



Twin Falls Historic Preservation Commission Minutes

Monday, August 3, 2020, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members: Samra Culum Chairperson, Shane Cook Vice Chairperson, Allen Easterling, Doug Baughman, Jonas Reagan, Jennifer Shaffer

Council Liaison: Craig Hawkins

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Culum called the meeting to order at 12:00 pm
A quorum was present.

Members Present: Culum, Baughman, Easterling, Reagan

Staff Present: Spendlove, Strickland, Ebersole, Hafer

2) Consent Calendar

MOTION:

Commissioner Reagan moved to approve the Consent Calendar, as presented.
Commissioner Baughman seconded the motion.

Unanimously approved by a vote of 4-0

- a) Approval of Minutes from the following meeting: July 20, 2020

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness to install a sign on property located at 147 Shoshone Street North c/o Lytle Signs on behalf of Hands On (PZ20-0092)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness to install a sign on property located at 147 Shoshone Street North c/o Lytle Signs on behalf of Hands On (PZ20-0092)

The applicant is requesting approval of a Certificate of Appropriateness to install new signs.

The building was constructed c. 1918 and is a contributing building. It was known as

the Central Market.

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.

Such a certificate is to be issued by the historic preservation commission prior to the issuance of a building permit altering structures.

The Commission shall hear the request within ten (10) days of City Staff receiving a complete application.

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.

Per City Code 10-13-1 states for those properties located within the Twin Falls Downtown Historic District

1. No exterior portion of any building or other structure, including walls, fences, light fixtures, steps and pavement, or other appurtenant features, nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within these districts until after an application for a certificate of appropriateness has been approved by the historic preservation commission.

2. A certificate of appropriateness shall be required whether or not a building permit is required.

Chapter 2, 3, 4 & 8 are applicable to a request for a contributing building making a façade improvement. The applicable checklists have been provided in the staff report.

Staff has reviewed this request and does not anticipate any negative impacts to the contributing property should the request be approved.

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:

Cody McBride, Lytle Signs, representing applicant, presented the request for a Certificate of Appropriateness to install a sign on property located at 147 Shoshone Street North. He stated the same materials as existing sign will be used, with a new logo. He stated it will be a metal digitally printed sign. There will be no new penetrations.

Discussions Followed: without concerns

Motion:

Commissioner Reagan made a motion to approve the request, as presented, with staff recommendations.

Commissioner Baughman seconded the motion.

Unanimously approved by a vote of 4-0

- b) Request for a Certificate of Appropriateness to install a sign on property located at 113 Main Avenue East c/o Lytle Signs on behalf of Paul Mitchell Schools (PZ20-0093)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness to install a sign on property located at 113 Main Avenue East c/o Lytle Signs on behalf of Paul Mitchell Schools (PZ20-0093)

The applicant is requesting approval of a Certificate of Appropriateness to install new signs.

The building was constructed c. 1907 and is a non-contributing building. It has had sever tenants such as Stalker & Co Clothiers, Postal Telegraph-Cable Co. and TF Realty and Insurance Co.

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.

Such a certificate is to be issued by the historic preservation commission prior to the issuance of a building permit altering structures.

The Commission shall hear the request within ten (10) days of City Staff receiving a complete application.

The Commission may approve, approve with conditions, or deny the request.

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moved or demolished within these districts until after an application for a certificate of appropriateness has been approved by the historic preservation commission.

2. A certificate of appropriateness shall be required whether a building permit is required.

Chapter 2, 3, 4 & 8 are applicable to a request for a contributing building making a façade improvement. The applicable checklists have been provided in the staff report.

Staff has reviewed this request and does not anticipate any negative impacts to the non-contributing property should the request be approved.

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:

Cody McBride, Lytle Signs, representing applicant, presented the request for a Certificate of Appropriateness to install a sign on property located at 113 Main Avenue East. He stated there will be three signs, one in front, one in back, and one hanging sign. He stated the signs will be standard panel size and digitally printing. The logo will have no variance per Paul Mitchell corporate. The applicant has future plans to add down lighting. There will be a need to add two additional penetrations, as it is a longer sign.

Discussions Followed:

- Commissioner Baughman states he likes the scope and size of sign. He has no concerns.
- Commissioner Easterling asked for clarification on the current front signage.
- The applicant addressed the signage and spoke to what this business will bring to the community. He stated the vinyl window sign there now will be removed.
- Commissioner Reagan asked about back sign.
- The applicant stated it is a panel sign.

MOTION:

Commissioner Reagan moved to approve the request for Certificate of Appropriateness to install a sign on property located at 113 Main Avenue East c/o Lytle Signs on behalf of Paul Mitchell Schools, as presented. (PZ20-0093). Commissioner Baughman seconded the motion.

Unanimously Approved by a vote of 4 to 0.

- c) Request for a Certificate of Appropriateness to install a sign on property located at 242 Main Avenue North c/o Lytle Signs on behalf of Twin Falls Martial Arts (PZ20-0094)

Staff Presentation:

Request for a Certificate of Appropriateness to install a sign on property located at 242 Main Avenue North c/o Lytle Signs on behalf of Twin Falls Martial Arts (PZ20-0094)

The applicant is requesting approval of a Certificate of Appropriateness to install new signs.

The building was constructed c. 1960 and is a non-contributing building. It has had sever tenants such as an appliance business, printing/camera store and art gallery.

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.

Such a certificate is to be issued by the historic preservation commission prior to the issuance of a building permit altering structures.

The Commission shall hear the request within ten (10) days of City Staff receiving a complete application.

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.

Per City Code 10-13-1 states for those properties located within the Twin Falls Downtown Historic District

1. No exterior portion of any building or other structure, including walls, fences, light fixtures, steps and pavement, or other appurtenant features, nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within these districts until after an application for a certificate of appropriateness has been approved by the historic preservation commission.

2. A certificate of appropriateness shall be required whether a building permit is required.

Chapter 2, 3, 4 & 8 are applicable to a request for a contributing building making a façade improvement. The applicable checklists have been provided in the staff report.

Staff has reviewed this request and does not anticipate any negative impacts to the non-contributing property should the request be approved.

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:

Cody McBride, Lytle Signs, presented the request for a Certificate of Appropriateness to install a sign on property located at 242 Main Avenue North. He stated there will be one illuminated panel painted to match brick with cut out letters, polished and mounted to the panel. There will need to be 4-6 penetrations to the wall. The owner will require the same size panel for future tenant signage.

Discussions Followed:

Discussion ensued about the durability of the materials of the letters on the sign.

MOTION:

Allen Easterling moved to Request for a Certificate of Appropriateness to install a sign on property located at 242 Main Avenue North, as presented. (PZ20-0094)

Doug Baughman seconded the motion.

Motion was approved by a vote of 3 to 1.

- d) Request for a Certificate of Appropriateness for to construct a new building on property located at 215 Shoshone Street South c/o Colby Ricks, Laughlin Ricks Architecture on behalf of Chris Jones. (PZ20-0095)

Staff Presentation:

Request for a Certificate of Appropriateness for to construct a new building on property located at 215 Shoshone Street South c/o Colby Ricks, Laughlin Ricks Architecture on behalf of Chris Jones. (PZ20-0095)

The applicant is requesting approval of a Certificate of Appropriateness to construct a new apartment building on property located at 215 Shoshone Street South.

Currently this property is vacant but use to be is known as the old Red's Trading Post building site. The property is zoned CB and is in the Downtown Historic District.

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.

Such a certificate is to be issued by the historic preservation commission prior to the issuance of a building permit altering structures.

The Commission shall hear the request within ten (10) days of City Staff receiving a complete application.

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.

Per City Code 10-13-1 states for those properties located within the Twin Falls Downtown Historic District.

A certificate of appropriateness shall be required whether a building permit is required.

Chapter 2, 3, 6 & 8 are applicable to a request for new construction within the Downtown Historic District. The applicable checklists have been provided in the staff report.

Staff has reviewed this request and generally feels the new building would blend well into the district and provide a nice transition from the Downtown Historic District into the Warehouse Historic District. The materials, colors and style of the building being proposed should have minimal impacts on the surrounding buildings and the district.

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, presented the request for a Certificate of Appropriateness to construct a new building on property located at 215 Shoshone Street South. He explained the layout of the apartments, including parking and the design of the building.

Discussions Followed:

- Commissioner Reagan asked what side the windows will be facing.
- City Planner Strickland stated the windows will face Shoshone Street.
- Chairperson Culum asked about the landscaping requirements
- City Planner Strickland summarized the landscaping/parking code for the zone.
- Mr. Ricks gave stated there is a landscaping plan for this project.
- Commissioner Reagan asked for clarification on parking.
- Mr. Ricks stated there is no parking requirement in the P1 overlay, but there will be 5 parking spaces at this development.

- The applicant stated there are 5 spaces on property, and they may be able to get additional parking in adjacent parking lot. He stated there are 15 units, with 12 units being residential and 3 storage units.
- Commissioner Baughman stated he does not believe that the wood is complimentary to the area and does not match the neighboring buildings. He also stated concerns with the entrances to the complex.
- Mr. Ricks stated the front windows will face Shoshone Street with the stairs facing Apricot Home. He stated they will use cement board siding instead of wood, for maintenance. The same material is being used on the approved buildings as at 2nd South Market and Float Magic.
- Commissioner Reagan stated the building does have the same feel as the 2nd South Market. He stated he does not see how one can be approved, but now there is an opposition to this request.
- Commissioner Baughman stated he would like less wood on the building.
- Commissioner Easterling stated he is concerned about the material not being real wood.

Motion #1:

Commissioner Baughman made a motion to require the bottom two stories be made of brick with metal accents, and the top floor of wood, with metal accents.

Commissioner Easterling seconded the motion.

Discussion:

- Commissioner Reagan stated this motion is not in accordance with the design guidelines.
- Commissioner Easterling stated the guidelines are to have buildings match or be close to it.

The vote was tied 2-2 on the motion. Motion denied.

Discussion Followed:

- Chairperson Culum would like to see the landscaping plan.
- City Planner Strickland stated the landscaping is on the site plan, and when the applicant decides on a final plan, they will have to come back to commission.
- PZ Director Spendlove stated there are no specifics on percentage of materials by the applicant.
- Mr. Ricks gave an update on the final design plan of this building, and the reason for the use of these materials.
- Chairperson Culum stated she likes the dimensions and use of different materials.
- Commissioner Easterling is not opposed to the materials, but how the materials are used.
- Commissioner Baughman does not like the materials as they are shown.

- Commissioner Reagan stated this request can be denied and appealed to city council, if the applicant desires to do so.
- Commissioner Baughman believes the wood materials detract and create an adverse effect to the district.
- Commissioner Reagan stated there are examples of buildings using wood as an outside material in the Downtown District. He thinks this request is better than the parking lot that is considered part of the district.
- Commissioner Easterling stated it is the commission's job to perfect the district.
- Commissioner Baughman stated it is the commission's responsibility to review changes and how they affect the district as a whole. He does not believe this building blends with the area.
- Chairperson Culum stated she believes it is not the commission's job to ask someone to replicate an old building, but to compliment the area and believes this project does that.
- Commissioner Reagan believes the commission is here to help maintain the character of the downtown feel of Twin Falls. He stated this is often done by materials. He believes this preserves the feel and meshes with modern building requirements, while maintaining the character of the historic downtown/warehouse districts.
- Commissioner Easterling asked if this building would be considered a contributing building.
- City Planner Strickland stated it would not be contributing as it is new construction.

MOTION: Commissioner Reagan moved to approve the request to construct a new apartment building on property located at 215 Shoshone Street South. Commissioner Easterling seconded the motion.

Motion approved by a vote of 3-1.

4) Old Business

a) CLG Grant Discussion

Chairperson Culum shared an idea of how to use the CLG grant fund granted to the commission.

She stated that Visit Southern Idaho is building an app incorporating a heritage section. She said they are willing to add digital self-guided tours. She shared that the cost is \$2000 for the self-guided tours, with an extra \$1000 for professional curated recorded videos for one section of the app.

MOTION:

Commissioner Reagan moved to approve the alternate use of the CLG grant funds for the Visit Southern Idaho app.

Commissioner Baughman seconded the motion.

Unanimously Approved by a vote of 4-0.

5) Upcoming Meeting(s)

a) Monday, August 17, 2020

6) Adjournment

The meeting adjourned at 1:36 PM.

Kelli Ebersole

Kelli Ebersole, Administrative Assistant