



Twin Falls Historic Preservation Commission Minutes

Monday, July 7, 2025, 3:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe

Council Liaison: Spencer Cutler

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Baughman called the meeting to order at 03:00 PM
A quorum was present.

2) Consent Calendar

- a) Request to approve the minutes from the following meeting: June 23, 2025.

MOTION: Commissioner Dowdle moved to approve the consent calendar. Commissioner Sipe seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for a new sign to be installed at 129 Main Ave W. c/o The Brick and Beyond, LLC (PZ25-0078)

Staff Presentation:

Planner Strickland presented the request for a Certificate of Appropriateness for a new sign to be installed at 129 Main Ave W. c/o The Brick and Beyond, LLC (PZ25-0078)

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.

This building has received several approvals for certificate of appropriateness for a changes to the building structure. One was to remove an existing window and replace it with a door for an additional entrance into the building from Main Ave, allowing the building to be two separate tenant spaces. The space that had a door installed is now occupied by Cloverleaf. In addition to this request, another Certificate of Appropriateness was approved for sign installation design and facade improvements. As part of that request, the applicant proposed that all signage would be attached to the raceway bar that would be installed to accommodate signage. The concern was that the original masonry façade was in disrepair and attaching signs to the building could cause more damage. The commission agreed that to preserve the building, attaching signs to the raceway bar would be more appropriate. In the staff report packet staff has provided a sample rendering provided in that request to demonstrate more clearly how the signs would be attached and a photo of the Cloverleaf sign

that is attached to the raceway bar on the adjacent tenant space of this building. Approval of a Certificate of Appropriateness is required by the Commission. After explaining to the applicant the sign installation design that was approved in 2021 the applicant submitted an exhibit of the proposed sign. The applicant is proposing the sign be attached to the raceway bar and be cut out letters with bright colors to be inviting to their specific audience. The design they are proposing to be attached to the raceway bar seems compatible with the district. The colors are a little brighter then some of the other signs but with the letters being cut out and essentially floating in front of the building the impact should be negligible.

Per the Twin Falls Downtown Historic Guidelines, the following guidelines apply: 2.1 General Guidelines and 3.5 Sign Guidelines. 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.

HPC/Questions & Comments:

- Commissioner Sipe asked how it will be attached to the building.
- Josh Lynard explained that the attachments will blend into the background to not be seen.

Discussions Followed:

MOTION: Commissioner McCurdy moved to approve the request for a Certificate of Appropriateness for a new sign to be installed at 129 Main Ave W. c/o The Brick and Beyond, LLC (PZ25-0078) Commissioner Dowdle seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

4) Old Business

5) New Business

Discussion about a new date for another tour.

6) Upcoming Meeting(s)

- a) August 4, 2025.

7) Adjournment

The meeting adjourned at 03:12 PM

Jody Green

Jody Green, Planning Technician