



Twin Falls Historic Preservation Commission Agenda

Monday, November 19, 2018, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members: Nancy Taylor, Samantha Kemp, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum, Doug Baughman, Shane Cook

Council Liaison: Chris Reid

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: 11-05-18
By:
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for a trash enclosure for property located at 205 Shoshone Street North Elks Lodge (app. PZ18-0091)
 - b) **ACTION ITEM:** Request for a Certificate of Appropriateness for a window sign and projecting sign for property located at 119 Shoshone Street North. (app. PZ18-0092)
- 4) Old Business
 - a) **DISCUSSION:** Certificate of Appropriateness Review Checklist
By: Brock Cherry, City Planner
- 5) New Business
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
- 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 5, 2018, 12:00 PM
203 Main Ave E
Twin Falls, ID 8301

Members: Nancy Taylor, Samantha Kemp, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum, Doug Baughman, Shane Cook

Council Liaison: Chris Reid

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Taylor called the meeting to order at 12:02 PM. She confirmed a quorum present and introduced city staff. Chairperson Taylor also introduced new commission member Shane Cook.

Members Attending: Taylor, Lattin, Wills, Culum, Cook, Baughman

Staff Attending: Cherry, Spendlove, Strickland, Ebersole

2) Consent Calendar

- a) Approval of minutes from the following meeting: 09-07-18

Motion:

Commissioner Wills made a motion to approve the consent calendar, as presented.

Commissioner Baughman seconded the motion.

Unanimously approved

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for a wall sign for property located at 109 Main Avenue East. c/o Jensen Jewelers (app. PZ18-0090)

Staff Presentation:

City Planner Cherry, reviewed the request for approval of a Certificate of Appropriateness for a wall sign on property located at 109 Main Avenue East for the rear entrance of the building. The proposed wall sign will be placed above the rear entrance in the alley way. The sign will be constructed of aluminum and painted to match the existing signage on the front of the building. Further, the sign will be down lit similar to the sign on the front of the building. Per Twin Falls County record, the building on the subject property was built in 1963.

Staff has determined the applicant has complied with the "Design Guidelines for Twin Falls Downtown Historic District & Twin Falls City Park Historic District", Chapter 3.5, Signage, in regards to a new wall sign. The proposed signage is pedestrian oriented, constructed from suitable materials, and will not be illuminated.

If the commission approves this request as presented, then staff recommends the following

conditions:

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to the applicant obtaining all required permits as required by City Code Standards.

PZ Questions and Comments:

Commissioner Lattin asked if there is any plastic on the sign.

Applicant Brandon Bryce from Lytle Signs stated there is no plastic. The sign is made from 125 FCO aluminum.

Commissioner Culum stated that looking at the dimensions of the sign, it looks appropriate.

Motion:

Commissioner Baughman made a motion to approve the Jensen Jeweler sign as presented.

Commissioner Lattin seconded.

All members present voted in favor of the motion.

Discussion:

Commissioner Taylor questioned a projecting sign in front of Jensen Jewelers and if it has been approved by the Commission. City Planner Cherry will follow up and investigate to see if approval is required.

4) Old Business

a) City Hall Lobby Photos

Chairperson Taylor stated that she and Commissioner Culum are working on the photo display with Michelle Mathews, the Hidden History author of the Times News.

The next display will have an agricultural theme. Pictures and descriptors will be ready by next meeting.

City Planner Strickland stated that the Historic Preservation Commission will be the keeper of the pictures. She spoke to Josh Palmer and he stated if others want to put up photos to contact HPC for approval and scheduling. Quarterly rotation with a seasonal theme to create a collection. There is room to store photos in City Hall.

Action:

By next meeting, have ideas for photo themes. Discuss and decide on flow.

5) New Business

a) Certificate of Appropriateness Review Checklist

Staff Presentation:

City Planner Cherry presented the Certificate of Appropriateness Action Sheet Checklist. The form is designed as a way for the commissioners to review the request for compliance with the appropriate design guidelines. There is room on the checklist for notes on their reasoning for each individual vote. This form will help with consistency and hold the commission accountable and to a higher standard.

Discussion Followed:

- Commissioner Culum appreciates having a reference point to keep the commission accountable.
- Chairperson Taylor agreed.

City Planner Cherry stated that if the commission has any issues or see any improvements to the form, please let him know. He reminded commission that comments on the forms are public record.

6) General Input/Announcements - Public/Staff

- Commissioner Culum asked when the commission would discuss the Master Plan presented in August. She would like to review the Master Plan and identify a top goal to focus energy as commission.
- Chairperson Taylor stated it could be discussed at the next meeting. She asked that Staff forward the Master Plan to Commissioner Cook.
- City Planner Cherry stated if everyone comes with idea, then there should be a next steps meeting to discuss ideas. Meeting would be at a different time than the regularly scheduled meeting and recorded.
- PZ Director Spendlove suggested at next meeting add Agenda item on which ideas commission would like to pursue, take top five and schedule a follow up meeting to discuss. He reminded the group that any meeting held with two or more members present is required to be notices and recorded.

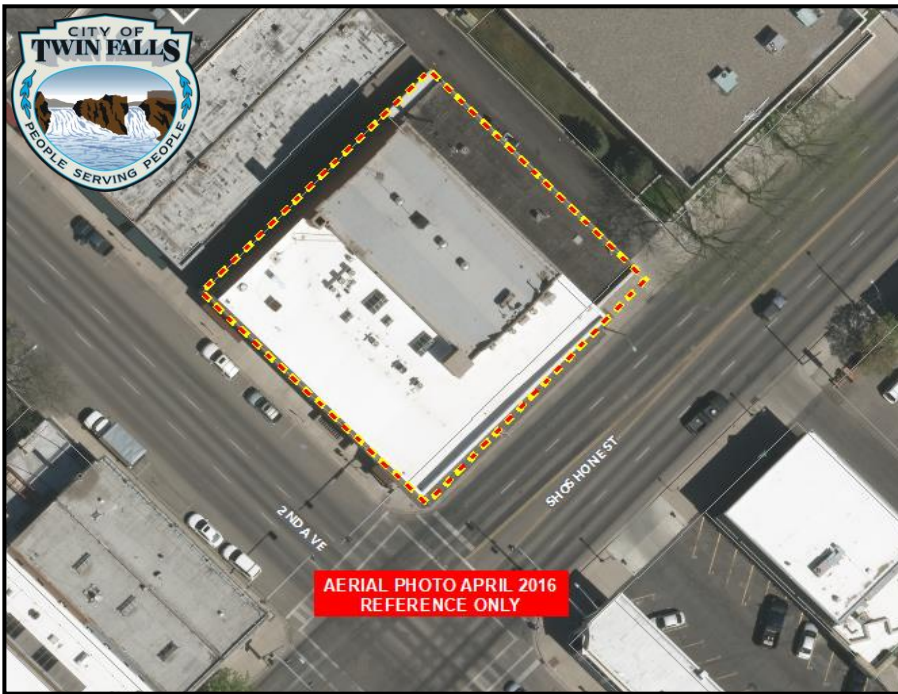
7) Upcoming Meeting(s)

Monday, November 19, 2018 at 12:00 pm

8) Adjournment

Chairperson Taylor adjourned the meeting at 12:26 PM.

Kelli Ebersole, Administrative Assistant



Comprehensive Staff Report

To: Historic Preservation Commission
 Presenter: Brock Cherry, City Planner
 Request: To grant a **Certificate of Appropriateness** for the property located at 205 Shoshone Street North for a trash enclosure.

Application: PZ18-0091

Applicant & Representative:

Tyler Davis-Jeffers,
 The Historic Ballroom Building LLC
 PO Box 2871

Ketchum, Idaho 83340

208-471-4940

tyler@summitcreekcapital.com

Public Hearing: November 5th, 2018

Analysis

This is a request to grant a Certificate of Appropriateness for the property located at 205 Shoshone Street North for a trash enclosure. The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District.

The proposed trash enclosure will be placed near the northwest corner of the property. The trash enclosure will include steel posts and would horizontal boards stained to match the traffic guardrails along the basement patio area.

Approval Process

The Certificate of Appropriateness process requires a public meeting in which interested persons have the opportunity to be heard, with regards to the application.

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

History

The building was constructed by BPOE in 1922 to serve as the Elks Lodge. Over time the storefronts have housed various businesses, including Hoosier Furniture and the Public Library during the 1930's. It is listed on the National Register of Historic Places as a contributing property.

Applicable Regulations or Codes

Per City Code 10-13-1, a Certificate of Appropriateness is required for any exterior alterations to buildings within a Historic District as identified by City of Twin Falls.

Historic Guideline Compliance

Per the Twin Falls Downtown Historic Guidelines the proposed wall sign needs to meet Twin Falls Downtown General Guidelines to "maintain the prevalent historic and architectural style of the district."

Further, the proposed trash enclosure will be required to conform to specific guidelines in regards to service areas and accessory structures, including: design, materials, colors, location, and screening.

Conclusion

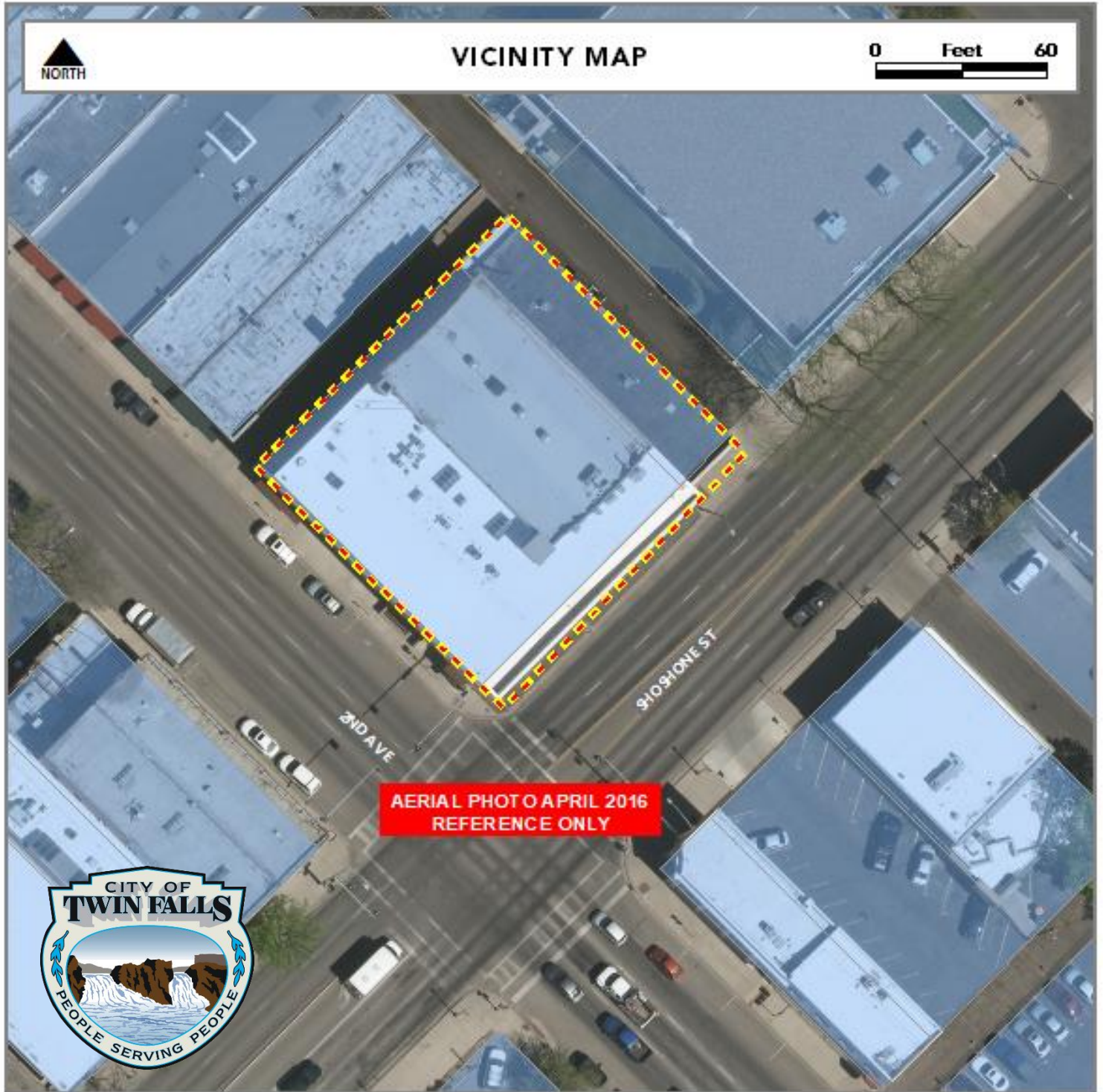
If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards.
2. The applicant apply for all required permits as required by City Code Standards.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Elevations
5. Photos

Public Hearing: November 5th, 2018



 **C-B**

Current Zoning & Land Use:

C-B, Retail

Comprehensive Plan:

Downtown

Applicable Regulations or Codes

Per City Code 10-13-1, a Certificate of Appropriateness is required for any exterior alterations to buildings within a Historic District as identified by City of Twin Falls.

Adjacent Zoning & Land Uses:

North:

C-B, Professional Office

South:

C-B, Retail

East:

C-B, Bank

West:

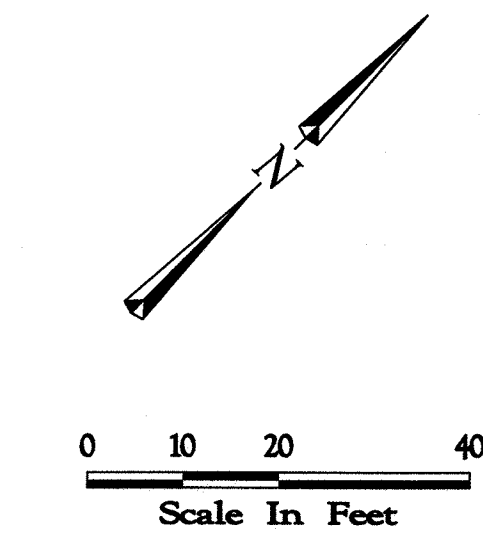
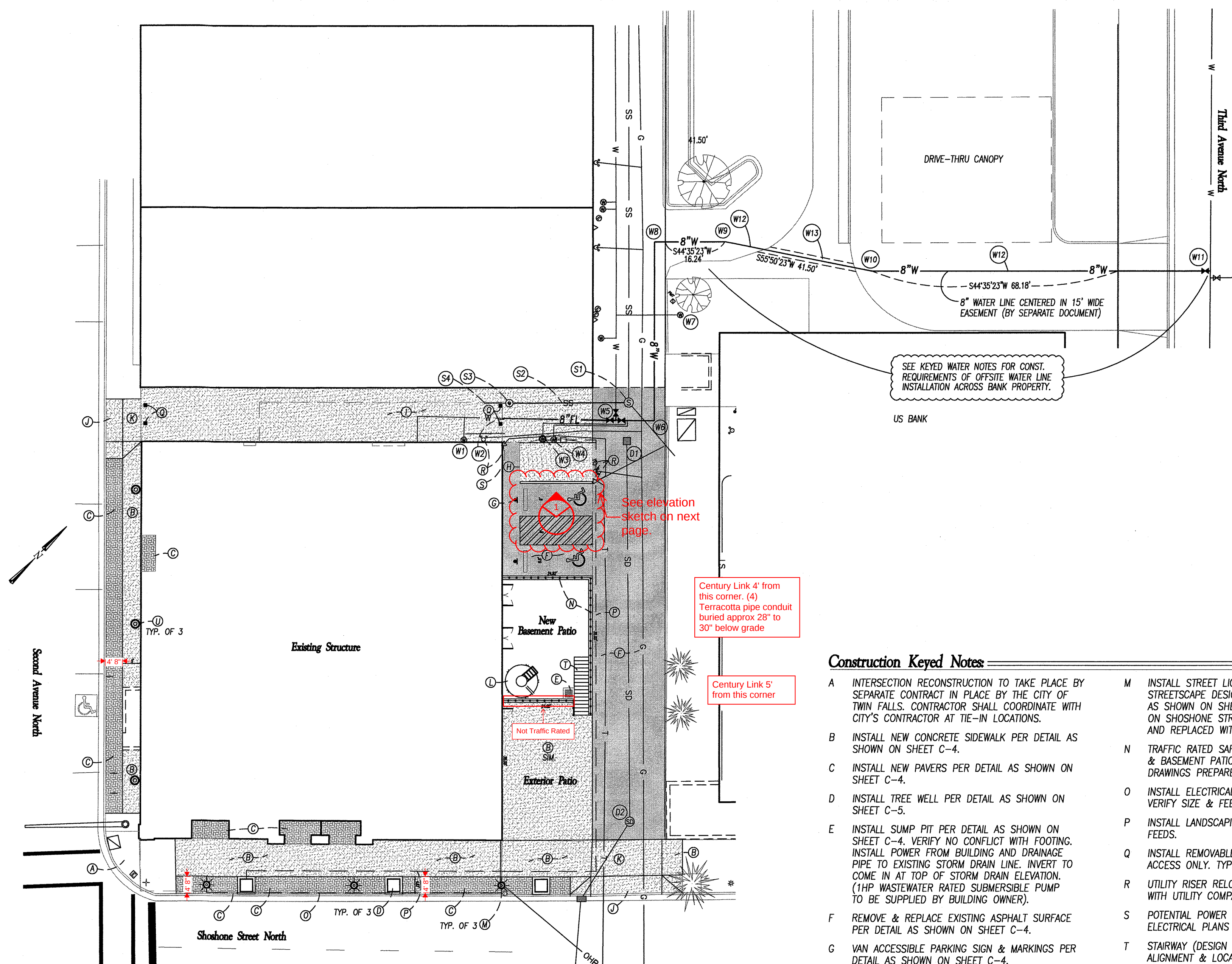
C-B, Retail

Certificate of Appropriateness Application

The Historic Ballroom Building LLC

11/5/2018

We have previously been approved for our project, but did not include plans for a screen design to block the view of the trash area. We have designed a simple structure to screen the trash area from Shoshone Street and the patio areas along the alleyway. It is a simple structure with steel posts and wood horizontal boards stained to match the traffic guardrails along the basement patio area. An elevation of the design is shown in this application, as well as the location on the site plan.



Located In
Lots 28 thru 32, Block 71
Twin Falls Townsite

Construction Keyed Notes

- A INTERSECTION RECONSTRUCTION TO TAKE PLACE BY SEPARATE CONTRACT IN PLACE BY THE CITY OF TWIN FALLS. CONTRACTOR SHALL COORDINATE WITH CITY'S CONTRACTOR AT TIE-IN LOCATIONS.
- B INSTALL NEW CONCRETE SIDEWALK PER DETAIL AS SHOWN ON SHEET C-4.
- C INSTALL NEW PAVERS PER DETAIL AS SHOWN ON SHEET C-4.
- D INSTALL TREE WELL PER DETAIL AS SHOWN ON SHEET C-5.
- E INSTALL SUMP PIT PER DETAIL AS SHOWN ON SHEET C-4. VERIFY NO CONFLICT WITH FOOTING. INSTALL POWER FROM BUILDING AND DRAINAGE PIPE TO EXISTING STORM DRAIN LINE. INVERT TO COME IN AT TOP OF STORM DRAIN ELEVATION. (1HP WASTEWATER RATED SUBMERSIBLE PUMP TO BE SUPPLIED BY BUILDING OWNER).
- F REMOVE & REPLACE EXISTING ASPHALT SURFACE PER DETAIL AS SHOWN ON SHEET C-4.
- G VAN ACCESSIBLE PARKING SIGN & MARKINGS PER DETAIL AS SHOWN ON SHEET C-4.
- H 11'-4" x 20'-0" TRASH ENCLOSURE. VERIFY WITH ARCHITECT'S PLANS FOR DETAILS.
- I INSTALL NEW CONCRETE ALLEY SECTION PER DETAIL AS SHOWN ON SHEET C-4. GRADES AS DEPICTED ON THE GRADING PLAN ARE CONCEPTUAL AND SUBJECT TO FIELD CHANGES AFTER REMOVAL OF EXISTING SURFACE. PRIOR TO SURFACE REMOVAL CONTRACTOR TO CAREFULLY POTHOLE IN 3 EVENLY SPACED AREAS TO BASEMENT CEILING AND CONTACT PROJECT ENGINEER FOR ELEVATION VERIFICATION.
- J REMOVE AND CONCRETE APPROACH PER DETAIL AS SHOWN ON SHEET C-4.
- K REMOVE AND REPLACE APPROACH SLAB PER DETAIL AS SHOWN ON SHEET C-4.
- L CONCRETE FOUNDATION, SIZE, & LOCATION FOR SILO (SUBJECT TO RELOCATION BY OWNER). IF RELOCATED OUTSIDE OF PATIO, STRIPING MAY BE REVISED TO REMOVE 1 PARKING STALL. SEE PLANS BY OTHERS FOR SILO PAD.
- M INSTALL STREET LIGHT PER CITY OF TWIN FALLS STREETSCAPE DESIGN GUIDELINES. SEE DETAILS AS SHOWN ON SHEET C-5. EXISTING WOOD POLE ON SHOSHONE STREET FRONTAGE TO BE REMOVED AND REPLACED WITH NEW STYLE AS SHOWN.
- N TRAFFIC RATED SAFETY RAILING ALONG ALLEY & BASEMENT PATIO WALLS - SEE STRUCTURAL DRAWINGS PREPARED BY EHM, SHTS. S-1 & S1.2.
- O INSTALL ELECTRICAL CONDUIT FOR STREET LIGHTS. VERIFY SIZE & FEED WITH ELECTRICAL DESIGNER.
- P INSTALL LANDSCAPING CONDUITS FOR TREE WELL FEEDS.
- Q INSTALL REMOVABLE BOLLARDS FOR EMERGENCY ACCESS ONLY. TYPE & SPEC'S. PER ARCHITECT.
- R UTILITY RISER RELOCATION REQUIRED. COORDINATE WITH UTILITY COMPANY CONTACTS NOTED ON C-1.
- S POTENTIAL POWER PANEL LOCATION. VERIFY WITH ELECTRICAL PLANS BY OTHERS.
- T STAIRWAY (DESIGN BY OTHERS). VERIFY FINAL ALIGNMENT & LOCATION WITH ARCHITECTURAL AND STRUCTURAL DESIGNS.
- U OPTIONAL PLANTER POT - THIS AREA TO BE TENDED TO BY TENANT AND HAND WATERED. NO EXTENSION OF IRRIGATION SYSTEM ANTICIPATED.

Water Keyed Notes

- W1 REMOVE EXISTING WATER METER AND SERVICE LINE(S) AFTER NEW SYSTEM IS IN PLACE
- W2 TIE NEW 8" FIRE LINE INTO BUILDING AT EXISTING POINT OF ENTRY. INTERIOR LINES PER FIRE SYSTEM DESIGNER.
- W3 N324904.67 E1514338.51
INSTALL TRAFFIC RATED 2" WATER SERVICE BOX & METER SETTER (METER PROVIDED BY CITY FOR FEE)
- W4 N324906.67 E1514340.80
REMOVE EXISTING WATER METER AND SERVICE LINE
INSTALL LANDSCAPING BACKFLOW PREVENTOR IN TRAFFIC RATED BOX. LOCATION TO BE DETERMINED.
- W5 N324922.57 E1514349.14
INSTALL 8"x8"x4" TEE W/ R.W. GATE VALVE ON EACH LEG. TIE-IN TO EXIST. 4" LINE.
- W6 N324929.96 E1514356.77
INSTALL 8" - 90" WATER ELBOW
- W7 N324955.80 E1514341.02
CONNECT EXISTING WATER METER INTO NEW WATER LINE. COORDINATE WITH U.S. BANK AND CITY OF TWIN FALLS WATER DEPT.
- W8 N324965.05 E1514321.51
INSTALL 8" - 90" WATER ELBOW
- W9 N324978.84 E1514335.29
INSTALL 8" - 11 1/4" WATER ELBOW
- W10 N325001.92 E1514369.78
INSTALL 8" - 11 1/4" WATER ELBOW
- W11 N325068.09 E1514435.86±
INSTALL TAPPING SADDLE, REDUCER & 8" R.W. GATE VALVE - TAP TO BE DONE BY WATER DEPARTMENT. (MATERIALS & LABOR SUPPLIED BY CONTRACTOR). UPON EXPOSURE MATERIALS MAY CHANGE DUE TO CONFIGURATION. CONTACT PROJECT ENGINEER FOR COORDINATION AFTER EXPOSURE.
- W12 SAWCUT & PATCHBACK TO CITY OF TWIN FALLS STDS. REQUIRED WITHIN PAVED SECTION OF OFFSITE WATER LINE INSTALLATION. CONTRACTOR TO RETAIN & PROTECT EXISTING SUB-SURFACE PNEUMATIC TUBES FROM DRIVE-THRU TO BANK. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO BANK PROPERTY.
- W13 WATER LINE UNDER SIDEWALK TO BE INSTALLED BY BORING PER ISPCW STANDARDS PER AGREEMENT WITH U.S. BANK.

GENERAL WATER NOTES:
ALL CONSTRUCTION DEPICTED FOR OFFSITE WATER CONNECTIONS SHALL BE COORDINATED WITH U.S. BANK REPRESENTATIVES. WORK SHALL BE SCHEDULED TO ALLEVATE INCONVENIENCE TO THE BANK'S OPERATIONS REGARDING DRIVE-THRU CLOSURE, CUSTOMER AND EMPLOYEE ACCESS TO BANK FACILITIES. THE CONTRACTOR SHALL OBTAIN & PROVIDE TO THE URA WRITTEN NOTICE FROM U.S. BANK THAT ALL WORK WAS COMPLETED TO THEIR SATISFACTION.

Sanitary Sewer Keyed Notes

- S1 TIE INTO EXISTING SEWER MANHOLE
RIM ELEV. = 3737.06 NW INV = 28.16
SW & E. INV. = 28.36
- S2 REINSTALL 33 L.F. OF 8" C-900 SEWER
SLOPE = 1.00% - VERIFY & TIE-IN ANY EXISTING SERVICES
- S3 N324905.10 E1514324.99
INSTALL TRAFFIC RATED CLEANOUT
RIM EL. = INV. EL. = 28.69
CONTINUE LINE & TIE-IN BALLROOM SEWER - MATCH EXIST. INVERTS
- S4 GREASE TRAP - VERIFY LOCATION. OWNER'S ORIGINAL LOCATION WAS INTENDED TO BE IN BASEMENT UNDER ALLEY WITH PUMP TO SYSTEM.

Drainage Keyed Notes

- D1 RETAIN & PROTECT EXISTING STORM DRAIN INLET. RIM EL. = 36.76
12" INV. EL. = 32.81
- D2 RETAIN & PROTECT EXISTING STORM DRAIN MANHOLE. RIM EL. = 37.57
12" INV. EL. = 32.52

General Notes

1. VERIFY ALL DIMENSIONS WITH ARCHITECT'S AND STRUCTURAL PLANS FOR CONFORMANCE. FIELD MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH DESIGN DETAILS STILL TO BE DETERMINED.
2. OFFSITE WATER LINE ROUTING IS CONCEPTUAL UNTIL EASEMENTS ARE NEGOTIATED.
3. SEWER LINE IMPROVEMENTS TO BE VERIFIED BY PROJECT ENGINEER UPON EXPOSURE OF EXISTING SYSTEM. ALL EXISTING SERVICES MUST BE TIED INTO THE NEW SEWER MAIN.
4. INSTALLATION OF NEW IMPROVEMENTS SHALL NOT INTERRUPT SERVICE TO ADJOINING FACILITIES. ANY UNAVOIDABLE SERVICE INTERRUPTION THAT MIGHT BE DISCOVERED SHALL BE COORDINATED WITH AND APPROVED BY ADJACENT OWNERS PRIOR TO COMMENCING WORK.
5. CONTRACTOR TO SALVAGE, PROTECT, AND REINSTALL ALL EXISTING STREET SIGNS. LOCATION TO BE COORDINATED WITH PROJECT ENGINEER.
6. CONSTRUCTION SEQUENCING AS FOLLOWS:
A. INSTALLATION OF ALL REQUIRED UTILITY IMPROVEMENTS (ON-SITE AND OFF-SITE).
B. ASSUMING RETAINING WALL AND BASEMENT BACKFILL IS IN PLACE, INSTALL SHOSHONE STREET FRONTAGE IMPROVEMENTS TO BUILDING LINE. (SIGNALIZED INTERSECTION WORK BY OTHERS TO BE COORDINATED).
C. SURFACE IMPROVEMENTS OF SECOND AVENUE NORTH FRONTAGE AND CONCRETE ALLEY.
D. PAVED ALLEY, PATIO, AND PARKING AREAS. COORDINATION REQUIRED BETWEEN BUILDING CONTRACTOR AND SITE CONTRACTOR FOR TIMES OF COMPLETION AND STAGED IMPROVEMENTS.
NOTE: ALL SEQUENCING SUBJECT TO CHANGE BASED ON DELIVERABLES BY OTHERS.

Per DCM Mitchel Humble, Certificate of Occupancy will be held until
Easement for water line is received.

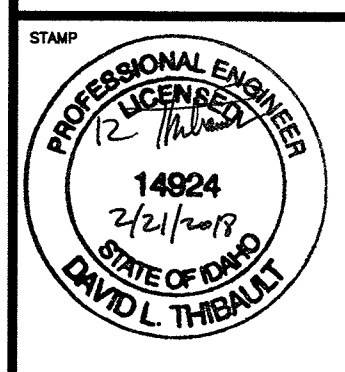
EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
P (208) 734-4888 fax (208) 734-0049 web: ehm-inc.com

Site Construction & Utility Plan For
The Historic Ballroom
The Urban Renewal Agency of the City of Twin Falls

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

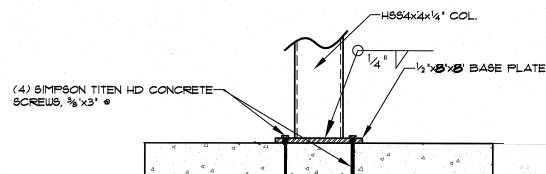
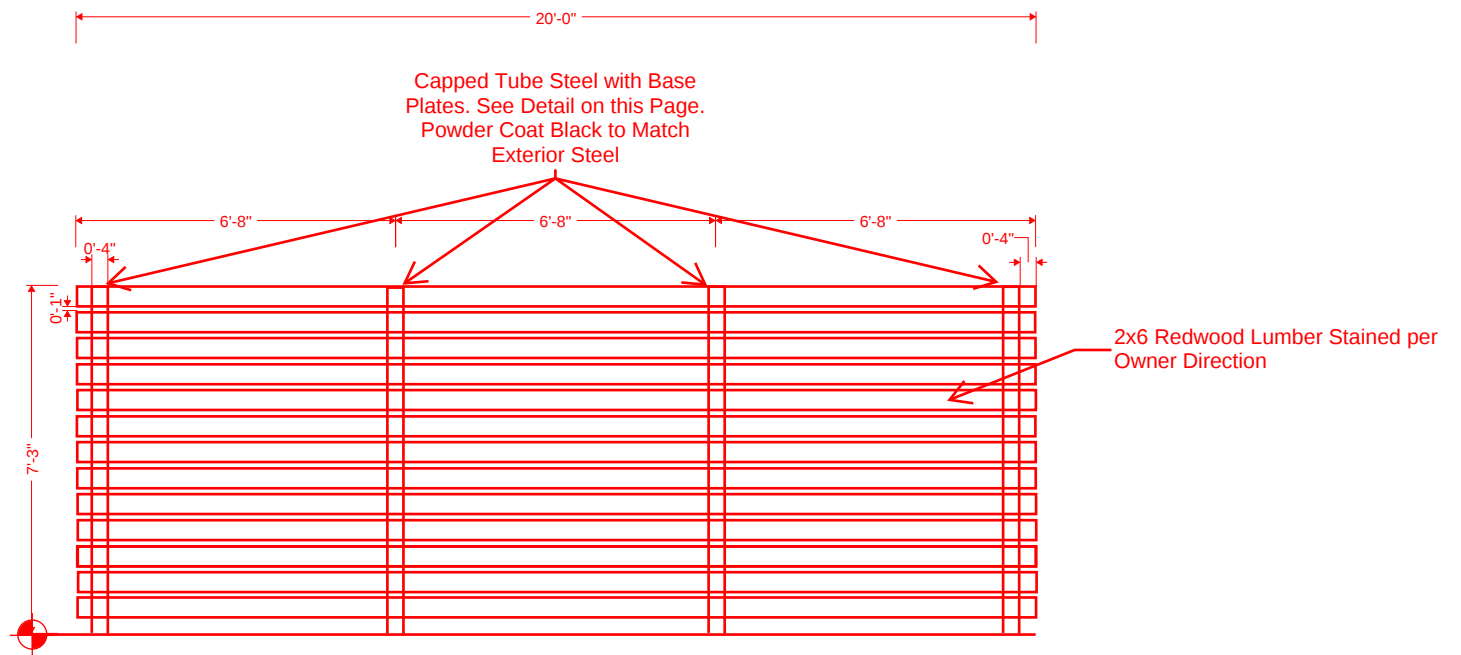
REVISIONS:
Offsite Water 1-17-18
Per City Review 2-21-28

Engineering



APPROVED	
DESIGN	T. VAWSER
DRAWN	T. VAWSER
DATE	DECEMBER, 2017
SCALE	AS SHOWN
CAD FILE	314-17 BASE
JOB NO.	314-17

JOB SITE PLANS
Plans must be on Job
Site for all inspections



Mendocino Forest Products >

2 in. x 6 in. x 8 ft. Construction Common Redwood Lumber

★★★★★ (18) Write a Review Questions & Answers (6)

- Durable redwood is up to 5x stronger than other decking materials
- Maintains beauty and structural integrity with easy maintenance
- Naturally resistant to insects, decay, shrinking and warping

\$14⁵⁷ /each



Approximate Trash
Enclosure Location

NE Corner of the Elk's Lodge

Certificate of Appropriateness Action Sheet

CITY OF TWIN FALLS HISTORIC PRESERVATION COMMISSION

APPLICATION PZ18-0091



Request: To grant a **Certificate of Appropriateness** for the property located at 205 Shoshone Street North for a trash enclosure.

I voted _____ *FOR* _____ *AGAINST* for the following reasons:

General Guidelines:

- Per TF Downtown Historic Guidelines (pg. 10), which states “it is generally appropriate to maintain the prevalent historic and architectural styles of the district”, the applicant **does/does not/somewhat** meets the required design guideline.

Specific Guidelines:

- Per TF Downtown Historic Guidelines (pg. 21 & 45) regarding service areas and accessory structures, which states “it is generally appropriate to locate trash enclosures to the rear of the main building and completely screen the contents”, the applicant **does/does not/somewhat** meets the required design guideline.

- Per TF Downtown Historic Guidelines (pg. 21) regarding service areas, which states “it is generally inappropriate to use materials traditionally not used in the district to screen areas”, the applicant **does/does not/somewhat** meets the required design guideline.

- Per TF Downtown Historic Guidelines (pg. 19), regarding accessory structures which states “it is generally appropriate to use materials and colors compatible with the main building.”, the applicant **does/does not/somewhat** meets the required design guideline.

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Signature: _____ Date: _____



Date: Monday, November 19, 2018
To: Historic Preservation Committee
From: Planning & Zoning Department

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for a window sign and projecting sign for property located at 119 Shoshone Street North. (app. PZ18-0092)

Time Estimate:

5 minutes for Staff presentation; 5 minutes for Commission inquiry and deliberation.

Background:

Approval Process:

The Certificate of Appropriateness process requires a public meeting in which interested persons have the opportunity to be heard, with regards to the application.

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

Regulatory Impact:

NA

History:

N/A

Analysis:

This is a request to grant a Certificate of Appropriateness for the property located at 119 Shoshone Street North for window sign and projecting sign. The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District.

The proposed window sign will be located on the main window, matching the attached sign graphic. The projecting sign will have black lettering and a natural wood background. The projecting sign will hang from a horizontal steel bar. The sign will be approximately one (1') in diameter and stand out approximately one (1') from the side of the building.

Conclusion:

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards.
2. The applicant apply for all required permits as required by City Code Standards.
3. The proposed window sign will not exceed twenty-five (25%) of the square footage of the window in which the sign is located
4. A minimum of nine feet (9') shall be provided between the grade of the sidewalk and the lowest portion of the projecting sign

Attachments:

1. Staff Report COA PZ18-0092
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Proposed Sign Design
5. 4 - Photos
6. Certificate of Appropriateness Action Sheet PZ18-0092



Comprehensive Staff Report

To: Historic Preservation Commission
Presenter: Brock Cherry, City Planner
Request: To grant a **Certificate of Appropriateness** for the property located at 119 Shoshone Street North for a window sign and projecting sign.
Application: PZ18-0092
Applicant & Representative:
Koffer & Koffer, LLC
Dba Kindred Cauldron
1511 9th Avenue East
Twin Falls, ID 83301
kindredcauldron@gmail.com

Public Hearing: November 5th, 2018

Analysis

This is a request to grant a Certificate of Appropriateness for the property located at 119 Shoshone Street North for window sign and projecting sign. The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District.

The proposed window sign will be located on the main window, matching the attached sign graphic. The projecting sign will have black lettering and a natural wood background. The projecting sign will hang from a horizontal steel bar. The sign will be approximately one (1') in diameter and stand out approximately one (1') from the side of the building.

Approval Process

The Certificate of Appropriateness process requires a public meeting in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall hear the request within ten (10) days of City

Staff receiving a complete application. 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.

History

Per Twin Falls County the subject property is currently a multi-tenant building first built in 1915.

Applicable Regulations or Codes

Per City Code 10-13-1, a Certificate of Appropriateness is required for any exterior alterations to buildings within a Historic District as identified by City of Twin Falls.

Historic Guideline Compliance

Per the Twin Falls Downtown Historic Guidelines the proposed wall sign needs to meet Twin Falls Downtown General Guidelines. Further, the proposed wall sign will be required to conform to specific guidelines in regards to signs, including: sign location, pedestrian orientation and scale, materials, and lighting.

Conclusion

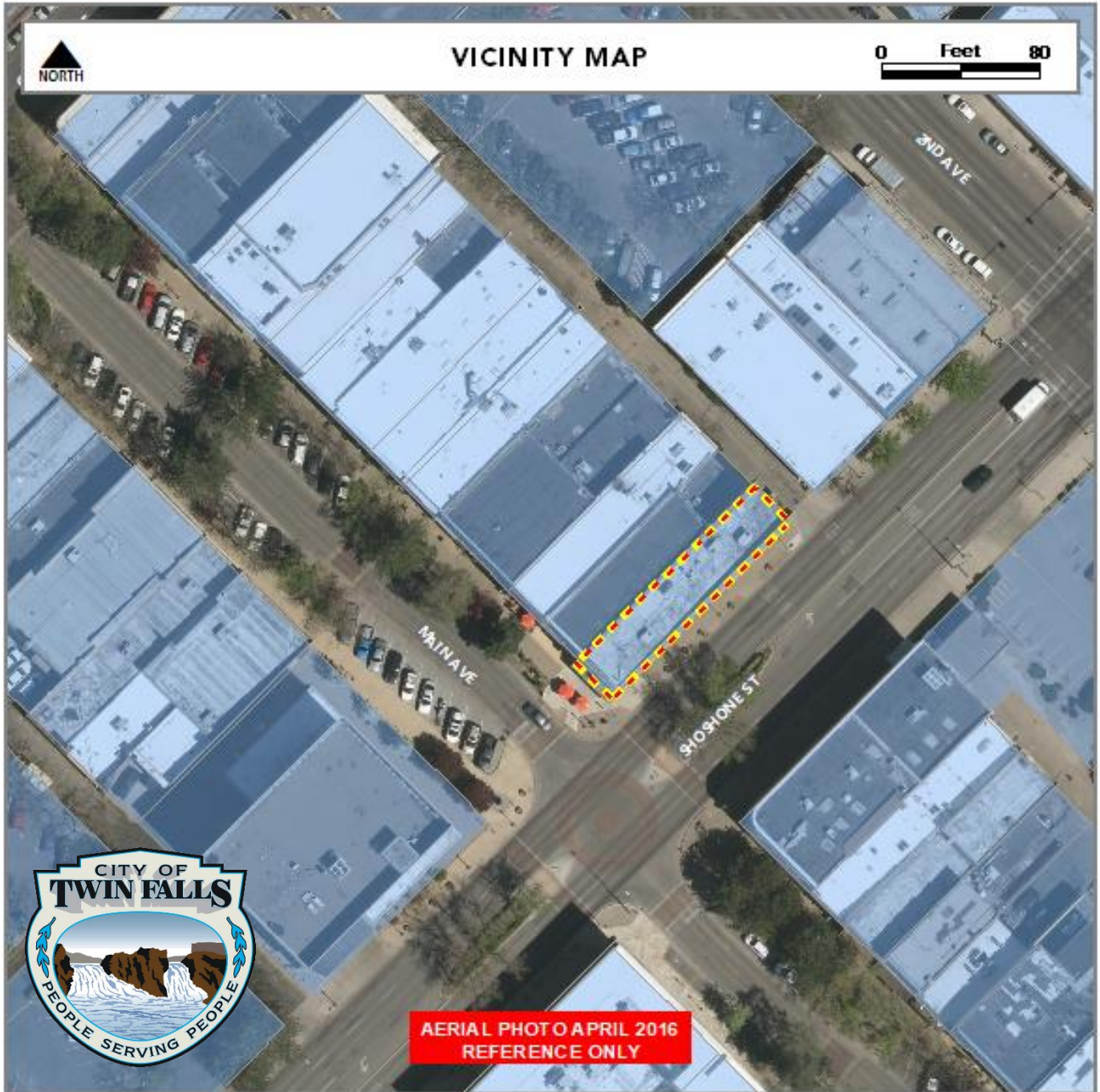
If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards.
2. The applicant apply for all required permits as required by City Code Standards.
3. The proposed window sign will not exceed twenty-five (25%) of the square footage of the window in which the sign is located
4. A minimum of nine feet (9') shall be provided between the grade of the sidewalk and the lowest portion of the projecting sign

Attachments

1. Vicinity Map
2. Narrative
3. Proposed Sign Design
4. Photos

Public Hearing: November 5th, 2018



 **C-B**

Current Zoning & Land Use:

C-B, Retail

Comprehensive Plan:

Downtown

Applicable Regulations or Codes

Per City Code 10-13-1, a Certificate of Appropriateness is required for any exterior alterations to buildings within a Historic District as identified by City of Twin Falls.

Adjacent Zoning & Land Uses:

North:

C-B, Retail

South:

C-B, Office/Vacant

East:

C-B, Office

West:

C-B, Bank/Professional Office

Koffer and Koffer, LLC
Dba Kindred Cauldron
1511 9th Avenue East
Twin Falls, ID 83301
kindredcauldron@gmail.com

October 22, 2018

Dear Commission Members:

We have recently opened a small retail shop at 119 Shoshone Street North, in the historic Baugh building, and in the Downtown Historic District.

It is our intent to display a sign on the main window, approximately matching the attached graphic design.

We would also like to attach a horizontal steel bar, from which an additional sign would hang. It would be made from wood and hand-painted, in approximately the same design as the attached graphic. The sign would be black lettering and graphics on a natural wood background. We anticipate that the hanging sign would be about 8 feet above the sidewalk, on the left-hand side of the door. The sign itself would measure about 1 foot in diameter, and stand out about 1 foot from the side of the building.

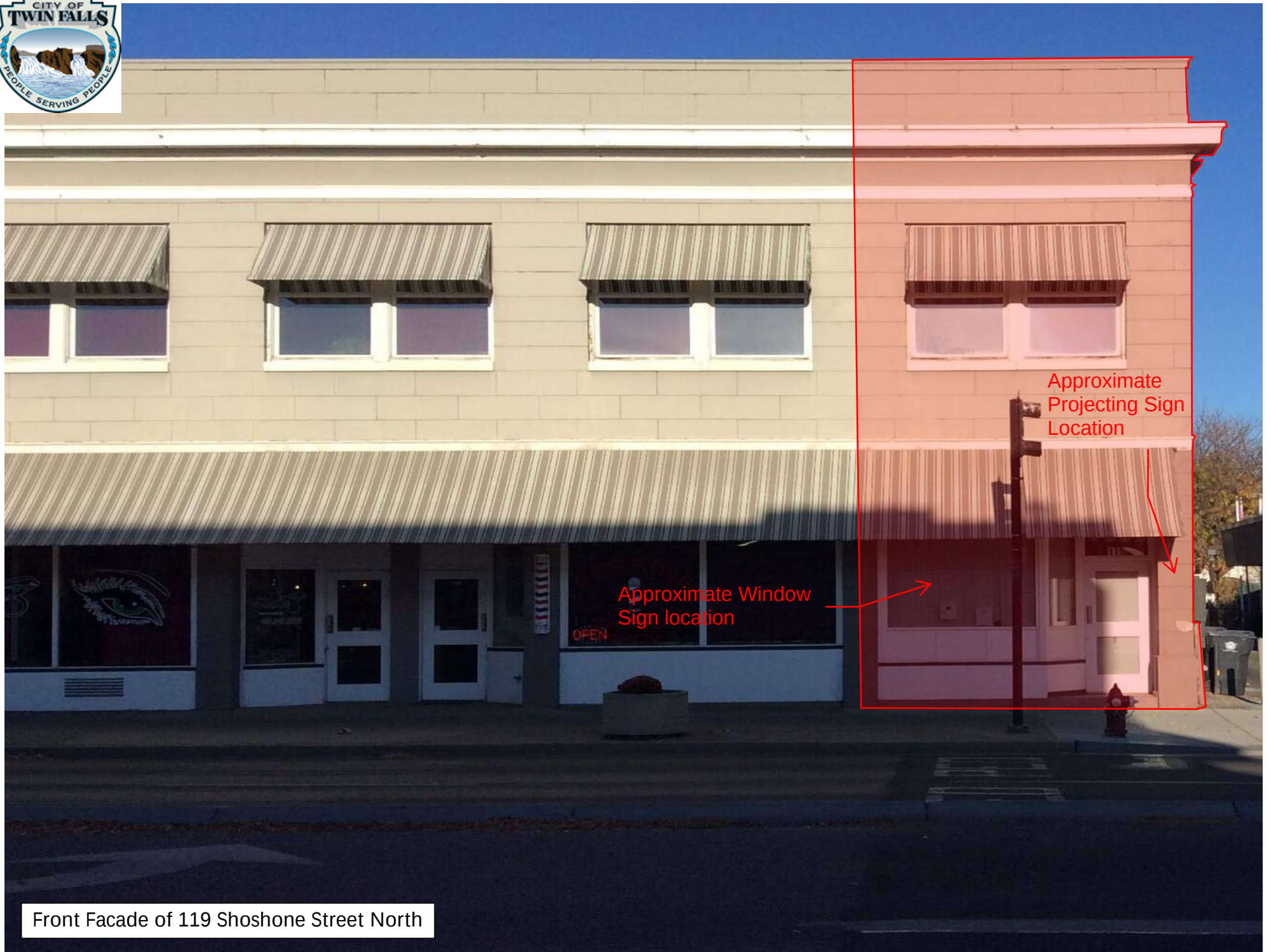
We do not anticipate that these changes will affect nearby businesses at all. The sign would be approximately as visible as the barber pole next door.

Thank you for your consideration. Please contact us by email if you have any questions or concerns!

Sincerely,

David M Koffer
Kindred Cauldron





Front Facade of 119 Shoshone Street North

Certificate of Appropriateness Action Sheet

CITY OF TWIN FALLS HISTORIC PRESERVATION COMMISSION

APPLICATION PZ18-0092



Request: To grant a **Certificate of Appropriateness** for the property located at 119 Shoshone Street North Main Avenue East for a window sign and a projecting sign.

I voted _____ FOR _____ AGAINST for the following reasons:

General Guidelines:

- Per TF Downtown Historic Guidelines (pg. 10), which states “it is generally appropriate to maintain the prevalent historic and architectural styles of the district”, the applicant **does/does not/somewhat** meets the required design guideline.

Specific Guidelines:

- Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally appropriate to locate signs such that they fit within the architectural features of a façade, such as the panel band above the transom windows, above entryways, awnings, or display windows; or project from these areas”, the applicant **does/does not/somewhat** meets the required design guideline.

- Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally appropriate to scale and orient signs based on pedestrian traffic”, the applicant **does/does not/somewhat** meets the required design guideline.

- Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally appropriate to use painted/enameled metal signs, or wooden signs”, the applicant **does/does not/somewhat** meets the required design guideline.

- Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally appropriate to paint signs or gold-leaf directly on windows”, the applicant **does/does not/somewhat** meets the required design guideline.

- Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally not appropriate to install internally lit/backlit plastic signs”, the applicant **does/does not/somewhat** meets the required design guideline.

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This image shows a single sheet of white paper with horizontal blue or grey ruling lines, typical of notebook paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

3



Date: Monday, November 19, 2018
To: Historic Preservation Committee
From:

DISCUSSION

Request:

Certificate of Appropriateness Review Checklist

Time Estimate:

10 - 20 minutes of staff presentation and Commission discussion.

Background:

The Historic Preservation Commission has requested that Staff draft a "checklist" for Certificates of Appropriateness so they may understand and better apply the appropriate historic district design guidelines.

Approval Process:

NA

Budget Impact:

Regulatory Impact:

NA

History:

N/A

Analysis:

N/A

Conclusion:

NA

Attachments:

1. Certificate of Appropriateness Action Sheet

Certificate of Appropriateness Action Sheet

City of Twin Falls Historic Preservation Commission

APPLICATION PZ18-00##



I voted _____ FOR _____ AGAINST _____ for the following reasons:

Per the Design Standards for the ### District, the applicant does/does not meet the following:

General Guidelines:

- Per ####, which states #####, the applicant doe/does not meet the required design guidelines.

- Per ####, which states #####, the applicant doe/does not meet the required design guidelines.

Specific Guidelines:

- Per ####, which states #####, the applicant doe/does not meet the required design guidelines.

- Per ####, which states #####, the applicant doe/does not meet the required design guidelines.

Historic Preservation Commission Member:_____

Signature: _____ Date: ##/##/####