



Twin Falls Historic Preservation Commission Minutes

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

Chairperson Culum called the meeting to order at 03:01 PM

A quorum was present.

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

Staff Present: Strickland, Zollinger, Ebersole

2) Consent Calendar

MOTION:

Commissioner Woodbury moved to approve the Consent Calendar, as presented.

Commissioner Maas seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- a) Approval of minutes from the following meeting: January 18, 2022

3) Certificate of Appropriateness

- a) 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)

Staff Presentation:

City Planner Strickland presented the 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)

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 property is located between Standard Printing and a building that housed the Coburn Auto Company. There are no photos found in the national registry. Staff believes it is the Bobier Building referenced with the Standard Printing description.

City Planner Strickland showed a rendering of the proposed finished product.

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.

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:

Applicant Dan Thomas, Magic Valley Restoration & Construction, stated how they came to be part of project and why the rear wall of the building needs to be replaced. The materials were chosen because the owner wanted to match what is next door to blend in and look nice. He shared the reason for the movement of the windows and expressed how the building is in disrepair and falling apart.

HPC/Questions & Comments:

- Commissioner Woodbury asked if this is a contributing building.
- City Planner Strickland stated it is a noncontributing building.
- Commissioner Maas asked about the materials.
- City Planner Strickland reviewed the proposed materials.
- Commissioner Woodbury stated what is across the street from this property.
- Commissioner Maas stated the proposed materials don't match the guidelines.

She asked if there are other available materials?

- City Planner Strickland stated she does not have any information regarding the original building materials and stated the alley portion is not the primary portion of the building and the improvements for the front of the building will be brought back to HPC for approval.
- Commissioner Woodbury asked about separation between floors.
- The applicant stated the building is a one-story building.
- Commissioner Baughman stated as this is not the building's primary elevation. He stated as the building matches the building next door and is on alley, he has no problem with the proposed design.
- Chairperson Culum stated her concern for the materials.
- The applicant stated there are other exterior products but aren't affordable and the concern is the integrity of the building and being able to hold up the building. He stated the corrugated galvanized metal was the best option.
- Commissioner Baughman reminded commission of other buildings in the historic districts with the metal corrugated walls.
- City Planner Strickland stated the HPC's responsibilities and that this proposal is an improvement to what is there now and will make the building stable again.

MOTION: Commissioner Woodbury moved to approve the request for a Certificate of Appropriateness 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).

Commissioner Buddecke seconded the motion.

Unanimously Approved by a vote of 5 to 0.

4) Old Business

a) Evel Knievel Site

City Planner Strickland presented her discussion with the city officials (land owners) regarding making this location a historical site, and the city is not interested at this time. She stated the city has plans for property improvement, as part of the Parks project plans. She stated she will follow up with the Parks department regarding the improvement project timeline.

- Chairperson Culum stated her concern is that if the location is not on the National Registry, the Historic Preservation Commission has no say over any improvement projects and her concern for no definite timeline.
- Commissioner Baughman stated unless federal funding is used, HPC will not have say over the improvements. If federal funds are used, the project would be up for review. He stated the Knievel family is in support of the request. He stated the timeline for nomination is good right now due to 50 yr anniversary of

the Evel Knievel jump in September of 2024. The timeline for nomination for the registry is about a 2 year timeline.

- City Planner Strickland stated any request must be made to City Council prior to any work being done on any projects as HPC is an advisory commission to City Council.

Action Item: City Planner Strickland will contact the Parks department regarding timeline and if a survey is needed or on file. Commissioners Baughman and Woodbury will put together presentation for City Council. An update will be given at the next HPC meeting.

b) Friends of the Avenues

Citizen Kate Lopez gave an update on work being done in past year and a half to get a Residential Historic District created by the Friends of the Avenues group. She stated the group would like a local historic district recognized by the city and would like the commission's help in getting formal recognition by City Council.

- Commissioner Maas asked what documentation is needed to present to City Council.
- City Planner Strickland stated there are currently three local recognized districts and there are no written design guidelines for a residential district. She stated in order to assist the Friends of the Avenues group, a formal written presentation submitted by the group needs to be submitted to HPC to recommend approval to the Planning and Zoning Commission for a recommendation to City Council.
- Ms. Lopez stated there are 20 yr. old design guidelines (not recognized by city) in place to start the process.
- Commissioner Buddecke asked if Boise gave any feedback or guidance on creating districts.
- Chairperson Culum gave an overview of the process of creating a historic district.
- Discussion ensued regarding possible district creation.

Action item: Add an action item to next agenda to move forward with a request to City Council to get a local historic residential district recognized by the city.

c) CLG Update

City Planner Strickland gave an update on the CLG grant requests. She stated that the commission got approval for funding for only one person to go to the national conference. They did not approve funding for a walking tour.

5) New Business

a) **Proposed Meeting Schedule Amendment – Tabled until next meeting**

6) Upcoming Meeting(s)

a) Monday, March 7, 2022

7) Adjournment

The meeting adjourned at 04:40 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant