



Twin Falls Historic Preservation Commission Agenda

Monday, March 18, 2019, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members: Nancy Taylor, 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; March 4, 2019
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for two wall signs at 205 Shoshone Street North. (PZ19-0022)
By: Brock Cherry, City Planner
 - b) **ACTION ITEM:** Request for a Certificate of Appropriateness for a Restroom Facility at 400 Shoshone Street East (PZ19-0024)
By: Brock Cherry, City Planner
- 4) Old Business
 - a) **ACTION ITEM:** Historic Preservation Month Event Calendar
By: Brock Cherry, City Planner
- 5) New Business
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Monday, April 1, 2019
- 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.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

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



Twin Falls Historic Preservation Commission Minutes

Monday, March 4, 2019, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members: Nancy Taylor, 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 12:00 PM

A quorum was present.

2) Consent Calendar

Committee Member Culum made a motion to approve the consent calendar, as presented. Committee Member Cook seconded the motion.

Unanimously approved

a) Approval of Minutes from the following meeting: February 19, 2019

3) Certificate of Appropriateness: None

4) Old Business

a) Historic Preservation Month Event discussion

- City Planner Brock Cherry outlined the ideas sent in by the committee members for Historic Preservation Month. He recommended two walking tours and one lecture series.

Walking Tours

- Chairperson Taylor suggested two walking tours, with no more than 10-15 people per tour.
- Walking tour registration would go through Kelli Ebersole. The tours would occur on one Saturday in May, with one in the morning and one in the afternoon. Tours would be no longer than 90 minutes in length.
- Committee member Culum likes idea of having two walking tours, with two Committee member guides per tour. She suggested doing a tour of the downtown district and one other historic district.
- City Planner Cherry liked doing two tours in one day, with one during the day, and maybe one in the evening to tour the revitalized buildings and downtown nightlife.
- Chairperson Taylor concerned that going through businesses during regular operating hours would be disruptive. Her idea to tour Main Street plus the Historic Ballroom.
- Committee member Cook stated as a downtown business owner, he has no issue with people coming through his businesses during operating hours, giving attendees a hands on experience. He stated 10-15 people would not cause a hardship and would be a small price to pay for exposure for his businesses.
- Committee member Easterling asked about a ticketed wine or beer tour.
- City Planner Cherry stated the city and/or HPC cannot charge for an event. Event would have to be ticketed event through an outside sponsor. He suggested being in partnership with

Preservation Twin Falls in the future.

Motion

Committee member Culum motioned to have two walking tours in May, with details to be determined at a later meeting.

Committee member Easterling seconded the motion.

Unanimously approved

Lecture Series

- Chairperson Taylor suggested having a lecture series on some of the historic areas and people of Twin Falls on a Saturday afternoon at a local destination. She presented her list of potential speakers.
- City Planner Cherry suggested having a lecture right after the walking tour, instead of having a separate event. He suggested the Orpheum or City Library being potential locales.
- Other dates outside of May were discussed. It was decided to keep all events in May at this time.

Action item:

Send ideas for lecture series and locations to Kelli Ebersole for decision at next HPC meeting.

Scavenger Hunt

- Committee member Culum suggested having a month long scavenger hunt using “selfie” technology to proof of finding clues.

Action item:

Chairperson Taylor will send the previous scavenger hunt notes to Kelli Ebersole to distribute to committee for discussion at next meeting.

b) City Hall Lobby Photo update

- Chairperson Taylor stated she is in process of writing the captions for the famous people photos and asked for assistance to meet the March 19 deadline.
- Committee member Baughman offered to assist with the captions.

5) New Business: None

6) General Input/Announcements - Public/Staff

- Committee member Easterling asked about sign regulations on Main Street.
- City Planner Strickland stated the real estate signs are outright permitted in windows, covering no more than 75% of window and that some signs in the area were approved prior to the design guidelines were put in place.
- City Planner Cherry asked the committee to send him pictures of any sign in question.

7) Upcoming Meeting(s)

a) Monday, March 18, 2019

8) Adjournment

The meeting adjourned at 12:41 pm.

Kelli Ebersole, Administrative Assistant



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: 2/27/2019

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Robert Reeder/Lytle Signs
Mailing Address: PO Box 305
City: Twin Falls State: ID Zip: 83303
Phone: 208-733-1739 Cell Phone: 208-410-2521 E-mail: robert@lytlesigns.com
Applicant Signature: _____

B. REQUEST INFORMATION:

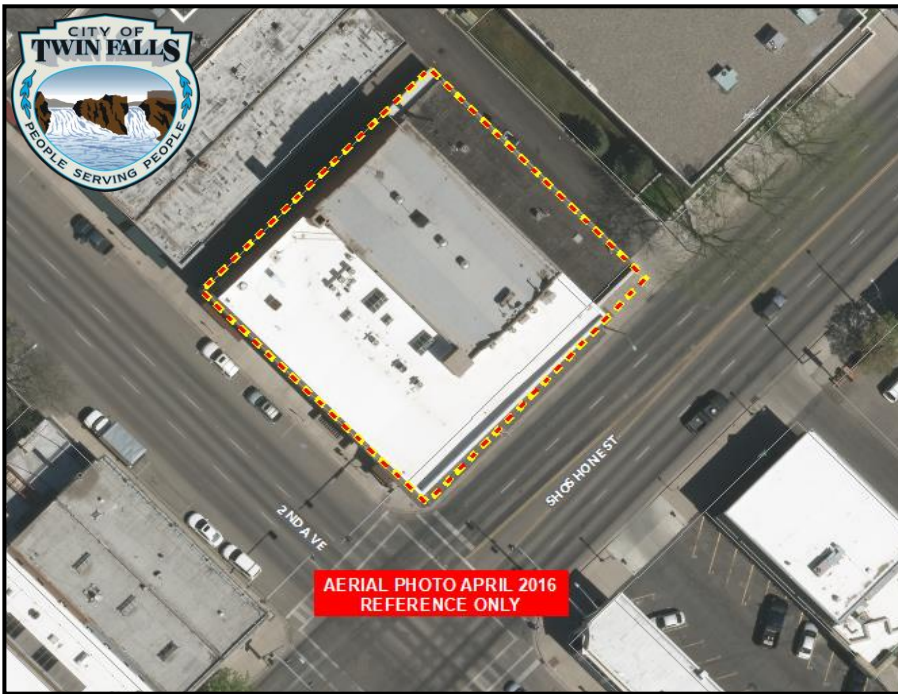
1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):
205 Shoshone Street North
2. Existing Zoning District: Twin Falls Downtown Historic District
3. Project Land Area Size: .253 acres
4. Existing Building Size: 14784 SQ FT
5. Proposed Building Alteration: install two non-illuminated flat cut out letter wall signs
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: _____



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 two (2) wall signs.

Application: PZ19-0022
 Applicant & Representative:
 Robert Reeder, Lytle Signs
 PO Box 305
 Twin Falls, ID 83303
 208-733-1739
robert@lytlesigns.com

Public Hearing: November 14th, 2018

Analysis

This is a request to grant a Certificate of Appropriateness for the property located at 205 Shoshone Street North for a two (2) wall signs. The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District. One wall sign will be for the west tenant Westerra Real Estate Group and the will be for the east tenant Milner's Gate.

The proposed signs will be very similar to one another. Both will be non-illuminated and installed on the front elevation of the tenant frontage at Shoshone Street and 2nd North. The signs will consist of individual aluminum letters painted bronze.

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 wall sign will be required to conform to specific

guidelines in regards to signs, including: sign location, pedestrian orientation and scale, materials, and lighting.

The General Design Guidelines that are applicable to this request are:

- It is generally appropriate to maintain the prevalent historic and architectural styles of the district (pg. 10).

Specific Design Guidelines that are applicable to this request are:

- 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 (pg. 19).
- It is generally appropriate to scale and orient signs based on pedestrian traffic (pg. 19).
- It is generally appropriate to use painted/enamelled or metal signs (pg. 19).
- It is generally not appropriate to install internally lit/backlit plastic signs (pg. 19).
- It is generally not appropriate to include plastic on the exterior of a sign (pg. 19).

Public Hearing: November 14th, 2018

Staff has determined that the applicant meets the applicable general and specific standards.

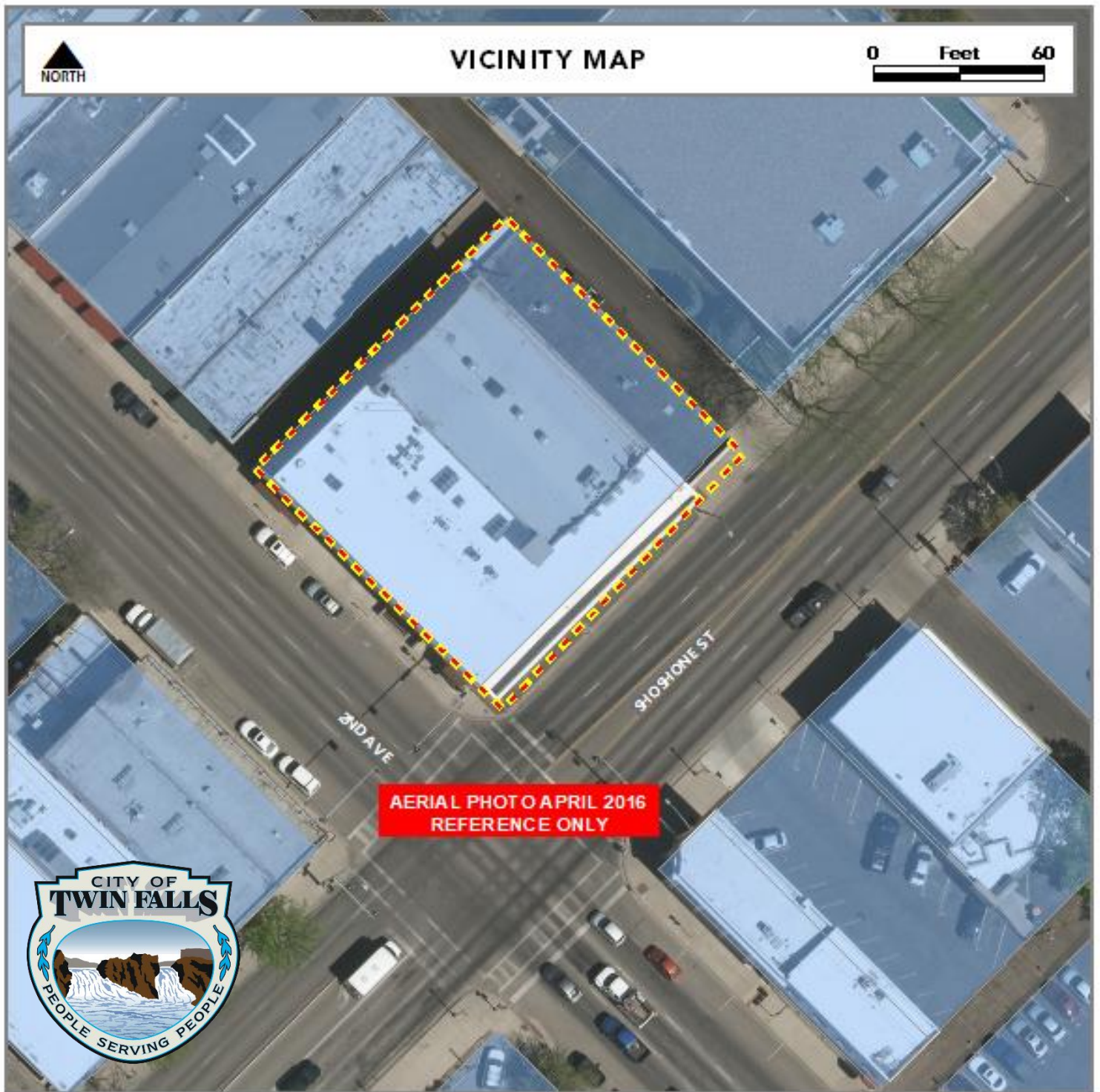
Conclusion

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



 **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



February 27, 2019

City of Twin Falls
Historical Committee
203 Main Ave East
Twin Falls, ID 83301

RE: New wall sign for Milner's Gate and Westerra Real Estate located in the Historic Elks Lodge

To whom it may concern:

We would like to apply for a Certificate of Appropriateness for new non-illuminated flat cut out letter wall signs for Milner's Gate Restaurant and Westerra Real Estate located in the Historic Elks Lodge at 205 Shoshone Street North in Downtown Twin Falls. The proposed sign for Milner's Gate will be 23.18 square feet, and will be installed on the northeast front elevation of the tenant frontage at Shoshone Street and 2nd Ave North. The Westerra Real Estate sign will be 20.17 square feet and located on the southeast front elevation on the same street frontage.

The signs will be flat cut out aluminum letters painted Duranodic Bronz. The main letters will be mounted on 1" standoffs, the secondary copy will be flat cut out aluminum letters painted Duranodic Bronz and mounted on 1" rails painted to match the building.

This signs will be manufactured by Lytle Signs, and installed by Lytle Signs. It will have a professional appearance and will be incorporated into the existing architecture. The new signs will be designed to complement the neighboring businesses, and will not have a negative impact on the uniformity of the historical district requirements.

Sincerely,

Robert Reeder

Lytle Signs



Site Plan
Milner's Gate
205 Shoshone Street N

Robert Reeder
Lytle Signs
PO Box 305
Twin Falls, ID 83303
(208) 733-1739



ARTIST SIMULATION OF PROPOSED SIGNAGE

SHOSHONE ST. ELEVATION



AFCO LETTER DISPLAY

FLAT CUT 1/8" PLATE ALUMINUM LETTERS

PAINTED Duranodic Bronze (SATIN)

MAIN COPY MOUNTED ON STANDOFFS

SECONDARY COPY MOUNTED ON 1" RAILS PAINTED TO MATCH BUILDING

Approved By: _____
Date: _____

Unauthorized use, reproduction and or display shall render the infringer liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504)
THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT:	Westerra Real Estate
ADDRESS:	205 Shoshone St. N. Twin Falls, Idaho
DATE:	05Feb2019
SCALE:	1/2" = 1'
ACCOUNT EXECUTIVE:	Brandon B.
DRAWN BY:	rba
FILENAME:	..\Westerra\37688 FCO Historical Sign...
QUOTE #:	37688
REVISIONS:	06Feb2019 rev1 07Feb2019 rev2 color 05March2019 final



AN EMPLOYEE OWNED COMPANY

Twin Falls Office
P.O. BOX 305
1925 KIMBERLY RD.
TWIN FALLS, IDAHO 83303
208.733.1739
1.800.621.6836
fax 208.736.8653

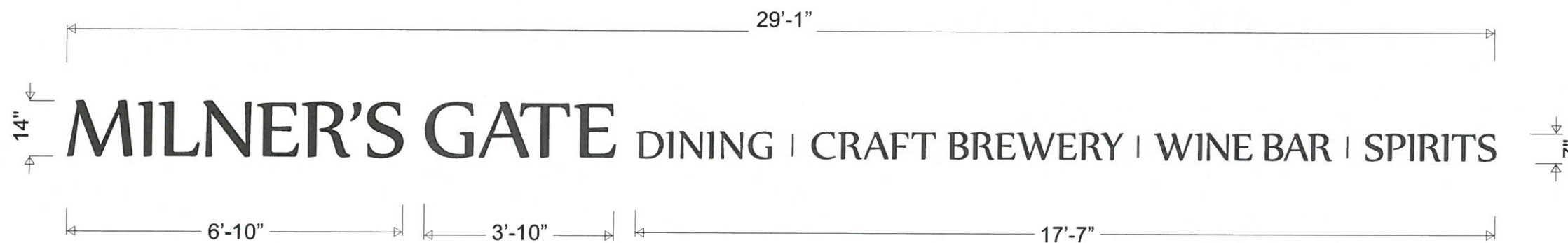
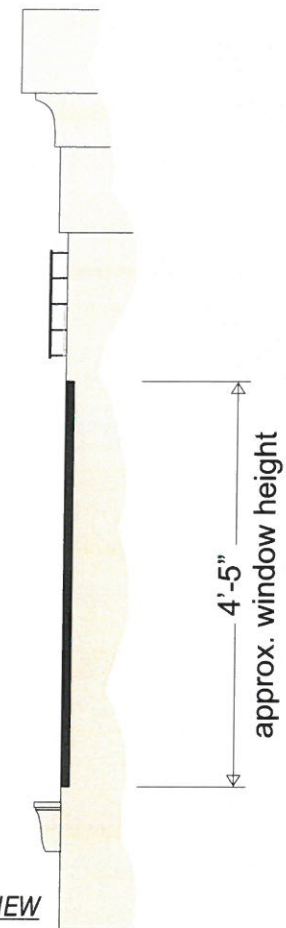
Boise/Meridian Office
2070 E. COMMERCIAL ST.
MERIDIAN, IDAHO 83642
208.388.1739
fax 208.388.3966
www.lytlesigns.com
sales @lytlesigns.com





ARTIST'S SIMULATION OF PROPOSED LETTER INSTALLATION

SIDE VIEW



FCO LETTER DISPLAY

FLAT CUT 1/4" PLATE ALUMINUM LETTERS
PAINTED Duranodic Bronze (SATIN)
MAIN COPY MOUNTED ON STANDOFFS
SECONDARY COPY MOUNTED ON 1" RAILS PAINTED TO MATCH BUILDING

Approved By: _____
Date: _____

Unauthorized use, reproduction and/or display shall render the infringer liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504). THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT	Milner's Gate
ADDRESS	205 Shoshone St. N. Twin Falls, Idaho
DATE	10Oct2018
SCALE	3/8" = 1'
ACCOUNT EXECUTIVE	Brandon B.
DRAWN BY	rba
FILENAME	...Milners Gate\35998 FCO Historical rev4...
QUOTE #	35998
REVISIONS	08Feb2018 rev5 kerning

PAGE 1 OF 1
LYTLE SIGNS © 2018
ALL RIGHTS RESERVED



AN EMPLOYEE OWNED COMPANY

Twin Falls Office
P.O. BOX 305
1925 KIMBERLY RD.
TWIN FALLS, IDAHO 83303
208.733.1739
1.800.621.6836
fax 208.736.8653

Boise/Meridian Office
2070 E. COMMERCIAL ST.
MERIDIAN, IDAHO 83642
208.388.1739
fax 208.388.3966
www.lytlesigns.com
sales @lytlesigns.com





Front Facade of Subject Property



CERTIFICATE OF APPROPRIATENESS ACTION SHEET

City of Twin Falls Historic Preservation Commission

APPLICATION PZ19-0022

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

TF HPC <i>General</i> Guideline	Meets Guideline	Does Not Meet Guideline
Per TF Downtown Historic Guidelines (pg. 10), which states “it is generally appropriate to maintain the prevalent historic and architectural styles of the district.”		
TF HPC <i>Specific</i> Guideline	Meets Guideline	Does Not Meet Guideline
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.”		
Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally appropriate to scale and orient signs based on pedestrian traffic.”		
Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally appropriate to use painted/enameled or metal signs.”		
Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally not appropriate to install internally lit/backlit plastic signs.”		
Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally not appropriate to include plastic on the exterior of a sign.”		

Comments: _____

HPC Member: _____

Signature _____ Date: _____



RECEIVED

MAR 11 2019

CITY OF TWIN FALLS
PLANNING & ZONING

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

RPT00001034000A
7219-0024

Date of the Application: 3/11/19

Application No.: 7219-0024

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Twin Falls Parks & Recreation
Mailing Address: 136 Maxwell Avenue
City: Twin Falls State: ID Zip: 83301
Phone: 208.736.2265 Cell Phone: E-mail: kskelton@tfid.org
Applicant Signature: R. Colby Ricks
Digitally signed by R. Colby Ricks
Date: 2019.03.11 11:55:48 -06'00'

B. REQUEST INFORMATION:

1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):
Twin Falls City Park, 400 Shoshone St. E.
2. Existing Zoning District: OS (Open Space)
3. Project Land Area Size: +/- 6.5 Acres
4. Existing Building Size: 600 s.f.
5. Proposed Building Alteration: New Restroom Facility 1,265 s.f.
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:



Comprehensive Staff Report

To: Historic Preservation Commission
 Presenter: Brock Cherry, City Planner
 Request: To grant a **Certificate of Appropriateness** for a new restroom facility at Twin Falls City Park, 400 Shoshone Street East.

Application: PZ19-0024

Applicant & Representative:

Twin Falls Parks & Recreation c/o
 Colby Ricks, Laughlin Ricks Architecture
 136 Maxwell Avenue
 Twin Falls ID, 83301
 208-736-2265

Public Hearing: March 18th, 2019

Analysis

This is a request to grant a Certificate of Appropriateness for the property located at Twin Falls City Park, 400 Shoshone Street East for a new restroom facility.

The subject property is located within the O-S (Open Space) Zoning District and the Twin Falls Downtown / City Park Historic District.

The new restroom facility will be approximately 1,265 square feet, Construction materials will include a crème/beige porcelain travertine façade, metal roofing, and a concrete masonry trash enclosure.

It is important to note that the applicable design standards do not speak to restroom facilities specifically. Thus staff would ask that the Commission recognize the unique nature and functionality required of such a facility.

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 City Park has existed since the inception of the City. It is believed that the current restroom was built in the 1960's or 70's. Regardless, staff believe that current restroom facility does not possess significant historical importance.

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 / City Park Historic Guidelines the proposed restroom facility needs to meet Twin Falls Downtown / City Park General Guidelines to "maintain the prevalent historic and architectural style of the district." Further, the proposed wall

sign will be required to conform to specific guidelines in regards to new construction

The General Design Guidelines that are applicable to this request are:

- Does not use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material new buildings, unless proven as original materials. (pg. 10).
- Does not demolish existing buildings for surface parking (pg. 15).

Specific Design Guidelines that are applicable to this request are:

- Design new construction to be congruous with the character of the district in site design, building design, and materiality (pg. 32)
- Considers the height, proportion, mass, scale, form, texture, material, lot coverage, orientation, and alignment of new construction when designing within an historic district (pg.32)

Public Hearing: March 18th, 2019

- Uses exterior wall materials that are commonly present in the district. (pg. 39).
- Is painted and coat materials with muted colors (pg. 39).
- Does not use artificial or faux materials. (pg. 39).
- Is not a prefabricated or metal building. (pg. 39).
- Does not vinyl and plastic materials on new buildings.
- Does not use stucco or Exterior Insulation and Finish System (E.I.F.S.) for dominant building material. (pg. 39).
- Does not use CMU (Concrete Masonry Unit) as dominant building material. (pg. 39).
- Does not paint or coat materials that would not ordinarily be painted, such as brick or stone. (pg. 39).
- Painted or coated surfaces are not bright, neon, or reflective colors. (pg. 39).

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. Narrative
2. Site Plan & Elevations
3. Photos



935 Shoshone St. North
Twin Falls, ID 83301
208.736.8050

Certificate of Appropriateness
Written Statement
PROJECT #: 19-45765

PROJECT: Twin Falls Parks & Recreation City Park Restroom
To: City of Twin Falls Historical Preservation Commission

1. The reason for the request
 - a. Upgrade the existing restroom facility to better serve the community.
2. An evaluation of the effects on the adjoining property
 - a. This project will have a positive impact on the adjoining projects and those who use the facility.
It is designed to meet the requirements of a historic building similar to adjacent properties.

Laughlin Ricks Architecture, LLC

BY: R. Colby Ricks DATE: 3/11/19



1 CA SITE PLAN
1" = 100'-0"



2 CA RENDERING
12" = 1'-0"

Laughlin Ricks Architecture
—architecture/planning—

935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

Owner TWIN FALLS PARKS & RECREATION
136 MAXWELL AVE
TWIN FALLS, ID 83301
PH: 208.736.2265 EMAIL: kskelton@tffd.org

A NEW RESTROOM
FACILITY FOR:

CITY OF TWIN FALLS

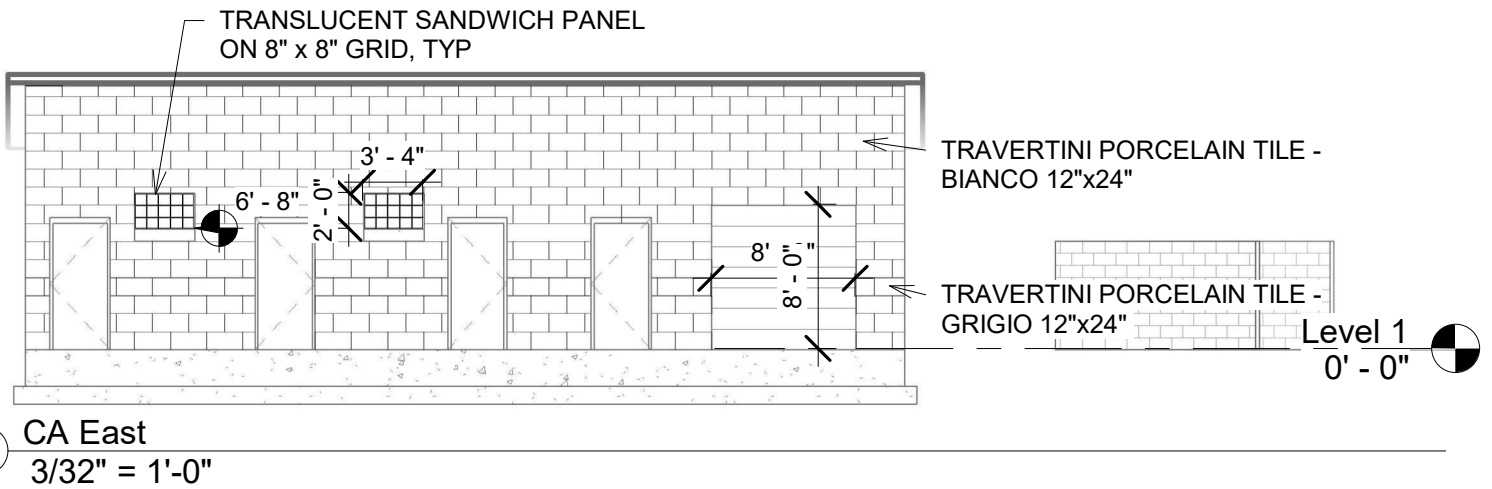
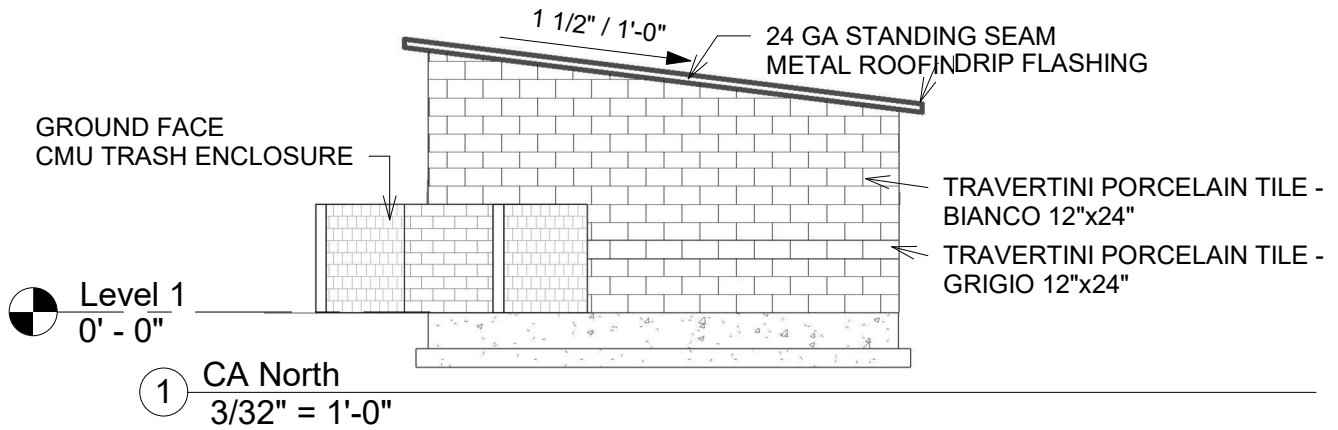
CERTIFICATE OF APPROPRIATENESS
APPLICATION

Drawn by KM

Checked by RCR

CA1-1

Scale As indicated



Laughlin Ricks Architecture
architecture/planning

935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

Owner TWIN FALLS PARKS & RECREATION
136 MAXWELL AVE
TWIN FALLS, ID 83301
PH: 208.736.2265 EMAIL: kskelton@tffd.org

A NEW RESTROOM
FACILITY FOR:

CITY OF TWIN FALLS

CERTIFICATE OF APPROPRIATENESS
APPLICATION

CA3-2

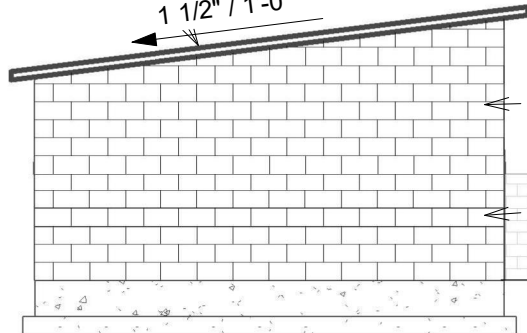
Drawn by KM

Checked by RCR

Scale 3/32" = 1'-0"

24ga STANDING SEAM
METAL ROOF

1 1/2" / 1'-0"



TRAVERTINI PORCELAIN TILE -
BIANCO 12"x24"

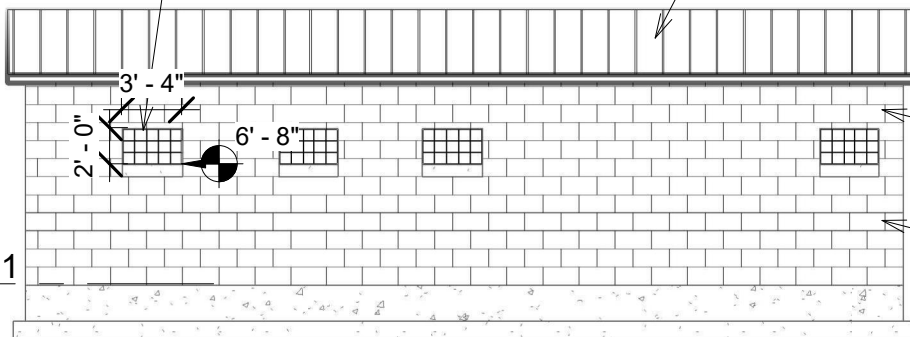
TRAVERTINI PORCELAIN TILE -
GRIGIO 12"x24"

Level 1
0' - 0"

① CA South
3/32" = 1'-0"

TRANSLUCENT SANDWICH PANEL
ON 8" x 8" GRID, TYP

24 GA STANDING SEAM
METAL ROOFING



TRAVERTINI PORCELAIN TILE -
BIANCO 12"x24"

TRAVERTINI PORCELAIN TILE -
GRIGIO 12"x24"

Level 1
0' - 0"

② CA West
3/32" = 1'-0"

Laughlin Ricks Architecture
architecture/planning

935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

Owner TWIN FALLS PARKS & RECREATION
136 MAXWELL AVE
TWIN FALLS, ID 83301
PH: 208.736.2265 EMAIL: kskelton@tffd.org

A NEW RESTROOM
FACILITY FOR:

CITY OF TWIN FALLS

CERTIFICATE OF APPROPRIATENESS
APPLICATION

Drawn by KM

Checked by RCR

CA3-3

Scale 3/32" = 1'-0"



EXISTING ELEVATIONS N.T.S.

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**A NEW RESTROOM
 FACILITY FOR:**

CITY OF TWIN FALLS

**CERTIFICATE OF APPROPRIATENESS
 APPLICATION**

CA3-1

Drawn by KM

Checked by RCR **Scale**



CERTIFICATE OF APPROPRIATENESS ACTION SHEET

City of Twin Falls Historic Preservation Commission

APPLICATION PZ19-0024

Per the Design Standards for the Downtown & City Park Historic District, the applicant does/does not meet the following:

TF HPC <i>General</i> Guideline	Meets Guideline	Does Not Meet Guideline
Per TF Downtown /City Park Historic Guidelines (pg. 10), which states “Does not use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material new buildings, unless proven as original materials.”		
Per TF Downtown /City Park Historic Guidelines (pg. 15), which states “Does not demolish existing building for surface parking.”		
TF HPC <i>Specific</i> Guideline	Meets Guideline	Does Not Meet Guideline
Per TF Downtown /City Park Historic Guidelines (pg. 10), which states “Does not use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material new buildings, unless proven as original materials.”		
Per TF Downtown /City Park Historic Guidelines (pg. 32), which states “Design new construction to be congruous with the character of the district in site design, building design, and materiality.”		
Per TF Downtown /City Park Historic Guidelines (pg. 39), which states “Uses exterior wall materials that are commonly present in the district.”		
Per TF Downtown /City Park Historic Guidelines (pg. 39), which states “Is painted or coated materials with muted colors.”		
Per TF Downtown /City Park Historic Guidelines (pg. 39), which states “Does not use artificial or faux materials.”		

Per TF Downtown /City Park Historic Guidelines (pg. 39), which states “Is not a prefabricated or metal building.”		
Per TF Downtown /City Park Historic Guidelines (pg. 39), which states “Does not use CMU (Concrete Masonry Unit) as dominant building material.”		
Per TF Downtown /City Park Historic Guidelines (pg. 39), which states “Does not use stucco or Exterior Insulation and Finish System (E.I.F.S.) for dominant building material.”		
Per TF Downtown /City Park Historic Guidelines (pg. 39), which states “Does not use CMU (Concrete Masonry Unit) as dominant building material.”		
Per TF Downtown /City Park Historic Guidelines (pg. 39), which states “Does not paint or coat materials that would not ordinarily be painted, such as brick or stone.”		
Per TF Downtown /City Park Historic Guidelines (pg. 39), which states “Painted or coated surfaces are not bright, neon, or reflective colors.”		

Comments: _____

HPC Member: _____

Signature _____ Date: _____



Date: Monday, March 18, 2019
To: Historic Preservation Committee
From:

ACTION ITEM

Request:

Historic Preservation Month Event Calendar

Time Estimate:

Background:

Approval Process:

Saturday dates available: May 4 or May 11.

Vote on date and activities for Historic Preservation Month.

Motioned made at 03-04-19 HPC meeting - two Historic Walking Tours.

Budget Impact:

Regulatory Impact:

History:

N/A

Analysis:

N/A

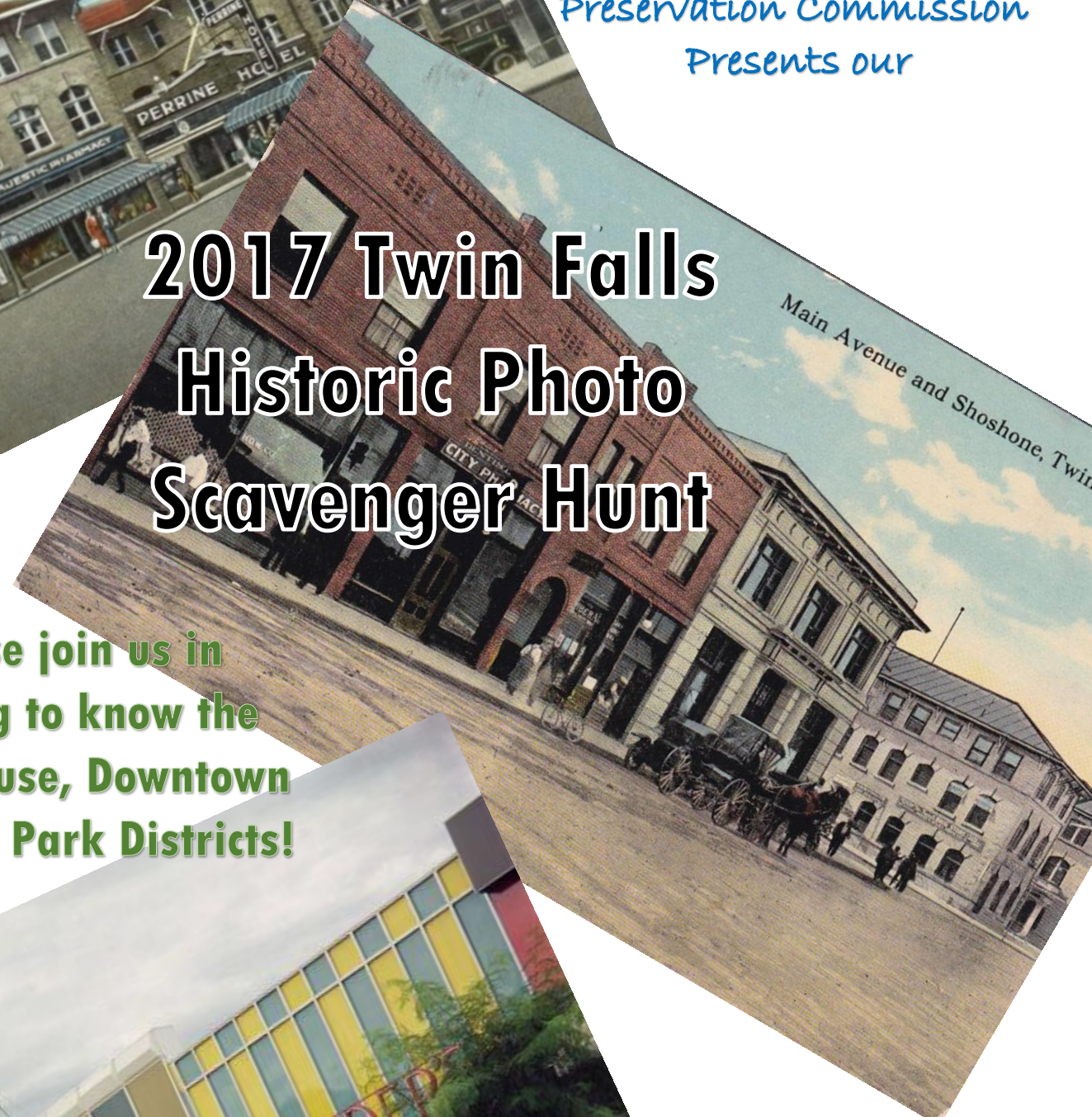
Conclusion:

Attachments:

1. Scavenger Hunt Flyers Sept 2 (1)
2. Warehouse District Hunt
3. Downtown Hunt
4. City Park Hunt
5. Historic Preservation Month May 2019 Proposals and Feedback

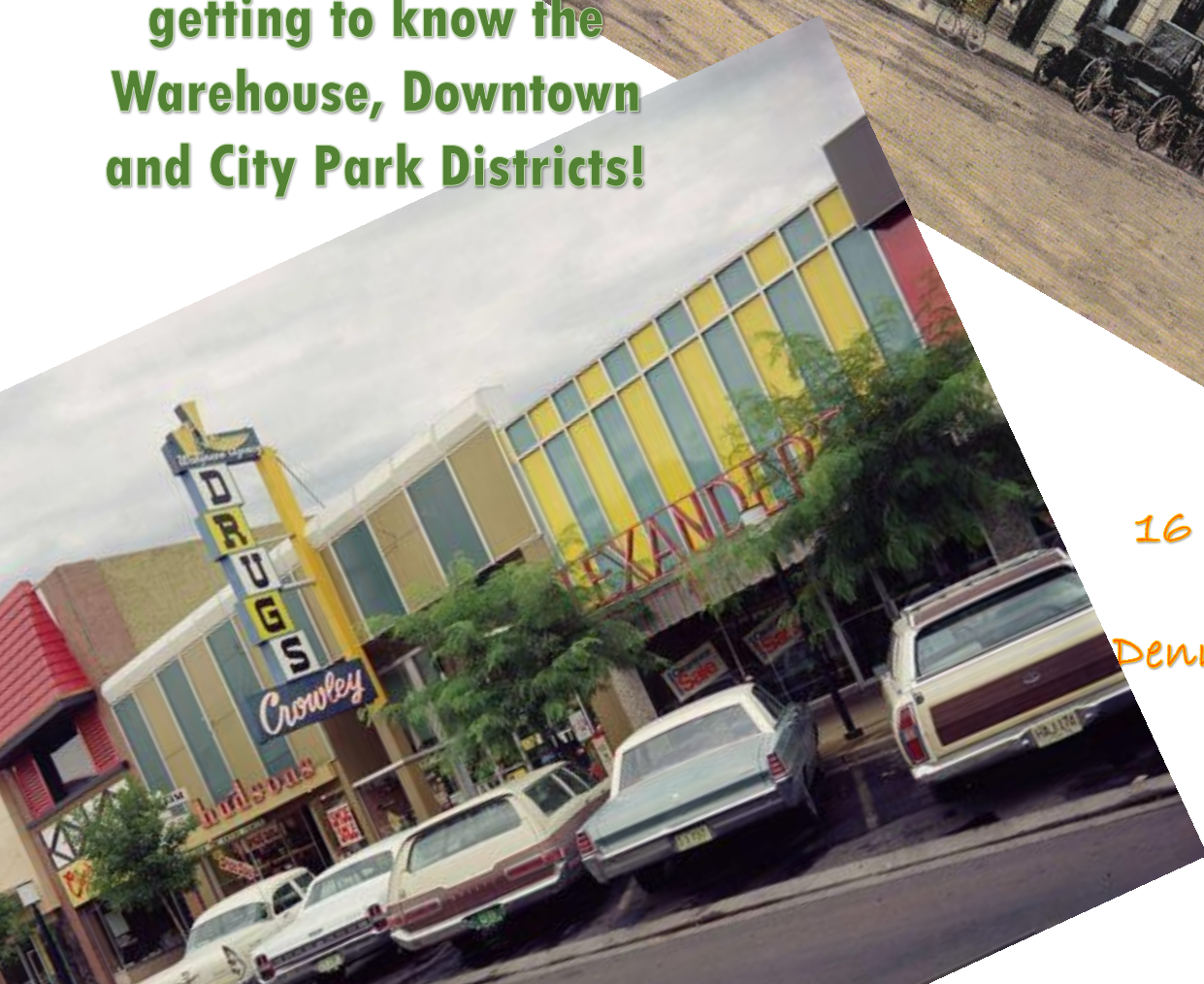


The Twin Falls Historical
Preservation Commission
Presents our



2017 Twin Falls Historic Photo Scavenger Hunt

Please join us in
getting to know the
Warehouse, Downtown
and City Park Districts!



16 Sept. 2017
1-4pm
Dennis Bowyer
Park



*The Twin Falls Historical
Preservation Commission Presents our*

2017 Twin Falls Photo Scavenger Hunt



16 Sept. 2016 1-4pm Dennis Bowyer Park

Please join us in
getting to know the
Warehouse,
Downtown, and
City Park
Districts!

Bisbee
453.

Warehouse District Hunt

Hungry? Of course you are. Like Trains? Of course you do. Since 1907 this iconic business has served farmers, ranchers, railroad workers, business people, citizens, and anyone who is hungry! Of course you need to pose and snap at this delicious stop.

No need to even look up, as these structures loom large above the Warehouse District. In 1915, these concrete 'elevators' were part of the Twin Falls Milling and Elevator Company. Take a snapshot of the murals which celebrate baking!

This building has the most ornate cornice in the Warehouse District. This warehouse and the silos are the only remaining buildings associated with the Twin Falls Milling and Elevator Company. It is best known for storing its flours, including Duncan Hines. Now we can eat, drink and meet friends here. The flour is gone, but they still serve cake! Pose and snap on the steps.

Nikki Stixx of Motley Crew didn't buy a gun here, but he did buy his first guitar! Pose with Nikki and a couple of thumbs up!

Originally Simpson and Company in 1916, this beauty retains most of its original features. Simpson and Company occupied the structure until 1941, at which time it turned to "paper." Take a pic of the "paper" name still visible on the building.

This building was pretty "swift" for use in a variety of ways. First was butter and cheese; then came eggs and poultry. A chick hatchery in 1936 became the largest chicken-turkey hatchery in Idaho. Do your best turkey trot and take a snapshot.

Continue north on the street named for our state, and you'll come across the real first post office in Twin Falls. An old wooden building, you'll see the name "Floyd" on the building. Stand next to the plaque, take a selfie, and prove you were there!

Keep going (not too far or you're likely to get hit by a car) and find the first Basque boarding house in Twin Falls. Built in 1937, it served the population of one of the largest minority groups in Magic Valley at the time. Learn the history by reading the plaque, and be sure to document your visit.

Downtown Hunt

The oldest continuous retail business in Twin Falls was established in 1904, but cooking gadgets weren't in the mix. Snap a picture of you in front of this epicurical place. Bon Appetit!

Not an "orphan" anymore with the refurbishment of this 1921 jewel. It has entertained us for 96 years! Be a star and pose, wave, sign autographs and snap a souvenir pic!

Women came from miles around to find just the right outfit at this building named for a romantic, city of lights famous for a Tower. Find the name and say Oui! Oui! Snap the scene.

Thirsty for a o'draught? This corner was the last to be developed in 1916, and was an original Walgreen's pharmacy. But wait, the building is named for the developer with the year it was built, so you're going to have to search around the corner for that. Picture!

Banks abound in Downtown, but this one was the original site of the founder (can you "IB" him?) of Twin Falls' 1905 "luxury" hotel, with its own power plant. Look for the historic preservation sign and photograph you with a piece of history!

Another bank? Yes! This one looks "modern," but was actually built in 1906 by that "IB" guy. The curves were quite a building design departure in 1906. It now houses (albeit temporary) the nerve enter of our city! Gather your civic pride and preserve your image forever.

There is an orange-trimmed clock that has been telling us the time since 1917. The site was originally a store in 1904, but in 1910 a majestic structure was built for - you guessed it - a bank. Snap a pic of the time of day!

Craving a fish taco? Us too! Look up, and you'll see the building that, in 1906, baked goodies instead of tacos. It was "Harder" work, but we remember the aromas of sugary treats and freshly baked bread. There is a 'sign" that will help you photograph this sweet place.

Of course there was a Woolworth's downtown, just as there was on every Main Avenue in every downtown! Where do you think it was? Just remember Woolworth's trademark large-scaled windows in which to display everything five-and-dime. Snap of picture of you window shopping.

For 76 years, this building has been a Twin Falls landmark. It maintains its original tin ceiling and wood floors, and a soda fountain salvaged from the Rogerson Hotel. In 1961 it changed names to Crowley's Pharmacy. Today, let's relax with a friend and sip-a-cuppa! How about a picture of you at the soda fountain?

Idaho Department Store (the ID) appeared in 1905 and quickly became the place to shop! Its brick façade is now hidden, but the memories remain. Originally built as the Allen Mercantile, it

was once the County Courthouse. Where is it now? Hint: Look for lots of bicycles. Do a pose with the bikes and snap it!

Green exterior? Huh? What is this building going to be? Take a picture if you look good in green!

City Park Hunt

Find the Centennial Time Capsule. Looks like a "grave," but don't lay down on it!

The City's Municipal Band has played here continually since what date? Photograph yourself with the date.

City Park was established in what year? It's in B-I-G numbers in plain view.

Snap a photo with you honoring our Vietnam veterans who fought valiantly and didn't return to Twin Falls. Salute their service!

The original Twin Falls High School used to be where this building is now. Not an exciting photo op, but you gotta do it!

These look like little stone castles. Take a picture posing doing what they were originally for - a drinking fountain.

This structure has bells a'ringing on the hour. Take a picture with you pointing at the beautiful twin bell towers.

Think they're just rocks? Pose with these magnificent stones and be sure and read what they are all about.

The Twentieth Century Club was founded when our City was just one year old! Snap a picture of the year.

This "church on the corner" has majestic white pillars reminiscent of a Southern plantation. Pose among the pillars.

This building boasted the first elevator in Twin Falls. Built in 1910, today we say "Here comes the judge!"

Books abound! Take a picture of you in front of the ORIGINAL part of this "public" beauty.

Just-A-Minute! This two-story Spanish mission style Inn retains its original exterior. You may have to JUST walk a block!

Historic Preservation Month May 2019

Proposals/Feedback

Shane - I really like the idea of combining the walking tour with the lecture, making it a more grand day. Personally I'm interested in the tunnels and would love to hear more on them.

Samra - My proposal is to have a collaborative walk with Russ Tremayne (CSI History Professor and Member of the Preservation Twin Falls) as he will be doing his Jane Jacob Walks. I propose we co-sponsor a walk and do it on May 4th.