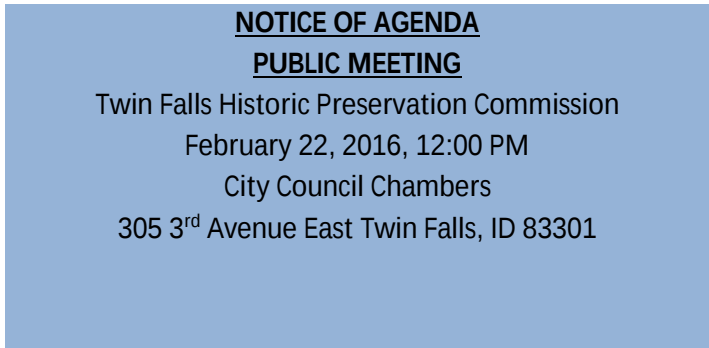
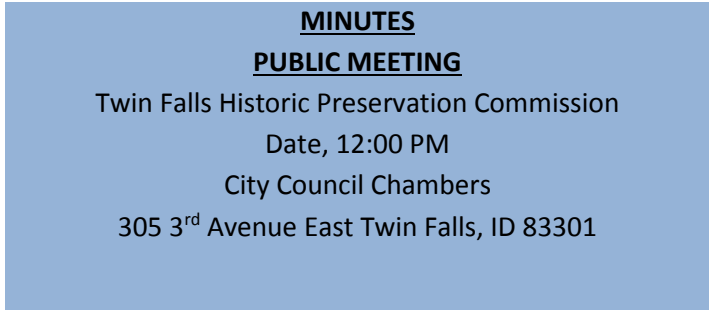




Ryan Horsley	Samantha Kemp	Debbie Lattin Vice Chairman	Ruth Pierce	Wendy Rice	Nancy Taylor Chairman	Randall Watson
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CITY STAFF: Strickland, Weeks

LIAISON/STAFF ATTENDANCE: Carraway-Johnson, Strickland, Weeks

Chairperson Taylor called the meeting to order and confirmed a quorum.

1. Approval of Minutes from the following meeting(s): **October 19, 2015**

Commissioner Pierce made a motion to approve the consent calendar, as presented. Commissioner Rice seconded the motion.

Unanimously Approved

IV. OLD BUSINESS UPDATE:

- Planner I Weeks stated a recommendation from the Historic Preservation Commission to take the design guidelines for the Downtown District and City Park District to Planning & Zoning and City Council.
- Commissioner Taylor asked what the next step in this process.
- Planner I Weeks explained the design guidelines need to be presented to Planning & Zoning and the City Council for their approval, once these two groups have approved the guidelines the next step will be the designation of the overlay districts.

Commissioner Pierce made a motion to recommend approval of the Historic Preservation Design Guidelines to the City Council. Commissioner Rice seconded the motion.

Unanimously Approved

V. NEW BUSINESS:

Commissioner Taylor congratulated Commissioner Pierce for her election to City Council. Commissioner Pierce thanked her and stated she has plans to try and be the liaison for the City Council for this Commission.

1. 2016 Meeting Schedule

Planner I Weeks reviewed the 2016 Calendar and asked if there are any concerns. There were no issues with the schedule.

VI. INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMISSION

Paul Smith explained there are approximately 700 Highway Signs throughout Idaho identifying different historic sites. He stated there is a project he would like the Historic Preservation Commission to help Preservation Twin Falls Committee to have a sign posted downtown in front of the grain elevators. He stated he has spoken to the state historic society and they thought identifying the Twin Falls Historic Districts would be a great idea. However the project comes with some requirements and would have to be placed in a specific manner in order for a sign to be allowed. The signs are free however there is a requirement that there be a maneuvering area that would allow for a 30' Recreational Vehicle to pull off the road

VII. UPCOMING MEETINGS/SCHEDULE: Monday, December 21, 2015

VIII. ADJOURN MEETING:



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: February 22, 2016, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: GemStone Development, LLC, Hailey Barnes, 135 5th Avenue South

Request

To consider appropriateness to construct a re-design of a new building for an indoor climbing and fitness center to be located at 135 5th Avenue South in the Twin Falls Historic Warehouse District.

Background:

The 1949 Sanborn map indicates this location was part of the Twin Falls Feed and Ice Company. The lot is currently vacant. The lot located at 135 5th Avenue South is located within the boundary of the Warehouse Historic District.

Analysis:

The proposed location of the indoor climbing and fitness center is currently a vacant lot, located in the Old Town zoning district with a Warehouse Historic overlay and a P-3 Parking overlay. 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 this district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Historical Preservation Commission.

The applicant has been informed they will have to obtaining a Certificate of Appropriateness for any significant changes and/or additions to the Historic Preservation Commission approved site plan and/or building elevations.

They applicant received a Certificate of Appropriateness from the HPC on September 21, 2015 for a new building for a proposed indoor climbing and fitness center. Due to the high cost of construction they had to re-design the building.

The colors are still the grays, browns and bronzes with brick and stone work (not the blues as shown in the pictures). The main entrance is on the south elevation which is the parking lot side of the proposed building. The stairs have been moved to the west elevation which is the 5th Ave South side of the building.

Regulatory Impact:

Approval of this request will allow the applicants to proceed with applying for appropriate zoning, sign and building permits to construct and operate the proposed indoor climbing and fitness center located at 135 5th Avenue South.

A Certificate of Appropriateness permit is for Historical Preservation Commission purposes only. Other permits such as sign, building, electrical, mechanical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code regulations.

Conclusion:

Should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to the applicant obtaining the necessary zoning, sign and building permits if appropriate.
2. Subject to the applicant obtaining a Certificate of Appropriateness for any significant changes and/or additions to the Historic Preservation Commission approved site plan and/or building elevations.

Attachments:

1. Certificate of Appropriateness Application
2. Narrative
3. Aerial Map
4. Proposed Building Elevations (4)
5. Site Plan
6. Prior Approved Building Elevations (4)

Gemstone Climbing Center's

Certificate of Appropriateness Application Attachment

7.a Gemstone Climbing Center is requesting that the Historic Preservation Commission review and approve the redesign of our facility. Our previous design was too expensive on many interior elements so we took the time to redesign the interior to bring the costs down and in doing so we created a much friendlier facility for our future clientele.

The general look has not changed. We expanded the footprint to allow us to remove the 3rd level on the interior and we decreased the total building height from 44' to 40' on the tallest east side. The colors are still the grays, browns, and bronzes with brick and stone work. We are still able to offer the same amenities and services to our future clientele.

7.b This will be a positive addition to the adjoining properties. Not only will it bring a family friendly activity to the downtown but the majority of our business is conducted after our neighboring businesses have left for the night; thus limiting congestive parking. Our business will have a positive influence on the community and its surrounding property owners. Our business will complement the hourly structure of the majority of the surrounding businesses and also add to other businesses like restaurants, breweries, the Orpheum Theatre, the Rock Creek Amphitheatre and other downtown events.



446 SHOSHO

409 SHOSHO

161 4TH AV

122 4TH AV

156 4TH A

135 5TH AV

123 6TH AV

161 5TH AV

222 4TH AV

GEMSTONE CLIMBING & FITNESS CENTER

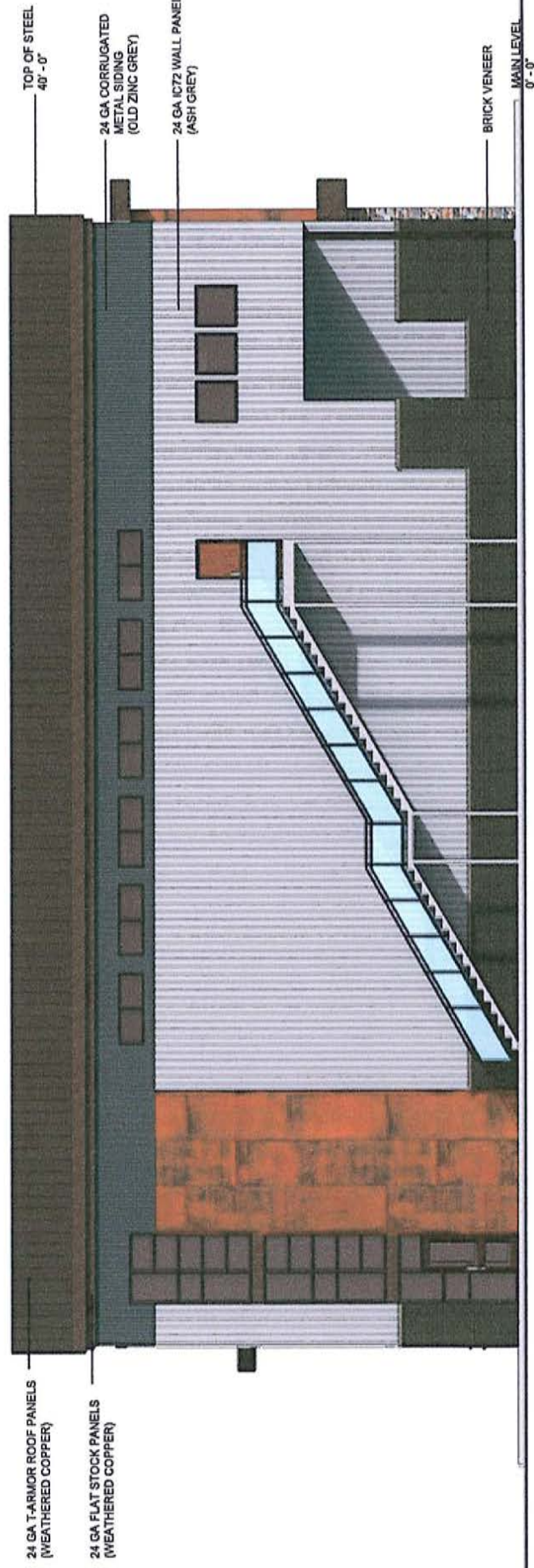
24 GA T-ARMOR ROOF PANELS
(WEATHERED COPPER)
24 GA FLAT STOCK PANELS
(WEATHERED COPPER)



SOUTH ELEVATION

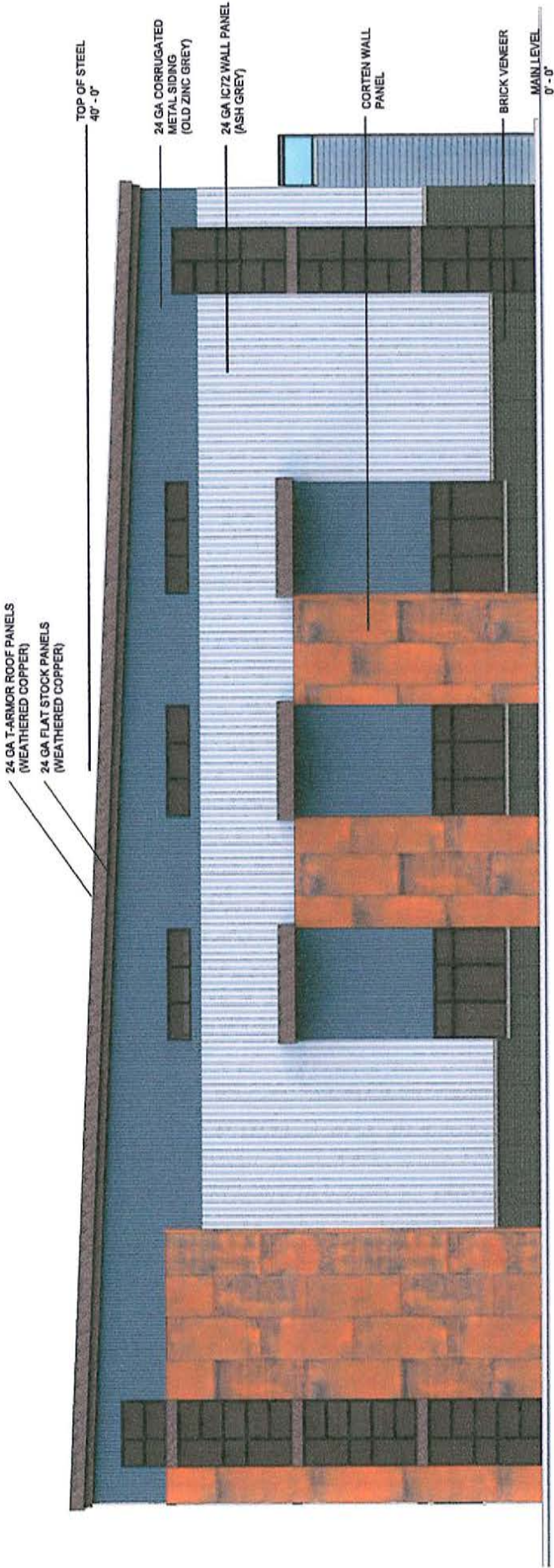
Parking Lot

GEMSTONE CLIMBING & FITNESS CENTER



WEST ELEVATION
5th Ave.

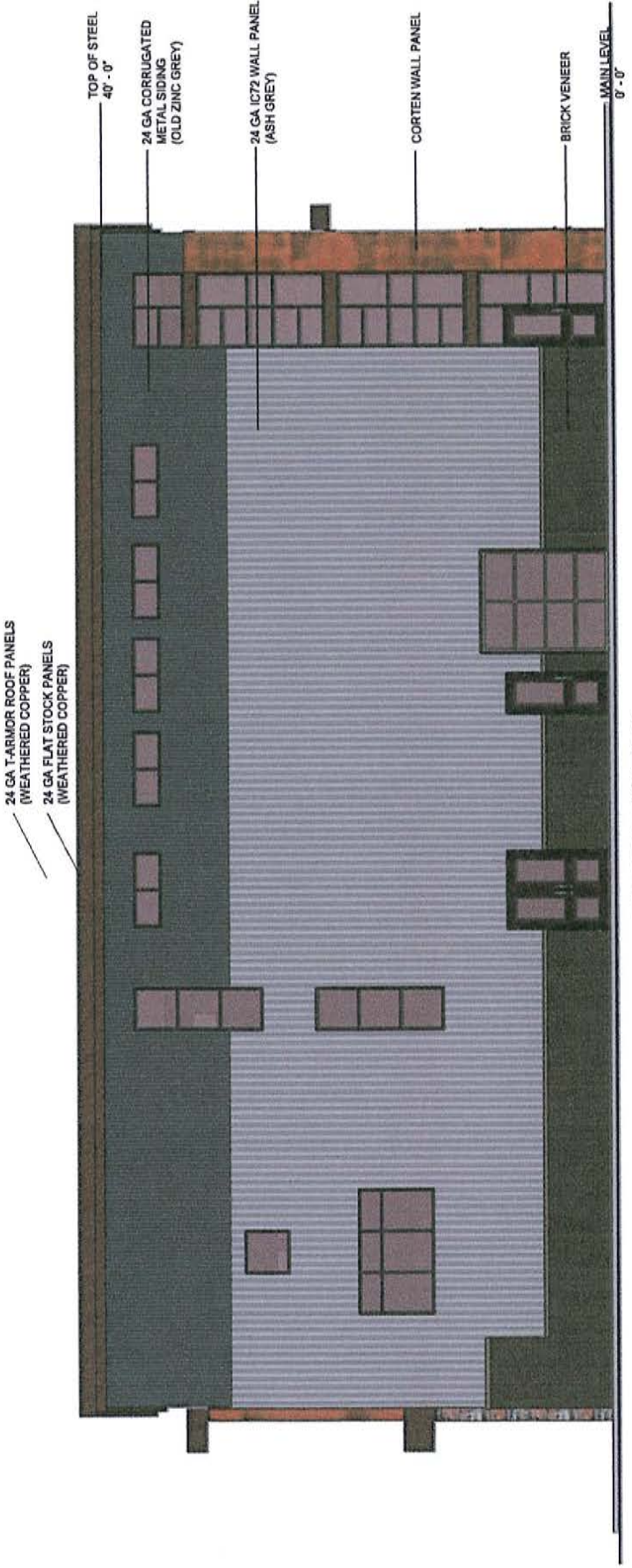
GEMSTONE CLIMBING & FITNESS CENTER



NORTH ELEVATION

Shoshone St.

GEMSTONE CLIMBING & FITNESS CENTER



EAST ELEVATION

Alley

RECEIVED

FEB 16 2013

CITY OF TWIN FALLS
BUILDING DEPT.

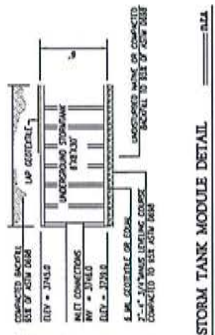
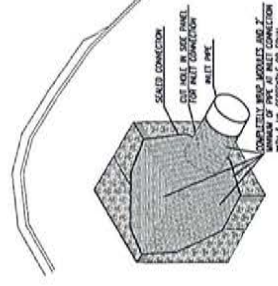
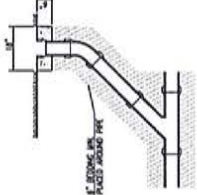
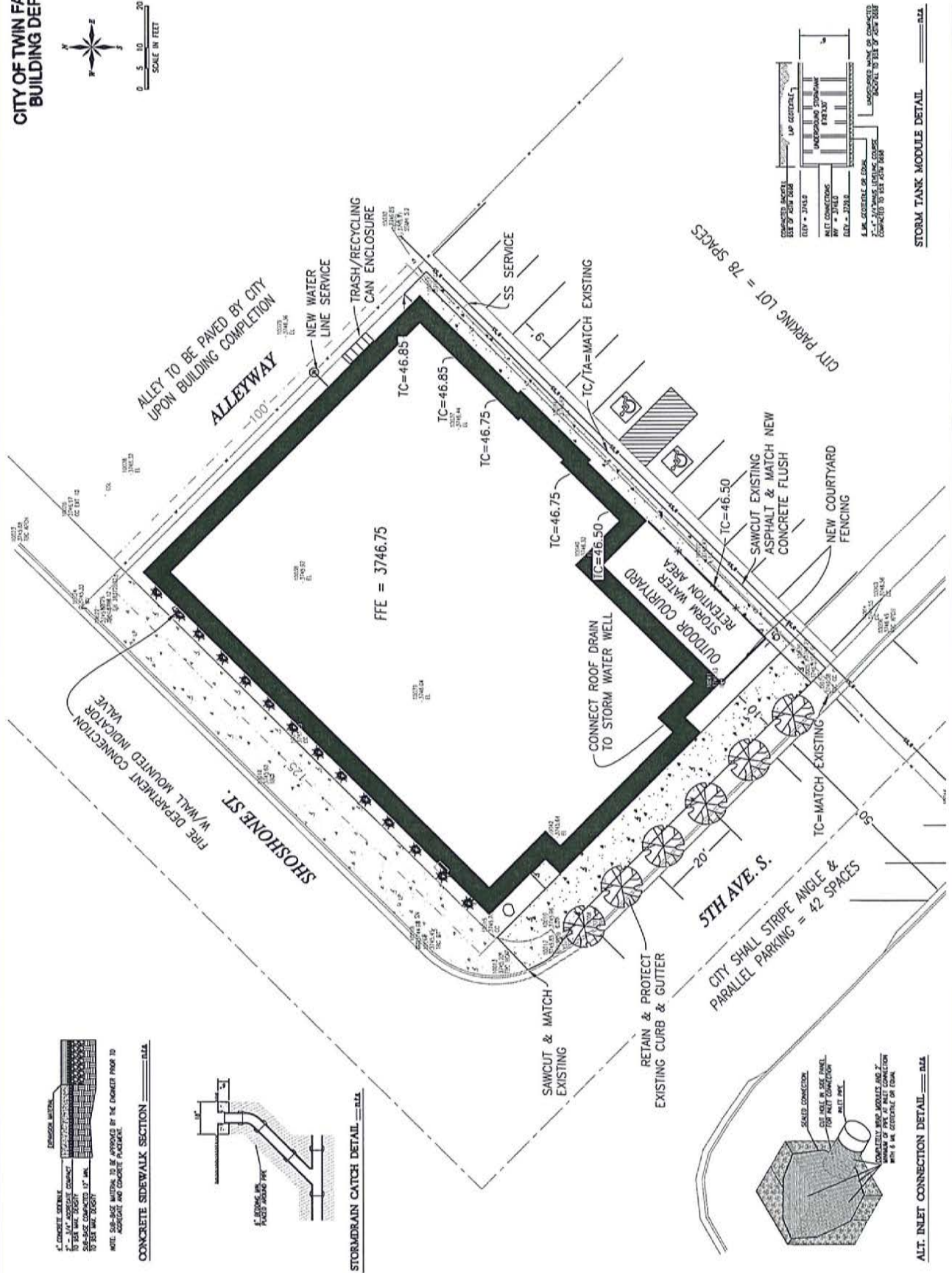
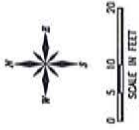
EHM Engineers, Inc.
Engineers / Surveyors / Planners
201 North College Road, Suite 100 Twin Falls, Idaho 83301
P (208) 734-4488 Fax (208) 734-6049 web: ehm-inc.com

SITE CIVIL PLAN
for
GEMSTONE CLIMBING CENTER

DO NOT SCALE DIMENSIONS
CONDUCTOR SHALL VERIFY ALL
DIMENSIONS AND LOCATIONS
ON THE GROUND. DIMENSIONS
SHOWN ON THIS PLAN ARE FOR
GENERAL INFORMATION ONLY.
NO DIMENSIONS SHOWN ON
THIS PLAN SHALL BE USED FOR
CONSTRUCTION OF THE PROJECT.

DATE	12/1/12
BY	AS SHOWN
APP'D	12/1/12
REV	12/1/12
DATE	12/1/12
BY	AS SHOWN
APP'D	12/1/12
REV	12/1/12

C-101



GEMSTONE CLIMBING & FITNESS CENTER



EAST ELEVATION

GEMSTONE CLIMBING & FITNESS CENTER



NORTH ELEVATION

Total Square Footage of Floor Area: 15,965 sf

GEMSTONE CLIMBING & FITNESS CENTER



SOUTH ELEVATION

Total Square Footage
1st Floor = 9,212 sf
Mezzanine = 2,830 sf
2nd Floor = 3,923 sf

GEMSTONE CLIMBING & FITNESS CENTER



WEST ELEVATION



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: February 22, 2016, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: St Luke's, Laughlin Ricks Architecture, 212 3rd Avenue South

Request

To consider appropriateness to construct a twenty one (21) square foot vestibule addition to be located at 212 3rd Avenue South in the Twin Falls Historic Warehouse District.

Background:

The 1922 Sanborn map indicates this location was Home Lumber and Coal Company. The National Register of Historic Places lists this property as Gem Electric Supply. A Non-contributing building that was constructed in 1986. St Luke's brought the building to the Historic Preservation Commission on October 19, 2009 for a Certificate of Appropriateness for a complete remodel. The building remodel was completed in 2010. The building located at 212 3rd Avenue South is located within the boundary of the Warehouse Historic District.

Analysis:

The location of the proposed vestibule addition is located in the Old Town zoning district with a Warehouse Historic overlay and a P-3 Parking overlay. 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 this district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Historical Preservation Commission.

The applicant states there are two reasons for the addition to the vestibule. The first reason is for energy efficiency. The second reason is to provide security for those leaving the facility.

The new construction will match the existing finishes. The finishes will be metal siding and roofing. The door and windows will be aluminum storefront.

Regulatory Impact:

Approval of this request will allow the applicants to proceed with applying for appropriate zoning, sign and building permits to construct the twenty one square foot addition to the vestibule located at 212 3rd Avenue South.

A Certificate of Appropriateness permit is for Historical Preservation Commission purposes only. Other permits such as sign, building, electrical, mechanical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code regulations.

Conclusion:

Should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to the applicant obtaining the necessary zoning, sign and building permits if appropriate.
2. Subject to the applicant obtaining a Certificate of Appropriateness for any significant changes and/or additions to the Historic Preservation Commission approved site plan and/or building elevations.

Attachments:

1. Certificate of Appropriateness Application
2. Narrative
3. Aerial Map
4. Proposed Building Elevations
5. Site Plan
6. 1922 Sanborn Map
7. National Register of Historic Places
8. October 19, 2009 HPC minutes
9. Photos (2)



LAUGHLIN RICKS ARCHITECTURE, LLC

PLANNING / DESIGN

935 Shoshone St. North
Twin Falls, ID 83301
208.736.8050

WRITTEN STATEMENT

PROJECT: St. Luke's PFS Facility - Vestibule Addition
Date: February 15, 2016

St. Luke's has requested that a new vestibule be provided for the existing PFS Facility located at 212 3rd Avenue South in Twin Falls. There are two primary reasons the vestibule has been requested.

The first reason is for energy efficiency. Vestibules provide a thermal break from the exterior elements and the interior of the facility.

The second reason is to provide security for those leaving the facility. The new vestibule will be locked from the exterior. There will be hardware installed on the interior that will allow employees exiting the facility to operate hardware that will meet the current ANSI and 2012 IBC codes. The doors and windows will allow the employees the opportunity to view the parking lot prior to exiting the facility.

There will not be any effect on adjoining property. The new construction will match the existing finishes. The finishes will be metal siding and roofing and the door and windows will be aluminum storefront.

Thank you for your consideration on this project.

Sincerely

R. Colby Ricks
Laughlin Ricks Architecture, LLC

St Lukes Project Exhibit

Reference Only



164 3RD AV

211 3RD AV

St Lukes Property Boundary

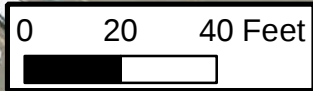
161 4TH AV

HANSEN ST'S

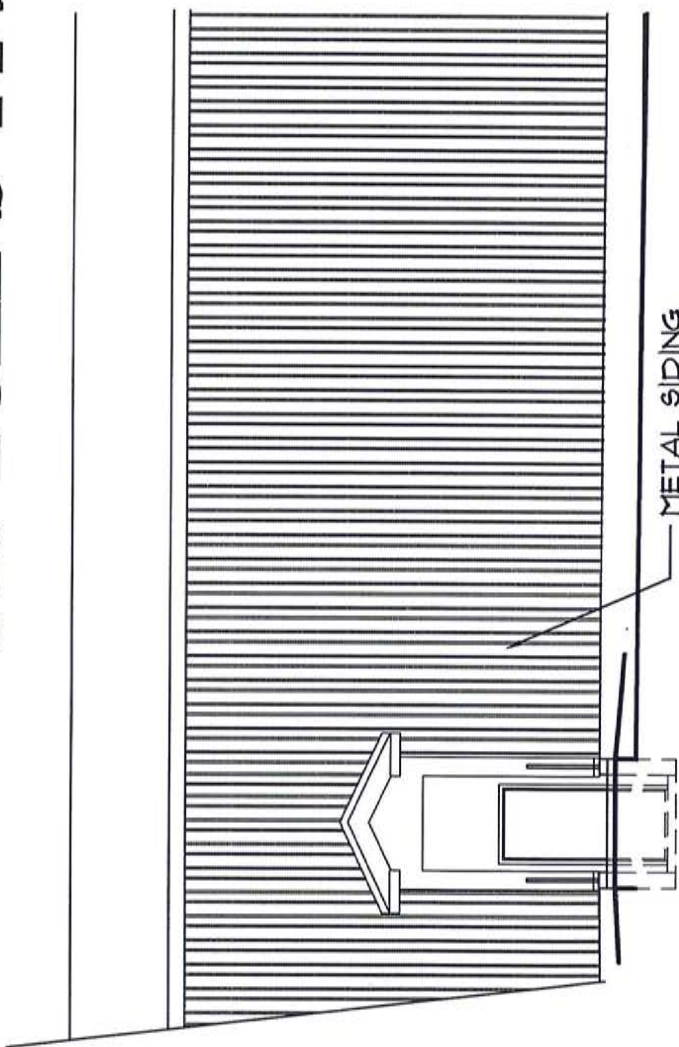
3RD AVES

212 3RD AV

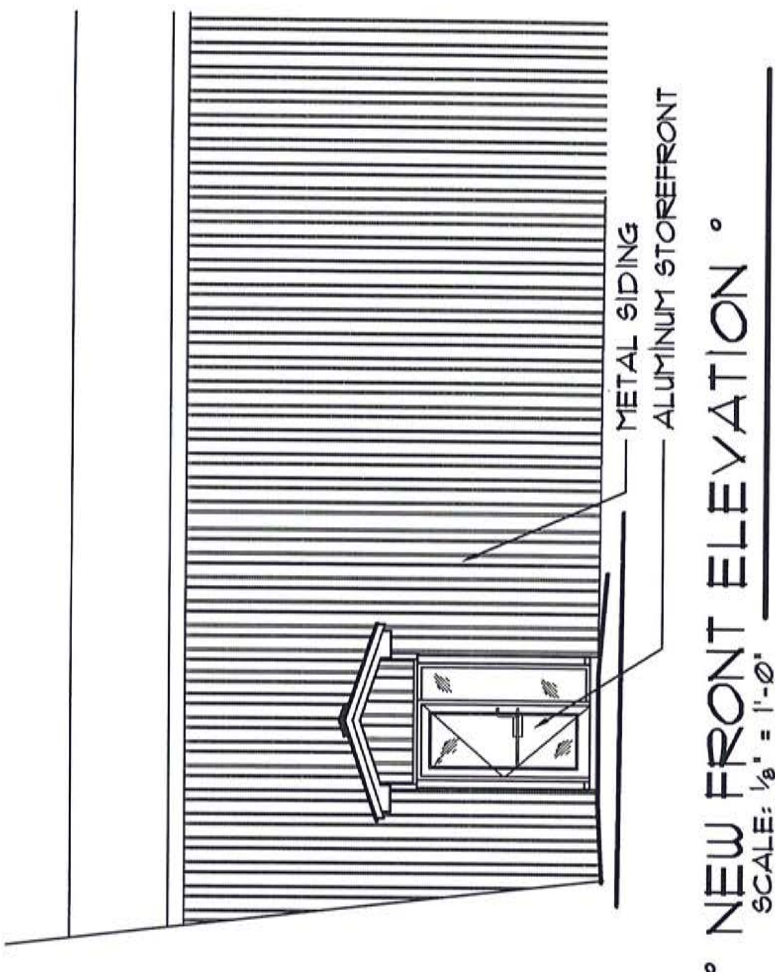
341 HANSEN



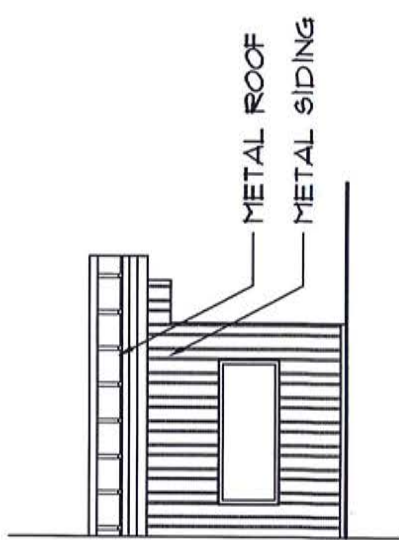
A VESTIBULE ADDITION FOR: ST. LUKE'S PFS FACILITY



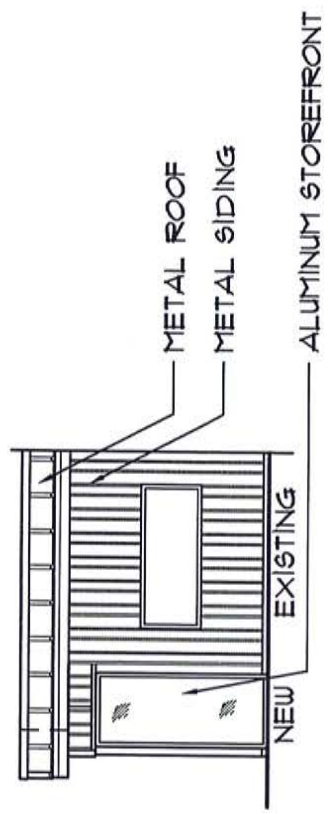
◦ EXISTING FRONT ELEVATION ◦
SCALE: 1/8" = 1'-0"



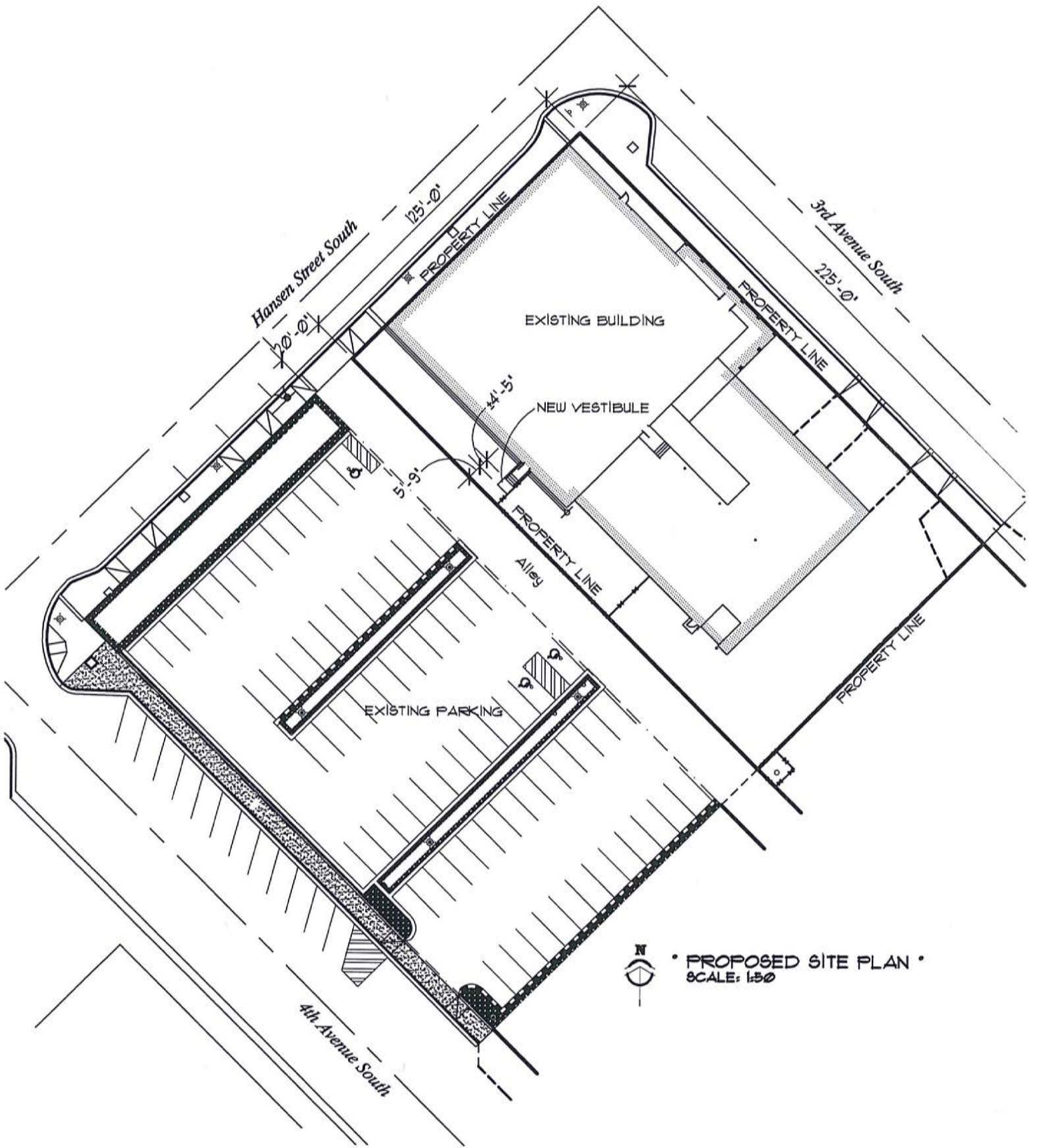
◦ NEW FRONT ELEVATION ◦
SCALE: 1/8" = 1'-0"



◦ EXISTING EAST ELEVATION ◦
SCALE: 1/8" = 1'-0"
WEST ELEVATION SIMILAR



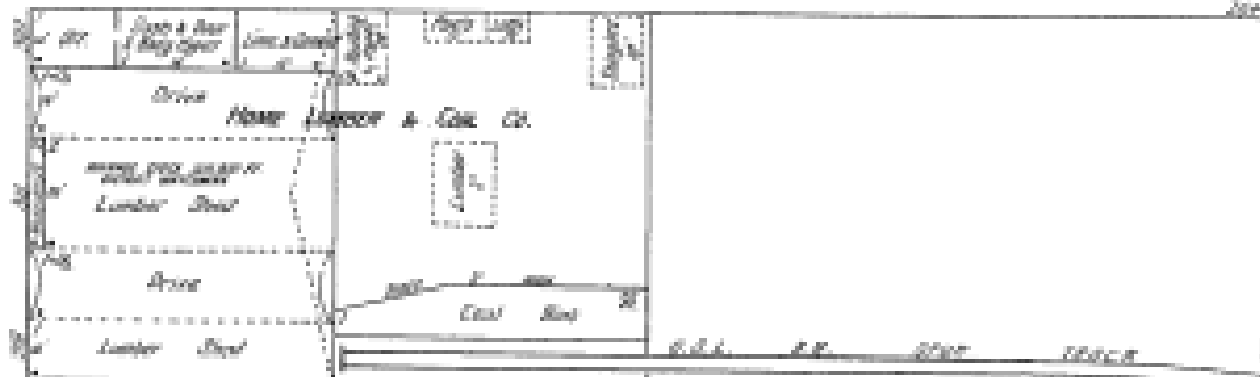
◦ NEW WEST ELEVATION ◦
SCALE: 1/8" = 1'-0"
EAST ELEVATION SIMILAR



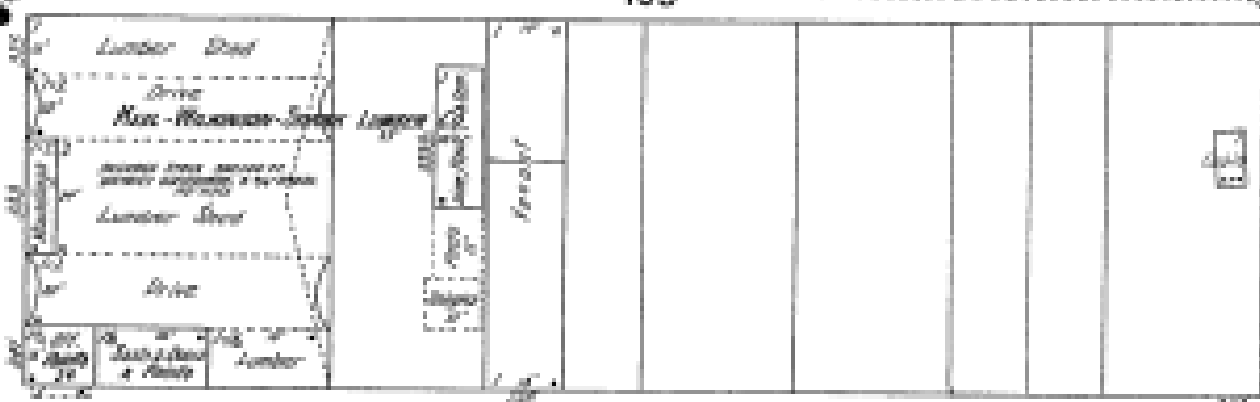
3^d

AV. S.

100' 0"



32



133

16. Gem Electric Supply
212 Third Avenue South
non-contributing
c. 1986

83-17928

This structure appears to have been constructed within the last ten years. It is sided with corrugated metal and has a flat roof. There is a long, one-story vestibule on the Third Avenue South elevation composed of heavy wooden beams. The structure is one-and-a-half stories high.

**TWIN FALLS
HISTORIC PRESERVATION COMMISSION
MEETING
October 19, 2009**

Board Members in Attendance, Paul Smith, Chris Talkington, Ron Yates, Ray Hendrix, Darrell Buffaloe, Norm Tilley, Sonia Alexander arrived at 12:15 p.m.

Absent: Jan Brumbach, Tom Neiworth

Staff/Guests in Attendance: Melinda Anderson, Trudi Nutile, Paul Louton - St. Luke's, Roger Laughlin – Laughlin & Associates

Chairman Paul Smith called the meeting to order at 12:03 P.M.

Agenda Item – Review and approval of September meeting minutes

Ron Yates made one correction to the list of attendees from Ron Hendrix to Ray Hendrix. There being no other corrections or additions, Ray Hendrix moved to accept the minutes as corrected, Chris Talkington seconded and all members present voted in favor of the motion.

Agenda Item – Design review request twin Falls Warehouse Historical District, Crum Electric Building, Joe Shelton owner, St Luke's – tenant/applicant

Paul Louton with St. Luke's Magic Valley Regional Medical Center presented the building elevations to the board for review and consideration for the remodel of the Crum Electric building. The first elevation portrays the front façade of the property located at 212 3rd Avenue South using brick and stucco enhancements to transform the metal structure. They plan to utilize the same concept as the new clinic located on Addison Avenue East using bump-outs and adding lots of windows to allow for natural light.

The 2nd elevation on Hansen Street continues with stucco, brick and also sidewalks. The 3rd elevation is the back side of the building along the alley. The 4th elevation is looking to the west and currently contains an open area that will be fully enclosed when the remodel is complete.

Paul Smith commented that the building is a non-contributing building within the historic district based on historian Elizabeth Girard's recommendations made to the National Parks Service. The building was included because the historian felt the boundaries of the district needed to go around this building.

Chris Talkington inquired about the type of outdoor lighting St. Luke's plans to install. Lighting will be a partnership between St. Luke's and Urban Renewal Agency. Melinda Anderson stated that they are looking at the same type of lighting used elsewhere in downtown and Old Towne. Discussion followed surrounding planning and zoning approvals, landscaping and the methods used to flag projects located in the historic district that need approval from HPC. More discussion followed regarding five non-contributing properties that front 2nd Avenue South which the HPC never had an opportunity to assist or approve. The commission needs to ensure a process is in place so that all properties located within the district follow the same procedures to receive approval by the HPC.

The sign for St. Luke's will be located on the 3rd Avenue side. Paul Louton commented the sign is still under review and will follow the recommendations from HPC for the signage.

Chris Talkington made a motion to approve the proposed building exterior treatment and a single, non-neon, backlit sign design, Norm Tilley seconded the motion and a roll call vote showed all members present voted in favor of the motion.



Looking east down alley



Looking West down Alley