



Twin Falls Historic Preservation Commission Minutes

Monday, February 26, 2024, 3:00 PM

203 Main Ave East
Twin Falls, ID 83303

SPECIAL MEETING

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy,
Council Liaison: Spencer Cutler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Baughman called the meeting to order at 03:23 PM

A quorum was present.

2) Consent Calendar

- a) Approval of minutes from the following meeting: February 5, 2024.

MOTION: Commissioner McCurdy moved to approve the consent calendar. Commissioner Shaffer seconded the motion.

Roll call vote showed all members present voted. 3 to 0.

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness to modify the roof on property located at 136 2nd Ave S. c/o Sid Lezamiz (PZ24-0018)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness to modify the roof on property located at 136 2nd Ave S. c/o Sid Lezamiz (PZ24-0018)

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard, in 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 of Appropriateness and shall be completed as part of the approval. Any decision of the Commission may be appealed to the City Council.

This property has been reviewed by the commission to approve a new sign and to change the color of paint on the front of the building. These modifications were approved in May 2023.

Recently, we received a building permit application to modify the roof on the building located at 136 2nd Ave S. Recognizing this was not part of the original request for Certificate of Appropriateness, staff contacted the property owner and requested a Certificate of Appropriateness application for the roof modification be submitted.

The applicant has provided a sample of a couple of other buildings within the downtown area that have had the same type of modification to the roofs. The current roof is domed behind the parapet. This request is to install a hip roof over the domed roof to assist in the run-off and maintenance of the structure. When completed, the hip roofing would only be visible from

above. The plan is to keep the hip roof below the parapet level so that it doesn't change the appearance of the building. Staff has reviewed the request and would support approval of the request.

Definitions:

Appropriate: suitable, compatible or fitting for a particular purpose, proper in the circumstances

Not Appropriate: not right or suited for the particular purpose, not proper for the circumstances

Historic Design Guidelines are used to evaluate the request. The Commission is charged with deciding whether the project helps to preserve the character of the district, if the proposed materials are appropriate, durable, and compatible with the building and the district. Approval of the request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

Per the Twin Falls Downtown Historic Guidelines, the following guidelines apply: Historic Element Replacement & Repair Methods

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:

Sid Lezamiz -

PZ/Questions & Comments:

- Commissioner McCurdy asked about the domed roof and how it is visible.
- Sid Lezamiz clarified that the roof is currently domed so it is not visible from the street. They will change it to slope for better drainage. He stated that they have other buildings like this, and they are more efficient.
- Chairman Baughman asked about the peak of the gable being 48" above roof and asked what the façade distance was.
- Sid Lezamiz east side is about 3', the front is about 18-20" after it will be closer to 3ft, but you can't really tell from the front when looking at it.
- Commissioner Shaffer asked if it was as similar roof as the school building.
- Sid Lezamiz responded that it is the same.

Discussions Followed:

MOTION: Commissioner McCurdy moved to approve the request for a Certificate of Appropriateness to modify the roof on property located at 136 2nd Ave S c/o Sid Lezamiz (PZ24-0018). Commissioner Shaffer seconded the motion.

Roll call vote showed all members present voted. 3 to 0.

4) Old Business

5) New Business

Planner Strickland updated the Commission that the interviews will be set up to fill the two vacant seats.

6) Upcoming Meeting(s)

- a) March 4, 2024 - Cancelled
April 1, 2024

7) Adjournment

The meeting adjourned at 03:32 PM

8) Education

Jody Green

Jody Green, Planning Technician