



Twin Falls Historic Preservation Commission Agenda

Thursday, December 14, 2017, 12:00 PM

305 3rd Avenue East
Twin Falls, ID 83301

Members: Nancy Taylor, Samantha Kemp, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum

Council Liaison: Ruth Pierce

Affiliate Volunteer Advisor: Darrell Buffalo

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of the minutes from the following meeting: 11-20-17
- 3) Certificate of Appropriateness
 - a) Request for a **Certificate of Appropriateness** for property located at 147 Main Avenue East for rebuilding exterior walls, installing doors and windows. c/o Debra Gates (app. 17-015)
 - b) Request for a **Certificate of Appropriateness** for property located at 236-238 Main Ave North for updating the exterior finish and replacing windows and doors. c/o Mountain West IRA, Inc. FBO Tammara Beck-Guterman (app. 17-016)
- 4) Old Business
 - a) Idaho Certified Local Government Grant - 2017
 - b) Idaho Certified Local Government Grant - 2018
- 5) New Business
 - a) 2018 Public Hearing Schedule
Purpose: Discussion By:
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
 - a) January 16, 2018 (Tuesday)
- 8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lisa A. Strickland (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - wait to be recognized by the Mayor or Chairman
 - approach the microphone/podium
 - state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning and Zoning shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name and address, 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. 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.
 4. 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.
 5. A City Staff Report shall summarize the application and history of the request.
 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 Chairman may limit public testimony to no less than two (2) minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select 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 Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 8. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council or Planning & Zoning Commission, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor or Chairman may again establish time limits.
 9. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning and 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, November 20, 2017, 12:00 PM

City Council Chambers
305 3rd Ave E
Twin Falls, ID 83301

Members: Nancy Taylor, Samantha Kemp, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum

Council Liaison: Ruth Pierce

Affiliate Volunteer Advisor: Darrell Buffalo

1) Confirmation of Quorum/Call Meeting to Order

Members Present: Taylor, Kemp, Easterling, Lattin, Wills, Culum

Staff Present: Carraway-Johnson, O'Connor, Strickland

Chairperson Taylor called the meeting to order at 12:06 pm and confirmed a quorum. She then asked staff if there are any amendments to the agenda.

Zoning & Development Manager stated staff would like to add a request for Certificate of Appropriateness for the Koto Building located at 156 Main Avenue North to remodel the facade of the property.

2) Consent Calendar

- a) Approval of minutes for the following meeting: 10-16-17

Motion:

Commissioner Lattin moved to approve the consent calendar and amendment as presented.

Commissioner Culum seconded the motion.

Unanimously Approved

3) Certificate of Appropriateness

- a) Request for a **Certificate of Appropriateness** for property located at 301 Main Avenue West for replacing the siding. c/o Sid Lezamiz (app. 17-013)

Zoning & Development Manager Carraway-Johnson reviewed the request on the overhead and stated the property was once the site of Moon's Paint and Glass. It was constructed in 1918. It is listed on the National Register of Historic Places as a non-contributing property. The property was Moon's Paint and Glass until 1971. Spencer's Stationery occupied the building from 1978 to 1991. The building is currently used by a social service agency. The lot located at 301 Main Avenue West is located within the boundary of the Downtown Historic District.

On March 30, 2017 the applicant asked for a Certificate of Appropriateness for the construction of a new roof on the building located on the property at 301 Main Avenue West.

The Historic Preservation Commission approved a Certificate of Appropriateness for the construction of a new roof.

The location of the property is in the Commercial Central Business zoning district with a P-1 Parking overlay. It is within the Twin Falls Downtown Historic District. No exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant feature) 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 is requesting to replace the old wood siding with metal siding. He is hoping when they remove the old lumber there will be brick underneath. If there is brick they will leave it exposed. If there is not brick under the old siding, he will replace it with white vertical siding. He will trim it out in metal to enhance the brick along the exterior of the building.

Design guidelines for façade improvements is discussed on page 23 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. It is generally appropriate to use materials and finishes appropriate for the historic period of the building. It is encouraged to preserve and restore the original storefront, if it exists, with all of the original elements. The building is listed as a non-contributing property.

Zoning & Development Manager Carraway-Johnson stated upon conclusion should the commission approve the request as presented staff recommends the following condition:

1. Subject to the applicant obtaining the necessary zoning, sign and building permits if applicable.

Discussion Followed:

- Commissioner Taylor asked if there is brick behind the wood facade that could be left without covering it with siding.
- Mr. Lezamiz explained prior to submitting this application, they were not sure but as of this morning they have checked and it is not brick, therefore siding will be needed. The siding will provide a clean fresh look and low maintenance.
- Commissioner Culum asked if the windows and other trimmed areas will also have siding.
- Mr. Lezamiz explained that the areas that are shown in the photo that look white will all be replaced with the siding, the windows will be trimmed out and the building will look very similar to what is in the photos minus the paint peeling off. It should look really clean and new once it has been done.

Motion:

Commissioner Wills made a motion to approve the request, as presented, with staff recommendations. Commissioner Culum seconded the motion. All members present voted in favor of the motion.

- b) Request for a **Certificate of Appropriateness** to remodel the facade for property located at 156 Main Avenue North. c/o Shane Cook on behalf of Koto on Main, LLC. (app. 17-014)
- Zoning & Development Manager Carraway-Johnson reviewed the request on the overhead and stated the property was constructed by Tom Koto in 1920 to serve as the Tom Koto Restaurant. A promotional book, Twin Falls Up-to-Date, published in 1923, describes Tom Koto's as able to accommodate seating for 140 people on the main floor and 150 people in a banquet room located in the basement. Mr. Koto opened his restaurant in another location in 1908; the restaurant remained in this structure until 1930. Subsequent businesses could not be traced until 1947 when Riser-Cain Appliances is listed. The appliance store continued in this address until 1959 before moving next door and then to its present location. Other spaces in the building were rented to insurance companies and the Twin Falls Hotel (second story).

It is listed on the National Register of Historic Places as a contributing property. The two-story, brick structure with a substantial metal cornice and frieze of classical design. Lettering in the frieze identifies the developer and the date of construction. The second story façade consists of deeply recessed windows with brick surrounds. The windows are divided into thirds, with two narrow lights flanking a wide, fixed pane.

Like most historic structures along Main Avenue, the façade at the street level has incurred incompatible alterations while the upper story remains intact. The texture of the brick and material of the window frames indicate the alterations occurred in the late 1960s or 1970s. The lot located at 156 Main Avenue North is located within the boundary of the Downtown Historic District.

The property is located in the Commercial Central Business zoning district with a P-1 Parking overlay. It is within the Twin Falls Downtown Historic District. 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 proposed project would be to "pretty up the front of the building". The project owners would like to add two glass garage doors, signage and a new glass entrance to the front of the building. They feel the openness of their design is much more compatible with the existing building than the 70s façade which was recently removed by the previous owners of the property. They will be bringing the building back to its "hey days of the 1920s".

Façade Improvements are discussed on page 23 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. It is appropriate to replace windows and doors to match the original details. It is also appropriate to remove non-original, unsympathetic, out-of-scale elements and those in poor repair. It is appropriate to replace windows and doors to match the original details.

Zoning & Development Manager Carraway stated upon conclusion should the commission approve the request, as presented, staff recommends the following condition.

1. Subject to the applicant obtaining the necessary building permits.
2. Subject to the applicant obtaining the necessary sign permits.

Discussion Followed: Without Concerns

Motion:

Commissioner Culum made a motion to approve the request, as presented, with staff recommendations. Commissioner Easterling seconded the motion. All members present voted in favor of the motion.

4) Old Business

- a) Idaho Certified Local Government Grant 2017
 - Commissioner Taylor explained there is not much to report at this time, but she is still working on the Historic Master Plan.
 - Commissioner Culum explained that the instructor at CSI has told her that the Historic Preservation Commission brochure project could be up for consideration, but that in order to be in the running a presentation to the students has to be made and they will make a final decision. She asked if the commission was interested, if they would assist her in putting together a presentation.
- b) Historic Preservation for new City Hall
 - Commissioner Taylor explained the photos have been picked and have been submitted for Blip to help prepare them for the space. As soon as they are ready she will pick them up and have them hung prior to the City Hall Open House.
- c) Idaho Certified Local Government Grant 2018
 - Commissioner Taylor asked all of the commissioners to keep the 2018 grant in mind for any projects that the Historic Preservation Commission might be interested in completing and may need funds.

5) New Business

6) General Input/Announcements - Public/Staff

7) Upcoming Meeting(s)

- a) December 18, 2017

8) Adjournment

Lisa A. Strickland, Administrative Assistant



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: December 14, 2017, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: Debra Gates, 147 Main Avenue East

Request

To consider appropriateness to rebuild exterior walls and install new doors and windows on the building located on the property at 147 Main Avenue East in the Twin Falls Downtown Historic District.

Background:

The property was constructed in 1909. The Fargo Tailoring Company is mentioned at this address in 1910. By 1917 a tobacco company, Hemenway and Moser Company, had moved in, occupying the building until the late 1940s. During the 1950s, Evergreen Stores was located here; however, it had been replaced by Redden's Pool and Billiards by 1960.

It is listed on the National Register of Historic Places as a non-contributing property. The one and one-half story, brick structure has three inset panels in the second story and the same masonry detail below the roofline as does the building next door. The three panels and the wall above are the only visible remnants of original materials, as vertical siding and lava rock have been applied to the wall below.

The lot located at 147 Main Avenue East is located within the boundary of the Downtown Historic District.

Analysis:

The property is located in the Commercial Central Business zoning district with a P-1 Parking overlay. It is within the Twin Falls Downtown Historic District. 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 proposed project would be to remodel the interior and exterior of the building to modernize the premises while preserving the "old world feel" in keeping with the historic footprint that is the downtown. Currently the building and roof support include the shared wall between what was once the Rogerson Building and 147 Main Avenue East. The wall requires attention and is legally owned by the URA. The proposed plans includes a 28' section of the shared wall as well as the front. Upon completion of the proposed project, the building will compliment the adjoining public plaza and New City Hall. It will have the flexibility to accommodate a variety of potential tenants including restaurant, retail, office, etc. The applicant feels the new face may prompt neighboring property owners to invest in their buildings.

Façade Improvements are discussed on page 23 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. It is appropriate to replace windows and doors to match the original details. It is also appropriate to remove non-original, unsympathetic, out-of-scale elements and those in poor repair. It is appropriate to create components if there is sufficient physical/pictorial evidence.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the rebuilding of the exterior walls and installation of the doors and windows of the building located on the property located at 147 Main Avenue East.

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 condition:

1. Subject to the applicant obtaining the necessary building permits.
2. Subject to putting the address numbers back on the building per Fire Department requirements.

Attachments:

1. Certificate of Appropriateness Application
2. Narrative
3. Aerial Map
4. Site Plan
5. Proposed Building front
6. Picture
7. National Register of Historic Places



CITY OF TWIN FALLS
HISTORICAL PRESERVATION COMMISSION
P.O. Box 1907
324 Hansen Street E Twin Falls, ID 83303
PH: 208-735-7267 FAX: 208-736-2641

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date of the Application: 11/29/2017

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Debra Gates
Mailing Address: 12421 Irving Street
City: Boise State: ID Zip: 83713
Phone: _____ Cell Phone: 208.731.4043 E-mail: chumom@hotmail.com
Applicant Signature: Debra Gates

B. REQUEST INFORMATION:

1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):
147 Main Ave E Twin Falls, ID 83301
2. Existing Zoning District: CB
3. Project Land Area Size: +/-3,417 SF
4. Existing Building Size: 3,417 SF main floor & 3,360 SF basement
5. Proposed Building Alteration: Modernize the existing basement and main floor
6. A site plan to SCALE on an 8 1/2" x 11" paper, of the subject property showing the following:
- a. Lot dimensions
 - b. Location of all existing buildings; including setbacks and fencing
 - c. Before and after building elevations are required
7. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
- a. The reason for the request
 - b. An evaluation of the effects on adjoining property

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OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

HEARING DATE: _____

**CERTIFICATE OF APPROPRIATENESS APPLICATION
SUPPORTING STATEMENT
147 Main Ave. East, Twin Falls, ID**

Plans have been submitted for approval for a remodel of the building located at 147 Main Ave. E, Twin Falls, ID. The remodel includes interior and exterior work to modernize the premises while preserving the old world feel in keeping with the historic footprint that is the downtown. The addition of a mezzanine will maximize usable square footage and provide additional support to the building. Currently, building and roof support include the shared wall between what was once the Rogerson building and my building. This wall is precarious, requires attention and is legally owned by the URA. The URA has plans for the wall and I have submitted plans for my building, which includes a 28' section of the "shared" wall as well as the front. As you can appreciate, work on the wall is of paramount importance.

Subsequent to plan approval, reconstruction of the exterior walls is set to occur on or about January 2, 2018 to coincide with the URA's planned construction on the public plaza which adjoins my building and lies between the new City Hall and this property.

The URA recently voted to deed a strip of land adjacent to the public plaza to me, as a lot line adjustment as well as dedicate a public access easement ten feet in width running along this strip northeasterly for 28 feet. The deed and easement will provide public access to the reconstructed portion of the building as indicated in the plans.

A great deal of effort has gone into the Main Ave. design. Reconstruction will be in 2 phases. Phase 1 to coincide with URA completion of the public plaza before beginning Phase 2. Phasing the project will allow the current tenant opportunity to move her business away from construction, within the building. Since the building is adjacent to the public plaza, it's important for it to compliment not compete and I believe every attempt has been made for it to do just that. This will be a beautiful place where people will want to gather.

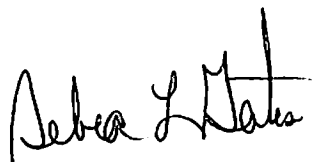
Upon completion, the building will compliment the adjoining public plaza and new City Hall and have the flexibility to accommodate a variety of potential tenants including restaurant, retail, office, etc. The new face may prompt neighboring property owners to invest in their buildings.

Intended use of the building includes 2 tenants. Tenant 1 will occupy most of the main level, mezzanine and a portion of the basement level. Fashion 15 currently occupies tenant 1 space. Every attempt will be made to minimize inconvenience and/or interruption of her business. Tenant 2 space will include a small portion of the main level (northeasterly end) and a large portion of the basement. Tenant 2 space is intended to house individual salon suites for lease which may include stylists, mani/pedi,

massage, aesthetics, etc. Accommodations and services offered on the lower level will also be available on the main level to meet ADA requirements. All tenants will be required to comply with applicable rules/regulations, laws and licensure requirements as well as adhere to standards set forth in an enforceable lease agreement. Local property management will ensure compliance with the terms of the lease.

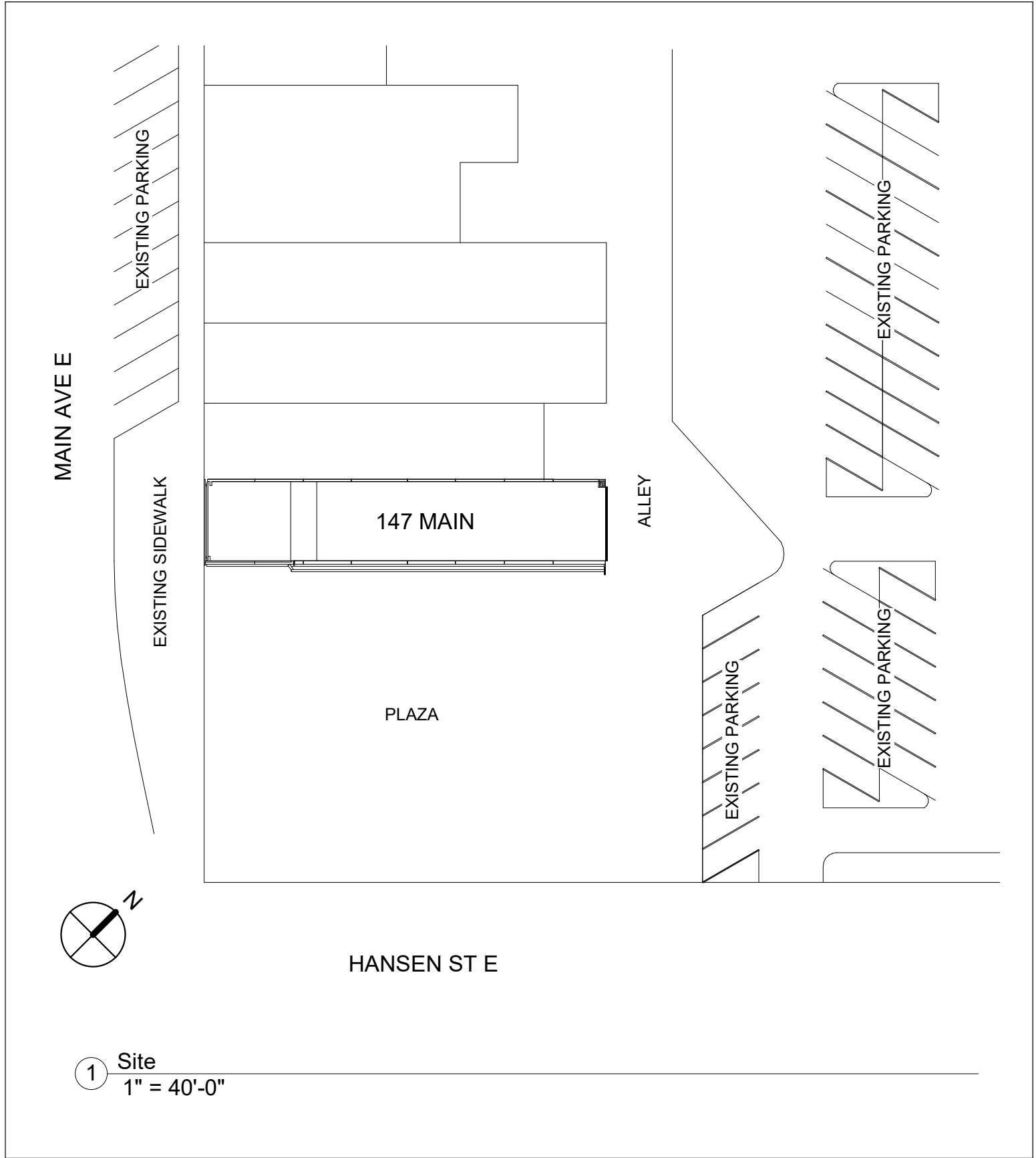
I have been a property owner in the downtown for the last 18 years. My business was located in this building. I still connect with other business and property owners in the downtown area. The sense of community is overwhelming. I fully support the URA's vision as is evidenced by my investment in this building and the revitalization of the downtown.

Debra L. Gates
147 Main Ave. East
Twin Falls, ID
208-731-4043

A handwritten signature in black ink, appearing to read "Debra L. Gates". The signature is fluid and cursive, with the first name "Debra" and last name "Gates" clearly distinguishable.

11-30-2017





1 Site
1" = 40'-0"

Laughlin Ricks Architecture architecture/planning 935 Shoshone Street North * Twin Falls, Idaho 83301 (208) 736-8050 Fax: (208) 733-0950	Owner DEBRA GATES	SITE PLAN	
		147 Main Ave E. Twin Falls, ID 83301	S-11
		Drawn by Author	
		Checked by Checker	Scale 1" = 40'-0"





GUARDIAN HOME CARE - HOSPICE

147

WELCOME

FOR RENT

(208) 731-4043

42. Hemenway and Moser Co. 83-18022
147 Main Avenue E.
Non-contributing
c. 1909

This one-and-one-half story, brick building has three inset panels in the second story and the same masonry detail below the roofline as does the building next door (site 41). The three panels and the wall above are the only visible remnants of original materials, as vertical siding and lava rock have been applied to the wall below.

The Fargo Tailoring Company is mentioned at this address in 1910. By 1917 a tobacco company, Hemenway and Moser Co., had moved in, occupying the building until the late 1940s. Hemenway and Moser was established in Salt Lake City in 1890 by Oscar Hemenway, a native of Deerfield, Michigan.²² During the 1950s Evergreen Stores was located here; however, it had been replaced by Redden's Pool and Billiards by 1960.





HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: December 14, 2017, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: Mountain West IRA, Inc. FBO Tammara Beck-Guterman, 236-238 Main Avenue North

Request

To consider appropriateness to update exterior finish and replace windows and doors on the building located on the property at 236-238 Main Avenue North in the Twin Falls Downtown Historic District.

Background:

The property was constructed in 1922. The building originally accommodated two storefront businesses, but was combined into one in the late 1960s. The earliest mention of this structure in the city directory is 1928, when the C&S Amusement Company is listed at 236 Main Avenue North. It was followed by the Fred M. Stone bowling alley in 1931 and Farmers Insurance from 1941 thru 1964. The Emerick Electric Motor Service occupied 238 Main Avenue North from 1941 thru 1954. Cain's Appliances and Valley Sporting Goods followed the electric motor service business.

It is listed on the National Register of Historic Places as a non-contributing property. It has no historic architectural integrity because the street elevation is clad with metal, corrugated siding on the upper half; the sidewalls and bulkhead have been faced with flagstone. A metal awning extends the full length of the building.

The lot located at 236-238 Main Avenue North is located within the boundary of the Downtown Historic District.

Analysis:

The property is located in the Commercial Central Business zoning district with a P-1 Parking overlay. It is within the Twin Falls Downtown Historic District. 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 proposed project would be to replace the front windows and doors as well as update the exterior finish. It is the applicant's intention to preserve the unique character of 236-238 Main Avenue North while ensuring that the improvements respect the historic scale and key details of construction. The applicant has removed the awning and corrugated metal from the front of the building. They are replacing the six store front windows with large open windows with six pane section on top. The doors are a pine with bronze finish sill and low-E insulating glass.

The applicant is suggesting two options to the Historic Preservation Commission for approval. The first option is plastering the front similar in style to what is currently present. The second option is Industrial Mercantile that would be to add wood mercantile style façade with industrial type awning overhang/signage. The style option the applicant will do will depend on bid prices. The applicant is asking the Historic Preservation Commission (HPC) to approve both options. The HPC can approve

both options, one option or deny both options. They could approve the replacement of the windows and doors and have the applicant come back to the commission when she knows which option she is going to do for the exterior finish. At this time the applicant has no occupants for the building.

Façade Improvements are discussed on page 23 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. It is appropriate to replace windows and doors to match the original details. It is also appropriate to remove non-original, unsympathetic, out-of-scale elements and those in poor repair. It is appropriate to create components if there is sufficient physical/pictorial evidence.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the updating of the exterior finish and replacing of the windows and doors of the building located on the property located at 236-238 Main Avenue North.

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 condition:

1. Subject to the applicant obtaining the necessary building permits.
2. Subject to putting the address numbers back on the building per Fire Department requirement.

Attachments:

1. Certificate of Appropriateness Application
2. Narrative
3. Aerial Map
4. Site Plan
5. Windows
6. Doors
7. Proposed Building front Option 1
8. Proposed Building front Option 2
9. Picture
10. National Register of Historic Places



CITY OF TWIN FALLS
HISTORICAL PRESERVATION COMMISSION
P.O. Box 1907
324 Hansen Street E Twin Falls, ID 83303
PH: 208-735-7267 FAX: 208-736-2641

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date of the Application: Dec-5-2017

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Mountain West IRA, Inc. FBO Tamara Beck-Guterman
Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone: 208 543 9393 Cell Phone: 310 880 8358 E-mail: Tamara@centerofhealing.net
Applicant Signature: _____

B. REQUEST INFORMATION:

1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):
236-238 Main Ave
2. Existing Zoning District: CBDD
3. Project Land Area Size: _____
4. Existing Building Size: 4496 / TOTAL 236-2248 & 238-2248
5. Proposed Building Alteration: updating exterior finish & replacing windows & doors
6. A site plan to SCALE on an 8 1/2" x 11" paper, of the subject property showing the following:
 - a. Lot dimensions
 - b. Location of all existing buildings; including setbacks and fencing
 - c. Before and after building elevations are required
7. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
 - a. The reason for the request
 - b. An evaluation of the effects on adjoining property

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OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: _____ NOT PUBLISHED

HEARING DATE: _____

December 9, 17

City of Twin Falls
Historic Preservation Commission

Proposed Building Alteration for 236-238 Main Avenue North

The following request is for ***CERTIFICAITON OF APPROPRIATNESS*** to replace the front windows, and doors as well as update the exterior finish.

It is our intention to preserve the unique character of 236-238 Main Ave. while ensuring that the improvements respect the historic scale and key details of construction. Keeping in mind a similar sense of feel that is congruent with what is currently in place while upgrading the visual appeal, quality and safety of the windows and doors. (Please see drawing enclosed) *Note: the windows and doors were purchased and delivered prior to understanding we needed COA, Once we receive your **Certificate of Appropriateness (COA)** we will proceed in a timely manner to hang windows, doors and complete the front façade.*

We are also requesting to update the front exterior finish of 236-238 Main Ave. by suggesting two harmonious compatible design options.

Number 1- plastering the front similar in style to what is currently present (Please see photo enclosed)

Number 2- Industrial Mercantile our second option is to add a wood mercantile style façade with industrial type awning overhang/signage. (Please see drawings enclosed.)

The style option will depend upon budget. With that said we are kindly requesting the okay for either style.

Occupants unknown at this time.

The revitalization of 236-238 Main Ave. will enhance and be compatible with its adjoining properties brining forth curb appeal, foot traffic and hopefully more revenue.

It is our goal to support the vision and intentions of TFURA, the Historic Preservation Commission, and the City of Twin Falls by enhancing 236-238 Main Ave. with a redesign that will create visual appeal and thus bring business to the heart and soul of Twin Falls, DOWNTOWN.

On Behalf of the 236-238 Main Ave project please feel free to contact me with any questions and or suggestions.

Respectfully,

Tammara Beck-Guterman
208-543-9393 H
310-880-8358 C

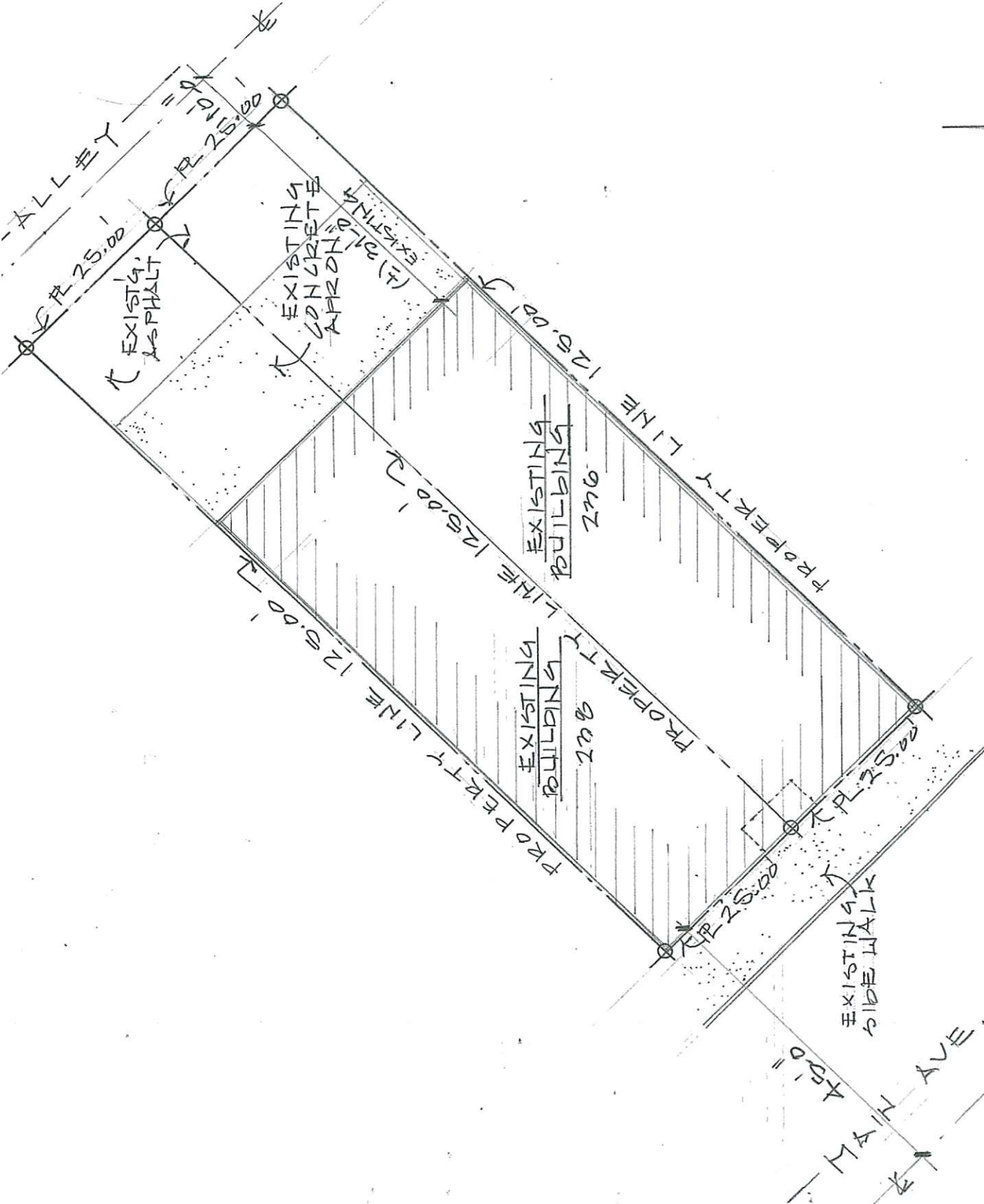


MAIN BUILDING
236 & 238 MAIN AVE WEST,
TWIN FALLS, IDAHO

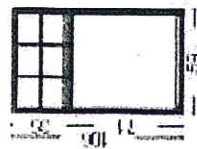


PLAN

SCALE: 1" = 20' 0"



Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
50	None Assigned	ProLine, Sash Set, ProLine, Sash Set, 59 X 106, Black 1: 5971 Fixed Sash Set Frame Size: 59 X 71 General Information: Clad, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.28, SHGC 0.30, VLT 0.57, CPD PEL-N-22-00528-00001, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 Grille: No Grille, Horizontal Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20 2: 5935 Fixed Sash Set Frame Size: 59 X 35 General Information: Clad, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.52, CPD PEL-N-22-00580-00001, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 Grille: SDL, No Custom Grille, 7/8", Traditional (3W2H) Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 330".		6	
Rough Opening: 59 - 3/4" X 106 - 3/4"					
55	None Assigned	ADDPRMTWM010027 - Trade/Comm Delivery Service(Product Up to \$20,000)			



PK #
1994

Viewed From Exterior

(Front)

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor Pella Windows and Doors Mountain West will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellavebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellavebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Contract - Detailed

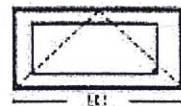


Sales Rep Name: Cox, Patrick
 Sales Rep Phone: (208) 726-0060
 Sales Rep Fax: 208 727-8060 cell
 Sales Rep E-Mail: CoxPS@pellamw.com 208 727-7060

Phone: Fax:

Customer Information	Project/Delivery Address	Order Information
Gary Bond Construction PO Box 867 TWIN FALLS, ID 83303 Primary Phone: (208) 4204874 Mobile Phone: (208) 4204874 Fax Number: (208) 7361721 E-Mail: gbonconstruction@msn.com Contact Name: Great Plains #: 1000676666 Customer Number: 1001451798 Customer Account: 1000676666	Gary Bond Construction/236-238 Main Street Lot # County: Owner Name: Owner Phone:	Quote Name: Gary Bond Construction/236-238 Main Street Order Number: 388 Quote Number: 9550738 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Net 30 Days Tax Code: 6% IDAHO Cust Delivery Date: None Quoted Date: 10/24/2017 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	None Assigned	Architect, Outswing Door, Commercial, Right, 37.875 X 86, Black			

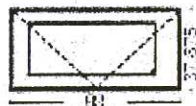


1: 37.87586 Right Outswing Door
 Frame Size: 37 7/8 X 86
 General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", Low Profile, Bronze Finish Sill
 Exterior Color / Finish: Standard Enduraclad, Black
 Interior Color / Finish: Unfinished Interior
 Sash / Panel: Ogee, Ogee
 Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
 Hardware Options: Ball Bearing, Colonial Bronze
 Performance Information: U-Factor 0.30, SHGC 0.18, VLT 0.31, CPD PEL-N-214-01265-00001
 Grille: No Grille
 Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 248".

Viewed From Exterior

Rough Opening: 38 - 5/8" X 86 - 1/2"

Line #	Description	Attributes	Item Price	Qty	Ext'd Price
25	None Assigned				

Architect, Outswing Door, Commercial, Left, 37.875 X 86, Black

1: 37.87586 Left Outswing Door

Frame Size: 37 7/8 X 86

General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", Low Profile, Bronze Finish Sill

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Sash / Panel: Ogee, Ogee

Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Ball Bearing, Colonial Bronze

Performance Information: U-Factor 0.30, SHGC 0.18, VLT 0.31, CPD PEL-N-214-01265-00001

Grille: No Grille

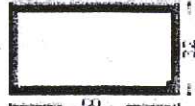
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 248".

PK #
1994

Viewed From Exterior

Rough Opening: 38 - 5/8" X 86 - 1/2"

Line #	Description	Attributes	Item Price	Qty	Ext'd Price
35	None Assigned				

ProLine, Sash Set Fixed, 32 X 65, Black

1: 3265 Fixed Sash Set

Frame Size: 32 X 65

General Information: Clad, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Unfinished Interior

Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.28, SHGC 0.31, VLT 0.58, CPD PEL-N-22-00526-00001, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08

Grille: No Grille

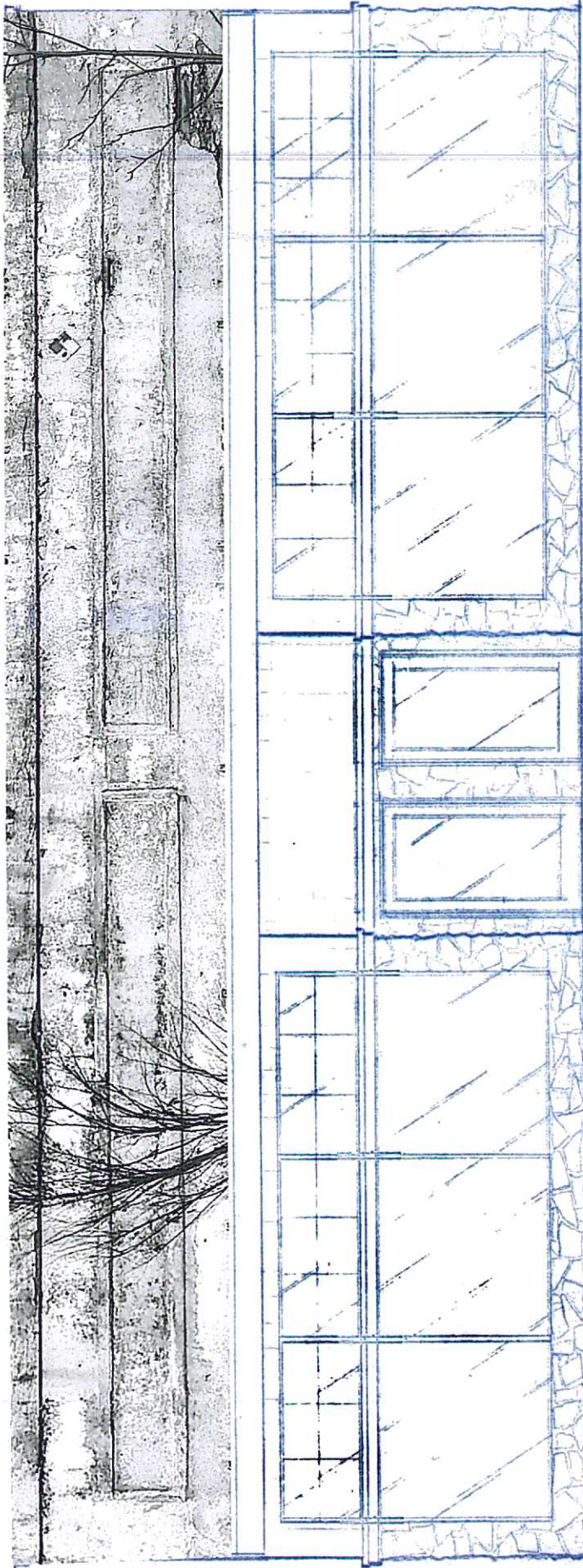
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 194".

PK #
1994

Viewed From Exterior

inside warranty

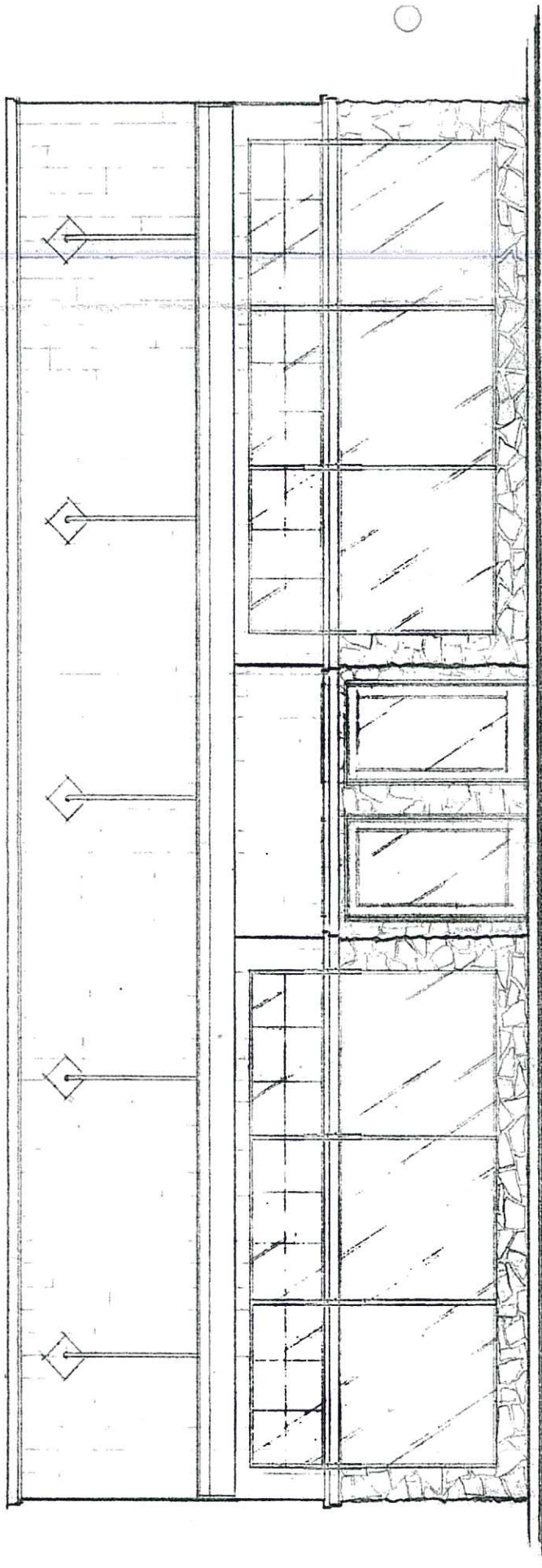
Rough Opening: 32 - 3/4" X 65 - 3/4"



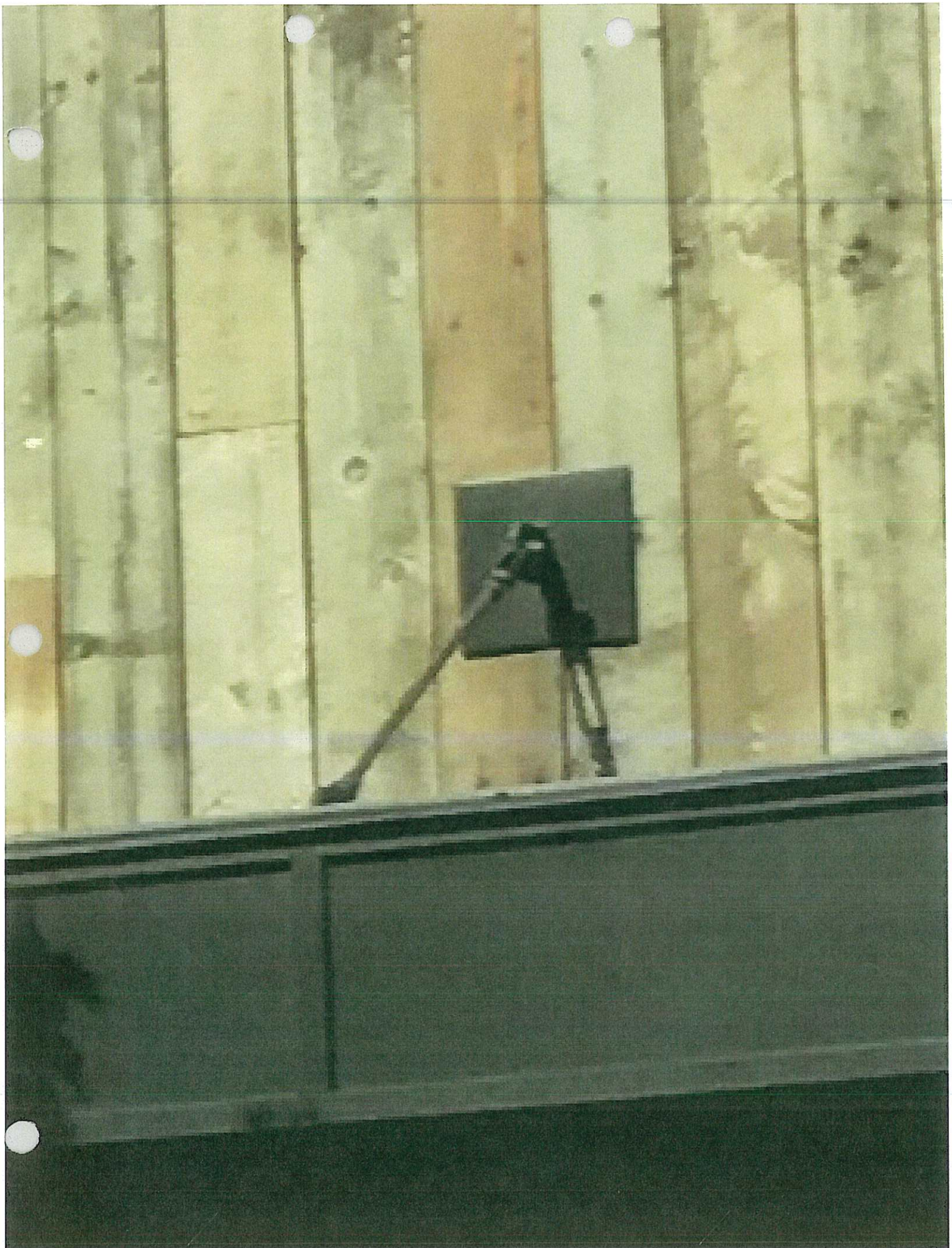
PROJ. ELEVATION

SCALE: 1/4" = 1'-0"





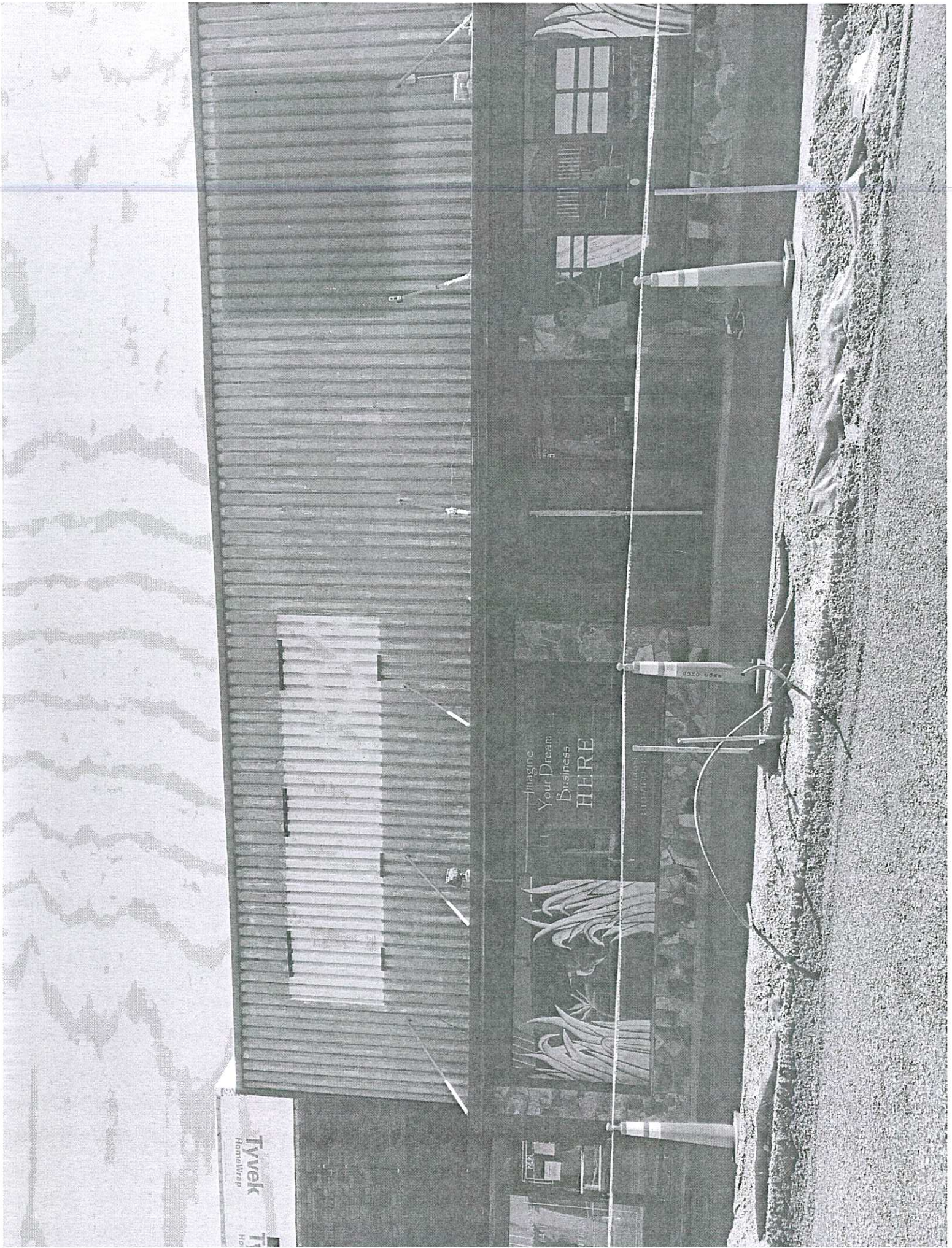
FRONT ELEVATION
SCALE: 1/4" = 1'-0"







12/12/2017 03:22 PM



Tyvek
HomeWrap

Imagine
Your Dream
Business
HERE

16. 236 Main Avenue N. (236-238 Main Avenue N.) 83-18006
Non-contributing
c. 1922

This building originally accommodated two storefront businesses, but was combined into one in the late 1960s. It has no historic architectural integrity, as the street elevation is clad with metal, corrugated siding on the upper half; the sidewalls and bulkhead have been faced with flagstone. A metal awning extends the full length of the building.

The earliest mention of this structure in the city directory is 1928, when the C & S Amusement Co. is listed at no. 236. It was followed by the Fred M. Stone bowling alley in 1931 and Farmers Insurance from 1941 through 1964. The Emerick Electric Motor Service occupied no. 238 from 1941 through 1954, followed by Cain's Appliances and Valley Sporting Goods.



Date: Thursday, December 14, 2017
To: Honorable Mayor and City Council
From:

Request:

Idaho Certified Local Government Grant - 2017

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Attachments:

None



Date: Thursday, December 14, 2017
To: Honorable Mayor and City Council
From:

Request:

Idaho Certified Local Government Grant - 2018

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Attachments:

None

City of Twin Falls, Idaho
Historic Preservation Commission
Schedule of Regular Meetings & Public Hearings
Year 2018



The following is a schedule for **2018** Planning & Zoning Commission meetings. The Historic Preservation Commission meetings are held on the 3rd Monday of every month unless otherwise posted. The regular meetings start at 12:00 P.M. All meetings are held in the **City Council Chambers, 203 Main Avenue East.**

Alternate 1

Meetings

January 16, 2018 (3rd Tues)

February 2, 2018 (3rd Tues)

March 19, 2018

April 16, 2018

May 14, 2018

June 18, 2018

Meetings

July 16, 2018

August 20, 2018

September 17, 2018

October 15, 2018

November 19, 2018

December 17, 2018

City of Twin Falls, Idaho
Historic Preservation Commission
Schedule of Regular Meetings & Public Hearings
Year 2018
☆☆☆☆☆

The following is a schedule for **2018** Planning & Zoning Commission meetings. The Historic Preservation Commission meetings are held on the 1st and 3rd Monday of every month unless otherwise posted. The regular meetings start at 12:00 P.M.

All meetings are held in the
City Council Chambers, 203 Main Avenue East.

Meetings
January 16, 2018 (3rd Tues)

February 5, 2018
February 20, 2018 (3rd Tues)

March 5, 2018
March 19, 2018

April 2, 2018
April 16, 2018

May 7, 2018
May 21, 2018

June 4, 2018
June 18, 2018

Meetings
July 2, 2018
July 16, 2018

August 6, 2018
August 20, 2018

September 17, 2018

October 1, 2018
October 15, 2018

November 5, 2018
November 19, 2018

December 3, 2018
December 17, 2018