



Twin Falls Historic Preservation Commission Agenda

Monday, May 6, 2019, 12:00 PM

203 Main Ave E
Twin Falls, ID 83301

AMENDED AGENDA

Added Item 3c

Members: Nancy Taylor, Allen Easterling, 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: April 15, 2019
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness to be granted for patio improvements on property located at 205 Shoshone St. N c/o Milner's Gate. (PZ19-0045)
By: Brock Cherry, City Planner
 - b) **ACTION ITEM:** Request for a Certificate Of Appropriateness to be granted for window signs for property located at 119 2nd Avenue West. c/o Lytle Signs on behalf of Kelley Right Real Estate (app. PZ19-0047)
By: Lisa Strickland, City Planner
 - c) **ACTION ITEM:** Request for a Certificate of Appropriateness to be granted for front facade modifications (wall sign, awning, doors) on property located at 246 3rd Avenue South. c/o Bearded Axe (app. PZ19-0037)
- 4) Old Business
 - a) **DISCUSSION:** Update on Residential Historic District signs
By: Brock Cherry, City Planner
- 5) New Business
 - a) **ACTION ITEM:** POSSIBLE ACTION ITEM: Sign Gifting and Historic Agricultural Site update presentation/15 minutes by John Kapeleris
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
 - a) Monday, May 20, 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, April 15, 2019, 12:00 PM

203 Main Ave. East
Twin Falls, ID 83301

AMENDED

Members: Nancy Taylor, Allen Easterling, 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 12:03 PM

A quorum was present.

Members Present: Taylor, Culum, Baughman, Wills, Cook

Staff Present: Cherry, O'Connor, Strickland, Ebersole

2) Consent Calendar

Commissioner Baughman made a motion to approve the consent calendar, as presented. Commissioner Culum seconded the motion.

Unanimously approved

- a) Approve Minutes from the following meeting: March 18, 2019

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for two window vinyl signs at property located at 250 2nd Ave S on behalf of Fishers c/o Lytle Signs. (PZ19-0036)

Staff Presentation:

City Planner Brock Cherry presented the request for a Certificate of Appropriateness for two window vinyl signs at property located at 250 2nd Ave S on behalf of Fishers c/o Lytle Signs. (PZ19-0036)

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.

Per county records the subject property was initially built in 1928 and received substantial improvements in 1954.

This is a request to grant a Certificate of Appropriateness for the property located at 250 2nd Avenue South for two (2) window signs. The subject property is located within the Commercial Business (C-B) and Warehouse Historic (WHO) Districts.

The applicant is requesting two (2) new window signs. The signs will be placed on windows on 2nd Avenue. The window sign on the north side will be approximately 13.3 sf and the window sign on the south side will be approximately 20.5 sf.

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.

HPC Questions:

- Commissioner Cook asked if vinyl is an acceptable material per the design guidelines.
- City Planner Cherry stated vinyl is a durable material, like a painted sign. He stated the request does comply with most of the other guidelines.

Discussions Followed: without concerns

Motion:

Commissioner Wills made a motion to approve the Certificate of Appropriateness for two window vinyl signs at property located at 250 2nd Ave S on behalf of Fishers c/o Lytle Signs. (PZ19-0036).

Commissioner Baughman seconded the motion.

Unanimously Approved

4) Old Business

a) Historic Preservation Month event assignments

Two Historic District Walks

10:30 am walk at the City Park – Commissioners Baughman, Taylor, and Cook will lead the walk.

2:30 pm walk through Downtown District – Commissioners Culum, Cook and Baughman. The walk will start at Milner's Gate and end at Koto Brewery. Staff

Commissioner Taylor would like a walk through before the event.

Historic Trivia Contest

Weekly radio contest with prizes. Commissioner Wills volunteered to contact the radio stations. Commissioner Taylor volunteered to supply trivia questions and answers, Commissioner Cook volunteered to gather donations for prizes.

Advertising

Commissioner Culum designed a few flyer options. Commission reviewed option and Commissioner Culum will revise wording. Flyers will be emailed to City Planner Strickland when complete.

ACTION ITEMS: Commission to do walk through of tours, contest questions turned in, contact radio stations, gather prize donations.

5) General Input/Announcements - Public/Staff

a) Commissioner Lattin resignation

City Planner Cherry explained that with Commissioner Lattin's retirement from her business, she no longer has a connection to the Historic Preservation Commission, hence she is resigning effective immediately.

There will be two openings for commissioners with Chairperson Taylor terming out at the end of July. Staff will be interviewing for both openings now, with one taking position now for Commissioner Lattin's place, and one in position at end of July for Chairperson Taylor.

b) Twin Falls Original Townsite Residential Signs

- Citizen Robin Kirby presented her desire to have signs posted in front of the Twin Falls Original Townsite residential sights. She is interested in her home having the first sign. She presented the history of her house and the sign mock ups done by Lytle Signs. She shared her home has been part of previous walking home tours. She is happy to share her house with the community. She knows of others that may be willing to have signs up in front of their historic homes as well. She asked if the Historic Preservation Commission has a logo

that may be used on the signs.

- Paul Smith, historian and former Historic Preservation Commission member, assisted Ms. Kirby with this sign and spoke in support of her idea. He stated in 1999, a historian was hired to survey the Original Townsite Historic District. 900 buildings were surveyed in the Original Townsite with 400 of those buildings considered contributing historically important. He stated that the city does not have a recognized historic residential district. He stated they are hoping to gather enough interest from owners in the district to ask city to adopt this as a recognized district down the road. He stated that they would like input from HPC on a standardized sign design and written consent for use of the HPC logo. He stated the signs could be used for commercial buildings as well.
- City Planner O'Connor stated the sign permit process through Planning and Zoning would need to be followed. He stated that for other districts to be considered for adoption by the city, it would take a grassroots effort from the citizens living in those areas.

ACTION ITEM: City staff will take in the documents presented by Ms. Kirby and report back at next HPC meeting on future steps for this sign process.

6) Upcoming Meeting(s)

- a) Monday, May 6, 2019 at noon

7) Adjournment

The meeting adjourned at 12:54 pm.

Kelli Ebersole, Administrative Assistant



FREE STANDING INTERPRETIVE DISPLAY

FLAT CUT .100 ALUMINUM PANEL
FULL COLOR DIGITAL PRINT ON WHITE HP VINYL WITH
VANDAL RESISTANT LAMINATE OVERLAY

STEEL PLATE BACKER PANEL WITH NATURAL RUST FINISH
NYLON SPACERS BETWEEN PANELS

INSTALLED ON 2\"X2\" STEEL SUPPORT COLUMN WITH NATURAL RUST FINISH



Approved By: _____
Date: _____

THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT:
ROBIN KIRBY

ADDRESS:
154 8TH AVE. E
TWIN FALLS, ID

DATE:
04-10-2019

SCALE:
3\"=1\" & 1 1/2\"=1'

ACCOUNT EXECUTIVE:
CM

DRAWN BY:
RL

FILENAME:
TWIN FALLS HISTORIC
COMMISSION/HISTORIC
HOUSE MARKERS/THE MAGEL
HOUSE.CDR

QUOTE #:
38483

REVISIONS:
04-11-2019

PAGE 1 OF 1
LYTLE SIGNS © 2019
ALL RIGHTS RESERVED



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



March 3, 1909, the Twin Falls Townsite Company, the Twin Falls City developer, sold these two lots 7 & 8 to Silas D. Perrine, the brother of I B Perrine, for \$800.00. On August 1, 1913, Silas sold to bachelor George Oakes, the vacant lots for \$1,375.00. He then sold to Conrad Sr. and Mary E. Magel, May 6, 1915, for \$1425.00. Conrad and Mary retired and moved with their two sons to Twin Falls from Iowa, where they had been involved in agriculture. In 1930, the US Census lists the value of the home at \$6,000.00. The Magel estate sold the home in 1935.

Son James Glen Magel began farming and son Frank B. ("Ben") Magel operated the Magel Automobile Company, open 24 hours for service and repairs. It was the exclusive agent for Dodge Brothers Automobile. The Magel family was recognized as mentioned in *TWIN FALLS UP-TO-DATE* as "widely and favorably known, standing high in all circles and always contribute(d) liberally to every project advanced for the upbuilding of Twin Falls and the Southern section of the state".

The Magel family built and lived in this two story, side gabled, Craftsman style home. It features original clapboard wood siding. The shed-roofed front porch with a front facing dormer and a side-facing porte-cochere are each supported by four basaltic columns. A single garage remains along the alley.



Date: Monday, May 6, 2019
To: Historic Preservation Committee
From: Brock Cherry, Planner, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness to be granted for patio improvements on property located at 205 Shoshone St. N c/o Milner's Gate. (PZ19-0045)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Five (5) minutes for Commission questions, discussion, deliberation, and decision.

Background:

NA

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.

Budget Impact:

Regulatory Impact:

NA

History:

N/A

Analysis:

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

The proposed patio improvements will consist of the installation of four L-shaped (4) wooden planter boxes that are 32" high and 18" wide and 8' long. Two (2) planter will be place along the alley and two will be placed along the sidewalk. The planter boxes will be stained with a dark stain.

Karl Forester grass will be planted in the planter boxes. The grass grows to be 3' to 4' tall. Interspersed in

between the grass plants will be various kinds of flowers.

The applicant also intends to provide patio furniture such as tables, chairs, and bar stools for outdoor dining.

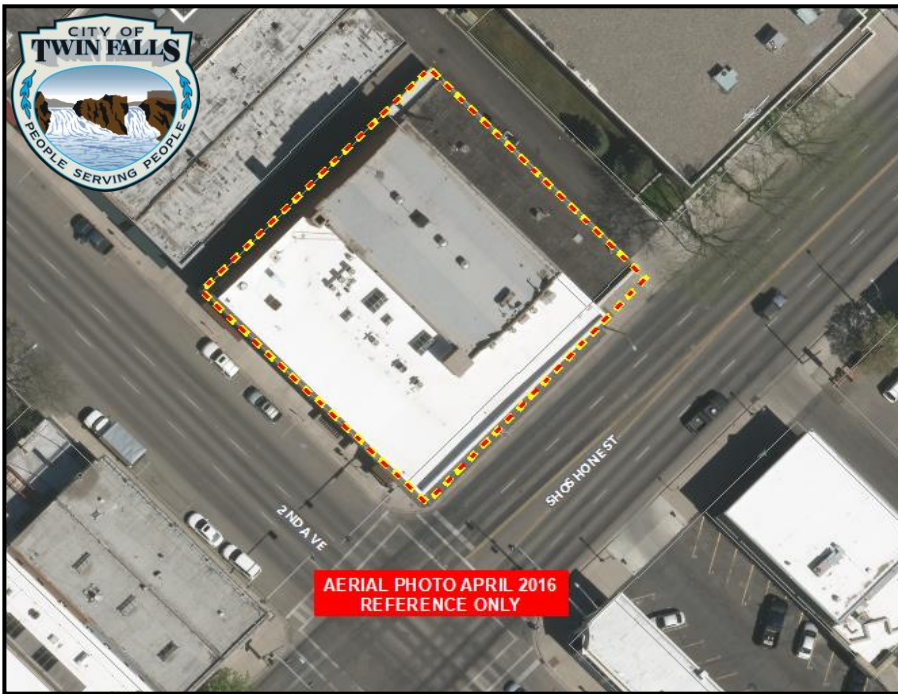
Conclusion:

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. COA Staff Report PZ19-0045
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Material Photos
6. 5 - Photos
7. COA Action Sheet PZ19-0045



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 Patio Improvements.

Application: PZ19-0045
Applicant & Representative:
Chris Erke, Milner's Gate
205 Shoshone Street North
Twin Falls, ID 83301
208-893-8250
cberke@gmail.com

Public Hearing: May 6th, 2019

Analysis

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

The proposed patio improvements will consist of the installation of four L-shaped (4) wooden planter boxes that are 32" high and 18" wide and 8' long. Two (2) planter will be place along the alley and two will be placed along the sidewalk. The planter boxes will be stained with a dark stain.

Karl Forester grass will be planted in the planter boxes. The grass grows to be 3' to 4' tall. Interspersed in between the grass plants will be various kinds of flowers.

The applicant also intends to provide patio furniture such as tables, chairs, and bar stools for outdoor dining.

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 patio improvements need to meet Twin Falls

Downtown General Guidelines to "maintain the prevalent historic and architectural style of the district."

Further, the proposed patio improvements will be required to conform to specific guidelines in regards to streetscapes, site furnishings, and outdoor amenity space.

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 regarding *streetscapes* that are applicable to this request are:

- Use a variety of materials to create interest. (pg. 16).
- Incorporate site furnishings such as seating and dining areas (pg. 16).
- Does not use industrial materials (pg. 16).
- Does not provide only hardscaping with a lack of vegetation (pg. 16).
- Does not use plastic materials for site fixtures (pg. 16).

Public Hearing: May 6th, 2019

Specific Design Guidelines regarding *site furnishings* that are applicable to this request are:

- Use metal or wood for sidewalk café elements (pg. 17).
- Use freestanding elements for shading or fencing when such elements are not directly part of the building façade (pg. 17).
- Does not use sidewalk furnishings that attach directly to the building (pg. 17).
- Does not use quickly deteriorating type materials for sidewalk furnishings (pg. 17).

Specific Design Guidelines regarding *outdoor amenity space* that are applicable to this request are:

- Incorporates seating areas for small to large gatherings (pg. 17).
- Does not use quickly deteriorating type materials for sidewalk furnishings (pg. 17).
- Does not block sidewalk pedestrian passage with furnishings (pg. 17).

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

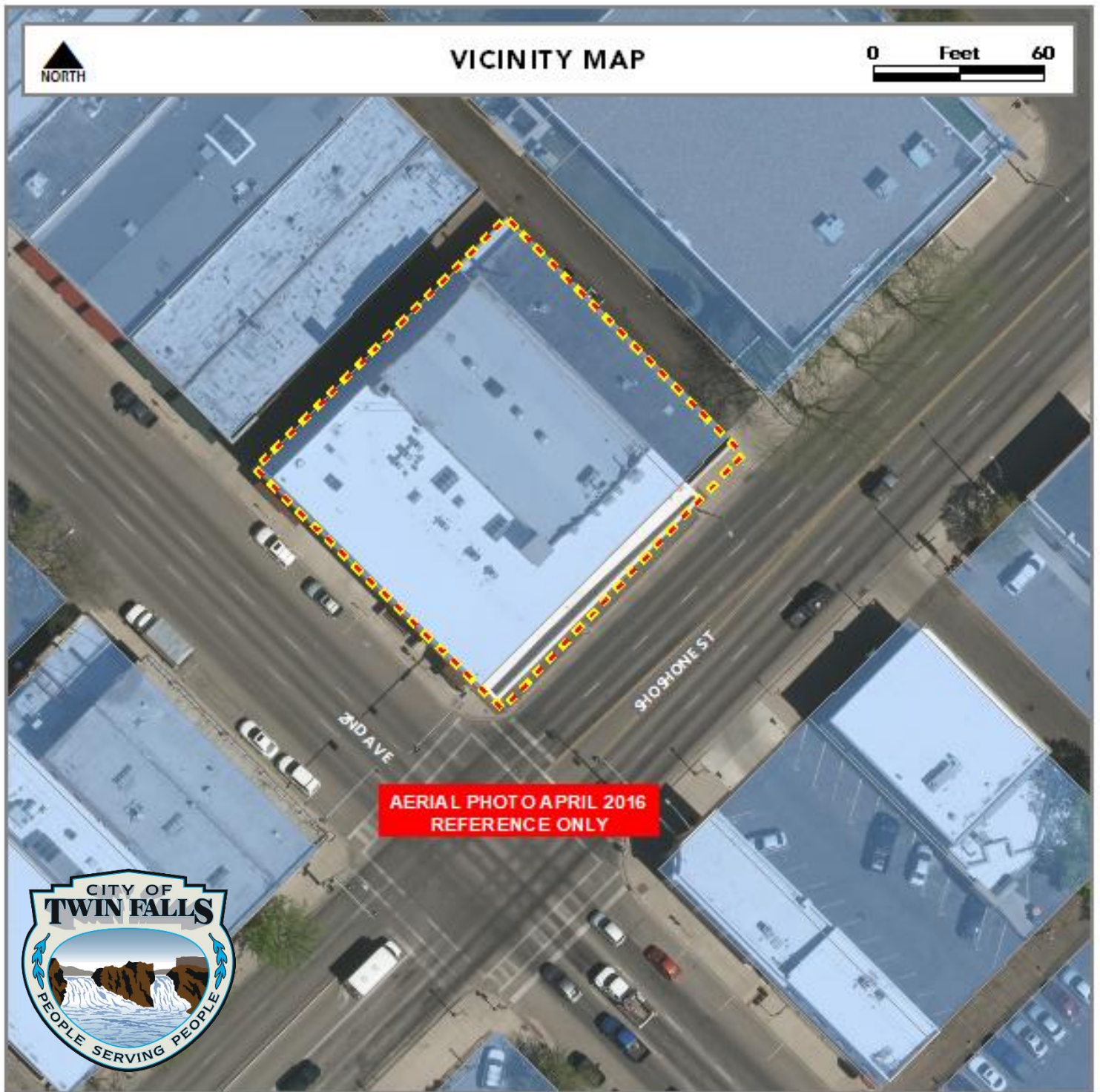
Conclusion

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. Material Photos
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



Chris Erke <cberke86@gmail.com>

PATIO PLANTERS

1 message

tomnick@cox.net <tomnick@cox.net>
To: Chris Erke <cberke86@gmail.com>
Cc: Malan Erke <malan@elevation486.com>

Fri, Apr 26, 2019 at 1:10 PM

Hi Chris,

Our planter boxes are going to be 32" high and 18" wide and 8 1/2" long. We'll have 4 of them altogether. Two along the alley and two along the sidewalk.

Compared to what's in the picture, ours will be stained much darker

Compared to what's in the picture ours will not have nearly as big of an opening underneath. We are going to have an opening under them for cleanup purposes, but not nearly as big.

The species of grass in the picture is called Karl Foerster, and it grows to be about 3 to 4 feet tall. It comes highly recommended by Moss Gardens, and they will do the planting for us. Interspersed in between the grass plants will be lower-growing flowers of various kinds.

That's the basic info. Hopefully if we actually do need approval, everyone will really like what we have planned.

Thank You!

Tom

Tom Nickel

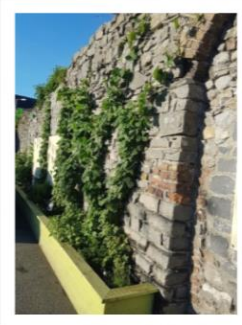
The Sawtooth Club

Elevation 486

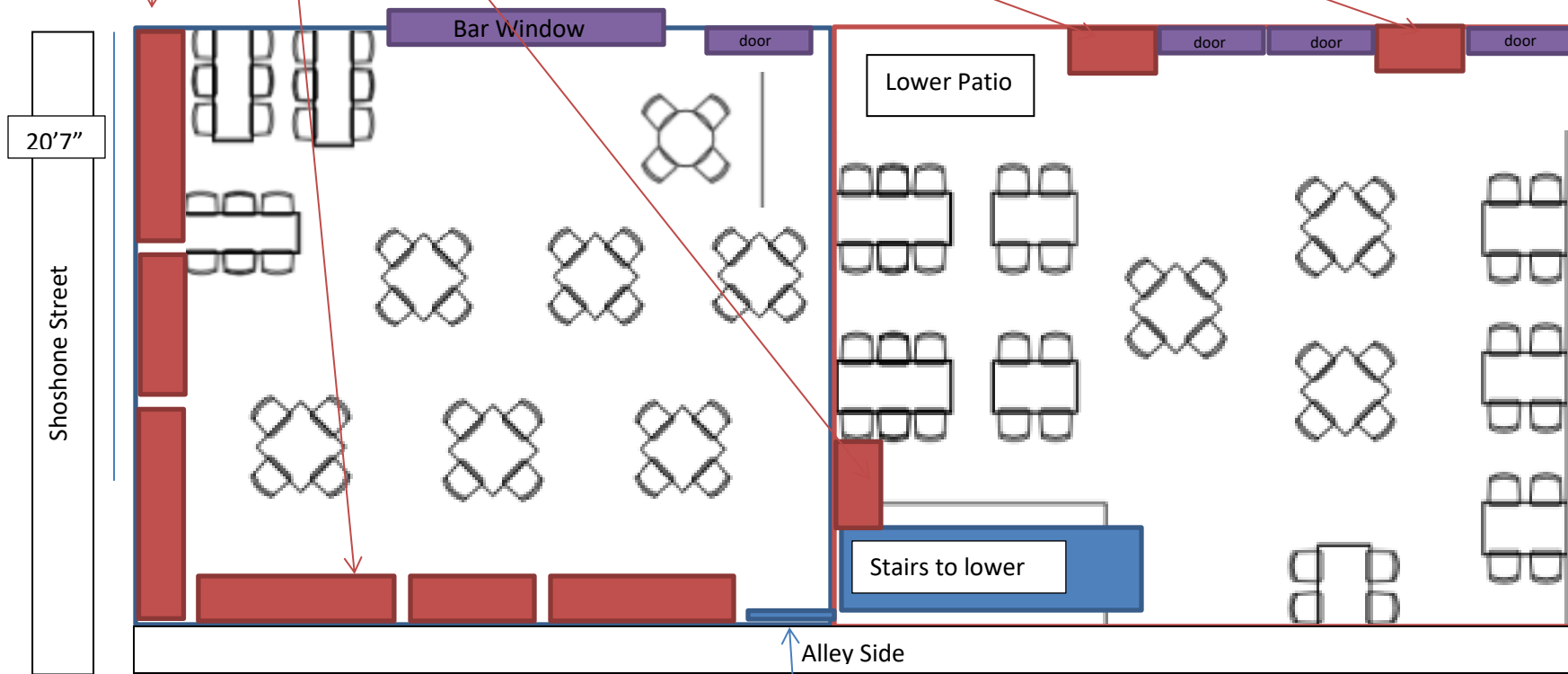
Milner's Gate

(208) 721-0458

tomnick@cox.net



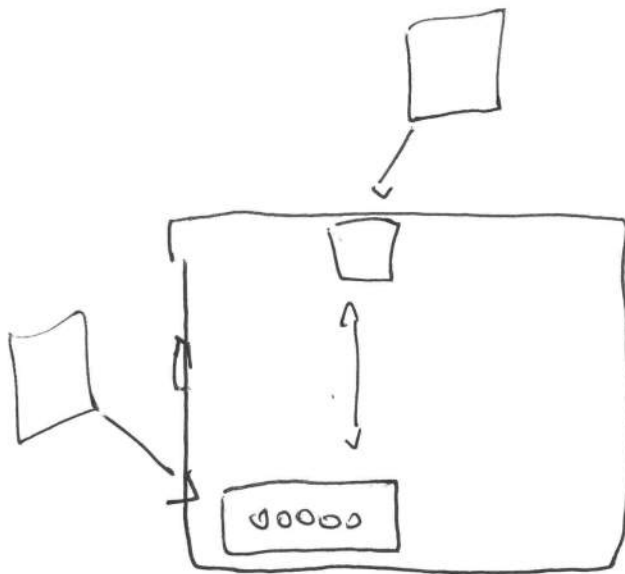
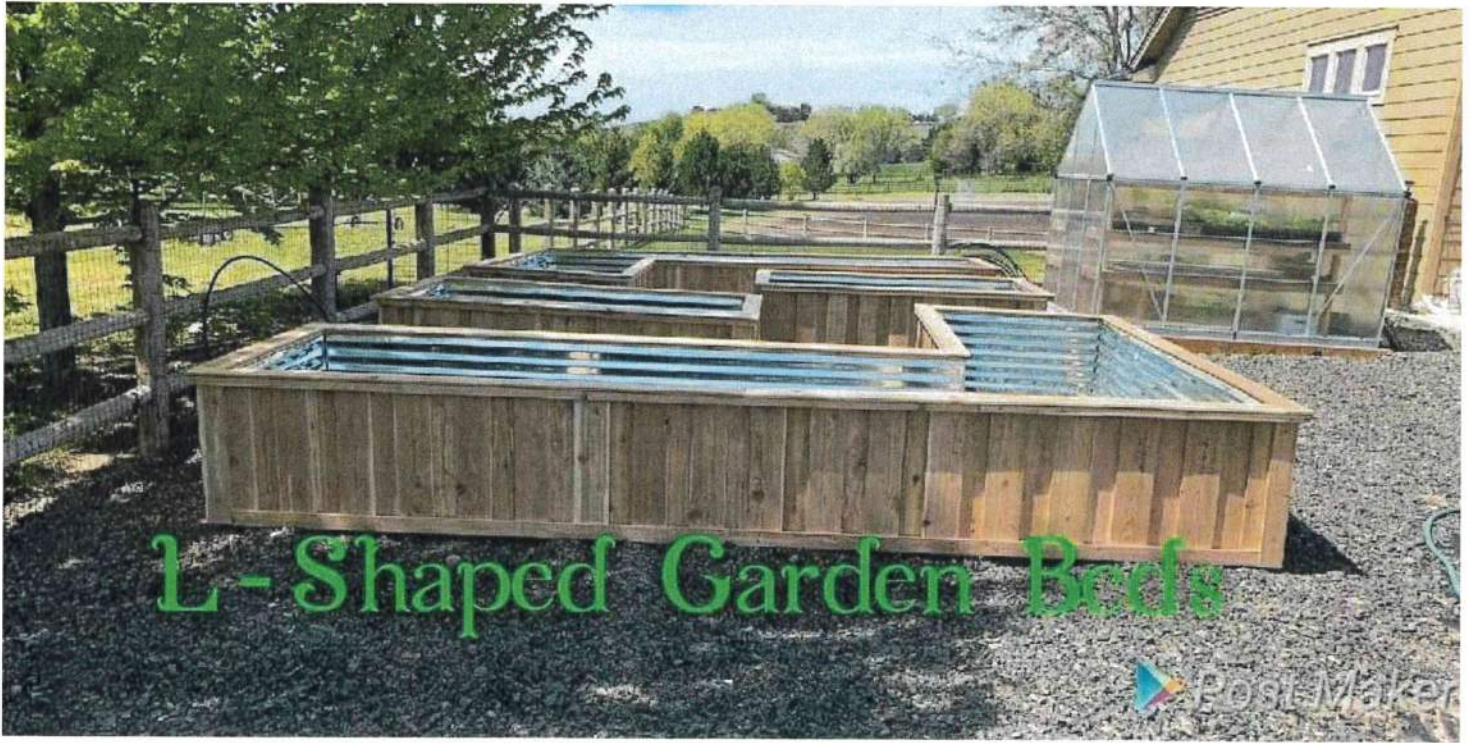
Hops growing out of planters on wall on lower patio



4 ft gate for emergency exit

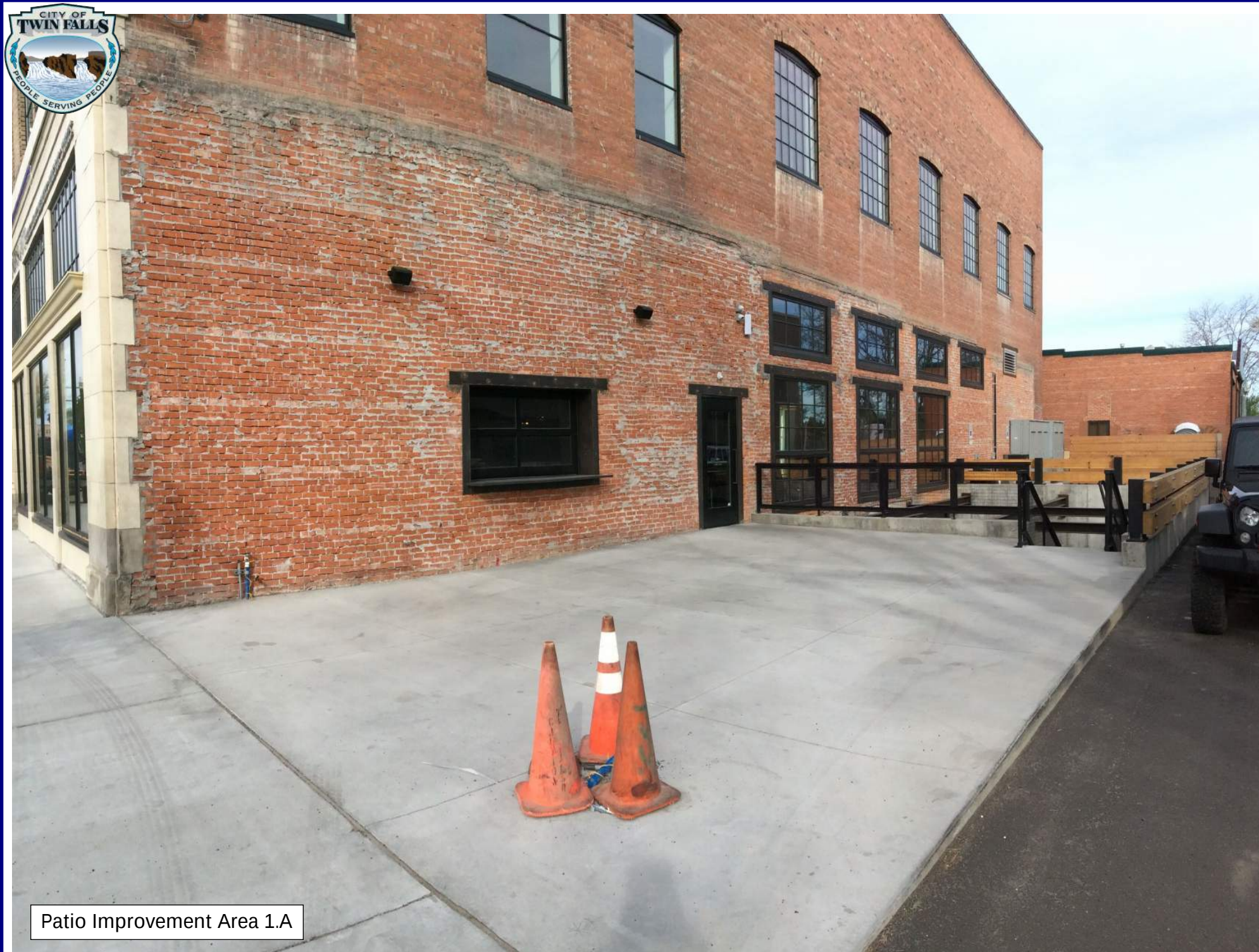
Vinyl for table tops, tall bar chairs & short table chairs











Patio Improvement Area 1.A



Patio Improvement Area 1.B



CERTIFICATE OF APPROPRIATENESS ACTION SHEET

City of Twin Falls Historic Preservation Commission

APPLICATION PZ19-0045

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
It is generally appropriate to maintain the prevalent historic and architectural styles of the district (pg. 10).		
TF HPC <i>Specific</i> Guideline regarding <i>Streetscapes</i>	Meets Guideline	Does Not Meet Guideline
Use a variety of materials to create interest. (pg. 16).		
Incorporate site furnishings such as seating and dining areas (pg. 16).		
Does not use industrial materials (pg. 16).		
Does not provide only hardscaping with a lack of vegetation (pg. 16).		
Does not use plastic materials for site fixtures (pg. 16).		
TF HPC <i>Specific</i> Guideline regarding <i>Site Furnishings</i>	Meets Guideline	Does Not Meet Guideline
Use metal or wood for sidewalk café elements (pg. 17).		
Use freestanding elements for shading or fencing when such elements are not directly part of the building façade (pg. 17).		
Does not use sidewalk furnishings that attach directly to the building (pg. 17).		
Does not use quickly deteriorating type materials for sidewalk furnishings (pg. 17).		

TF HPC <i>Specific</i> Guideline regarding <i>Outdoor Amenity Space</i>	Meets Guideline	Does Not Meet Guideline
Incorporates seating areas for small to large gatherings (pg. 17).		
Does not block sidewalk pedestrian passage with furnishings (pg. 17).		

Comments: _____

HPC Member: _____

Signature _____ Date: _____



Date: Monday, May 6, 2019
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate Of Appropriateness to be granted for window signs for property located at 119 2nd Avenue West. c/o Lytle Signs on behalf of Kelley Right Real Estate (app. PZ19-0047)

Time Estimate:

10 minutes between staff and the applicant

Background:

This is a request to for a Certificate of Appropriateness for three (3) window signs for property located at 119 2nd Ave W. The property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District.

The window signs will be located on the northeast side of the building along 2nd Ave West. The signs will be approximately 33.62 sq. ft. and cover approximately 25% of the window and will be a vinyl cutout applied to the outside of the windows.

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:

None

Regulatory Impact:

History:

The property was once known as the Johnson Building. The building was constructed in 1908 and listed on the National Registry as a contributing property. Currently the property is used as commercial/retail.

Analysis:

This is a request to for a Certificate of Appropriateness for three (3) window signs for property located at 119 2nd Ave W. The property is located within the C-B (Commercial Business) Zoning District and the

Twin Falls Downtown Historic District.

The window signs will be located on the northeast side of the building along 2nd Ave West. The signs will be approximately 33.62 sq. ft. and cover approximately 25% of the window and will be a vinyl cutout applied to the outside of the windows.

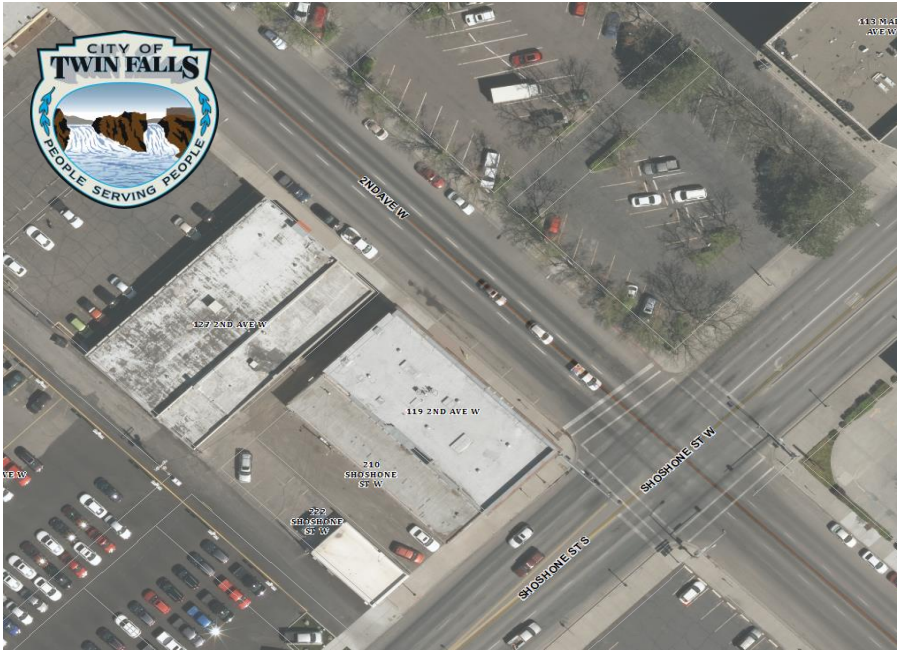
Conclusion:

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. Subject to applicant acquiring all permits as required by City Code Standards.

Attachments:

1. PZ19-0047 COA Staff Report Template-Corrected
2. 1 - Application Page
3. 2 - Vicinity Map
4. 3 - Narrative
5. 4 - Site Plan
6. 5 - Elevations
7. 6 - Photo
8. 7 - National Registry Info
9. PZ19-0047 COA Action Sheet Template



Comprehensive Staff Report

To: Historic Preservation Commission
Presenter: Lisa Strickland, City Planner
Request: To grant a **Certificate of Appropriateness** for the property located at 119 2nd Avenue West
Application: PZ19-0047

Applicant:
 Kelly Right Real Estate
 119 2nd Ave W
 Twin Falls, ID 83301

Representative:
 Lytle Signs
 c/o Robert Reeder
 P.O. Box 305
 Twin Falls, ID 83301

Public Hearing: May 6, 2019

Analysis

This is a request for a Certificate of Appropriateness for three (3) window signs for property located at 119 2nd Ave W. The property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District.

The window signs will be located on the northeast side of the building along 2nd Ave West. The signs will be approximately 33.62 sq. ft. and cover approximately 25% of the window and will be a vinyl cutout applied to the outside of the windows.

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 property was once known as the Johnson Building. The building was constructed in 1908 and listed on the National Registry as a contributing property. Currently the property is used as commercial/retail.

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

Staff has determined that the application does meet historical guideline compliance for the Downtown Historic District, based on the applicable specific standards.

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.

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 facade, such as the panel band above the transom windows, above entryways, awnings, or display windows; or project from these areas.
- It is generally appropriate to scale and orient signs based on pedestrian traffic.
- It is generally appropriate to paint signs or gold-leaf directly on windows.

Staff has determined that the application does meet the applicable standards.

Public Hearing: May 6, 2019

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. Subject to applicant acquiring all permits as required by City Code Standards.

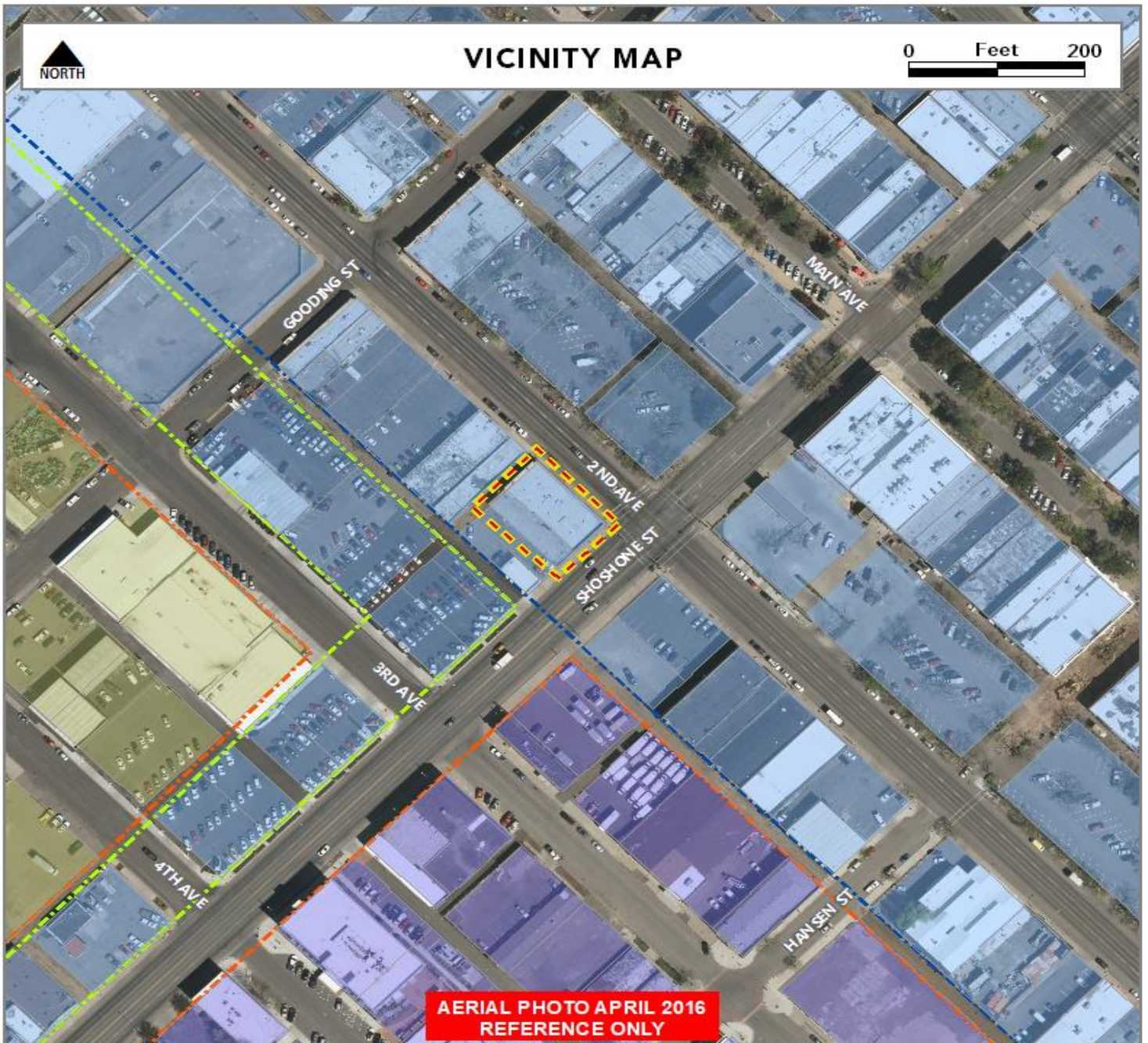
Attachments

1. Application Page
2. Vicinity Map
3. Narrative
4. Site Plan
5. Elevations
6. Photos
7. National Registry Information



VICINITY MAP

0 Feet 200



- | | | | |
|--|------------|--|-----|
| | P1 Overlay | | M-2 |
| | P2 Overlay | | O-T |
| | P3 Overlay | | |
| | C-B | | |

Current Zoning: C-B
Comprehensive Plan:
Central Business

Existing Land Use: Commercial
Proposed Land Use: Commercial
Real Estate Office

Surrounding Zoning Designations & Land Use(s)

North: CB; Commercial/Retail
South: C-B, Commercial;
Shoshone St

East: CB; Commercial; 2nd Ave W
West: CB; Parking Lot

Applicable Regulations

10-13-1 Certificate of Appropriateness



RECEIVED

APR 29 2019

CITY OF TWIN FALLS
PLANNING & ZONING

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Date of the Application: 4/25/2019

Application No.: RPT0001117012A
P219-0047

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: RR

B. REQUEST INFORMATION:

1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):
119 2nd Ave West
2. Existing Zoning District: Twin Falls Downtown Historic District
3. Project Land Area Size: 5600 SQ Ft
4. Existing Building Size: 5600 SQ FT
5. Proposed Building Alteration: install (3) window 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

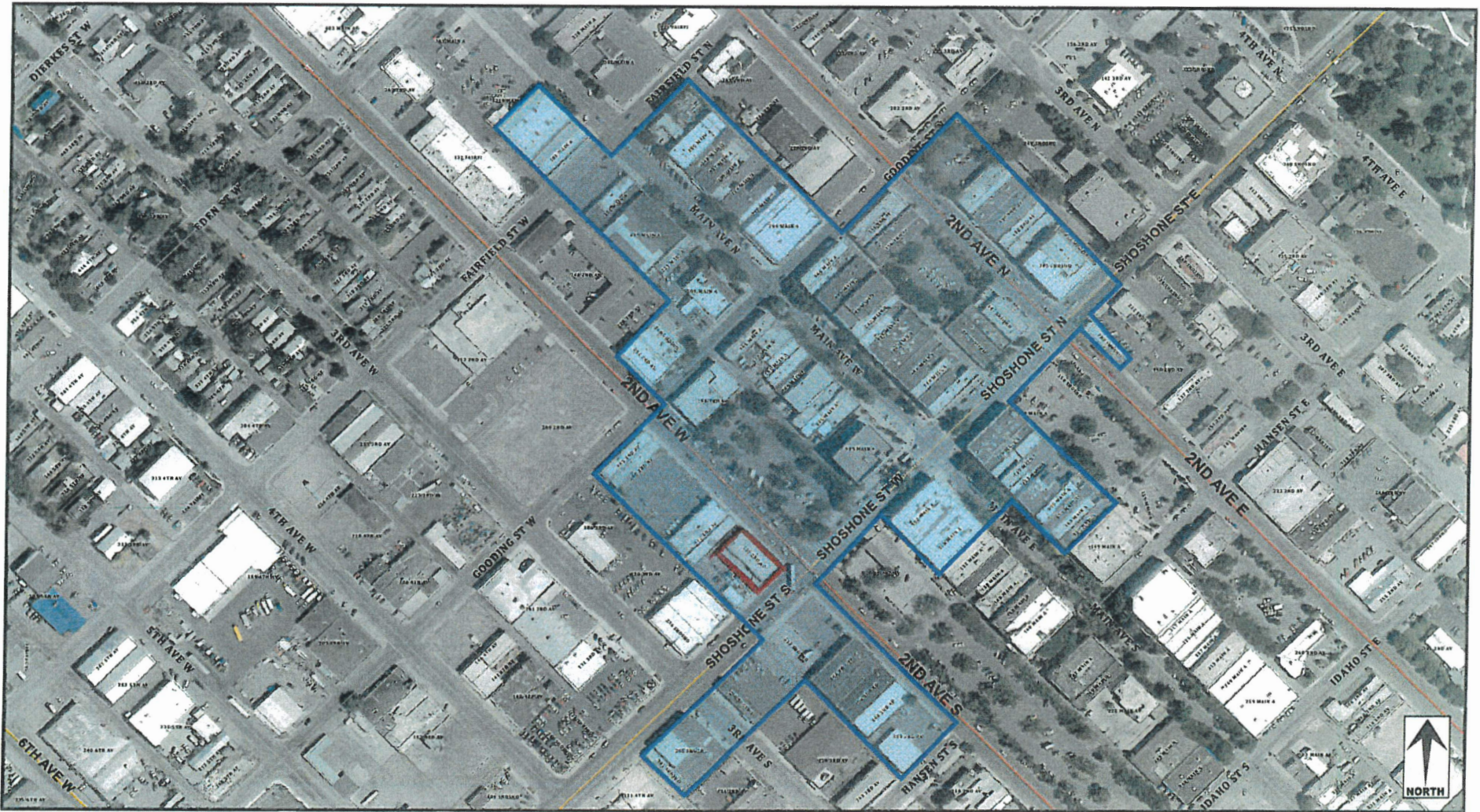
.....
OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

HEARING DATE: _____

Twin Falls Downtown Historic District



Downtown Historical District Map
Kelly Right Real Estate
119 2nd Ave West

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



April 26, 2019

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

RE: New window signage for Kelly Right Real Estate

To whom it may concern:

We would like to apply for a Certificate of Appropriateness for three new window signs for Kelly Right Real Estate located at 119 2nd Ave West in Downtown Twin Falls. The signs will be placed on the window on 2nd Ave. The window measurement is 19' 2" x 9' 3" giving a sign allowance of 44.32 square feet (25% of window area) and the proposed signs will be 33.62 square feet. Any window signs currently on this window area will be removed.

The new signs will be a vinyl cutout applied to the outside of the windows. The signs will be manufactured by Lytle Signs, and professionally installed by Lytle Signs. There will be no hand lettering and the signs will have script that is similar to other downtown businesses. The new window signs will not create issues with neighboring businesses, and will not have a negative impact on the uniformity of the historical district requirements.

Sincerely

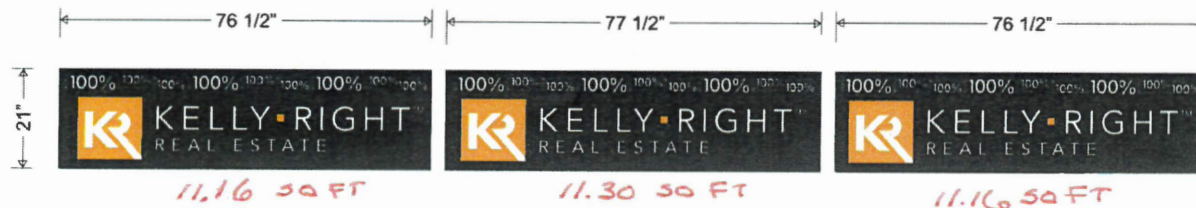
Robert Reeder

Lytle Signs



Site Plan
Kelly Right Real Estate
119 2nd Ave West

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



9' 3"

(3) WINDOW DECALS

DIGITAL PRINT ON WHITE HP VINYL
1ST SURFACE APPLIED TO (3X) WINDOWS

177.29 SQ FT WINDOW AREA

X 25% ALLOWANCE

44.32 SQ FT ALLOWANCE

33.62 SQ FT PROPOSED SIGNS

*** Items Required Before Production**

SURVEY REQUIRED

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
Kelly Right Real Estate

ADDRESS
119 2ND AVE. WEST
TWIN FALLS, ID 83301

DATE
3/21/2019

SCALE

ACCOUNT EXECUTIVE
BB

DESIGNER
AS

INSTALLER
Kelly Right/38249 - Kelly Right
R1

QUOTE #
38249

REVISIONS
3/21/2019

PAGE 1 OF 1
LYTLE SIGNS © 2019
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
2870 E. COMMERCIAL ST.
MERIDIAN, IDAHO 83642
208.388.1739
fax 208.388.3966
www.lytlesigns.com
sales@lytlesigns.com





1880

1880

HOURS
MON 10-5
TUE 10-5
WED 10-5
THU 10-5
FRI 10-5
SAT 10-5
SUN 10-5

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 37

Name of Property Twin Falls Downtown Historic District

County and State Twin Falls, Twin Falls Co., Idaho

64. Johnson building 83-3600
119 Second Avenue W.
Contributing
1908

This is a two-story, brick building with heavy tab-and-shield ornaments on brick pilasters and a wide frieze and modillions accenting a metal cornice. The windows on the second story are one-over-one, double-hung wood sash with keystones. The openings on the first story are large, plate-glass windows with transoms. A slanted awning extends along the street elevations and separates the transoms from the display windows. The building has a high degree of integrity and has changed little when compared to early photographs.⁴⁵

Charles Johnson constructed the building for his brother, J.G.⁴⁶ Early on, it was occupied by a furniture company, Ostrander and Co., referring to Arthur R. Ostrander, the brother of Ernest Ostrander, who owned a large lumber yard a few blocks west on Shoshone Street W. By the late teens Wesley Burkholder had bought the business from Ostrander and operated his own furniture store. He moved his concern from this location to Shoshone Street and Second Avenue E. in 1931. Beginning in 1945 the building served as a car dealership and parts establishment, first as "Jesse Chase Used Cars" (1945 to 1950), and then as MacKenzie Auto Equipment (1950 to 1975). The American Hotel occupied the upper story from 1932 until the mid-1960s.





CERTIFICATE OF APPROPRIATENESS ACTION SHEET

City of Twin Falls Historic Preservation Commission

APPLICATION PZ19-0047

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

TF HPC General Guideline <i>Per TF Downtown Historic Guidelines (pg. 10), which states</i>	Meets Guideline	Does Not Meet Guideline
It is generally appropriate to maintain the prevalent historic and architectural styles of the district		
3.5 Signage POLICY Signs should support the character of the district, helping support its particular identity. Signs should generally enhance the architectural features of the building and be of an appropriate pedestrian scale: flat or (minimally shaped), wall mounted or perpendicular from wall, enameled or painted.		
TF HPC Specific Guideline <i>Per TF Downtown Historic Guidelines (pg. 19) which states</i>	Meets Guideline	Does Not Meet Guideline
Locate signs such that they fit within the architectural features of a facade, such as the panel band above the transom windows, above entryways, awnings, or display windows; or project from these areas		
Scale and orient signs based on pedestrian traffic.		
Paint signs or gold-leaf directly on windows.		

Comments: _____

HPC Member: _____

Signature _____ Date: _____



Date: Monday, May 6, 2019
To: Historic Preservation Committee
From: Brock Cherry, Planner, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness to be granted for front facade modifications (wall sign, awning, doors) on property located at 246 3rd Avenue South. c/o Bearded Axe (app. PZ19-0037)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Five (5) minutes for Commission questions, discussion, deliberation, and decision.

Background:

NA

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:

Per City and County records the subject property was constructed in 1977 as a warehouse/storage building. Because the subject property is less than fifty (50) years old the property is considered a non-contributing historical property.

On February 4th 2019, the subject property was granted a Certificate of Appropriateness for a building addition (office space and ADA compliant restroom facilities).

On March 12th 2019, the subject property was granted a Special Use Permit to operate an indoor recreational facility (recreational / competitive axe throwing venue).

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. PZ19-0037 COA Staff Report
2. 1 - Narrative
3. 2 - Elevations
4. 3 - Photos
5. PZ19-0037 COA Action Sheet



Comprehensive Staff Report

To: Historic Preservation Commission
 Presenter: Brock Cherry, City Planner
 Request: To grant a **Certificate of Appropriateness** for the property located at 246 3rd Avenue South for front façade modifications (wall sign, awning, doors).
 Application: PZ19-0037
 Applicant:
 Luke Mickelson, Bearded Axe
 911 Ballard Way
 Kimberly, ID 83341
 208-421-1577
 luke.mickelson@bearded-axe.com

Public Hearing: May 6th, 2019

Analysis

This is a request to grant a Certificate of Appropriateness for the property located at 246 3rd Avenue South for an addition to an existing building. The subject property is zoned Old Town (O-T) Zoning District and is within the Historic Warehouse Overlay (WHO) District.

The applicant is proposing a new sign that will be approximately forty (40) square feet. The sign will consist of a wood surface with the applicant's logo.

The sign will be lit with three (3) external shield gooseneck light fixtures. The light fixtures will be black.

An awning will be installed that is approximately fourteen (14) feet wide over the new entrance. The awning will be black metal to match the existing door on the front of the building.

Staff has determined that the applicant meets the general intent of the Historic Warehouse Design Guidelines.

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 City and County records the subject property was constructed in 1977 as a warehouse/storage building. Because the subject property is less than fifty (50) years old the property is considered a non-contributing historical property.

On February 4th 2019, the subject property was granted a Certificate of Appropriateness for a building addition (office space and ADA compliant restroom facilities).

On March 12th 2019, the subject property was granted a Special Use Permit to operate an indoor recreational facility (recreational / competitive axe throwing venue).

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

This request is located within the Historic Warehouse District (WHO).

The appropriateness of the proposed addition will be determined by:

- WHO Design Guidelines, IV. Design Guidelines for All Projects: New Signs, Color, Lighting, Primary Building Façade/Entrance.

The applicable Design Guidelines for All Projects:

- **Color** – Color should employ color schemes that are simple in character. Using one to three accent colors for trim elements is also preferred.
- **New Signs** – A sign shall be in character with the materials, colors, and details of the building.
- **Building Lighting** – Building lighting should be simple in character and used to highlight signs, entrances, and first floor details.

Public Hearing: May 6th, 2019

The applicable Design Guidelines for New Construction:

- **Primary Building Façade/Entrance** – The primary entrance should orient to sidewalks, pedestrian ways, plazas and other public spaces.

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. Elevations
3. Photos



[BEARDED AXE]

May 2, 2019

Subject: Bearded Axe Written Narrative for Certificate of Appropriateness Application

1. Introduction

- a. Bearded Axe, hereafter referred to as BA, submits the following explanation and rationale for the requested changes to the exterior of our business location at 246 3rd Ave S, Twin Falls, ID 83301
- b. The reason for the request is to modify the exterior building where we plan to use as a customer entrance to Bearded Axe, changing it from its current condition as a large overhead garage door with a loading ramp to a double door with a rustic façade
- c. Following the explanation of the requested changes, we will provide our evaluation of the affects that the requested changes have on adjoining properties

2. Requested Changes

- a. New sign
 - i. Character
 1. BA's exterior sign will be proportional to the façade of the building and will not overpower the rest of the design
 2. It will be located above the new entrance and lay flat against the brick
 3. It will stand out enough to gain the attention of passersby but not detract from the overall presence of the building or adjoining buildings
 - ii. Size
 1. The sign will be roughly 8-10 feet wide
 2. The sign will be centered between the top of the entrance way and the top of the building
 - iii. Materials
 1. The sign will consist of a painted wood surface
 2. The sign may include any fasteners
 3. The materials will be consistent with the architecture and history of the building and adjoining/surrounding buildings
 - iv. Colors
 1. The main surface of the sign will be a shade of white or off-white
 2. The colors of the BA logo and name include black, orange, gray, brown, and white
 3. All colors are earth tones and will accentuate the surrounding environment
 - v. Content
 1. The BA logo contains a viking with an orange beard and a horned battle helmet; in the background is a viking style shield made of wood and metal and 2 crossed bearded style axes
 2. The branded BA name uses black with orange accents and contains stylized brackets around the name: [BEARDED AXE]
 3. The viking character in the BA logo looks intentionally mean and menacing consistent with the fear that vikings instilled in their enemies but maintains a family friendly appeal due to its cartoony style and will not detract from the surrounding environs
 - vi. Lighting
 1. The BA sign will be lit by 3 shielded lights that point at the sign
 2. The lights will be positioned above the sign



[BEARDED AXE]

3. The light fixtures will be black
4. The lights will not blind pedestrians or cars walking or driving near BA's building
- vii. Installation
 1. The sign will be installed on the existing brick façade of the building
 2. The sign will not obstruct any unique or historically significant features on the building that might detract from the overall appearance or cultural appeal
- b. Awning
 - i. Character
 1. The awning will go above BA's entrance and provide shade and architectural appeal that breaks up the very flat nature of the front of the building's face without detracting from the existing look and feel
 2. The awning will be proportional to the façade of the building and will not overpower the rest of the design
 3. It will be located above the new entrance and extend the entire width of the new entrance
 - ii. Size
 1. The awning will be 14 feet wide
 2. It will be installed within the existing hole in the wall where there's currently an overhead roll up door
 - iii. Materials
 1. The awning will be made of metal
 2. The materials will be consistent with the architecture and history of the building and adjoining/surrounding buildings
 - iv. Colors
 1. The awning will be black
 2. It will match the existing man door on the building
- c. Entrance & Doorway
 - i. Character
 1. BA's exterior doorway and entrance will complement the façade of the building and will not overpower the rest of the design
 2. It will use rustic architectural styles consistent with many taverns or pubs to give it an old world style that complements the history of downtown Twin Falls
 3. The current overhead roll up door will be replaced by a permanent wooden wall and double doors
 4. It will stand out enough to gain the attention of passersby but not detract from the overall presence of the building or adjoining buildings
 - ii. Size
 1. The opening where there is currently an overhead roll-up door is 12' tall by 14' wide
 2. The double doors will be centered in the opening and be 6' wide by 8' tall
 3. Centering the doors in the opening will create a 4' wooden wall on each side that extends all the way up to the top 12' tall
 - iii. Materials

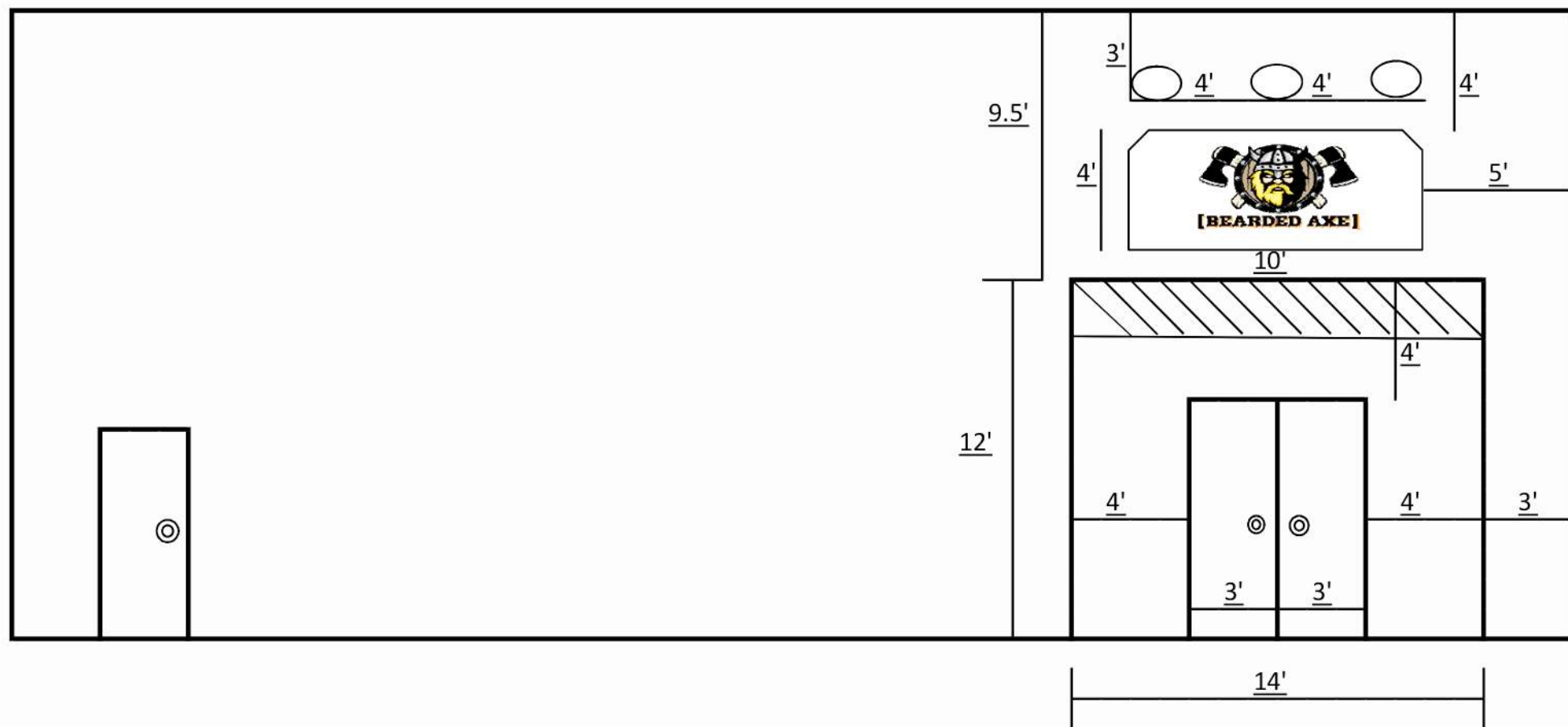


[BEARDED AXE]

1. The wall that fills the opening where there's currently an overhead roll up door will consist of shiplapped wooden walls using 2x10s similar to the interior design of B.A.
2. The doors will be rustic wood
3. The doors will be accented with cast iron
4. The door frames will be metal to match the current man door located on the opposite end of the building
5. The door handles will be faux axes that may be metal or may be wood (permanently fixed to the doors)
6. The materials will be consistent with the architecture and history of the building and adjoining/surrounding buildings
- iv. Colors
 1. The wall will be a rustic gray
 2. The doors will be a brown wood
 3. The door frames will be painted black
 4. The faux axe door handles may be rusty red metal or may be traditional light tan and dark metal consistent with a standard throwing axe
- d. Mailbox or mail slot
 - i. Character
 1. We may install an ornate mail box or mail slot to receive mail on site
 2. It will be located either to the left or right of the double doors
 3. It will not stand out and will not detract from the overall presence of the building or adjoining buildings
 - ii. Size
 1. The mail receptacle will be small and insignificant to the overall design
 - iii. Materials
 1. The mail receptacle will be made of metal
 2. The materials will be consistent with the architecture and history of the building and adjoining/surrounding buildings
 - iv. Colors
 1. The mail receptacle will be black, brown, or gray
 2. It will match the rest of the design on the building
- 3. Affects of the requested changes on adjoining and surrounding properties**
 - a. BA has been thoughtful about the design and aesthetic of the exterior changes we have requested considering both the history and culture of Downtown Twin Falls
 - b. Placement of all exterior elements will be consistent with surround building styles, types, sizes, locations and materials and will create a sense of visual continuity
 - c. None of the colors, materials, or type of permanent fixtures are exceptional or inconsistent with the conservative attitudes of Twin Falls community members, but are still modern and trendy enough to straddle the line between contemporary and historical and provide a unique appeal to potential customers and neighboring businesses and residents
 - d. Overall, BA believes the treatments being requested will enhance the current surroundings rather than detract from it and the Twin Falls community will be proud of the appearance and overall presence of this new structure

BEARDED AXE
TWIN FALLS, IDAHO
EXTERIOR CONCEPTUAL RENDERING







Front of Subject Property



Side of Subject Property



CERTIFICATE OF APPROPRIATENESS ACTION SHEET

City of Twin Falls Historic Preservation Commission

APPLICATION PZ19-0037

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

IV. Design Guidelines for All Projects: Color	Meets Guideline	Does Not Meet Guideline
Employ color schemes that are simple in character.		
Using one base color for the building walls and another for the roof is preferred.		
Using one to three accent colors for trim elements is also preferred.		
Building features should be muted, while trim accents can be either a contrasting color or a harmonizing color.		
An accent color should not contrast so strongly as to not read as part of the composition.		
Bright high-intensity colors are not permitted		
Use matte or low luster finishes instead of glossy ones.		
Generally, non-reflective, muted finishes on all features is preferred.		
IV. Design Guidelines for All Projects: New Signs	Meets Guideline	Does Not Meet Guideline
Design a sign to be simple in character.		
Scale signs to fit with the façade of the building.		
Locate a sign to emphasize design elements of the façade itself.		
Mount signs to fit within existing architectural features using shape of the sign to help reinforce the horizontal lines of the building.		
Uses colors, materials and details that are compatible with the overall character and façade.		
Permanent, durable materials that reflect the Twin context are encouraged.		
Avoid highly reflective materials.		
Limit the number of colors, in general no more than three colors shall be used. However, accent colors may also be appropriate.		
The sign(s) incorporates typeface (font) that is in keeping with those seen traditionally in the area.		

The signs' typeface (font) is easy to read and not overly intricate.		
Direct lighting of signage from an external, shielded lamp is appropriate.		
Strobe lighting is not appropriate.		
Internal illumination is not appropriate.		
Sign installation avoids damaging or obscuring architectural details or features.		
IV. Design Guidelines for All Projects: Building Lighting	Meets Guideline	Does Not Meet Guideline
Use light to accent building entrances and signs.		
Use exterior light sources with a low level of luminescence.		
Use white lights that cast a similar color to daylight		
Do not wash an entire building facade in light.		
Use lighting fixtures that are appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.		
Provide shielded and focused light sources that direct light downward.		
Do not use high intensity light sources or cast light directly upward.		
V. New Construction: Primary Building Façade/Entrance	Meets Guideline	Does Not Meet Guideline
Provide a sheltering element such as a porch, stoop or portico.		
Focusing an entrance toward a parking lot without also addressing the street is inappropriate.		
Large expanse of blank wall or garage doors is inappropriate on the primary facade that faces a public way.		

Comments: _____

HPC Member: _____

Signature _____ Date: _____