



Twin Falls Historic Preservation Commission Minutes

Monday, November 7, 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 03:02 PM
A quorum was present.

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

Staff Present: *Strickland, Ebersole, Zollinger*

2) Consent Calendar

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

Motion Approved by a vote of 3-0-1.

- a) Approval of minutes from the following meeting: October 3, 2022

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for exterior lighting on property located at 103 Main Avenue East c/o Coldwell Banker Distinctive Properties. (PZ22-0160)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness for exterior lighting on property located at 103 Main Avenue East c/o Coldwell Banker Distinctive Properties. (PZ22-0160)

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 Coldwell Bank wall signs were approved by the Commission on August 15, 2022. At the time, the applicant was not sure if they wanted to install lighting. Since this time the applicant has decided they would like to have lighting over the Coldwell Bank wall signs located along Shoshone St E and Main Ave E.

The building was constructed circa 1905 and since that time has been reskinned making a dramatic change to the façade. This change made the building non-contributing and would require a substantial

investment to remove and repair/replace the original materials.

The design guidelines provide photos of lighting that has been found in the Downtown District. The plan is to have them directed downward to shine directly onto the sign and provide some ambient lighting along the sidewalk. They will be individually wall mounted and have warm-colored light bulbs.

Sections 2.1 General Downtown Guidelines and Section 3.4 Exterior Light 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's codes and standards.
2. Subject to the applicant obtaining the appropriate permits as required.

Applicant Presentation:

Gary Shetland, applicant representative, stood for questions from the commission.

Discussions Followed:

- Commissioner Woodbury asked about the current lighting.
- Mr. Shetland stated they will tie the new lighting into the current lighting.
- Chairman Baughman asked about the light bulbs.
- Mr. Shetland stated they will use the bulbs that are required to use.
- City Planner Strickland stated it will be a warm lighting, per the application, and she will forward the HPC approved lighting range to the sign company.

MOTION: Vice Chair Shaffer moved to approve the request for a Certificate of Appropriateness for exterior lighting on property located at 103 Main Avenue East c/o Coldwell Banker Distinctive Properties. (PZ22-0160), as presented, with staff recommendations.
Commissioner Woodbury seconded the motion.

Motion Approved by a vote of 4 to 0.

Commissioner Buddecke recused herself from the next item.

- b) Request for a Certificate of Appropriateness for exterior signage on property located at 210 2nd Avenue South c/o Lisa Buddecke on behalf of 2nd South Market. (PZ22-0161)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness for exterior signage on property located at 210 2nd Avenue South c/o Lisa Buddecke on behalf of 2nd South Market. (PZ22-0161)

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 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 modifications to this building have occurred in the last couple of years and have all come through for Certificate of Appropriateness approval. The approvals have been related to signs, exterior lighting and outdoor amenities and have all been completed.

The building is located within the Warehouse Historic District and is zoned CB; Central Business. The building was once a hardware store and has since been a retail shop and more recently re-purposed as a food market with multiple eating establishments.

The property was constructed circa 1940 and is non-contributing. The applicant has made several updates to the façade of the building in keeping with it's original structure and enhancing the exterior with painted signs, lighting and outdoor amenities.

The proposed signs are secondary to the business name painted above the proposed location and are designed with a simple typeface. The applicant has chosen a single color that is compatible with the character of the district and the building. The letters will be painted on an empty white wall adjacent to 2nd Avenue South. Painted signs are found within the district and provide a means of advertising without damaging the integrity of the structure.

Staff has reviewed this request and does not foresee any negative impacts should the Commission approve the request. A rendering of the sign has been provided. The signs do not detract from the character of the district and are in general conformance with design guidelines. Section G. Signs of the Warehouse Historic District Design 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 appropriate for the district and the building.

Upon conclusion, should the commission approve the request as presented, staff recommend the following conditions:

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

Applicant Presentation:

Applicant Buddecke stood for questions from the commission.

Discussions Followed:

- Commissioner Woodbury asked about the current lighting on the building.
- Mrs. Buddecke explained the current lighting and stated there will be no additional lighting with this request.
- Commissioner Woodbury asked about the verbiage changing with new restaurants going into the space.
- Mrs. Buddecke stated the sign will be painted onto the building. If there are new tenants/food types, they will change the sign as needed by repainting it.
- City Planner Strickland stated there will be no need for an additional COA to change sign verbiage.

MOTION: Commissioner Woodbury moved to approve the request for a Certificate of Appropriateness for exterior signage on property located at 210 2nd Avenue South c/o Lisa Buddecke on behalf of 2nd South Market. (PZ22-0161), as presented, with staff recommendations. Vice Chair Shaffer seconded the motion.

Motion Approved by a vote of 3-0.

4) Discussion

- Commissioner Shaffer gave an update on the Trick or Treat on Main Street event.
- City Planner Strickland stated that Lisa Maas turned in her resignation and interviews for new commissioners is being held after today's meeting.
- Another update was given on the request for a residential district. City Council decided they do not want to use taxpayer money to fund the survey of the potential district.
- Chairman Baughman stated he has attended the Lava Ridge Wind Farm meeting, and gave an update from those meetings.
- Chairman Baughman stated that AT&T has contracted for a tower on the Jerome side of the Snake River.

5) Upcoming Meeting(s)

- a) Monday, December 5, 2022

6) Adjournment

The meeting adjourned at 03:27 PM

Kelli Ebersole

Kelli Ebersole, Technician