



Twin Falls Historic Preservation Commission Minutes

Monday, July 18, 2022, 3:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

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

Council Liaison: Spencer Cutler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Baughman called the meeting to order at 03:00 PM
A quorum was present.

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

Staff Present: *Strickland, Spendlove, Humble, Zollinger, Luna*

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 4-0.

- a) Approval of Minutes from the following meeting: June 28, 2022

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness to allow for signage on property located at 233 5th Avenue South c/o David J Woodhead. (PZ22-0126)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness to allow for signage on property located at 233 5th Avenue South c/o David J Woodhead. (PZ22-0126)

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 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 is located within the Warehouse Historic District and constructed circa 1935 and listed as

contributing on the National Historic Registry. The property is zoned OT; Old Town. There are several tenant spaces in the building that are comprised of different retail/entertainment businesses. This space within the building has a theater located at the back that has not been used for many years. However, the applicant is working towards re-opening the theater. The signage that is being proposed will be a cabinet that can contain the movie posters used to advertise the shows playing at the theater. The cabinet will be located along the front deck area and attached to the railing so that it is visible from the parking area.

The sign proposed is minimal in size compared to the building frontage, and the materials used seem to be compatible with the building front. Within the cabinet minimal lighting will be provided to make the posters visible at night. The frame for the cabinets will be installed within metal sleeves and those sleeves will be attached to the concrete and railing along the deck of the building and will not disturb the architecture of the building. The sign may be somewhat unique but should have minimal impacts to the character of the district or the building.

Per the Twin Falls Warehouse Historic Guidelines, the following guidelines apply: IV. Design Guidelines for New Signs. These guidelines have been provided in the staff report packet. Should the Commission approve the request, staff recommends the following conditions:

1. Subject to site plan amendments as required by City Codes and standards.
2. Subject to the applicant obtaining permits as required by City Codes and standards
3. Subject to removing the video drop box located within right of way.

Applicant Presentation:

David Woodhead, applicant, presented the request for a Certificate of Appropriateness to allow for signage on property located at 233 5th Avenue South. He shared the reason for the chosen location and the history of the front facade of the building.

HPC Questions & Comments:

- Commissioner Woodbury asked about placement of the signage being too prominent to the building, hiding the exterior of the building.
- Mr. Woodhead stated he can move the signage and asked for suggestions for a different location.
- City Planner Strickland stated the front of the building is all windows, so there was no other location available on the front façade of the building. She stated she worked with the applicant to find a location where the signs will be visible.
- The commission discussed possible alternative locations for the signage. They stated they would like to see the signs to the right or left of the front doors of the building.
- Commissioner Woodbury asked about the materials of the cabinets and the type of poster cabinet.
- Mr. Woodhead stated the cabinets are all made of metal and explained the history of the cabinets.

Discussions Followed:

Discussion ensued on the possible location options for the signs.

MOTION: Commissioner Woodbury moved to approve the request for a Certificate of Appropriateness to allow for signage on property located at 233 5th Avenue South c/o David Woodhead, as presented with staff recommendations, and with the condition to move the signage to the right or left side of the staircase.

Commissioner Buddecke seconded the motion.

Unanimously Approved by a vote of 4 to 0.

- b) Request for a Certificate of Appropriateness to add a skybridge connection from a proposed new building to property located at 102 Main Ave S. c/o Galenafund.com (PZ22-0117)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness to add a skybridge connection from a proposed new building to property located at 102 Main Ave S. c/o Galenafund.com (PZ22-0117)

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 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 is located within the Downtown Historic District. The property is zoned CB; Central Business. The land use history for the property is a financial institute and professional offices. The proposed land use for the building is professional offices. The building is contributing and was constructed circa 1909. This is a request to attach a skybridge to a newly proposed building to be constructed at the corner of Shoshone St S and 2nd Ave S. The rear wall of this building will not be visible from the adjacent streets once the new building has been constructed the skybridge will extend between the new building and the rear wall of 102 Main Ave S. The street facades for this building located along Main Ave S is composed of material used for construction in 1909 with an addition that was constructed in 1956 along with another addition constructed in 1978. The materials used for the second addition were made to resemble the original materials used in 1909 however the third addition is more modern day and is primarily glass.

The rear of the building does not have any historical characteristics except possibly the parapet along the roofline to give the appearance of continuity between the original building and the addition in 1956. The changes made over time to this building were primarily remodels to the interior of the building. However, it is evident that at some point stucco was installed on the rear wall.

The skybridge will be located in a minimally invasive location that does not appear to distract from the significant architectural character of the facades located along Main Ave S and Shoshone St S. With or without the skybridge, the back of this building will no longer be fully visible once the new building has been constructed. By adding the skybridge, it allows an accessible weather protected route between this building and the new structure once completed.

The skybridge will be constructed of iron materials with a glass enclosure that will be designed to include elements of local history resembling the Perrine Bridge. The skybridge, if approved for a Certificate of Appropriateness, will be required to meet all life safety requirements for construction. Based on the narrative provided by the applicant, the building has been maintained and has preserved the original structure. However, the back of the building does not have significant architectural features that will be disturbed by the addition of the skybridge.

Per the Twin Falls Downtown Historic Guidelines, the following guideline sections apply: 2.1 General Guidelines and 4.2 Minor Additions

These guidelines have been provided in the staff report packet. Should the Commission approve the request, staff recommends the following conditions:

1. Subject to site plan amendments as required by City Codes and standards.
2. Subject to the applicant obtaining permits as required by City Codes and standards

Applicant Presentation:

Patrick Lewis, applicant representative, presented the request for a Certificate of Appropriateness to add a skybridge connection from a proposed new building to property located at 102 Main Ave S. He stated the skybridge would link the new parking garage and building. He explained the issues for people with impaired mobilities to get around the building. He stated the skybridge would help alleviate these issues, as a better option for older clientele. It can be used by the public and tenants and will be attached to the 1956 addition. He stated the bridge is designed to look different from the original building. The bridge is designed to be functional and artistic with a nod to the Perrine bridge.

HPC Questions & Comments:

- Commissioner Maas asked to view additional photos.
- City Planner Strickland shared the additional photos the applicant provided.
- Commissioner Buddecke asked the applicant to explain where the skybridge will be attached.
- Commissioner Maas asked if there is wheelchair access on the front of the building.
- Mr. Lewis stated there is no wheelchair access at the main entrance. He explained the steps that need to be taken to help someone with a mobility issue through the building, which can be very inconvenient for customers.
- Commissioner Maas asked where the bridge will access in the building.
- Mr. Lewis explained how the bridge will allow customers access to the building.
- Commissioner Buddecke asked how this will change access for disabled customers.
- Mr. Lewis stated there will be designated handicapped parking in the garage with direct access to cross the bridge to the building.
- Commissioner Woodbury asked about the continuity and design theme of the building and if this new design is too distinct from original building.
- Chairman Baughman stated SHPO prefers additions to be a different color or design from original to distinguish between the addition and the historic buildings. He stated he would like the parapet to stay intact.

MOTION: Commissioner Woodbury moved to approve the request for a Certificate of Appropriateness to add a skybridge connection from a proposed new building to property located at 102 Main Ave S. c/o Galenafund.com (PZ22-0117), as presented with staff recommendations. Commissioner Buddecke seconded the motion.

Unanimously Approved by a vote of 4 to 0.

4) Old Business

a) CEG-Update

Commissioner Woodbury and City Planner Strickland met to discuss the CEG grant idea of using the residential historic photos from Paul Smith, and getting them digitized and cataloged with addresses. City Planner Strickland submitted grant application on Thursday, July 14, and the commission should hear back in a few months.

b) Historic District-Update

City Planner Strickland gave a recap of the July 13 Open House. On August 15 at 6:00 pm, City Council

will hold a public meeting for input on historic districts and make a decision on whether or not to approve using funds to budget for creating a new residential historic district.

Planning and Zoning Director Spendlove reviewed his presentation on the process of creating a district and the difference between historic preservation and land use laws.

c) Sip N Cycle Update

City Planner Strickland stated the owner is available for a draft run for the commission.

She will reach out and get a few available dates from the owner and send them to the commission.

5) New Business

6) Upcoming Meeting(s)

a) Monday, August 1, 2022

7) Adjournment

The meeting adjourned at 04:03 PM

Kelli Ebersole

Kelli Ebersole, Technician