



Twin Falls Historic Preservation Commission Minutes

Monday, January 4, 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, Allen Easterling

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, Shaffer, Maas, Woodbury, Easterling
Staff Present: Strickland, Hart, Ebersole

2) Consent Calendar

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

Unanimously approved by a vote of 6-0.

a) Approval of Minutes from the following meeting: December 7, 2020

3) Certificate of Appropriateness

a) Request for Certificate of Appropriateness to allow for proposed signage on property located at 127 Main Avenue East c/o Lytle Signs on behalf of Kelly Real Estate (PZ20-0145)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness to allow for proposed signage on property located at 127 Main Avenue East c/o Lytle Signs on behalf of Kelly Real Estate (PZ20-0145)

The 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 building was constructed circa 1907. The building was occupied by the Twin Falls Times in 1910. The Shodair Hotel operated at this location from 1928-1953 and later the space became a jewelry store and investment company.

Per the Twin Falls Downtown/City Park Historic Guidelines the following apply: Downtown General Guidelines 2.1 and 3.5 Signs. These sections have been provided in the staff report 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 Commissions 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:

Brandon Byce, Lytle Signs, presented the request for a Certificate of Appropriateness to allow for proposed signage on property located at 127 Main Avenue East c/o Lytle Signs on behalf of Kelly Real Estate.

He stated the sign will be made of Aluminum Composite prepainted with a composite core. He stated the sign will be flush mounted and placed to size in the current faded spot on building.

Discussions Followed:

- Commissioner Easterling asked if window signs will come down when wall sign installed. He would like a condition added that the signs currently in the window be removed with the installation of the wall sign.
- Mr. Byce stated he will inform Kelly Real Estate to remove the signs in window.

MOTION: Commissioner Woodbury moved to approve the Certificate of Appropriateness for a wall sign on property located at 127 Main Avenue East c/o Lytle Signs on behalf of Kelly Real Estate, with and additional condition of removal of any unapproved signage.

Commissioner Easterling seconded the motion.

Unanimously approved by a vote of 6-0.

- b) Request for a Certificate of Appropriateness for a wall sign and tenant panels on property located at 124 Main Avenue North #200 c/o Lytle Signs on behalf of Hilverda McRae Law Offices. (PZ20-0146)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness for a wall sign and tenant panels on property located at 124 Main Avenue North #200 c/o Lytle Signs on behalf of Hilverda McRae Law Offices. (PZ20-0146)

The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District. The projecting will be for proposed signage.

The applicant is requesting approval to affix window signs on the door entering the building, attaching a non-illuminated wall sign on the second-floor wall of the building and lastly, they would like to replace an existing projecting sign panel with their proposed sign.

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 building was constructed circa 1920. It served as a Cotillion Hall and was occupied from 1932 until 1990s by the Paris Department Store. The building is contributing.

Per the Twin Falls Downtown Historic Guidelines the following apply: Downtown General Guidelines 2.1 and 3.5 Signs. These sections have been provided in the staff report 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 Commissions 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:

Mike Shirley, Lytle Signs, presented the request for a Certificate of Appropriateness for a wall sign and tenant panels on property located at 124 Main Avenue North #200. He stated the tenant sign would be added in the blank spot of the existing tenant sign. There is also a window sign for the common door to the upstairs offices. The wall sign would be placed on the second floor brick between two of the office windows.

Commission Questions:

- Commissioner Easterling asked about the signage on second floor. He stated this will be an issue as there are no other second business signs on Main Avenue. He stated he has no issue with the projecting tenant sign.
- Commissioner Maas stated she does not believe the second floor wall sign is in favor with the Downtown Twin Falls.
- Mr. Shirley stated the only place to put the sign on the second floor is between the two buildings with two types of brick. He stated the law office will occupy whole second floor street frontage.
- Mr. Shirley asked if it would be appropriate to have the logo on a second floor window.
- The commission agreed this would be a better option.
- Commissioner Baughman asked which windows the law office will occupy.
- Mr. Shirley clarified where the office will be located on the second floor.

MOTION: Allen Easterling moved to approve the Certificate of Appropriateness for a wall sign on property located at 124 Main Avenue North #200 c/o Lytle Signs, on behalf of Hilverda Law Offices.

Commissioner Woodbury seconded the motion.

The motion failed by a vote of 0-6.

MOTION: Allen Easterling moved to approve the Certificate of Appropriateness for the tenant signs on property located at 124 Main Avenue North c/o Lytle Signs, on behalf of Hilverda Law Offices.

Commissioner Shaffer seconded the motion.

Unanimously approved by a vote of 6-0.

4) New Business

- a) CLG Grant for Education

City Planner Strickland informed the commission that she is submitting the application for ID Heritage Conference for Sept. 2021 in Pocatello. This conference is the replacement to the canceled conference in 2020. She stated it is going before City Council at tonight's meeting for approval. The grant will cover 3 commissioners and one staff members expenses and travel.

5) Old Business

a) Design Guideline Amendment Review Update

City Planner Strickland stated this item will go before City Council for approval on January 25.

MOTION: Commissioner Easterling moved to take out the Window Coverings section and add to future agenda for placement in design guidelines.
Commissioner Woodbury seconded the motion.

Unanimously Approved by a vote of 6-0.

6) Upcoming Meeting(s)

a) Monday, January 11, 2021 at 3:00 pm

7) Adjournment

The meeting adjourned at 04:05 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant