



Twin Falls Historic Preservation Commission Minutes

Monday, August 15, 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, Luna, Zollinger, Spendlove, Martoma*

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) Request for Approval of minutes for the following meeting: July 18, 2022

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for signage on property located at 103 Main Avenue East c/o Lytle Signs. (PZ22-0132)

Staff Presentation:

Request for a Certificate of Appropriateness for signage on property located at 103 Main Avenue East c/o Lytle Signs. (PZ22-0132)

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 was constructed circa 1905 and was listed as non-contributing in 2000 on the National Historic Registry. The property is located within the Downtown Historic District and has a land use history as a financial institution and professional offices.

The Coldwell wall signs fit within the architectural features of the façade above the window and is lined up with other signs along the block. It will be made of aluminum and is not internally lit.

The Canyonside Property Management wall sign is pedestrian oriented and is lined up with other signs along the north elevation of the building. It will be made of a durable material that withstand weather conditions and is like the existing signs already mounted on the façade of the building.

The Canyonside Property and Coldwell Banker window logos are made of a material that can be easily removed if necessary does not cover more than 75% of the window surface and is pedestrian oriented.

This building was constructed circa 1905 with a brick façade however sometime in the 1950s or 1960s the façade was reskinned prior to the building being listed on the National Historic Registry and prior to the Downtown Design

guidelines that have been in place since 2017.

The reskinning of the building was a dramatic change to the façade making it a non-contributing building and without a substantial investment removal would damage the original materials used in 1905.

Sections 2.1 General Downtown Guidelines and Section 3.4 Sign Guidelines apply to this request and have been provided in the staff report packet. As the commission your review is based on the guidelines, the type of request and if the proposed changes are compatible with the character of the district and are generally in conformance with the Downtown Design Guidelines.

Staff has reviewed the request and does not anticipate any negative impacts related to the request and would recommend the following conditions if approved:

1. Subject to site plan amendments as required by the city codes and standards.
2. Subject to the applicant obtaining the appropriate permits as required.

Applicant Presentation:

Brandon Byce, Lytle Signs, presented the request for a Certificate of Appropriateness for signage on property located at 103 Main Avenue East. He explained the materials of the signs. He explained the refurbishment of the clock on the building.

Discussions Followed:

- Commissioner Woodbury asked about the mounting of the flush mounted wall signs.
- Mr. Byce explained the creation and mounting of the flush mounted wall signs.
- Commissioner Woodbury asked about any backlighting of the signs.
- City Planner Strickland clarified there will be no lighting of the signs.
- Chairman Baughman stated he approves of the signage and looks of the signs.

MOTION: Commissioner Maas moved to approve the request for a Certificate of Appropriateness for signage on property located at 103 Main Avenue East c/o Lytle Signs (PZ22-0132), as presented, with staff recommendations. Commissioner Buddecke seconded the motion.

Unanimously Approved by a vote of 4 to 0.

City Planner Strickland gave the commission an update on the Sip N Cycle tours and let the commission know the City Council will be taking public comment regarding the Residential Historic District proposal.

Chairman Baughman gave an update on projects he is currently working on.

4) Upcoming Meeting(s)

- a) Monday, September 19, 2022

5) Adjournment

The meeting adjourned at 03:21 PM