



Twin Falls Historic Preservation Commission Agenda

Monday, July 18, 2022, 3:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chair, Ben Woodbury, Lisa Maas, Lisa Buddecke

Council Liaison: Spencer Cutler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: June 28, 2022
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness to add a skybridge connection from a proposed new building to property located at 102 Main Ave S. c/o Galenafund.com (PZ22-0117)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Certificate of Appropriateness to allow for signage on property located at 233 5th Avenue South c/o David J Woodhead. (PZ22-0126)
By: Lisa Strickland, City Planner
- 4) Old Business
 - a) **INFORMATIONAL:** CEG-Update
 - b) **INFORMATIONAL:** Historic District-Update
 - c) **DISCUSSION:** Sip N Cycle Update
- 5) New Business
- 6) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Monday, August 1, 2022
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Historic Preservation Commission Minutes

Monday, June 27, 2022, 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, Lisa Buddecke

Council Liaison: Spencer Cutler

1) Confirmation of Quorum/Call Meeting to Order

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

Members Present: Culum, Maas, Woodbury, Shaffer, Baughman, Cutler (Liaison)

Staff Present: Strickland, Ebersole, Zollinger

2) Consent Calendar

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

Unanimously Approved by a vote of 5 to 0.

- a) Approval of minutes from the following meeting: May 2, 2022 and June 6, 2022

3) Certificate of Appropriateness

- a) Request for approval of a Certificate of Appropriateness for a facade improvement to add a second entry on property located at 161 2nd Ave N. c/o Laurie Skrederstu Laughlin Ricks Architects (PZ22-0110)

Staff Presentation:

Request for approval of a Certificate of Appropriateness for a facade improvement to add a second entry on property located at 161 2nd Ave N. c/o Laurie Skrederstu Laughlin Ricks Architects (PZ22-0110)

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 property is located within the Downtown Historic District and is zoned CB; Central Business was constructed circa 1921 and was listed as a contributing building on the National Historic Registry as contributing in 2000. The space has a long history of retail use. The proposed use for the building is a Golf Simulation business for customers to practice their golf skills.

The proposed change to the building requires a Certificate of Appropriateness and is evaluated using the general downtown and facade improvement guidelines. The building was listed as contributing 22 years ago, but facade changes have been made to the building since 2000 and prior to the adoption of the historical design guidelines. The proposed new entryway would be placed across from an existing entryway within an alcove located on the side of the building. This change will not be on the front facade of the building and staff would consider it to be minor. The commission can approve or deny the request.

Per the Twin Falls Downtown Historic Guidelines the following apply: 2.1 General Guidelines for Downtown and 4.1 Facade Improvements. 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.

Applicant Presentation:

Colby Ricks, representing applicant, presented the request for approval of a Certificate of Appropriateness for a facade improvement to add a second entry on property located at 161 2nd Ave N. He explained the reason for the request. He explained the reason for the design, including ADA access issues.

HPC Questions & Comments:

- Commissioner Woodbury asked for clarification of the request and the fire hydrant.
- City Planner Strickland stated the request is only for the new entrance at this time and stated the fire hydrant issues will be addressed with the building permit.
- Commissioner Maas asked when the other door was installed.
- Vice Chair Baughman stated the alcove was installed in 1941 according to the National Registry.
- Commissioner Woodbury asked about the other alcoves.
- Mr. Ricks answered what the other alcoves access.

MOTION: Commissioner Shaffer moved to approve the request for approval of a Certificate of Appropriateness for a facade improvement to add a second entry on property located at 161 2nd Ave N. c/o Laurie Skrederstu Laughlin Ricks Architects (PZ22-0110). Commissioner Woodbury seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- b) Request for approval of a Certificate of Appropriateness for new signage on property located at 125 Main Ave W. c/o Richard White on behalf of Magic Valley Brewing (PZ22-0113)

Staff Presentation:

Request for approval of a Certificate of Appropriateness for new signage on property located at 125 Main Ave W. c/o Richard White on behalf of Magic Valley Brewing (PZ22-0113)

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 property is located at 125 Main Ave W and is zoned CB; Central Business District, located in the Downtown Historic District. The primary use for this property has been retail and Magic Valley Brewing Pub on Main will be a new retail space within the building.

Approval of a Certificate of Appropriateness is required by the Commission, staff has provided the necessary information and the applicable guidelines for a decision to be made. The building is a non-contributing building and was constructed circa 1907. The goal for the Downtown Historic District is to maintain and enhance the unique historical character. As we consider the character of this building and the character of this area within the downtown district, the proposed sign is going to be located within the features of the facade and will be wall mounted. The sign will look very similar to the neighboring businesses along the block and staff does not foresee any negative impacts should the commission approve the sign as presented.

Per the Twin Falls Downtown Historic Guidelines, the following chapters apply: 2.1 General Downtown Guidelines 3.5 General Guidelines for Signs. These guidelines have been provided in the staff report packet. Should the Commission approve the request, staff would recommend 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.

Applicant Presentation:

Richard White, applicant, presented the request for approval of a Certificate of Appropriateness for new signage on property located at 125 Main Ave W. He stated the blade sign on the building will stay and explained the signage materials and how it will be placed and built. He stated they will color match the existing stucco.

Discussions Followed:

- Commissioner Woodbury asked about the existing signage coming down and new signage replacing it. He asked if same backing will be used and if there will be back lighting.
- City Planner Strickland explained the installation of the sign and the materials being similar to the Perrine Man Press signage next door.
- Chairperson Culum asked how the other tenant sign will be placed on the building.
- City Planner Strickland stated the new tenant will need to come back for a Certificate of Appropriateness when they are ready to install their sign.

MOTION: Commissioner Woodbury moved to approve the request for a Certificate of Appropriateness for new signage on property located at 125 Main Ave W. c/o Richard White on behalf of Magic Valley Brewing (PZ22-0113)
Commissioner Shaffer seconded the motion.

Unanimously Approved by a vote of 5 to 0.

4) Old Business

a) Sip N Cycle "History in Motion"

City Planner Strickland gave the commission an update on the project.

She reviewed the routes for the tour and stated the owner will take the commission on a mock ride of the tour. Proposed time: 6:30 - 7:30pm on Tuesday with one district per month. She stated the owner will take care of all of the registration and advertise on her Facebook page. Possibly coordinate with City

Park events.

Action Item: City Planner Strickland to coordinate with Sip n Cycle for a dry run on July 18th.

b) CEG Grant "Digitizing Photos"

- Deadline for Draft July 11, 2022
- Deadline for Submittal July 18, 2022

Commissioner Woodbury got quote on digitizing the 900+ photos and may have access to SHPO digitized photos per Dan Everhart.

Discussion ensued regarding the logistics of the project.

Action Item: Commissioner Woodbury to contact Dan Everhart regarding SHPO photos. and send grant draft to City Planner Strickland for completion.

Lobby Photos - ready for pick up.

c) Public Open House - July 13, 2022 5:30 pm -7:30 pm

Discussion ensued regarding the upcoming Public Open House regarding create new Historic districts.

- City Planner Strickland stated SHPO will send a representative to the meeting.
- Notices were sent out to the occupants/owners of the Friends of the Avenues area.
- City Planner Strickland explained what will be covered at the Open House: creation of a local historic district, guidelines, etc. Question and Answer session as well.
- City Planner Strickland stated there will be a Public Hearing in August with City Council to discuss the issue.
- Chairperson Culum asked if there should be representation from the commission at the Open House to field questions.
- City Planner Strickland stated they can come, but there may be ex parte communication issues if anything discussed comes back to the commission for review and decision. This is not a Historic Preservation Commission meeting, so there cannot be a quorum attending the meeting. She explained how the law reads as far as getting information prior to official meetings and how it can be considered bias.
- City Council member Cutler explained how ex parte communication issues may arise and the advice he has received from the City Attorney. He suggested meeting with staff prior to the Open House to get an orientation of what will be discussed at the Open House.
- Staff stated the Open House will be recorded and held in Council Chambers.
- Chairperson Culum asked who will be fielding questions at the event.
- City Planner Strickland stated SHPO and City staff, including Planning and Zoning, City Attorney and City Manager offices, will be there to answer questions.
- City Planner Zollinger reiterated that the Open House will cover current zoning ordinances and how it relates to the Idaho State Statute as far as Historic Districts, and how it relates to development and current and future projects in the area.
- Chairperson Culum asked if this will be coming back to the Historic Preservation Commission prior to City Council.
- City Council member Cutler stated he would like to speak with the City Attorney and Jonathan Spendlove, Planning and Zoning Director about the agenda of this Open House.
- Chairperson Culum stated she feels it is appropriate to have representation from the commission who regularly sees and vote on Certificate of Appropriateness items, to answer the public's questions. She stated she does not want to be just seen through the lens of the City staff, but from someone who actually goes through the process.
- City Planner Zollinger reiterated that this topic could be a future decision-making item for the

Historic Preservation Commission in the future.

- The original recommendation to City Council was reviewed and how it has been handled moving forward to this point.
- Chairperson Culum asked if Jonathan Spendlove has already presented the cost analysis to City Council.
- City Planner Zollinger stated he did present the costs to City Council, and Council instructed staff they would like more public input and an informational Open House prior to making a decision on creating a new historic district.
- Commissioner Maas asked why all of City Council and Historic Preservation Commission will not be at the Open House to hear what the residents want regarding a new district.
- Council Member Cutler stated that will come at a later date and be advertised as a Public Hearing. He reviewed the original recommendation to City Council from the Historic Preservation Commission (to ask for permission to work on creating the district) and what staff has been working on, as directed by Council. He explained the next steps moving forward if Council approves working on creating a district. He stated creating a district has not been recommended and/or approved by the City Council yet. City staff has been directed by City Council to gather more information and get public input on the matter.
- Commissioner Woodbury asked if Jonathan Spendlove has presented his findings to Council.
- Planning Technician Ebersole stated that at that Public Meeting, City Council was not ready to make a decision on moving forward with working on creating a new district and instructed staff to have an open house to make sure the public understands the historic district process and what it will mean for them, as well as get input from the public on this topic. Mailers were sent to all residents/owners in the potential proposed district.
- Chairperson Culum stated her concern with not having a member from the commission at this Open House to field general questions regarding creating historic districts. She asked that the City Attorney be consulted as to the reason why a commission member should not be in attendance at the Open House.
- City Planner Zollinger stated they will consult with the City Attorney with what is appropriate and get back to the commission. He stated that staff is still in the process of gathering information for Council on the original recommendation from the Historic Preservation Commission.
- City Council member Cutler stated they want to get all the details as to make sure no open meeting laws are violated.
- Commissioner Maas stated she believes City Council should be there to hear the public input.
- City Council member Cutler stated that is why the comments are being recorded and will be presented to Council at a future Public Hearing.
- Commissioner Woodbury stated he would like to attend the Open House, if possible.
- City Planner Strickland stated she will consult with the City Attorney, and that local Transparency laws state there cannot be more than two commissioners together without calling for a Public Meeting. All commissioners would be allowed to attend the City Council Public Hearing. She stated she is able to explain the Certificate of Appropriateness process.
- She stated the Open House will be a Q & A session, not for Public Testimony.
- City Council member Cutler shared his understanding the commission's concerns and frustrations. He stated it is probably best for commission members or councilmembers to answer questions, as it is city staff's job to know the technical rules and is better equipped to answer the questions regarding city code and local and state laws.

5) Upcoming Meeting(s)

- a) Monday, July 18, 2022

6) Adjournment

The meeting adjourned at 04:14 PM

Kelli Ebersole, Administrative Assistant

DRAFT



Date: Monday, July 18, 2022
To: Historic Preservation Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Certificate of Appropriateness to allow for signage on property located at 233 5th Avenue South c/o David J Woodhead. (PZ22-0126)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

Request for a Certificate of Appropriateness to allow for a new sign cabinet to be installed on property located at 223 5th Avenue South.

Approval Process:

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.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-13-1 states for those properties located within the Twin Falls City Park, Downtown or Warehouse Historic District. a certificate of appropriateness shall be required whether or not a building permit is required.

Historic Design Guidelines are used to evaluate the request and based on these guidelines the Commission is charged with deciding whether the project helps to preserve the character of the district, if the proposed materials are appropriate, durable, and compatible with the building and the district.

History:

The building is located within the Warehouse Historic District and constructed circa 1935 and listed as contributing on the National Historic Registry. The property is zoned OT; Old Town. There are several tenant spaces in the building that are comprised of different retail/entertainment businesses. This space within the building has a theater located at the back that has not been used for many years. However, the applicant is working towards re-opening the theater. The signage that is being proposed will be a cabinet that can contain the movie posters used to advertise the shows playing at the theater. The

cabinet will be located along the front deck area and attached to the railing so that it is visible from the parking area.

Analysis:

The sign proposed is minimal in size compared to the building frontage, and the materials used seem to be compatible with the building front. Within the cabinet minimal lighting will be provided to make the posters visible at night. The frame for the cabinets will be installed within metal sleeves and those sleeves will be attached to the concrete and railing along the deck of the building and will not disturb the architecture of the building. The sign may be somewhat unique but should have minimal impacts to the character of the district or the building.

Conclusion:

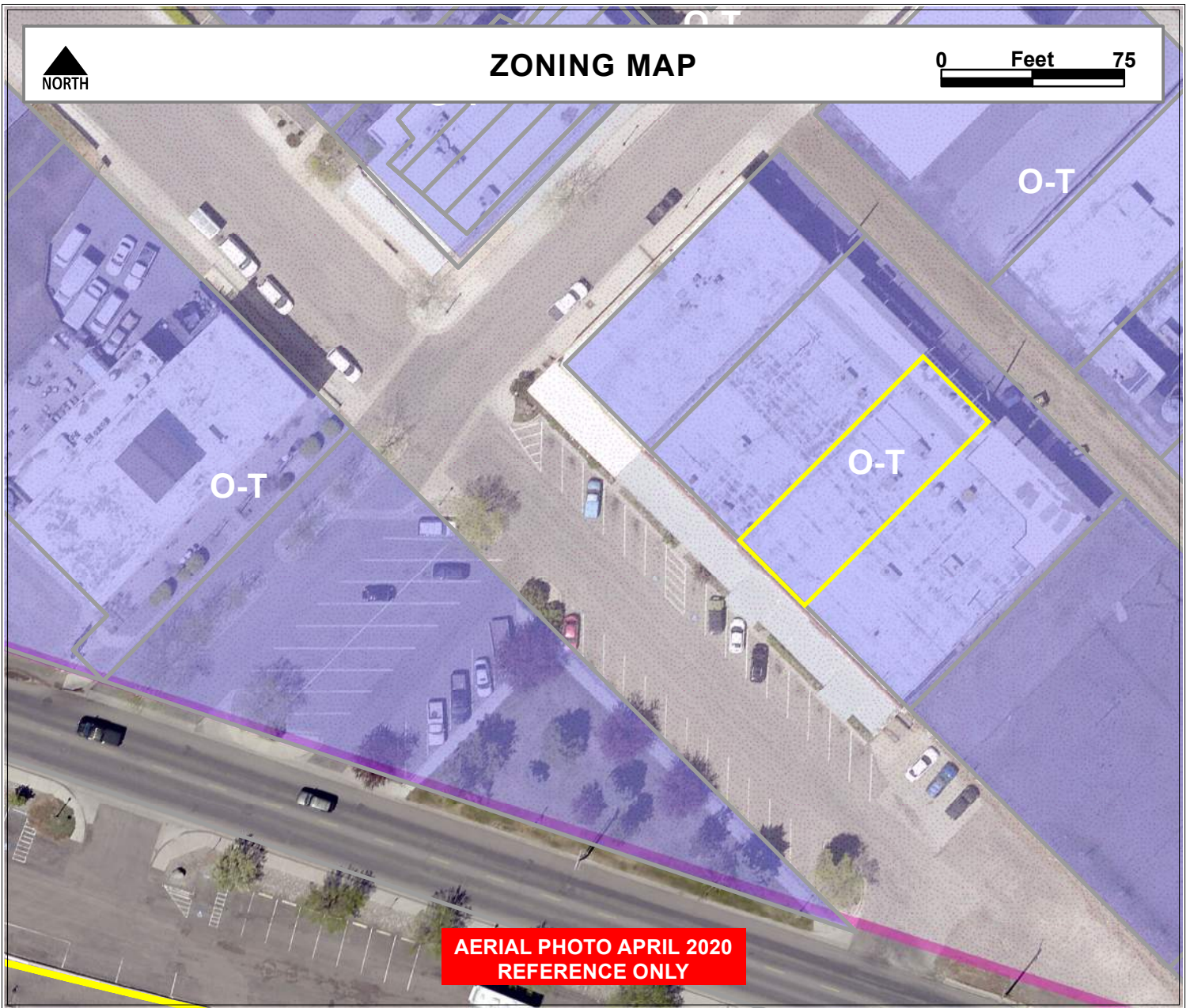
Per the Twin Falls Warehouse Historic Guidelines, the following guidelines apply: IV. Design Guidelines for New Signs. These guidelines have been provided in the staff report packet. Should the Commission approve the request, staff recommends the following conditions:

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
3. Subject to removing the video drop box located within right of way.

Attachments:

1. Attachments





Subject Property

Current Zone: OT; Old Town

Existing Land Use: Retail

FLU Designation: Downtown

Applicable Zoning Regulations

10-4-13, 10-13

Zoning

	O-T
	WHD

July 11, 2022

223 5th Avenue South

Twin Falls, Idaho 83301

Lisa Strickland

Kelli Ebersol,

My application for a Certificate of Appropriateness is for the installation of two poster cabinets which will contain movie posters. Both are back lit and will be attached to a metal frame. The legs of the metal frame will slip into metal sleeves which will be attached to the concrete wall beneath the deck and the upper railing.

Yours truly,

David Woodhead

The Lamphouse Theatre

223 5th Avenue South

Twin Falls, Idaho 83301

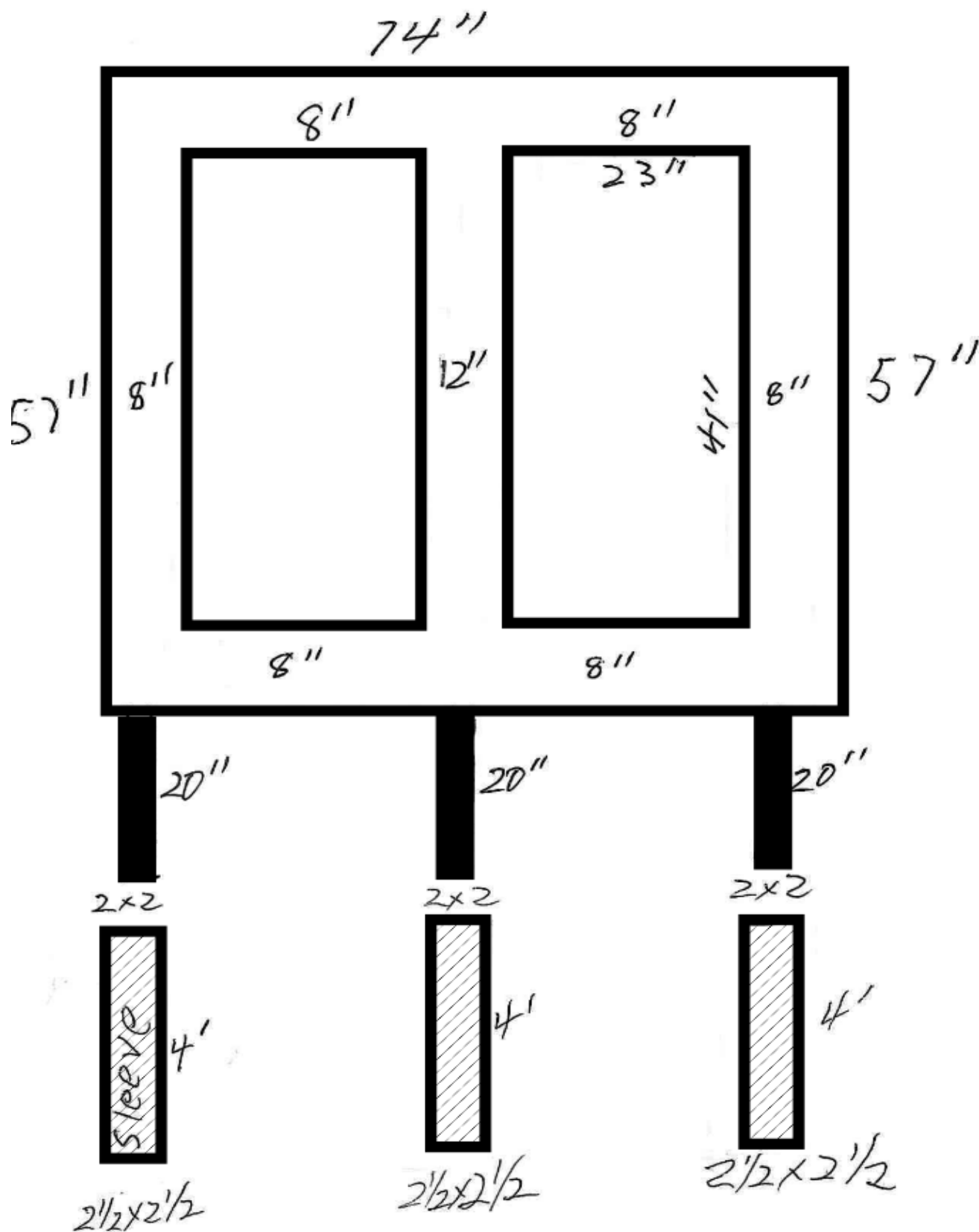


Cabinet



Frame

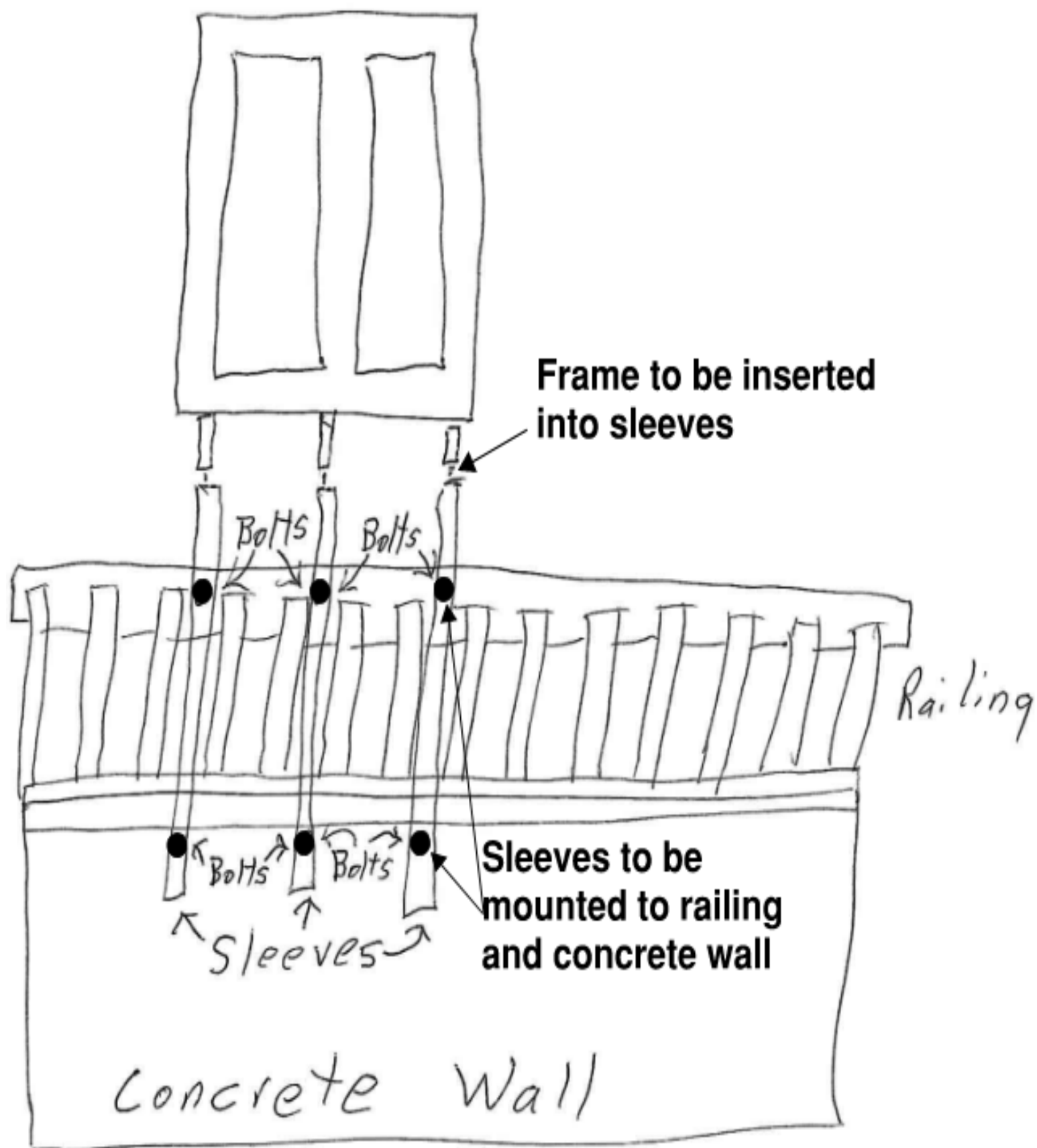
Frame to be attached to railing



Frame to be
inserted into
sleeves

N







NEW SIGNS			
A sign typically serves two functions: to attract attention and to convey information. All new signs should be developed with the overall context of the building and of the area in mind.			
SIGN CHARACTER	MEETS	DOES NOT MEET	COMMENTS
A sign shall be in character with the materials, colors and details of the building. The integration of the sign with the building or building facade is important and should be a key factor in its design and installation.			
4.21 Signs should be subordinate to the overall building composition.			
Design a sign to be simple in character.			
Scale signs to fit with the facade of the building.			
Locate a sign to emphasize design elements of the facade itself.			
Mount signs to fit within existing architectural features using the shape of the sign to help reinforce the horizontal lines of the building.			
Rooftop signs are inappropriate.			
Animated signs and message boards are not appropriate.			
SIGN MATERIALS			
A sign should exhibit qualities of style, permanence and compatibility with the natural and built environment.			
4.22 Use sign materials that are compatible with the building facade.			
Use colors, materials and details that are compatible with the overall character of the facade.			
Permanent, durable materials that reflect the Twin Falls context are encouraged.			
Avoid highly reflective materials.			
SIGN COLOR			
Color shall be used both to accentuate the sign design and message and also to integrate the sign or lettering with the building and its context.			
4.23 Use colors for the sign that are generally compatible with those of the building front.			
Limit the number of colors used on a sign. In general, no more than three colors should be used, although accent colors may also be appropriate			
SIGN CONTENT			
Sign content shall be designed to be visually interesting and clearly legible.			
4.24 A simple sign design is preferred.			

Typefaces that are in keeping with those seen in the area traditionally are encouraged.			
Avoid hard-to-read or overly intricate typeface styles.			
SIGN LIGHTING			
The sign illumination source shall be shielded to minimize glare. Light intensity shall not overpower the building or street edge. Small and discreet modern light fittings may provide an unobtrusive alternative to traditionally styled lamp units.			
4.25 Use shielded lighting source on a sign			
Direct lighting at signage from an external, shielded lamp is appropriate			
A warm light, similar to daylight, is appropriate.			
Strobe lighting is not appropriate.			
Internal illumination is not appropriate.			
4.26 Halo illumination may provide an effective and subtle form of lighting which can be used to accentuate both sign and building.			
This form of lighting can be used with either wall or sign panels or individual letters			
The light source shall not be visible.			
SIGN INSTALLATION			
The installation of a sign is an integral aspect in the retention of key architectural features and in minimizing damage to the building.			
4.27 Avoid damaging or obscuring architectural details or features when installing signs.			
Minimize the number of anchor points when feasible.			
APPROPRIATE SIGN TYPES			
Sign types that are considered generally to be appropriate are defined here. While selecting a sign, an important design principle to consider is that signs should not overwhelm the architecture of the building. Consistent placement of signs according to building style, type, size, location and materials creates a sense of visual continuity.			
WALL SIGNS			
This is an attached sign painted on or attached to the wall or surface of a building or display surface which is parallel to the supporting surface.			
4.30 Flush mounted wall signs may be considered.			
Place wall signs to align with nearby buildings.			
Determine if decorative moldings exist that could define a sign panel. If so, locate a flush-mounted wall			

sign to fit within a panel formed by moldings or transom panels.			
Do not obstruct character-defining features of a building with signage.			
4.31 Design a wall sign to minimize the depth of a sign panel or letters.			
A wall sign shall be relatively flush with the building facade.			
Design a wall sign to sit within, rather than forward of, the fascia or other architectural details of the building.			

24. Warehouse
215-227 Fifth Avenue South
contributing
c. 1935

83-17936

This structure is similar in scale to the warehouse to the north, i.e. one-story, flat roof. It appears to be of later construction, but it also could have been re-clad with newer-looking brick. Metal coping outlines the roof. This structure housed the Zions Wholesale Grocery from 1939 until 1950.





Date: Monday, July 18, 2022
To: Historic Preservation Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Certificate of Appropriateness to add a skybridge connection from a proposed new building to property located at 102 Main Ave S. c/o Galenafund.com (PZ22-0117)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

This is a request to add a connecting skybridge from property located at 102 Main Ave S to a proposed new building to be constructed at the corner of 2nd Ave S and Shoshone St S.

Approval Process:

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.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-13-1 states, for those properties located within the Twin Falls City Park, Downtown or Warehouse Historic District, a certificate of appropriateness shall be required, whether or not a building permit is required.

Historic Design Guidelines are used to evaluate the request and based on these guidelines the Commission is charged with deciding whether the project helps to preserve the character of the district, if the proposed materials are appropriate, durable, and compatible with the building and the district.

History:

The building is located within the Downtown Historic District. The property is zoned CB; Central Business. The land use history for the property is a financial institute and professional offices. The proposed land use for the building is professional offices. The building is contributing and was constructed circa 1909.

Analysis:

This is a request to attach a skybridge to a newly proposed building to be constructed at the corner of Shoshone St S and 2nd Ave S. The rear wall of this building will not be visible from the adjacent streets

once the new building has been constructed the skybridge will extend between the new building and the rear wall of 102 Main Ave S. The street facades for this building located along Main Ave S is composed of material used for construction in 1909 with an addition that was constructed in 1956 along with another addition constructed in 1978. The materials used for the second addition were made to resemble the original materials used in 1909 however the third addition is more modern day and is primarily glass. The rear of the building does not have any historical characteristics except possibly the parapet along the roofline to give the appearance of continuity between the original building and the addition in 1956. The changes made over time to this building were primarily remodels to the interior of the building. However, it is evident that at some point stucco was installed on the rear wall.

The skybridge will be located in a minimally invasive location that does not appear to distract from the significant architectural character of the facades located along Main Ave S and Shoshone St S. With or without the skybridge, the back of this building will no longer be fully visible once the new building has been constructed. By adding the skybridge, it allows an accessible weather protected route between this building and the new structure once completed.

The skybridge will be constructed of iron materials with a glass enclosure that will be designed to include elements of local history resembling the Perrine Bridge. The skybridge, if approved for a Certificate of Appropriateness, will be required to meet all life safety requirements for construction. Based on the narrative provided by the applicant, the building has been maintained and has preserved the original structure. However, the back of the building does not have significant architectural features that will be disturbed by the addition of the skybridge.

Conclusion:

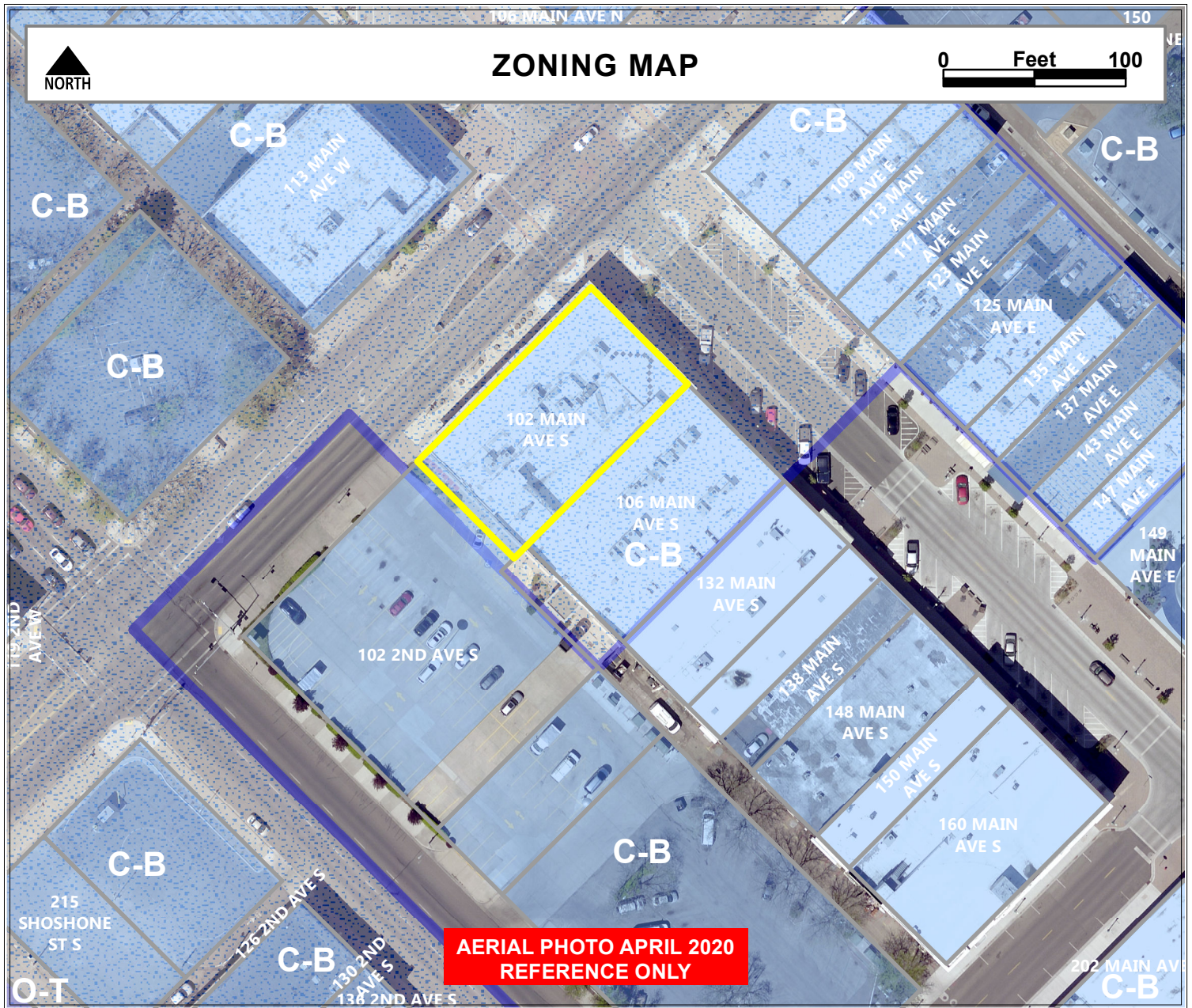
Per the Twin Falls Downtown Historic Guidelines, the following guideline sections apply: 2.1 General Guidelines and 4.2 Minor Additions

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

Attachments:

1. Attachments



Subject Property

Current Zone: CB; Central Business, P-1 Parking Overlay

Proposed Zone: n/a

Existing Land Use: Office Building

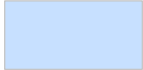
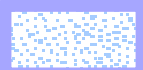
Proposed Land Use: Office Building

FLU Designation: Downtown

Applicable Zoning Regulations

10-4-7, 10-13

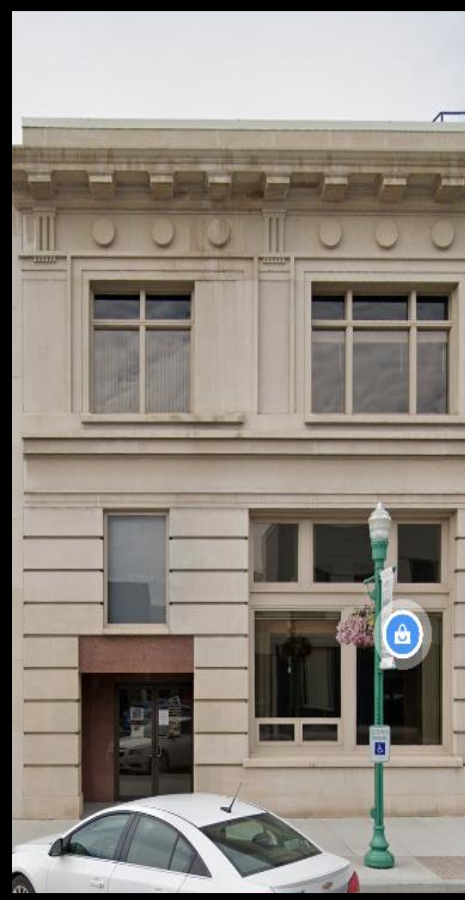
Zoning

	C-B
	O-T
	DHD
	P1 Overlay

1978 Addition



1956 Addition



Original 1909-1910

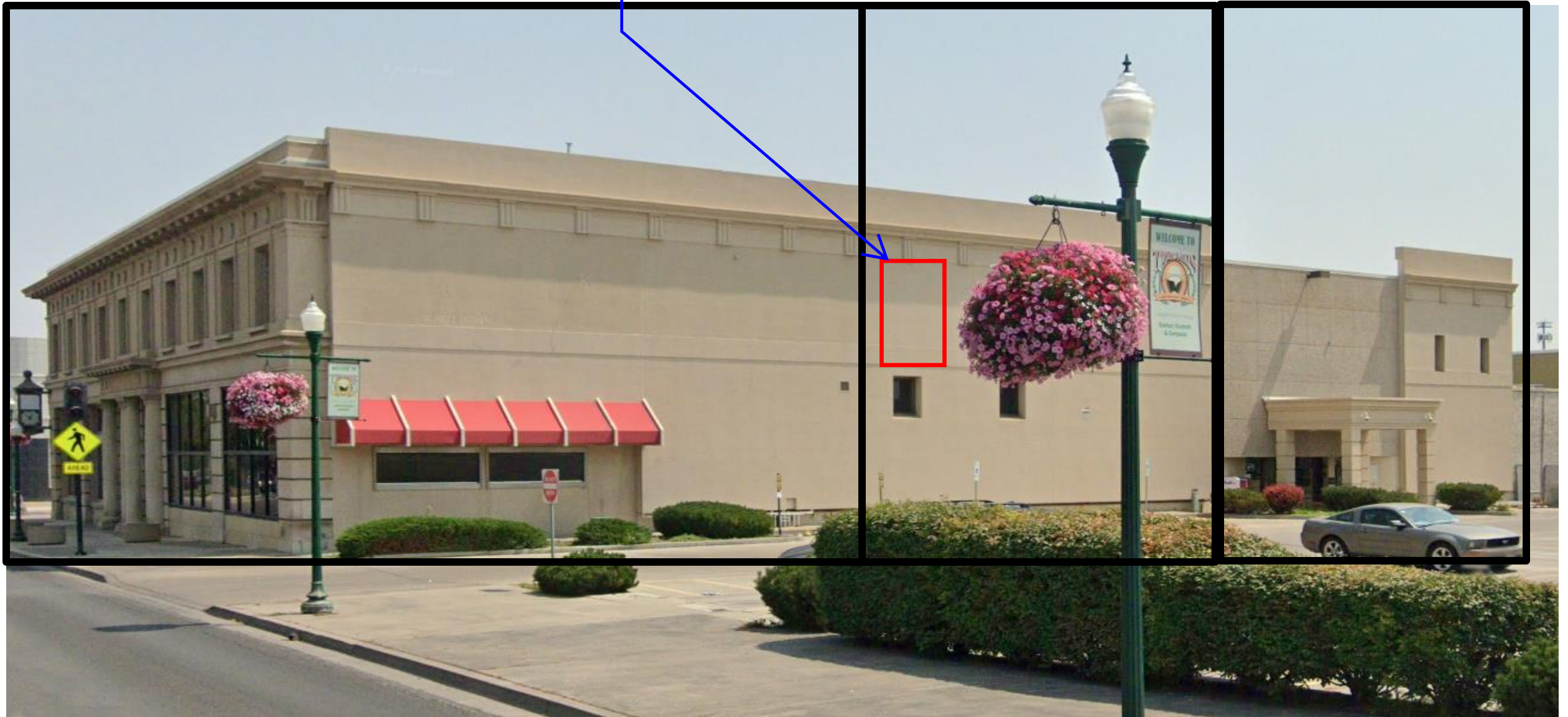


Original 1909-1910

Approximate Location
for proposed
Skybridge Connection

1956 Addition

1978 Addition



ELEVATIONS WITH DIMENSIONS

125 MAIN



VICINITY MAP

0 Feet 100



Shoshone St S

Main Ave S

Original 1909-1910
1956 Addition

1978 Addition

102 2ND AVE S

2nd Ave S

215 SHOSHONE ST S

126 2ND AVE S

130 2ND AVE S

136 2ND AVE S

2ND AVE S

AERIAL PHOTO APRIL 2020
REFERENCE ONLY

Hansen St

148 MAIN AVE S

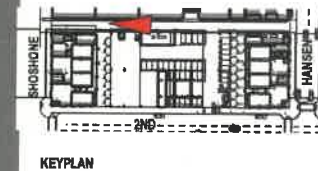
137 MAIN AVE E
143 MAIN AVE E

149 MAIN AVE E

201 MAIN AVE E

210 MAIN AVE S

222 MAIN AVE S



VIEW TO PEDESTRIAN BRIDGE FROM ALLEY, LOOKING TO SHOSHONE

NOTE: DIMENSIONS ARE CONCEPTUAL AND SUBJECT TO UPDATE AS MORE INFORMATION IS KNOWN

CONCEPT PERSPECTIVE VIEWS

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

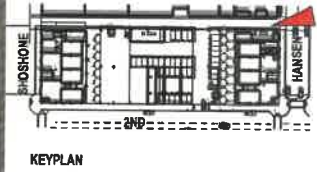
V1

06.27.2022

pivot north
ARCHITECTURE



STEEL/CONCRETE
PEDESTRIAN BRIDGE



VIEW FROM HANSEN ST. TO ALLEY PEDESTRIAN

NOTE: DIMENSIONS ARE CONCEPTUAL AND SUBJECT TO UPDATE AS MORE INFORMATION IS KNOWN

CONCEPT PERSPECTIVE VIEWS

2nd & Hansen

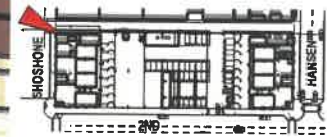
2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

V2

06.27.2022



STEEL/CONCRETE
PEDESTRIAN BRIDGE



KEYPLAN

VIEW TO PEDESTRIAN BRIDGE FROM SHOSHONE, LOOKING TO BRIDGE

NOTE: DIMENSIONS ARE CONCEPTUAL AND SUBJECT TO UPDATE AS MORE INFORMATION IS KNOWN

CONCEPT PERSPECTIVE VIEWS

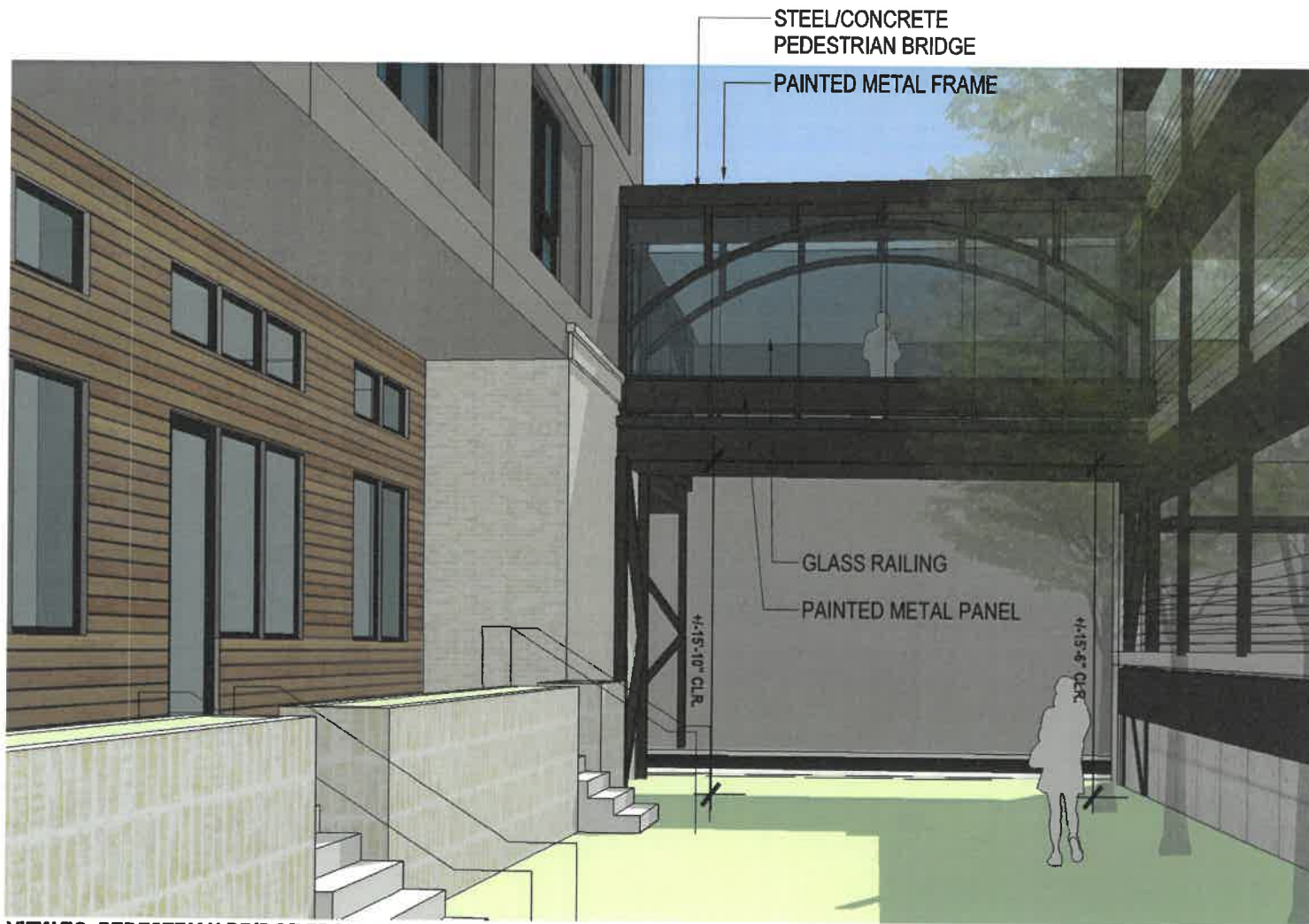
2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

V3

06.27.2022

pivot north
ARCHITECTURE



VIEW TO PEDESTRIAN BRIDGE FROM ALLEY, LOOKING SOUTH

NOTE: DIMENSIONS ARE CONCEPTUAL AND SUBJECT TO UPDATE AS MORE INFORMATION IS KNOWN

CONCEPT PERSPECTIVE VIEWS

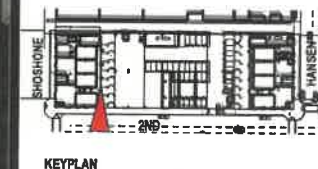
2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

V4

06.27.2022

pivot north
ARCHITECTURE



VIEW TO PEDESTRIAN BRIDGE FROM 2ND AVE, LOOKING SOUTH

NOTE: DIMENSIONS ARE CONCEPTUAL AND SUBJECT TO UPDATE AS MORE INFORMATION IS KNOWN

CONCEPT PERSPECTIVE VIEWS

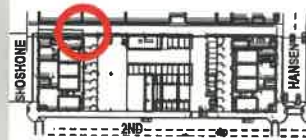
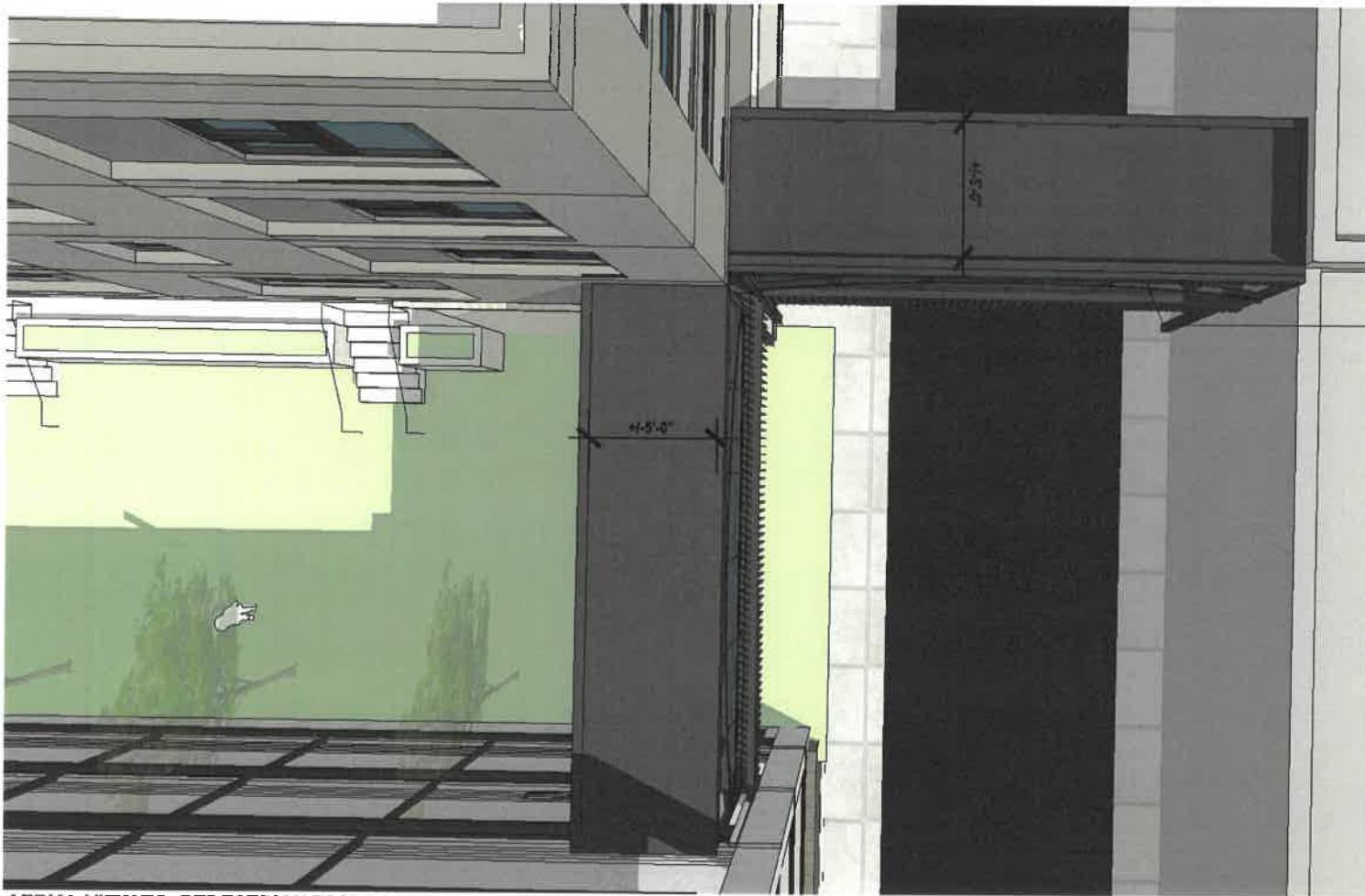
2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

V5

06.27.2022

pivot north
ARCHITECTURE



KEYPLAN

STEEL/CONCRETE
PEDESTRIAN BRIDGE

AERIAL VIEW TO PEDESTRIAN BRIDGE

NOTE: DIMENSIONS ARE CONCEPTUAL AND SUBJECT TO UPDATE AS MORE INFORMATION IS KNOWN

CONCEPT PERSPECTIVE VIEWS

2nd & Hansen

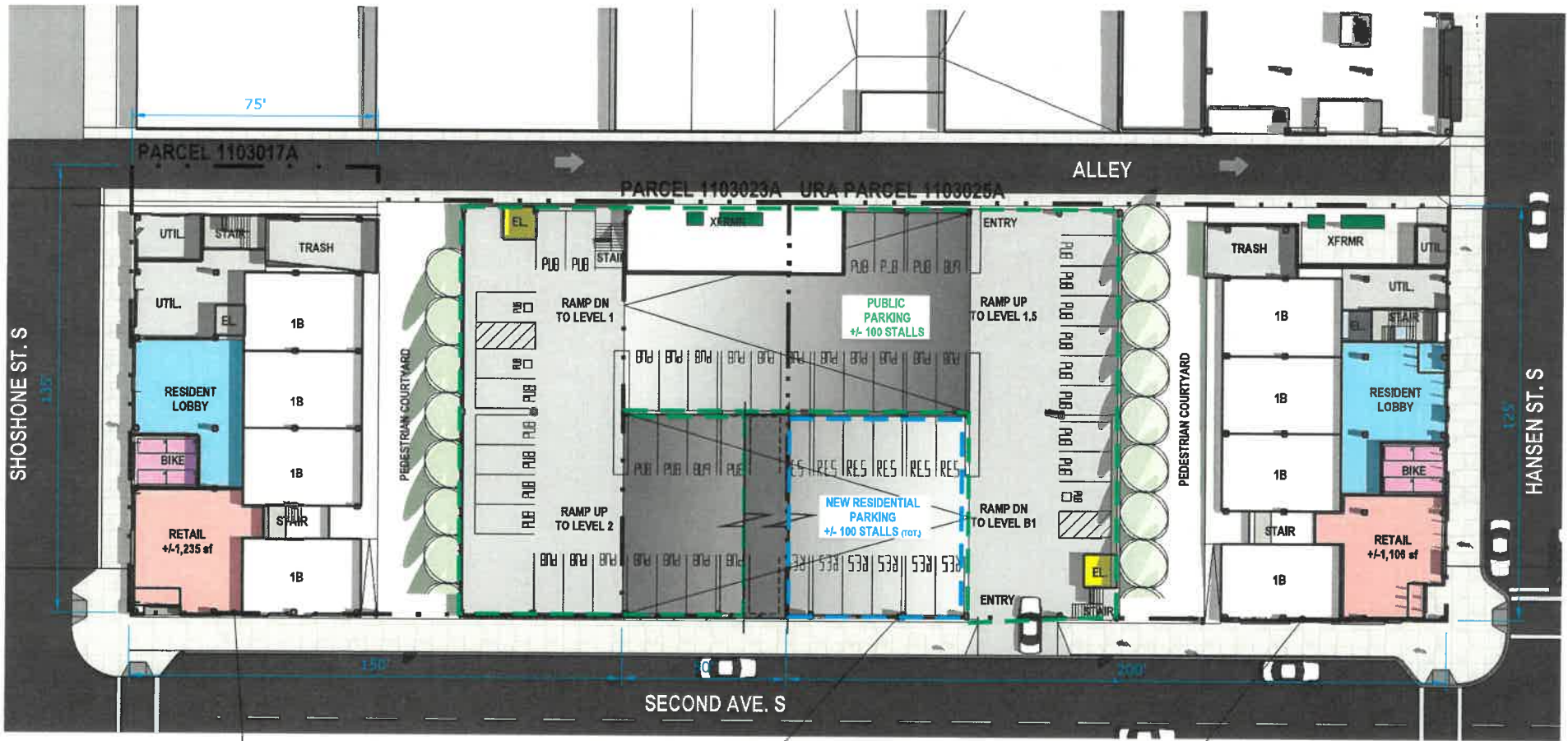
2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

V6

06.27.2022

pivot north
ARCHITECTURE

SITE PLAN



PROPOSED 4-OVER-1 RESIDENTIAL BUILDING
HEIGHT: +/- 69'2" TOP OF STRUCTURE FROM SECOND AVE. CURB

PROPOSED 4.5 LEVEL GARAGE
HEIGHT: +/- 56' TOP OF STRUCTURE FROM SECOND AVE. CURB

PROPOSED 4-OVER-1 RESIDENTIAL BUILDING w/ ROOF DECK
HEIGHT: +/- 76'2" TOP OF STRUCTURE FROM SECOND AVE. CURB

CONCEPT SITE PLAN - LEVEL 1

SCALE: 1"=30'

2nd & Hansen

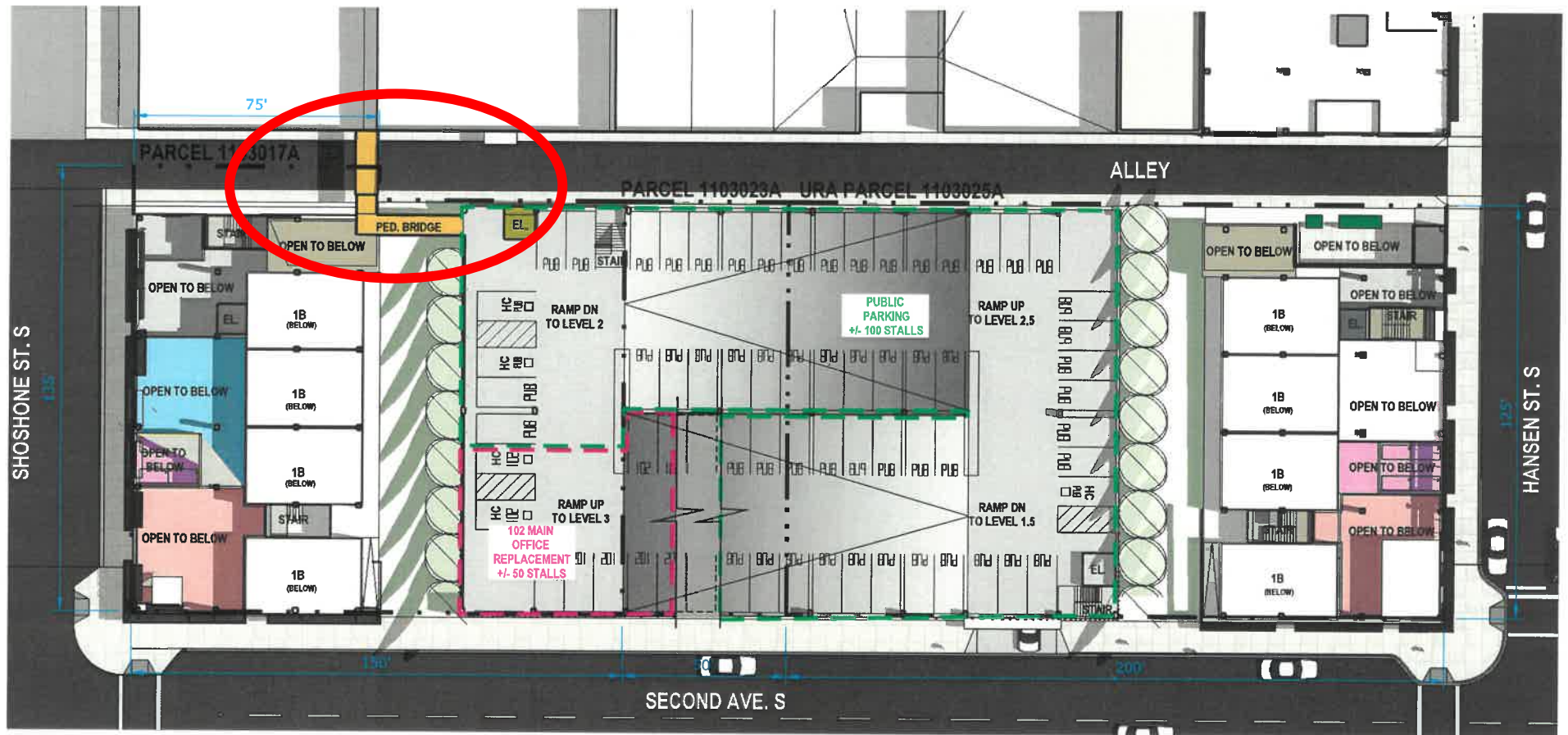
2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



02

04.19.2022

pivot north
ARCHITECTURE



CONCEPT LEVEL 2 PLAN

SCALE: 1"=30'

2nd & Hansen

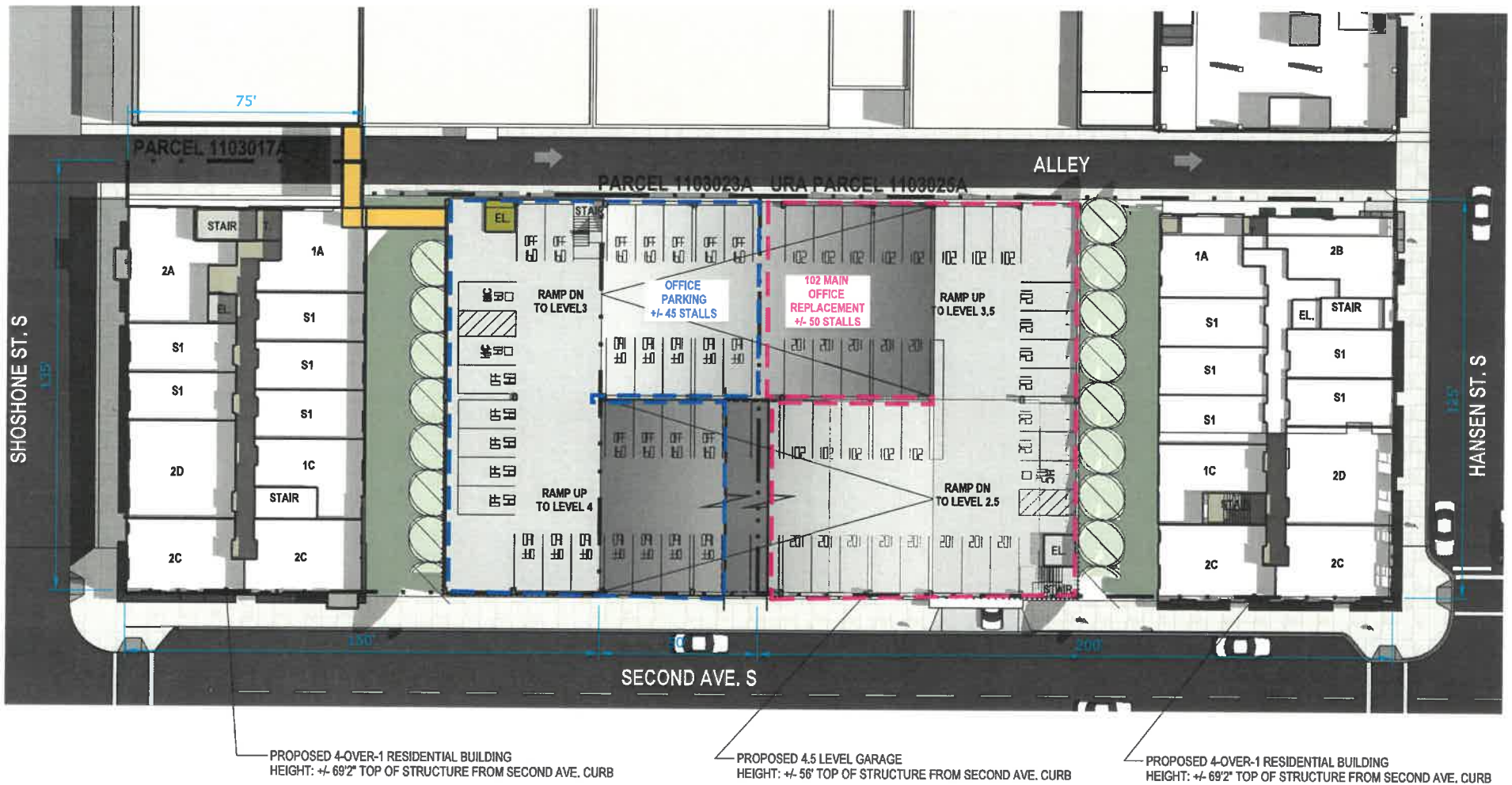
2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



03

04.19.2022

pivot north
ARCHITECTURE



CONCEPT LEVEL 3 PLAN

SCALE: 1"=30'

2nd & Hansen

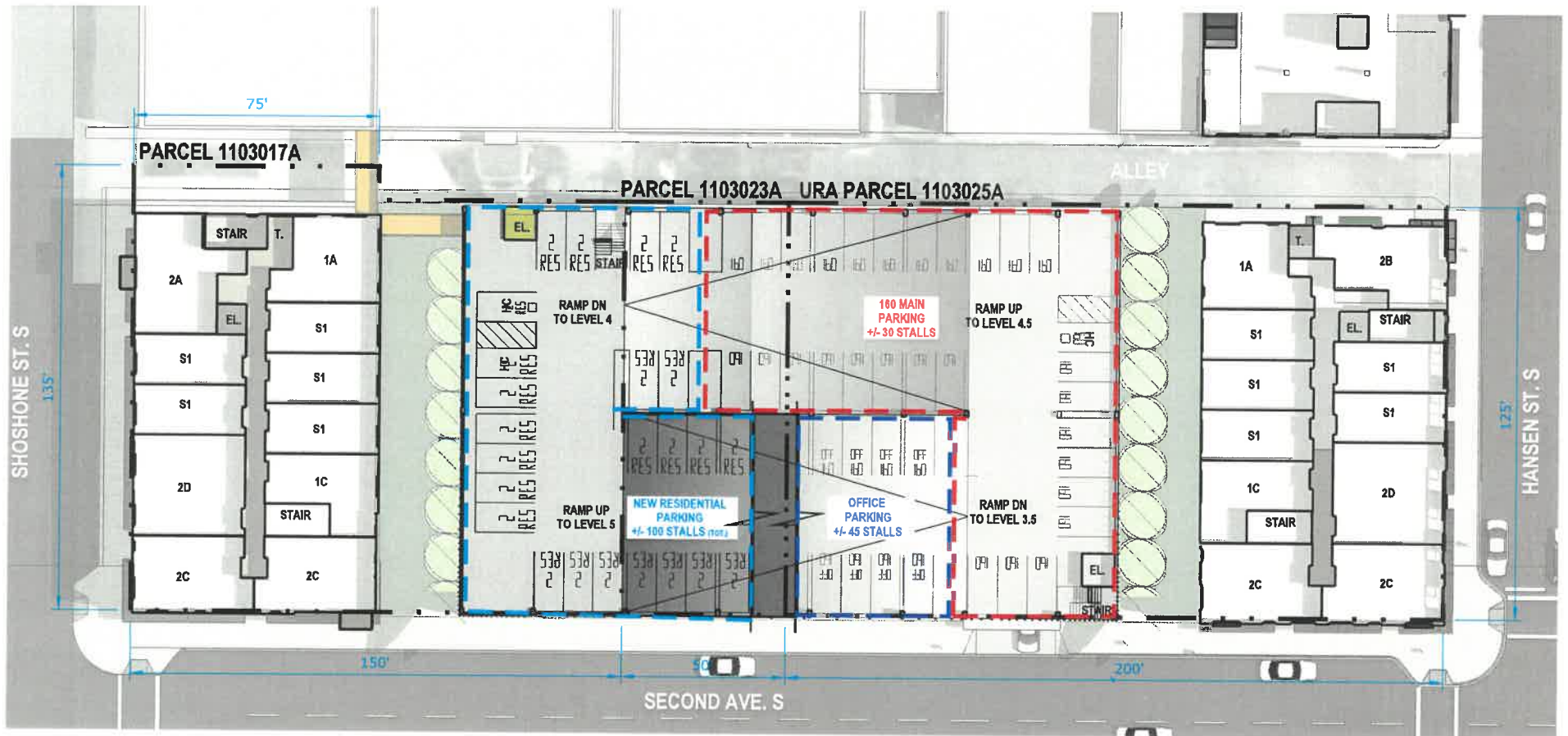
2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



04

04.19.2022

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ARCHITECTURE



CONCEPT TYPICAL UPPER PLAN

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



05

04.19.2022

pivot north
ARCHITECTURE



VIEW TO CORNER OF 2ND AND HANSEN, LOOKING N

CONCEPT PERSPECTIVE VIEWS

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

v1

04.19.2022

pivot north
ARCHITECTURE



VIEW TO CORNER OF 2ND AND SHOSHONE, LOOKING E

CONCEPT PERSPECTIVE VIEWS

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

v2

04.19.2022

pivot north
ARCHITECTURE



Design Guideline Worksheets

Application No: _____

alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

2.1.4 DESIGN GOALS

Maintain and enhance the unique historic character and pedestrian scale of the buildings and their relationship to each other and the street.

GENERAL GUIDELINES 2.1.5 TWIN FALLS DOWNTOWN DISTRICT

POLICY Ensure preservation of the unique character with improvements that respect the historic scale and materiality of existing historic structures, with focus on preservation of key details in high-style buildings.

Appropriate	Meets	Does Not Meet	N/A	Comments
• Repair and restore buildings before considering replacing them, highlighting key details.				
• Maintain the prevalent historic and architectural styles of the district.				
• When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.				
• Set the street facades with a zero setback to maintain a continuous 'streetwall' consistent with historic properties on the block.				
• Cultural and civic structures are allowed to have 'pride of place' with setbacks and form differences, while maintaining compatible human scale elements at street level.				
• Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.				
• Maintain a visual horizontal break element on the facade between the first and second floors.				
• Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial 'depth' with materials and finishes found traditionally on the building or in the district.				



Design Guideline Worksheets

Application No: _____

Appropriate	Meets	Does Not Meet	N/A	Comments
• When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape.				
• Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps.				
• Locate parking spaces to the rear of the property and/or screened from streets.				
• Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.				
• Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.				
NOT Appropriate				
• Demolish viable historic structures.				
• Remove existing buildings for surface parking				
• Use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.				
• Locate parking in front of the building on the property unless proven historically located.				
• Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2. I				

Signature: _____

Date: _____



CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET

DOWNTOWN & CITY PARK HISTORIC DISTRICT
CHAPTER 4: DESIGN GUIDELINES FOR FAÇADE IMPROVEMENTS & MINOR ADDITIONS

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

4.2 MINOR ADDITIONS				
POLICY Allow and encourage minor building additions and improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Locate minor additions in minimally invasive locations and areas that do not impair the character-defining aspects of the historic structure.				
• Create additions that respond and are compatible with the historic aspects of the original building.				
• Contribute to the character of the original building by respecting the scale, massing, form, proportion, rhythm, materials, and details of existing historic buildings.				
• Attach new fixtures in a manner that preserves and does not harm historic elements.				
NOT Appropriate				
• Create minor additions with incompatible materials.				
• Create minor additions that harm historic elements of the original building.				
• Locate minor additions so as to detract from the overall character of an historic building.				



43. Twin Falls Bank and Trust 83-2584
102 Main Avenue S.
National Register listing 1986
1909-1978

The Twin Falls Bank and Trust building was constructed in three stages: the original 1909-1910 steel and stone building that fronts on Main Avenue S. and Shoshone Street S.; a 1956 addition to the southeast of the original section; and a concrete and glass, 1978 addition attached to the southeast of the 1956 section that is perceived as a completely separate building along the Main Avenue S. streetscape. All sections of the building have flat roofs and are two stories in height.

The 1909-1910 section was constructed of Bedford stone that has an ashlar finish. The squarely proportioned windows, the deep window and door reveals, and the distinction between upper and lower wall finishes (the lower story is rusticated and the upper story is smooth) place this building firmly in the Neo-Classical Revival style. The classical appearance is further enhanced by the Doric columns that flank the entrances, the entablatures at both the roofline and the entrances, the heavy belt course, and the carved-stone disks on the frieze.

The 1956 section of the building consists of two bays along the Main Avenue elevation that mimic the fenestration, materials and design of the original structure. This addition contains a narrow entry to a

hallway and an elevator providing access to the upper-floor offices. During a period when many upper-story offices were being vacated, this addition ensured the continued occupancy of the building. The 1978 concrete and glass addition consists of a simple wall of glass on the Main Avenue streetscape. The building connects through the first-floor lobby to the older structures. The 1956 and 1978 additions have no notable alterations. Alterations to the 1909-1910 structure include the replacement of the first-story windows in the two bays northwest of the entrance on Shoshone Street. A clock is attached to the building just below the belt course at the corner of Shoshone Street and Main Avenue. It was installed in 1917. In the mid-1960s the bank installed a drive-through teller machine southwest of the building and expanded the parking.²³

The Twin Falls Bank and Trust was established on June 1, 1905 in a frame structure a few lots away and was known as "McCornick's Bank" after its founder, William McCornick. Born in Picton, Ontario in 1837, McCornick was a successful, self-made businessman who left Canada to seek riches in the American West, working first as a ranchhand in California and then at the Comstock Lode in Nevada in 1862. His development of a lumber supply business indirectly tapped the wealth of the Comstock and established the basis of his fortune. In 1873 he established McCornick and Co. in Salt Lake City, which became the largest private banking house between the Missouri River and the Pacific Ocean.²⁴ He was involved in many ventures. In addition to his banking success, McCornick served as a director in the American Smelting and Refining Corporation, which controlled almost all the smelting operations in the U.S. and Mexico, and he had large interests in valuable western mining operations, such as the Silver King and Daly West mines in Park City, Utah. His other business interests included Utah Power and Light Co., the Bear River Land and Water Co., Consolidated Wagon and Machine, Rocky Mountain Bell Telephone, U & I Sugar Co., and the First National Bank of Logan and Nephi, Utah. McCornick managed the Twin Falls bank for 14 years, until his death in 1921.²⁵

Other prominent bank officers from this early period include Carl J. Hahn and Franklin Kimball. Hahn was born in Hanover, Germany, and was active in the Twin Falls bank from 1905 until 1921. He served as the first appointed and then elected Twin Falls County treasurer from 1907 to 1910, and again in 1928, in time to see the county courthouse bonds retired that were issued during his first term in office. From 1907 to 1909 he also served as Twin Falls' second mayor. He died in Twin Falls in 1939.²⁶

Franklin Kimball worked for McCornick's banking and business empire for 40 years, beginning at McCornick's predecessor firm, A.W. White and Co. Kimball established branch banks at Bellevue, Idaho (1880), Eureka, Utah (1905) and at Twin Falls. He was one of the organizers of the Republican Party in Utah and his wife, Lucretia Heywood, organized the Christian Science Church in Utah.²⁷

McCornick bought this corner, the site of the first store in the city, for \$23,000 from William Burton and Ira Perrine.²⁸ Other businesses located in storefronts along Shoshone Street, included Riley Millinery (1910 to 1920) and Priebe's Jewelry (1910 to the mid-1920s). In 1989 First Security Bank of Utah purchased the Twin Falls Bank and Trust.