



Twin Falls Historic Preservation Commission Minutes

Monday, December 11, 2023, 3:00 PM

203 Main Ave East

COUNCIL CHAMBERS

Special Meeting

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Arianna Harmon, Cherie Vollmer

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, Shaffer, McCurdy, Vollmer

Staff present: Spendlove, Ebersole, Green

2) Consent Calendar

- a) Approval of minutes from the following meeting: November 13, 2023

MOTION: Commissioner Shaffer made a motion to approve the consent calendar, as presented. Commissioner Vollmer seconded the motion.

Approved 4-0

3) Certificate of Appropriateness

- a) Request for Certificate of Appropriateness for facade improvements on property located at 702 Fairfield St W on behalf of Ajia LLC. (PZ23-0089)

Staff Presentation:

City Planner Ebersole presented the request for Certificate of Appropriateness for facade improvements on property located at 702 Fairfield St W on behalf of Ajia LLC. (PZ23-0089)

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

This is a request for a Certificate of Appropriateness for property located within the Warehouse Historic District. The building was constructed circa 1918 with a mix of brick and lava rock that was later stuccoed. It is a one-and-a half story building that was used as a creamery and later used for a refrigeration repair business and a furniture store around 1978. Since then, the building has been sold to several individuals. Upon purchasing this building, the applicant was informed that there was an investigation started on the property due to work being done without permits. As the new owner, the applicant is bringing this request forward to comply with code requirements and to address changes that were made to the building prior to the purchase as well as other

proposed changes the applicant would like to make. Approval of a certificate of appropriateness is required prior to approval of a changes being made and building permits being issued.

Per the Twin Falls Warehouse Historic Guidelines the following should be considered when evaluating the proposed changes.

1. Is the feature intact and in good condition, if so maintain it as such.
2. Is the feature deteriorated or damaged, if so repair it to its original condition.
3. If the feature is missing entirely, try to reconstruct, if possible using appropriate materials and evidence of the original construction.
4. If it is not feasible to repair, reconstruct or preserve then replace it with something similar to the original in materials, details and/or finishes.

When a property is being considered for refurbishing or even for updating the existing features the goal is to preserve what is in good condition, repair the characteristics that can be repaired using similar materials and keep with the same colors and appearance, if reconstruction is necessary the recommendation is to find evidence/details of the characteristics/features so that it can be reconstructed similar to the original. The least recommended approach is to replace the original materials if it is not necessary. It is not clear, based on the photos provided in the National Historic Registry and the Warehouse Historic Design Guidelines, if these features are original. However, it was listed a contributing when added to the registry. In this instance, the applicant is proposing the replacement of windows, doors and roofing materials, to cover the existing wood exterior that is in disrepair, replace the staircase with redwood materials, add awnings over doors and add a ramp for accessibility into the building.

The applicant has provided images of the proposed changes and a couple of renderings. The images do not match the narrative description for color or explain certain characteristics of the items being removed and replaced. Based on the information provided in their request, staff would ask that the commission take into consideration the proposed changes to determine if they are compatible with the guidelines and warrant the approval of a certificate of appropriateness. Checklists have been provided in the staff report with details to consider when making the decision. Upon conclusion, should the commission feel there is not enough information related to the materials, colors, or any other information necessary to make a decision, staff would recommend the item be tabled and clear expectations be provided to the applicant with regard to what would be necessary for the commission to make a decision. Should the commission find the information provided is sufficient and approves the request as presented, staff recommends the following conditions:

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

Applicant Presentation:

Ben Lyda from Ajia is the property manager. He clarified that the metal siding is the same as an existing building next door and they wanted to match.

PZ/Questions & Comments:

- Commissioner McCurdy asked about the direction the pictures were taken.
- Ben responded that both are facing East. They have no plans to change

the footprint of building except adding a ramp.

- Commissioner Shaffer asked if the ramp will be concrete.
- Ben explained that they are just going to repair what is there.
- Commissioner McCurdy asked if it would stay the same color.
- Ben responded that it will.
- Chairman Baughman asked about the upstairs windows if they were multi pane or single pane.
- Ben replied that they are multi pane and will stay that way.
- Commissioner Vollmer stated she liked that they are mimicking the building around it.
- Chairman Baughman stated he's excited that work is getting done on this.
- Commissioner McCurdy asked what it will be used for after it's finished.
- Ben responded that they wanted to get approval first.
- Commissioner McCurdy asked if they've had several tenants.
- Ben responded that they have.
- Commissioner Shaffer wanted clarity if it was aluminum or steel.
- Ben explained that half was wood, and the other half is steel.
- Chairman Baughman feels that this is unique in the district and allows more flexibility.
- Commissioner McCurdy agreed that partial was brick and stucco then changing to siding.
- Ben stated that they are not changing the brick.
- Commissioner McCurdy asked about the windows noting that the glass is not original. He asked if they are going to replace the glass.
- Ben said yes, they will just update them.
- Commissioner Shaffer asked if the doors will be flat black.
- Ben responded that it will.
- Commissioner McCurdy asked about the roofing and what it was originally.
- Ben answered that currently some of the roof is asphalt and some is metal. They want the whole roof to be all metal.

MOTION: Commissioner McCurdy moved to approve the request for Certificate of Appropriateness for facade improvements on property located at 702 Fairfield St W on behalf of Ajia LLC. (PZ23-0089). Commissioner Vollmer seconded the motion.

Approved 4 to 0.

- b) Request for Certificate of Appropriateness for facade improvements on property located at 226 & 230 Main Ave N. c/o Seth Watte. (PZ23-0093)

Staff Presentation:

City Planner Ebersole presented the request for Certificate of Appropriateness for facade improvements on property located at 226 & 230 Main Ave N. c/o Seth Watte. (PZ23-0093)

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard, with regard 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 the 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 subject property was originally two individual spaces and the buildings were separately constructed one in 1922 and the other 1941. According to the National Historic Registry Information from 2000, sometime in the 1990's the spaces were combined. The exterior of the buildings are, however, different enough that the registry listed them as two separate one-story buildings. The building addressed as 230 Main Ave N was clad with metal panels and thinly ribbed metal siding. The building addressed as 226 Main Ave N was finished with brick on the upper half of the building above the windows and both buildings sharing a plastic awning that extended across the frontage. The historic land use of the buildings has been office/retails and the applicant is not proposing any change. The intent is to repair the interior and lease the space to a tenant(s). Should the tenant(s) want to make exterior changes to the building such as signage, a certificate of appropriateness will be required at that time. Per the Twin Falls Downtown Historic Guidelines, the following should be considered when evaluating the proposed changes.

General Guidelines 2.1 Maintain and enhance the unique historical character and pedestrian scale of the buildings and their relationship to each other and the street.

The applicant is proposing to maintain the existing awning frame, update the paint and repair any damaged panels that have been installed on the front of the building. To avoid damage to the buildings, the plan is to retain the existing awning frame. The material chosen for the awning cover will be steel metal welded to the frame to increase the durability of the awning materials. The paint color chosen is black, which is the color used on the neighboring building, helping the facade of the building be more cohesive and blend with the downtown characteristics which consist of a mix of metals, bricks and paint.

Materials & Colors 3.6 Create cohesion throughout the district with the use of era-appropriate materials and colors found within the district. Generally, materials extracted locally should be used.

The steel metal proposed for the awning would be a material that was found in both the 1922 & 1941 years of construction and has been continuously used within the downtown historic district. The colors are similar to colors found within the district and would blend with the surrounding properties.

Facade Improvements 4.1 Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.

The applicant is not proposing to change the look of the extended window fronts but has proposed a fresh coat of paint to help update the facade as well as blend the two buildings together. The window frames will remain, leaving the character of the store frontage intact.

Staff would ask that the commission take into consideration the proposed changes and determine if they are compatible with the guidelines to warrant the approval of a certificate

of appropriateness. Checklists have been provided in the staff report with details to consider when making the decision.

Upon conclusion, should the commission feel there is not enough information related to the materials, colors, or any other information necessary to make a decision, staff would recommend the item be tabled and clear expectations be provided to the applicant with regard to what would be necessary for the commission to make a decision. Should the commission find the information provided is sufficient and approves the request as presented, staff recommends the following conditions:

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

Applicant Presentation:

Seth Watte

PZ/Questions & Comments:

- Commissioner Shaffer asked if they were making two different spaces.
- Seth responded that yes, they were. He stated that they were two different buildings originally but opened as one at some point.
- Commissioner McCurdy asked if they were taking the awning down.
- Seth stated that no they were going to replace it to tie in with the rest of downtown.
- Chairman Baughman stated this is a vast improvement.
- Seth explained that the buildings next door looked good, and this will help. They sandblasted the brick.
- Commissioner Vollmer thinks this looks great.
- Seth said they were looking for retail tenants. This will be two independent buildings.
- Commissioner Vollmer asked about wood paneling repair.
- Seth said the side with paneling is older and they are going to reattach a flat black steel siding to it.
- Commissioner Vollmer asked about siding.
- Seth responded that it would be more resistant to water.
- Commissioner Vollmer stated that it looks great.

MOTION: Commissioner Shaffer moved to approve the request for Certificate of Appropriateness for facade improvements on property located at 226 & 230 Main Ave N. c/o Seth Watte. (PZ23-0093). Commissioner McCurdy seconded the motion.

Approved 4 to 0.

4) Upcoming Meeting(s)

- a) January 8, 2024

5) Adjournment

The meeting adjourned at 03:26 PM

Jody Green

Jody Green, Planning Technician