



Twin Falls Historic Preservation Commission Minutes

Monday, September 13, 2021, 3:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers
SPECIAL MEETING

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 03:00 PM
A quorum was present.

Members Present: *Culum, Baughman, Shaffer, Buddecke, Woodbury, Hawkins (Liaison)*

Staff Present: *Strickland, Hart, Ebersole*

2) Consent Calendar

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

Unanimously Approved by a vote of 5 to 0.

- a) Approval of Minutes from the following meeting: August 16, 2021

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness to allow for signage on property located at 123 6th Avenue South. c/o Lytle Signs on behalf of Paul Smith (PZ21-0134)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness to allow for signage on property located at 123 6th Avenue South. c/o Lytle Signs on behalf of Paul Smith (PZ21-0134)

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 current murals on the left and right grain elevators were painted directly to the concrete surface approximately 12-13 years ago. The outer surface of the concrete had degraded to the point that repainting is not an option, and the sign painting is not a service that is available if the option was feasible.

The middle grain elevator sign is an original ghost sign and the design guidelines recommend these type of signs be left exposed whenever possible, therefore this grain elevator is not included in this request.

The material for the banners is material specifically made for murals that stretch and attach to the aluminum frame. A couple example of this have been provided in the packet for reference.

The aluminum will not deteriorate, and this option will allow the applicant to maintain the signs and replace them when necessary.

Per the Twin Falls Warehouse Historic Guidelines, section: IV. General Guidelines For All Projects (G. Signs). Worksheets for this section of design review have been provided in the 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 Commission 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:

Paul Smith, applicant, presented the request for a Certificate of Appropriateness to allow for signage on property located at 123 6th Avenue South. He gave a history of the silos, the Colorado Milling Co. and how the current signage came to be. The concrete on the silos is flaking and a new sign painted on the silos is not possible. He stated the new signage will be a framed mural that can be replaced easily when needed. The new signage will be brighter and more colorful.

Discussions Followed:

- Commissioner Buddecke asked about the center silo and its history.
- Mr. Smith stated it is a shadow sign that is an original and will not be covered, as it is a historic piece.
- Commissioner Woodbury asked about the frame fitting the contour of the silos.
- Mr. Smith stated it will fit and has been tested. The framing will make it an interchangeable sign.
- Commissioner Woodbury asked about the deterioration of the concrete and any adverse effects on the walls w/the new signs.
- Mr. Smith stated there has been a study on the walls and believes they will hold with the new signage.
- Commissioner Baughman asked about the material of the signage and will it withstand the wind.
- Craig Lookingbill from Lytle Signs stated the signs are made from a banner material that is made for outdoor use and will last 10-15 years.

MOTION: Commissioner Woodbury moved to approve the request for a Certificate of Appropriateness to allow for signage on property located at 123 6th Avenue South. c/o Lytle Signs on behalf of Paul Smith (PZ21-0134).

Commissioner Buddecke seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- b) Request for a Certificate of Appropriateness to allow for a canopy installation on property located at 203 5th Avenue South. c/o Lytle Signs on behalf of Red's Trading Post (PZ21-0139)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness to allow for a canopy installation on property located at 203 5th Avenue South. c/o Lytle Signs on behalf of Red's Trading Post (PZ21-0139)

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 currently has a canopy spanning the front entrance to the building. This request is to install a canopy on the building located along the alley over the loading dock.

The canopy will match the copper penny corrugated metal on the front canopy and will be attached to the frame. The frame will be attached to the building.

Per the Twin Falls Warehouse Historic Guidelines, the section: III. Treatment of Historic Resources (Canopies). Worksheets for this section of design review have been provided in the 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 Commission 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:

Craig Lookingbill, Lytle Signs, representing applicant, stated the canopy will be very similar to the canopy on the front of the building. He stated the current wood beam will be removed and replaced with a new one.

Discussion ensued without concerns

MOTION: Commissioner Shaffer moved to approve the request for a Certificate of Appropriateness to allow for a canopy installation on property located at 203 5th Avenue South. c/o Lytle Signs on behalf of Red's Trading Post (PZ21-0139).

Commissioner Woodbury seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- c) Request for a Certificate of Appropriateness to allow for the replacement of stairs on property located at 425 Shoshone Street North. c/o Colby Ricks on behalf of the Twin Falls County Court House. (PZ21-0143)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness to allow for the replacement of stairs on property located at 425 Shoshone Street North. c/o Colby Ricks on behalf of the Twin Falls County Court House. (PZ21-0143)

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.

City Code 10-13-1 states for those properties located within the Twin Falls City Park Historic District. A certificate of appropriateness shall be required whether a building permit is required.

The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls City Park Historic District. The stairs will be replaced with new concrete stairs w/handrails. The building is a contributing building on the 1977 National Registry of Historic Places.

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 Commission 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:

Colby Ricks, representing applicant, stated there is an ADA ramp on the west side of building and the plan is not to put a ramp in the front of the building. He stated the handrails will be made to coordinate with the interior wood rails from the original architecture. The handrails will be made with steel. He stated the stairs are in very bad shape and the handrails are rusted through. He stated they are working with the building department specifically with demo requirements to not damage the original sandstone.

Discussions Followed without concern

MOTION: Commissioner Buddecke moved to approve the request for a Certificate of Appropriateness to allow for the replacement of stairs on property located at 425 Shoshone Street North. c/o Colby Ricks on behalf of the Twin Falls County Court House. (PZ21-0143)

Commissioner Baughman seconded the motion.

Unanimously Approved by a vote of 5 to 0.

4) New Business

a) Friends of the Avenues - Sign Project

Citizen Robin Kirby presented the Friends of the Avenues project. She stated they are a local group working to create a local historic residential district. She gave the history of the original townsite and the petition project the group has started.

Russ Tremayne presented the Friends of the Avenues sign project to help support the original residential district. He stated they are working with Lytle Signs for individual signs for historic house markers. He stated the signs would give the basic housing information with what information that can be found. It will be the basic facts w/stories of house, with similar information on the HPC walking tour pamphlet.

5) Old Business

a) Grant Project Discussion

- Virtual Tour (CLG)
- Historic District Design Guidelines (CLG)
- Interpretive Sign Roberson Hotel (CEG)

City Planner Strickland stated the interpretive sign for the Rogerson hotel was not approved by the CEG grant committee. The commission can submit the request again next year.

Virtual tours – City Planner Strickland reviewed items to consider and the CLG application timeline. The application due date is December 31, 2021. If approved, the project complete deadline is May 2023. In kind hours can be counted starting October 1, 2021.

Action item: Commission to review the merits between two projects. Commission to discuss project timelines for a vote on October 4, with final draft of plan ready for City Council by the last HPC meeting in November.

6) Upcoming Meeting(s)

a) Monday, October 4, 2021

7) Adjournment

The meeting adjourned at 04:16 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant