced Dave Woodhead for a presentation for Wall Art in the Warehouse District.

Dave Woodhead explained to the commission that he was approached regarding putting mural art on the back of his building in the Historic Warehouse district. He stated his building is noncontributing due to previous fire and facade change. He introduced Winnie Christensen to explain the project.

Winnie Christensen, director for the Culture for Change organization, gave a presentation on the organization and the project.

MISSION

Culture for change is dedicated to fostering and supporting visual and performing arts in our community. Street art and murals is a form of art that should be appreciated and one way of doing that; is by Red's Trading Post there is a large wall where we wish to partner with the owner to install pieces and original art work on rotation from various community members. The allocated walls will be used as a learning surface for the different forms and elements of street art, expressions, competition, create an ongoing community interactive art, a wall appreciated by visitors and residents, an outlet for the youth and so much more.

PROJECT GOALS

1. Use the existing wall to beautify that area of downtown.
2. Engage the community through educational programming e.g volunteer.

participation, meet-the-artist opportunities, workshops, demonstrations, etc.

3. Demonstrate artistic excellence in our community.

4. An outlet for the youth for self-expression.

5. Safe space for artist of this particular category to practice and own their skill.

6. Educate visitors and community members regarding different forms of art.

7. The program will serve as an avenue for positive community activities.

SPECIFICATIONS

The program and the wall will be maintained by Culture for Change Foundation and make sure no inappropriate content is present.

Clean up and upkeep of the art will be done by the artist to earn their spots on the wall and more so learn the value and responsibility of communal art space.

This project will help facilitate and reinforce positive and great behavior towards safe mental health journeys.

The project members and new artists will assist in events coordination, art classes and various exhibitions to showcase the greater valley's artistic pride in our community, thus encouraging a feel of community involvement and development.

Tony Moreno, a local artist and the winner of the street art competition during Art and Soul 2021, will help run the program.

HPC Questions & Comments:

- Commissioner Buddecke asked where the project will be located.
- Ms. Christensen explained the location and how the wall art would be rotated.
- Commissioner Buddecke asked the amount of paint the wall could hold.
- Ms. Christensen and Mr. Woodhead answered the walls would need to be cleaned periodically.
- Commissioner Woodbury stated he is in favor of the idea. He stated he likes the that the artwork will be managed.
- Chairperson Culum likes that the project is facilitated, giving the project more intention.
- Commissioner Baughman is in favor of the program. He stated he would like to see Culture for Change to work with the Twin Falls Art Commission.
- Commissioner Woodbury asked about permitting.
- City Planner Strickland stated there is no building permit requirement for painting walls.

The Commission gave their approval of this project.

b) Evel Knievel Jump Site

Chairperson Culum stated she received an email from Paul Smith regarding adding the Evel Knievel jump site to the National Historic Registry. She stated the site is not old enough for the registry but would like to use the next two years to get started on the preliminary work. She stated the commission would have to work with the Parks and Recreation Department, as it is on city property.

Commissioner Baughman clarified that a property does not always need to be 50 years old to be nominated for the National Registry, if it meets certain criteria. He stated this site may be

eligible under these criteria and suggesting starting work on the application now as it takes a few years to complete. He stated he would volunteer to help write the application. Commissioner Woodbury offered to help with the process. City Planner Strickland stated she will talk to Wendy Davis regarding coming to a future meeting to discuss the idea.

5) Old Business

- a) CLG FY22 Grant submitted December 31, 2021
City Planner Strickland summarized the application submission process. Discussion ensued regarding the next steps in the process.
- b) Boise Historic Preservation Staff Consultation
Chairperson Culum reviewed the consultation with the Boise Historic Preservation staff. Discussion ensued on design guidelines for the existing districts and creating new districts.

6) Upcoming Meeting(s)

- a) February 7, 2022 3pm

7) Adjournment

The meeting adjourned at 04:17 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, February 22, 2022
To: Historic Preservation Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a facade improvement to 136 2nd Ave N to replace the exterior alley wall that is in structural disrepair. c/o Magic Valley Restoration & Construction (PZ22-0027)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

The property is zoned CB; Central Business District, is in the Downtown Historic District and is a non-contributing building. The applicant has submitted permits to replace the exterior wall along the alley due to damage and disrepair from water and aging of the building. The proposal is to remove the existing wall to reconstruct the framing, insulation and structural integrity of the wall. The plan once the wall has been reconstructed is to sheet the wall in the same corrugated metal as the adjacent building for uniformity and to add three windows.

Approval Process:

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard, with regards to the application.

The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness.

The Commission may approve, approve with conditions, or deny the request.

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.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-13-1 states for those properties located within the Twin Falls Downtown Historic District.

A certificate of appropriateness shall be required whether a building permit is required.

History:

The property is located between standard printing and a building that housed the Coburn Auto Company, there are not any photos in the national registry, staff believes it is the Bobier Building referenced with the Standard Printing description.

Analysis:

Per the Twin Falls Downtown Historic Guidelines the following apply: 2.1 General Guidelines for Downtown District and 4.1 Facade Improvements. These sections have been provided in the staff report packet.

Based on these guidelines the Commission is charged with deciding as to whether the project helps to preserve the character of the district. Whether the materials are durable, compatible and the changes are appropriate.

The Commissions can approve the request, approve with conditions, or deny the request.

Conclusion:

Upon conclusion, should the Commission approve this request, staff recommends the following conditions:

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to the applicant obtaining permits as required by City Code Standards.

Attachments:

1. PZ22-0027 Exhibits
2. Narrative
3. Photos
4. National Historic Registry Information
5. 2.1 DOWNTOWN HISTORIC DISTRICT GENERAL GUIDELINES
6. 4.1 DESIGN GUIDELINES-FACADE IMPROVEMENTS

Zoning/Vicinity Map



Subject Property

Current Zoning	CB; Central Business, Downtown Historic Distric
Existing Land Use	Vacant
Proposed Land Use	Religious Facility
Comprehensive Plan Designation	Downtown

Surrounding Properties

North	Standard Printing
South	Oasis Stop N Go
East	Alley/Parking Area
West	2 nd Ave E

Applicable Regulations

Applicable Regulations	10-1, 10-4-7, 10-13-2-2
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Please see attached rendering of proposed renovation and photos of existing exterior wall. This is the back of the building on the alley side. We were contracted to rebuild wall as the framework was failing due to moisture and the natural decomposing of materials that we find with older buildings. We are planning to reframe using pressure treated 2x6 lumber on all areas that will meet any masonry materials. Brick, concrete, and block. The framing that does not encounter Masonry will be standard Doug fir 2x6. The wall will then be sheeted with 7/16 OSB. The vapor barrier will be standard Tyvek House wrap. The exterior finish that we are proposing will be 32 gauge corrugated galvanized steel. We are proposing to add three 3'X3' vinyl windows to the upper center portion of the wall. The exterior door will be a six-panel steel fire rated door. The window trim, drip edge, and door trim will all be a dark brown and we plan to paint existing concrete pony walls dark brown to match. Please see the attached pictures of the adjoining building next door. Our plan is to match the finish on this building apart from the direction of the steel siding. We believe that this will be durable and allow the visual esthetics of the two sections of this property to flow together. Thank you for your time and consideration into this matter.

Magic Valley Restoration and Construction

Daniel Thomas

(208) 749-9968





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INTER









1. Standard Printing Company/Bobier Building 83-17994
136 Second Avenue N. (138-144 Second Avenue N.)
Non-contributing
c. 1915

Opaque glass tiles and awnings obscure any trace of this structure's historic appearance on its street facade. This is a one-story building of brick construction with plate-glass display windows.

This building is the consolidation of two structures probably erected during the teens. The building to the northwest was larger, consisting of three bays with the entrance placed symmetrically in the center bay. Early in its history the Western Auto Company's Service Garage occupied the building; subsequent businesses included the Union Motor Company (1930), the Bobier Motor Company (1932), and Derweiler Bros. Inc. Heating and Engineering (1937-59). From 1955 to 1965 Adrian's Upholstery was located at this address.

The building to the south was only one bay wide and most of its street elevation was composed of a large window. Prior to 1922, it housed the C.M. Gates Company auto garage. In the 1930s the Auto Electric Service was located here, and Bohemian Breweries' wholesale office was the following tenant from 1941 until the mid-1950s. By 1969, the current business, Standard Printing, was listed in the city directory at 136-140, indicating that remodeling had occurred and the buildings were combined. They are counted as one structure in this nomination because the only remaining indication that these were two separate structures is the party wall visible from the alley.



Design Guideline Worksheets
Application No: PZ21-0027

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 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: _____

City of Twin Falls, Idaho
Historic Preservation Commission
Schedule of Regular Meetings
Year 2022



The following is a schedule for **2022** Historic Preservation Commission meetings. The Historic Preservation Commission meetings are held on the 1st Monday of every month, unless otherwise posted. The regular meetings start at **3:00 P.M.** and are held in the **City Hall** located at **203 Main Avenue East**, Twin Falls, Idaho.

Meeting date
Tuesday, January 18
February 7
Tuesday, February 22
March 7
April 4
May 2
June 6
July 18
August 1
September 19
October 3
November 7
December 5

A complete application must be submitted no less than 10 Business days prior to the upcoming meeting to be included on that meeting agenda.