



Twin Falls Historic Preservation Commission Agenda

Monday, June 19, 2017, 12:00 PM

Members: Nancy Taylor, Samantha Kemp, Ryan Horsley, Debbie Lattin, Lucy Wills, Samra Culum

Council Liaison: Ruth Pierce

Affiliate Volunteer Advisor: Darrell Buffaloe

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of Minutes from the following meeting: June 2, 2017
- 3) Certificate of Appropriateness
 - a) Request for a **Certificate of Appropriateness** to replace window and doors to historic appearance on property located at 205 Shoshone St c/o The Historic Ballroom Building, LLC (app. 17-005)
 - b) Request for a **Certificate of Appropriateness** to install a new wall sign and a new projection sign on property located at 135 5th Avenue South. c/o Gemstone Climbing Center (app. 17-006)
- 4) Old Business
 - a) Idaho Certificate of Local Government Grant
 - b) Scavenger Hunt
- 5) New Business
 - a) Historic Pictures for new City Hall-Brian Coleman, Hummel Architects
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
 - a) July 17, 2017 12:00 PM
- 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

Friday, June 2, 2017, 12:00 PM

Special Meeting

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

Members: Nancy Taylor, Samantha Kemp, Ryan Horsley, Debbie Lattin, Lucy Wills, Samra Culum
Council Liaison: Ruth Pierce
Affiliate Volunteer Advisor: Darrell Buffaloe

1) Confirmation of Quorum/Call Meeting to Order

2) Consent Calendar

- a) Approval of minutes from the following meeting: **May 8, 2017**

Motion:

Commissioner Horsley made a motion to approve the consent calendar, as presented.
Commissioner Kemp seconded the motion.

Unanimously Approved

3) Certificate of Appropriateness

- a) Request for a **Certificate of Appropriateness** for property located at 157 Main Ave W for a projecting sign. c/o Lytle Signs on behalf of Twin Falls Sewing Center. (app. 003)

Planner I Weeks presented the request for the applicant and explained this sign is for the Twin Falls Sewing Center. She showed the exhibits on the overhead and reviewed the history of the property. This property is a contributing property listed on the national historic registry and is within the boundaries of the Downtown Historic District. The sign is 9.5 Sq. Ft and will be constructed of aluminum and painted black with white letters. The sign complies with the current City of Twin Falls Sign Code.

Questions/Comments:

Commissioner Kemp asked if they were planning to change the wall sign.

Planner I Weeks explained they do have plans to change out the face of the sign. City code doesn't regulate copy and because they are not making alterations to the cabinet and this is an existing sign, the change did not require a permit.

Commissioner Taylor welcomed the change and said the new sign fits the character of downtown.

Motion:

Commissioner Higley made a motion to approve the certificate of appropriateness, as

presented. Commissioner Culum seconded the motion.

Unanimously Approved

- b) Request for a **Certificate of Appropriateness** for property located at 126 2nd Avenue North for a Wall Sign c/o Lytle Signs on behalf of Benoit Law Office. (app. 004)

Planner I Weeks presented the request for the applicant and explained the request for the new sign. She displayed the exhibits on the overhead and reviewed the history of the property. This property is located within the boundary of the downtown historic district it is listed as a non-contributing building on the national historic district. The sign will be flat against the building but will have raised letters colored green, the sign complies with the current Twin Falls City Sign Code. She explained she was not sure that it met the design guidelines.

Questions/Comments:

Commissioner Kemp explained the design will blend with the other sign and fill a space that looks bare.

Commissioner Taylor agreed and explained that the building is non-contributing and that this change should be fine.

Motion:

Commissioner Horsley made a motion to approve the certificate of appropriateness, as presented. Commissioner Wills seconded the motion.

Unanimously Approved

4) Old Business

- a) May 13, 2017 Historic Preservation Scavenger Hunt

Planner I Weeks said thank you for all the help and hard work.

Commissioner Taylor discussed the possibility of doing the scavenger hunt with the school district as a field trip.

Commissioner Kemp stated that she received messages that the people that did participate loved it.

Planner I Weeks explained that prizes for children will be needed.

Commissioner Taylor volunteered to draw up a proposal to the school district and recommended Sept 16, 2017 from 1-4 pm at the Dennis Bowyer Park. She will speak to Putters about donating some passes.

Commissioner Culum volunteered to speak to Pizza Pie Café about a donation.

Commissioner Horsley will speak to Jump Time

Commissioner Wills explained she will speak to McDonalds.

Commissioner Kemp stated she would update the flyer with different dates.

- b) Operation Face-lift

Operation Face-Lift starts June 5, 2017 and ends June 18, 2017. Planner 1 Weeks met with Darren Hall to discuss the building face of St. Vincent de Paul to see if any improvements could be done to the building. He explained that it would have to be pressure washed and re-painted

or covered with a different surface.

Commissioner Taylor explained that all of this would require volunteers and planning. She thinks with all of the changes being made downtown and all of the local contractors being so busy that it would be better if we planned for Operation Face-lift next year.

Council Liaison Pierce agreed and recommended that after the revitalization project is complete an assessment of the buildings could be done and the commission could approach a couple about assisting them with improvements.

Planner I Weeks reminded the commission that this is a project that will take some time to plan and recommended that the discussion begin for next year after the fall scavenger hunt.

5) New Business

6) General Input/Announcements - Public/Staff

7) Upcoming Meeting(s)

8) Adjournment

Chairperson Taylor adjourned the meeting at 1:00 pm.

Lisa A. Strickland, Administrative Assistant



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: June 19, 2017, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: Tyler Davis-Jeffers, Summit Creek Capital, LLC re: The Historic Ballroom, LLC, 205 Shoshone Street East

Request

To consider appropriateness to replace windows and doors back to historic appearance on the building located on the property at 205 Shoshone Street East in the Twin Falls Downtown Historic District.

Background:

The property was constructed by BPOE in the 1922 to serve as the Elks Lodge, as well as provide space for other tenants such as Wright and Sons Department Store. 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. The two-story, concrete structure is faced with a yellow-brown brick on the second story. The embellishments include a series of arched windows on the second level with keystones, modillions and a dentil molding under the projecting cornice, and Doric columns with a full entablature over the recessed over the recessed entrance on Shoshone Street East. The windows of both stories have suffered the most extensive alterations.

The lot located at 205 Shoshone Street 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 replace windows and doors back to historic appearance. The project owners have gone to great lengths to understand the history of the building in an attempt to return the appearance as closely to the original as possible. The applicant's propose to replace the second story windows in an effort to match the original appearance of the exterior façade on the Second Avenue North side of the building. They will try to remove the plaster/stucco material on the first floor windows and entrances to match the original façade on the Second Avenue North side of the building. In the alleyway perpendicular to the Second Avenue North side of the building the applicant will replace the large stucco cavities with windows.

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 preserve and restore the original storefront, if it exists, with all of the original elements.

The proposed elevation drawing shows landscaping, awnings and signage. This Certificate of Appropriateness application is for the replacement of windows and doors only. The applicant will have to come back to the Historic Preservation Commission for another Certificate of Appropriateness for the landscaping, awnings and signage.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the replacement of windows and doors on the building located on the property located at 205 Shoshone Street 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.

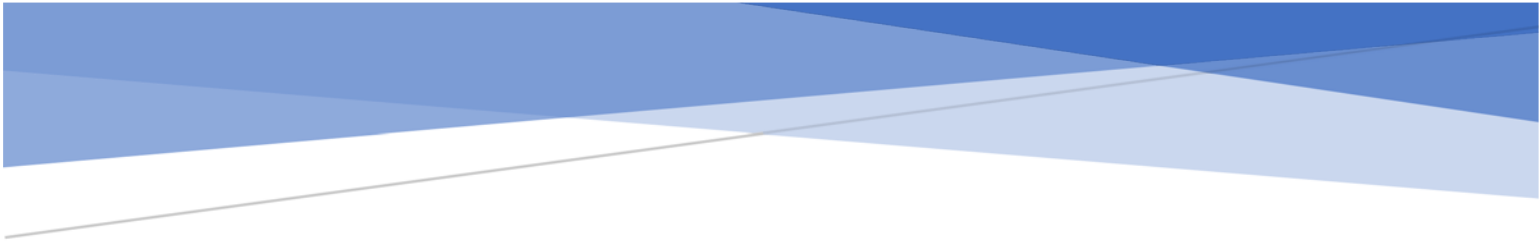
Conclusion:

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.

Attachments:

1. Certificate of Appropriateness Application
2. Narrative
3. Aerial Map
4. Picture
5. National Register of Historic Places



CERTIFICATE OF APPROPRIATENESS APPLICATION

205 SHOSHONE STREET, TWIN FALLS, IDAHO

JUNE 19, 2017



1923

Department Store of W. H. Wright & Sons Co.

The Historic Ballroom Building, LLC, is undertaking an extensive restoration and renovation effort at 205 Shoshone Street, and is seeking a certificate of appropriateness as part of the process. The building will be repurposed to allow for tenant uses such as retail, restaurant, and office. The project owners have gone to great lengths to understand the history of the building in an attempt to return the appearance as closely to the original as possible.

As shown above, the building at 205 Shoshone Street was originally constructed in 1922 by the Elks Club to serve as the Elks Lodge, as well as provide space for other tenants such as Wright and Sons Department Store. The building would be occupied by the Elks and various other tenants until 1998 when it was sold and repurposed as an event center. The interior and exterior of the building would be modified many times over the years, with entire sections of the exterior façade covered up in a diversion from the original appearance.



In this photo, one can note how the upper fan style windows were boarded up along the 2nd Avenue North side. It is the applicant's intent to replace these windows in an effort to match the original appearance of the exterior façade. Further, you can note that almost the entire lower section of windows was plastered over- an unfortunate development that can hopefully be remedied. It is the applicant's intent to remove this plaster/stucco material and replace the first-floor windows and entrances to match the original façade.



This photo shows again the 2nd Avenue North façade which the applicant intends to restore.



This photo shows the alleyway perpendicular to 2nd Avenue North. The applicant intends to replace the large stucco cavities with windows.



This elevation drawing shows what the exterior will look like when the windows on both floors are replaced. The placement of landscaping is approximate, as is the awning type and color. What this drawing does illustrate is the important intent to return 205 Shoshone Street back to a building with matching window facades, complete with fan windows on the upper level.

Other Notes:

No site plan has been provided, as the building is built to the setbacks on the lot, and there is no plan to modify the footprint of the building.

The applicant feels that the restoration of this historic building will have a positive impact on the surrounding property and community, as it will not only improve the aesthetics of the site, but will also drive business and commerce the area, contributing to the revitalization of the downtown core.

The applicant is currently working with the State Historical Preservation Office (SHPO) to comply with federal standards for Historic Preservation.



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: 6/1/2017

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: The Historic Ballroom Building, LLC
Mailing Address: PO Box 2871
City: Ketchum State: ID Zip: 83340
Phone: 208-471-4940 Cell Phone: 208-720-8191 E-mail: tyler@summitcreekcapital.com
Applicant Signature: [Signature]

B. REQUEST INFORMATION:

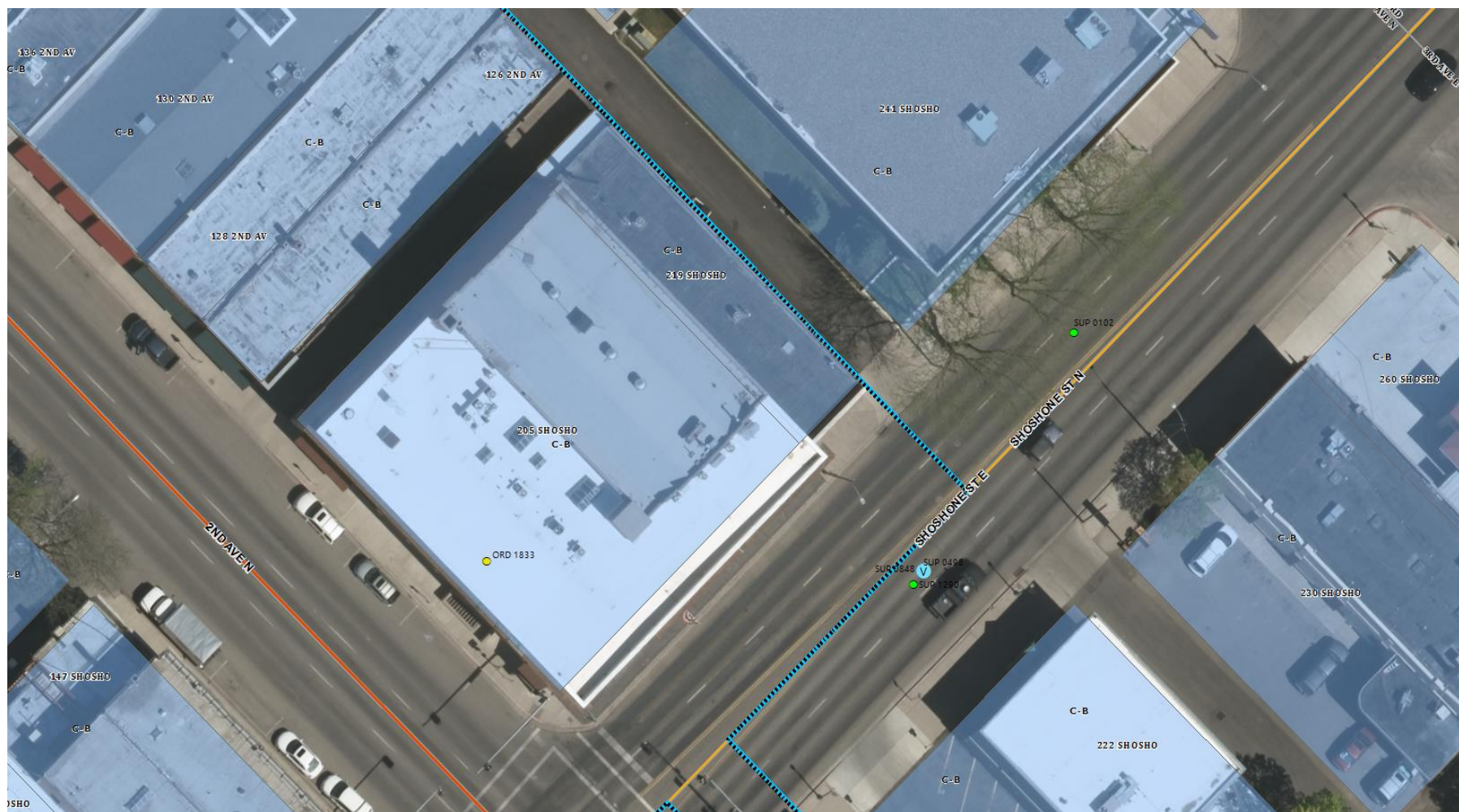
1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):
205 Shoshone Street, Twin Falls, Idaho
2. Existing Zoning District: CB
3. Project Land Area Size: 10,000 SF
4. Existing Building Size: 33,000 SF
5. Proposed Building Alteration: Replace windows/doors to historic appearance
6. A site plan to SCALE on an 8 1/2" x 11" paper, of the subject property showing the following:
- Lot dimensions
 - Location of all existing buildings; including setbacks and fencing
 - Before and after building elevations are required
7. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
- The reason for the request
 - An evaluation of the effects on adjoining property

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OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

HEARING DATE: _____





2nd Avenue North side



Shoshone Street East side

6. B.P.O.E. 83-3540
122 Second Avenue N.
Contributing
1920

Constructed of concrete and faced with a yellow-brown brick on the second story, the B.P.O.E. building displays the classical ornamentation that prevails in this district. These embellishments include a series of arched windows on the second level with keystones, modillions and a dentil molding under the projecting cornice, and Doric columns with a full entablature over the recessed entrance on Shoshone Street N. A cartouche on the second story is centered over the entrance, and smaller versions are placed in the tympanum of the corner windows.

The windows of both stories have suffered the most extensive alterations. All the upper story openings, with the exception of the corner windows, are masked with paneling from the springline to the top of the arch, and some have been completely covered. An early photograph depicts the windows as one-over-one, double-hung sash windows with a fanlight.² On the first story, horizontal wood siding obscures all the transoms and almost all of the street-level windows. Originally, the transoms were multiple panes of prismatic glass with large display windows below.

The Elks originally planned to spend \$300,000 for a five-story building, but scaled back their scheme, resulting in a two-story structure costing \$110,000. It was designed by local architect Ernest Gates. The B.P.O.E. chapter of Twin Falls continues today at this location. Over time the storefronts have housed various businesses, including Hoosier Furniture and the public library during the 1930s.³



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: June 19, 2017, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: Hailey Barnes, Gemstone Climbing Center, 135 5th Avenue South

Request

To consider appropriateness to construct and install new wall signs on the building located on the property at 135 5th Avenue South in the Warehouse Historic Overlay District.

Background:

The property was once the site of Twin Falls Feed and Ice which burned down. The 1911 Sanborn maps indicate there was an ice house, feed mill and general storage warehouse on the parking lot site. The 1922 Sanborn map indicates Courteen Seed Company was located on the site of the Gemstone Climbing Center. On the 1949 Sanborn map the parking area and the building site are indicated as Twin Falls Feed and Ice. Twin Falls Feed and Ice closed in 1984. The building burned down in 1989. The lots located at 135 5th Avenue South are located within the boundary of the Warehouse Historic Overlay District.

The property is not listed on the National Register of Historic Places. Twin Falls Feed and Ice burned down in 1989. The nomination for the district to be placed on the National Registry was done in 1997.

The applicant has been before the Historic Preservation Commission several times in the past with this location and the design of the building.

Analysis:

The property is located in the Old Town, Warehouse Historic Overlay zoning district with a P-3 Parking overlay. It is within the Twin Falls Warehouse 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 first proposed wall sign is 198.33 square feet and will be the large vertical sign on the corner side of the building at Shoshone Street and the alley. The sign will be made out of metal. The applicant is planning on back lighting the sign to make the name and climber stand out. The proposed sign complies with the current zoning sign code.

The second proposed sign is 12 square feet and will be the climber that they will extend from the corner of the Shoshone Street and 5th Avenue West corner of the building. This is a projecting sign. The sign will be made out of metal. The applicant is planning on illuminating the climber with a spot light so that people driving from either direction of Shoshone Street will see a climber silhouette. The spot light will have to be placed so it is not a traffic hazard or irritant to the neighboring properties. This

signage square footage was measured using City Code 10-9-7(A)2. The proposed sign complies with the current zoning sign code.

Signage is discussed on pages 93 thru 98 of the Warehouse Historic District Design Guidelines. Signs are to be simple in character. They should be scaled to fit with the façade of the building. They should be located to emphasize design elements of the façade itself. Signs should be mounted to fit within existing architectural features. Rooftop signs are inappropriate, as are animated and message boards.

Signs should use colors, materials and details that are compatible with the overall character of the façade. You should avoid highly reflective materials.

Sign lighting shall be shielded to minimize glare. Light intensity shall not overpower the building or street edge. Direct lighting at signage from an external, shielded lamp is appropriate. Strobe lighting is not appropriate. Internal illumination is not appropriate either.

A wall sign should not obstruct character-defining features of a building. The sign shall be relatively flush with the building façade. Large projecting signs shall be mounted higher on the building, centered on the façade or positioned at the corner.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with construction and installation of the new signage on the building located on the property 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 sign permit.
2. Subject to the applicant obtaining the necessary electrical permit.

Attachments:

1. Certificate of Appropriateness Application
2. Narrative
3. Aerial Map
4. Proposed Sign
5. Site Plan
6. Picture



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: 6/13/17

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Gemstone Climbing Center
Mailing Address: 4449 N. 1325 E.
City: Buhl State: ID Zip: 83316
Phone: 208-420-9624 Cell Phone: 208-420-9624 E-mail: hbarnes@gemstoneclimbing.rocks
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):
135 5th Ave. S., Twin Falls, ID 83301
2. Existing Zoning District: Historic Warehouse
3. Project Land Area Size: 100'x125'
4. Existing Building Size: 94'x117'
5. Proposed Building Alteration: Add Exterior Signage
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 for
Gemstone Climbing Center

Gemstone Climbing Center would like to add two signs to the Shoshone St. side of their building. Currently, Gemstone Climbing Center has not applied for any signage as we were unclear as to what we wanted. The building is expected to be complete by mid-August and we would like to install these two signs the middle/end of July.

The large vertical sign on the corner of Shoshone St. and the alley will be back lit to make the letters and the climber stand out. This sign will be generally flush to the building, aside from the 1-2" spacing required to place the lights for the back lighting.

The climber that we propose to extend from the corner of the Shoshone St. and 5th Ave. W. corner will be spot lit so that people driving from either direction of Shoshone St. will see a climber silhouette. This figure will be at the top corner of our building.

The two signs are not expected to have any impact on surrounding businesses as the signs will be lit directly and will not obstruct the view of any other property signs or advertisements.



446 SHOSHO

409 SHOSHO

122 4TH AV

161 4TH AV

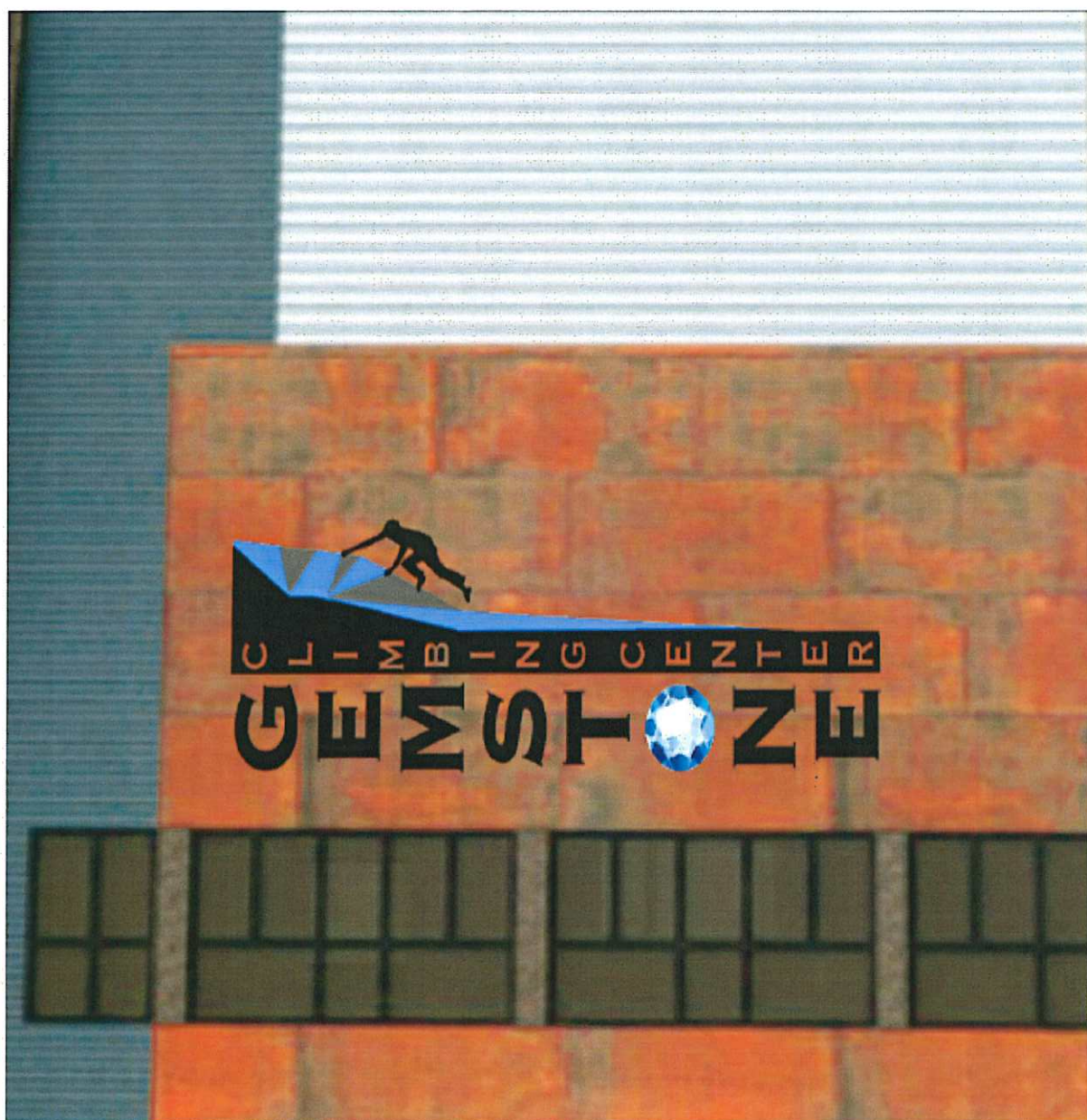
156 4TH A

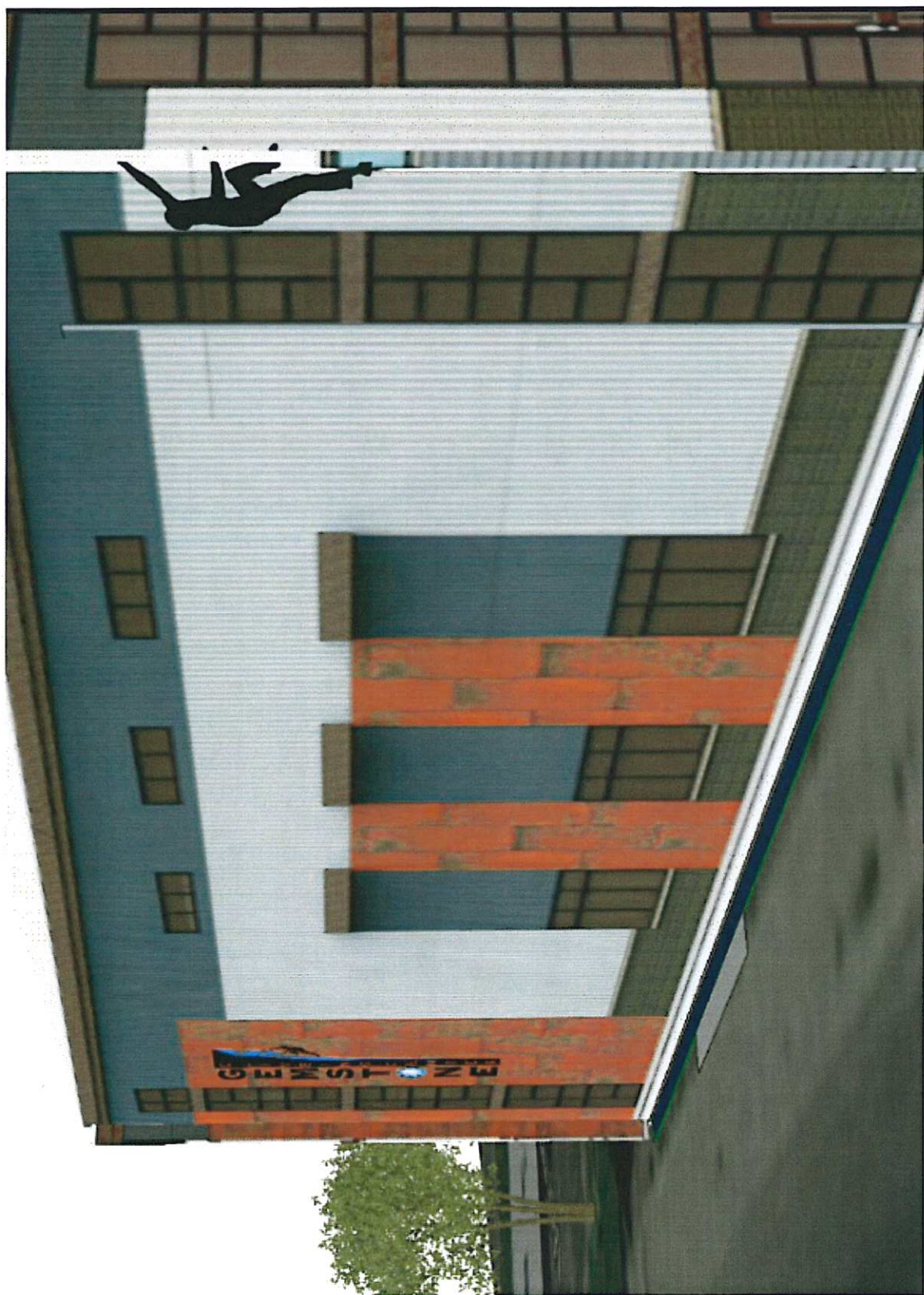
135 5TH AV

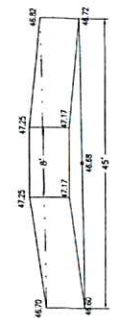
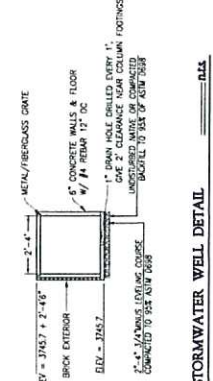
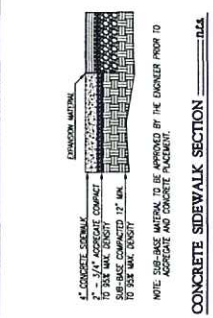
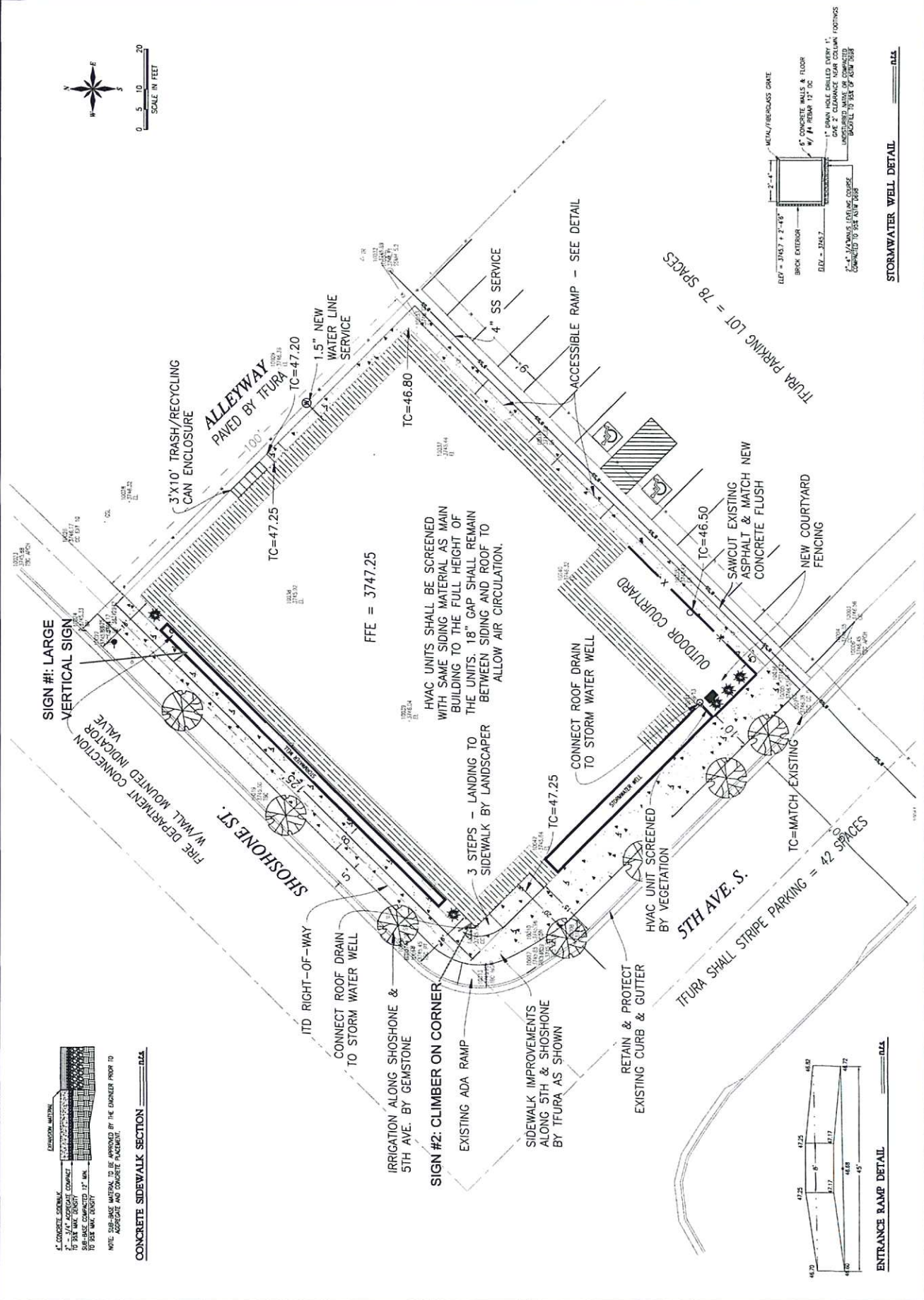
123 6TH AV

161 5TH AV

222 4TH AV









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: 6/13/17

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Gemstone Climbing Center
Mailing Address: 4449 N. 1325 E.
City: Buhl State: ID Zip: 83316
Phone: 208-420-9624 Cell Phone: 208-420-9624 E-mail: hbarnes@gemstoneclimbing.rocks
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):
135 5th Ave. S., Twin Falls, ID 83301
2. Existing Zoning District: Historic Warehouse
3. Project Land Area Size: 100'x125'
4. Existing Building Size: 94'x117'
5. Proposed Building Alteration: Add Exterior Signage
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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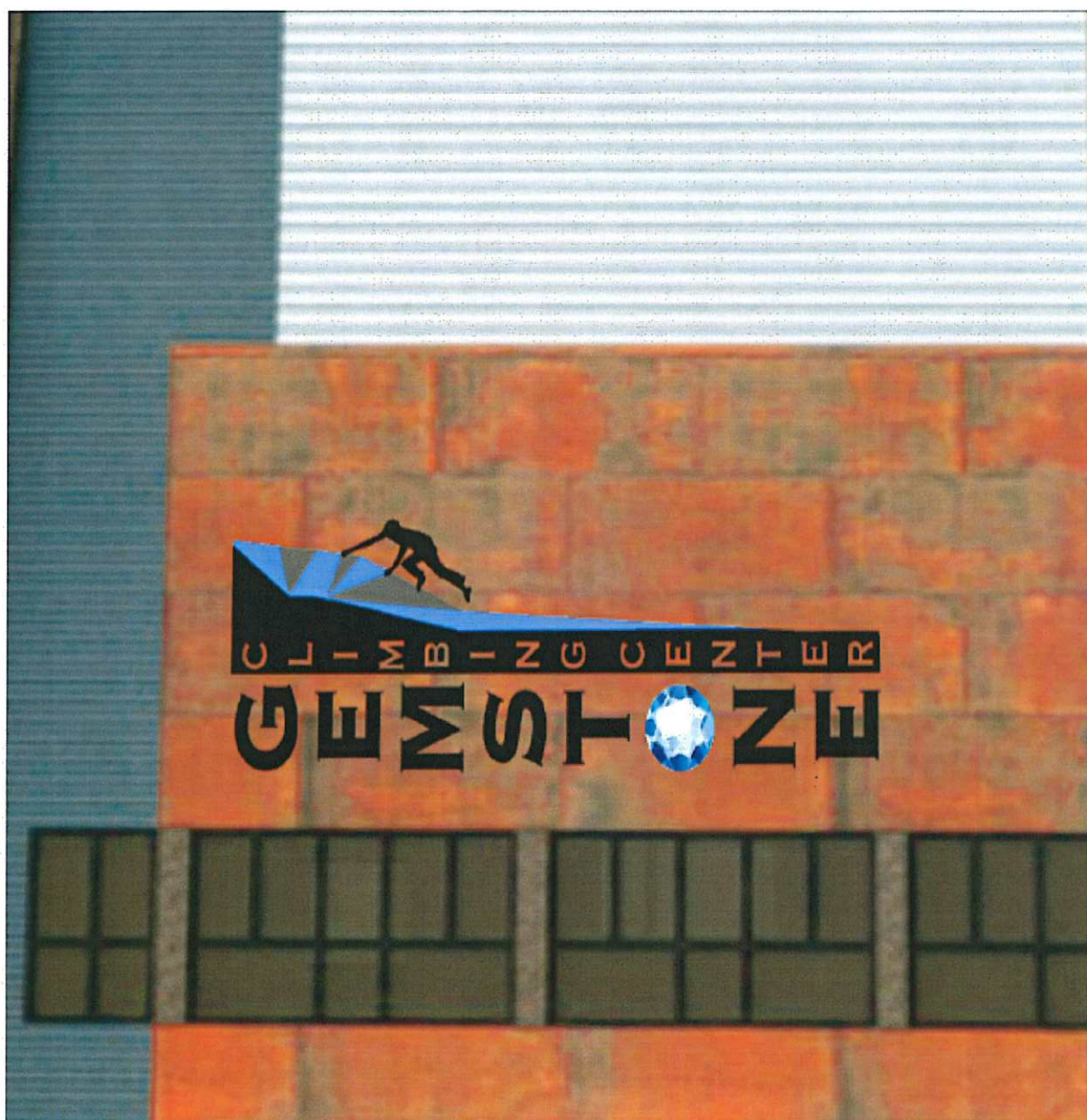
Certificate of Appropriateness for
Gemstone Climbing Center

Gemstone Climbing Center would like to add two signs to the Shoshone St. side of their building. Currently, Gemstone Climbing Center has not applied for any signage as we were unclear as to what we wanted. The building is expected to be complete by mid-August and we would like to install these two signs the middle/end of July.

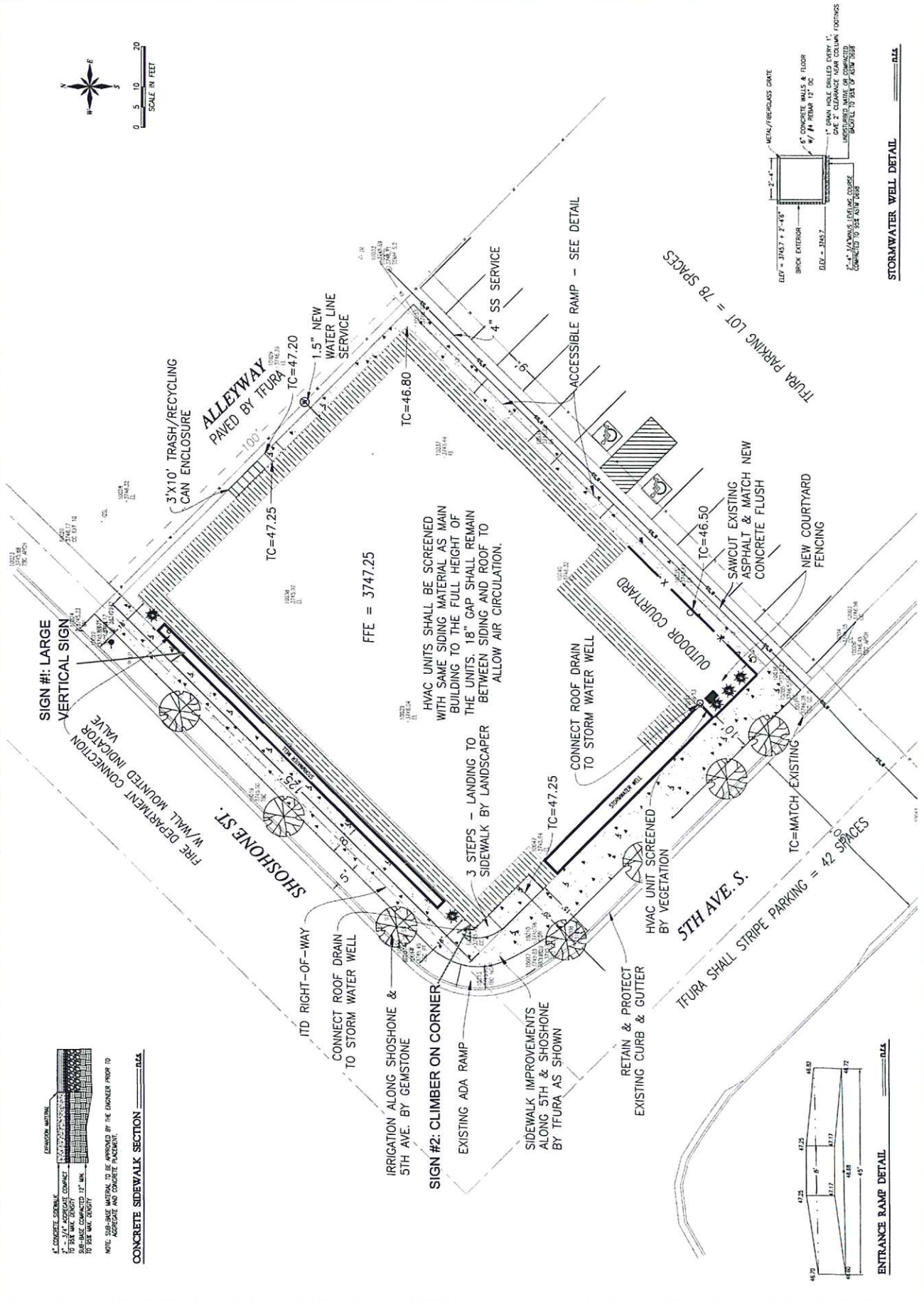
The large vertical sign on the corner of Shoshone St. and the alley will be back lit to make the letters and the climber stand out. This sign will be generally flush to the building, aside from the 1-2" spacing required to place the lights for the back lighting.

The climber that we propose to extend from the corner of the Shoshone St. and 5th Ave. W. corner will be spot lit so that people driving from either direction of Shoshone St. will see a climber silhouette. This figure will be at the top corner of our building.

The two signs are not expected to have any impact on surrounding businesses as the signs will be lit directly and will not obstruct the view of any other property signs or advertisements.

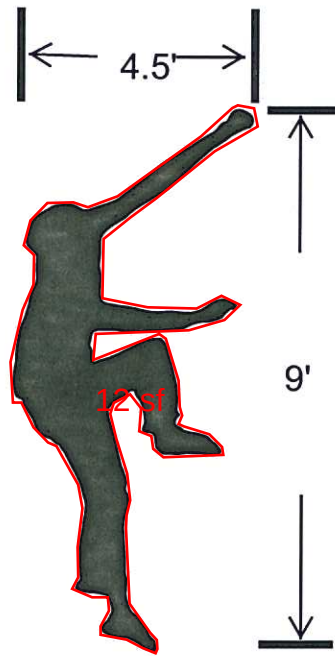








Shoshone Street and alley side of building



12 st

40.5 st