



Twin Falls Historic Preservation Commission Agenda

Tuesday, July 18, 2017, 12:00 PM

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

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

Council Liaison: Ruth Pierce

Affiliate Volunteer Advisor: Darrell Buffaloe

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of Minutes from the following meeting(s): 06-19-17
- 3) Certificate of Appropriateness
 - a) Request for Certificate of Appropriateness to replace an existing wall sign on property located at 105 Main Avenue East, c/o Lytle Signs on behalf of Jensen Ringmakers & Gallery (app. 17-007)
- 4) Old Business
 - a) Idaho Certified Local Government Grant
 - b) Scavenger Hunt
 - c) Historic Pictures for new City Hall
- 5) New Business
 - a) Tour of new City Hall
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
- 8) Adjournment

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

Public Input Procedures

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

Public Hearing Procedures for Zoning Requests

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



Twin Falls Historic Preservation Commission Minutes

Monday, June 19, 2017, 12:00 PM
City Council Chambers
305 3rd Ave E
Twin Falls, ID 83301

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

1) Confirmation of Quorum/Call Meeting to Order

2) Consent Calendar

- a) Approval of Minutes from the following meeting: June 2, 2017

Motion:

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

Unanimously Approved

3) Certificate of Appropriateness

- a) Request for a **Certificate of Appropriateness** to replace window and doors to historic appearance on property located at 205 Shoshone St c/o The Historic Ballroom Building, LLC (app. 17-005)

Applicant Presentation:

Tyler Davis-Jeffers, the applicant, stated they are redeveloping The Historic Ballroom Building for a mixed use. They are in a late stage negotiation for running a restaurant and brewery with office space and some retail. The intent is to bring the building back to its original appearance so that they can qualify for a tax credit. The windows have been boarded up and they plan to replace all of the windows to match the front facade along Shoshone Street. They are working with the Urban Renewal Agency to make other improvements.

Deliberations Followed:

- Commissioner Taylor stated she is excited to see the changes and that they are trying to bring the building back to its original appearance.
- Mr. Jeffers explained the URA has plans to remove the building adjacent to the Ball Room and at that point they will have access to the basement from the outside of the building along the north face. He explained they will also be updating the elevator. They are outlining the different components of the building and on the second stage for tax credit.
- Commissioner Culum asked about the doors.

- Mr. Jeffers explained that the doors will be replaced with tall doors to match the original architecture.

Motion:

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

Approved

Planner I Weeks explained that this is just for the doors and windows, and any other changes like signs or other exterior alterations will have to come back through this process too.

- b) Request for a **Certificate of Appropriateness** to install a new wall sign and a new projection sign on property located at 135 5th Avenue South. c/o Gemstone Climbing Center (app. 17-006)

Applicant Presentation:

Hailey Barnes, the applicant, is here to request a certificate of appropriateness, for new signs to go on their new climbing facility. The climbing walls will arrive next week and the installation crew will be here the following week to install. The middle of August is their goal for completion. The sign will be designed on the building with back lighting, the second sign is going to be a metal cut out that will be hung off the corner of the building and spot lit.

Deliberations Followed: Without Concerns

Motion:

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

Approved

4) Old Business

- a) Idaho Certificate of Local Government Grant
Planner I Weeks stated the Commission needs to get started on the brochure design, and master development plan.
- b) Scavenger Hunt
Commissioner Taylor stated she is waiting for the updated flyer and she will be able to put her packets together.
Planner I Weeks stated she has reserved the Dennis Bowyer park for September 16, 2017 from 1pm-4pm.

5) New Business

a) Historic Pictures for new City Hall-Brian Coleman, Hummel Architects

- Mr. Coleman presented information about the plans to present the City of Twin Falls Timeline History in the new City Hall. They would like it to be visible from the outside of the building through the windows. They are willing to give the Commission a tour of the building so that they can see where the historic pictures would be displayed.
- Commissioner Taylor asked if it is possible for the photos to be changed out at different times so that it stays fresh.
- Mr. Coleman explained it could easily be rotated. What they are looking at is some historic information from the Commission. This will be a great interactive display for the public. The City Hall is slated to be open in October so there is some time to plan. He can also give the Commission some dimensions to help determine the size of the space.

6) General Input/Announcements - Public/Staff

7) Upcoming Meeting(s)

a) July 17, 2017 12:00 PM

8) Adjournment

Chairperson Taylor adjourned the meeting at 12:50 pm.

Lisa A. Strickland, Administrative Assistant



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: July 18, 2017, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: Jensen Ringmakers & Gallery, 105 Main Avenue East, Lytle Signs on behalf of Jensen Ringmakers & Gallery

Request

To consider appropriateness to construct and install a new wall sign on the building located on the property at 105 Main Avenue East in the Downtown Historic District.

Background:

The 1911 Sanborn maps indicate there was a hardware with a printing company in the rear in this building, but this contradicts the City Directory. The City Directory mentions the Farmers and Merchants Bank was at this address from 1910 until 1914. After that there was an optician establishment, a barber shop and a real estate agency. Jensen Ringmakers Jewelry has occupied the structure since 1965. The lot located at 105 Main Avenue East is located within the boundary of the Twin Falls Downtown Historic District.

The property is listed on the National Register of Historic Places. The property is a non-contributing building that was constructed in 1907.

Analysis:

The property is located in the Commercial Business, zoning district with a P-3 Parking overlay in the Downtown Historic District. No exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within this district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Historical Preservation Commission.

The proposed wall sign is 28.51 square feet and existing background area of the sign will remain the same. The proposed sign will have the new copy name and a new logo but the overall size and style of the sign will be consistent with what is currently existing. The sign background will be made out of metal. The applicant is planning on back lighting the sign. The proposed sign complies with the current zoning sign code.

Signage is discussed on page 19 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. Appropriate signs are painted metal that are scaled and oriented based on pedestrian traffic. They should fit within the architectural features of a façade, such as entryways, awnings or display windows or project from the same areas. The applicant feels the proposed signage complies with the Design Guidelines.

The proposed signage will be illuminated with down lit fixtures. Exterior lighting is discussed on page 18 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls city Park Historic District. The guidelines suggest individual wall mounted directional light fixtures. The lights should be downward facing to protect the night sky from pollution. The applicant feels the proposed lighting on the sign complies with the Design Guidelines.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with construction and installation of the new signage on the building located on the property located at 105 Main Avenue East.

A Certificate of Appropriateness permit is for Historical Preservation Commission purposes only. Other permits such as sign, building, electrical, mechanical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code regulations.

Conclusion:

Should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to the applicant obtaining the necessary sign permit.
2. Subject to the applicant obtaining the necessary electrical permit.

Attachments:

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



Received
7/5/17

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: 7/5/2017

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Lytle Signs on behalf of Jensen Jewlers
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):
109 Main Ave E
2. Existing Zoning District: Twin Falls Downtown Historic District
3. Project Land Area Size: 25' x 128'
4. Existing Building Size: 25' x 128'
5. Proposed Building Alteration: wall sign
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: _____



July 5, 2017

City of Twin Falls
Historical Committee
324 Hansen Street East
Twin Falls, ID 83303

RE: New signage for Jensen Jewelers.

To whom it may concern:

We would like to apply for a Certificate of Appropriateness for a new wall sign for Jensen Jewelers located at 109 Main Avenue East in Downtown Twin Falls. The existing sign will get a new background and sign copy area. The copy area of the sign will be 28.51 square feet, and the existing background area of the sign will remain the same. The sign will have new copy and a new logo, but the overall size and style of the sign will be consistent with what is currently existing.

The new sign background will be constructed of aluminum and will be painted to closely match the color of the existing sign on the building. The letters and diamond emblem will be flat cut aluminum letters with standoffs. The sign will be down lit with the light directed on the sign lettering.

This sign will be manufactured by Lytle Signs, and professionally installed by Lytle Signs. There will be no hand lettering or plastic letters. It will have a professional appearance and will replace an existing sign, giving it a fresh new look, but resembling the existing sign. The sign will be down lit to keep the illumination focused on the sign copy area and not create issues with neighboring businesses, nor have a negative impact on the uniformity of the historical district requirements.

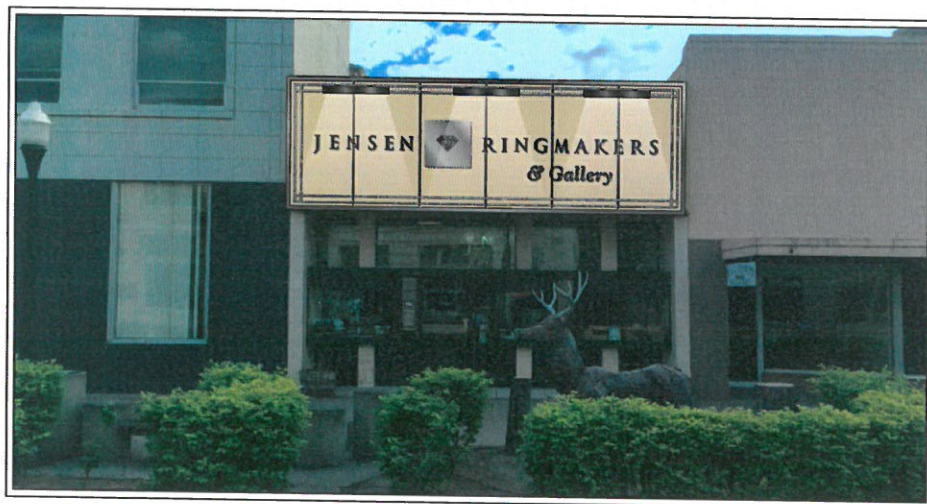
Sincerely

Robert Reeder

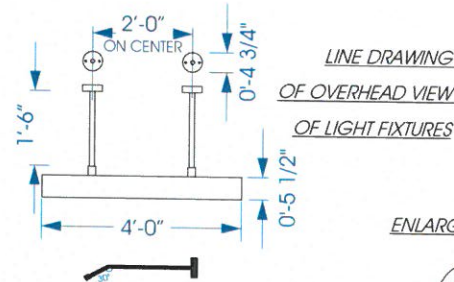
Lytle Signs

Aerial site plan

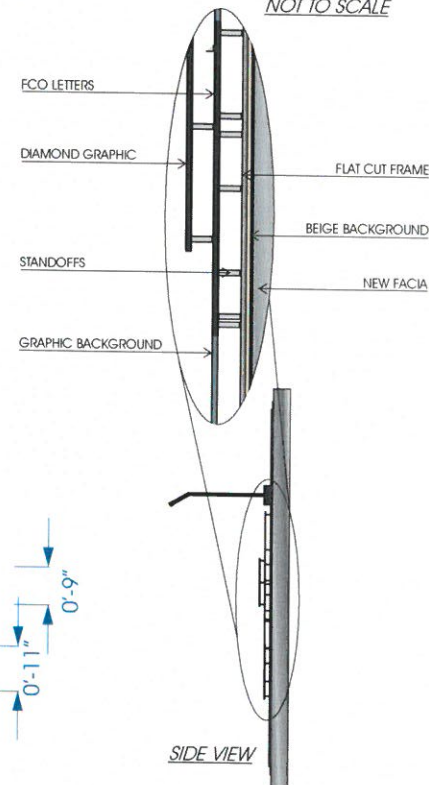




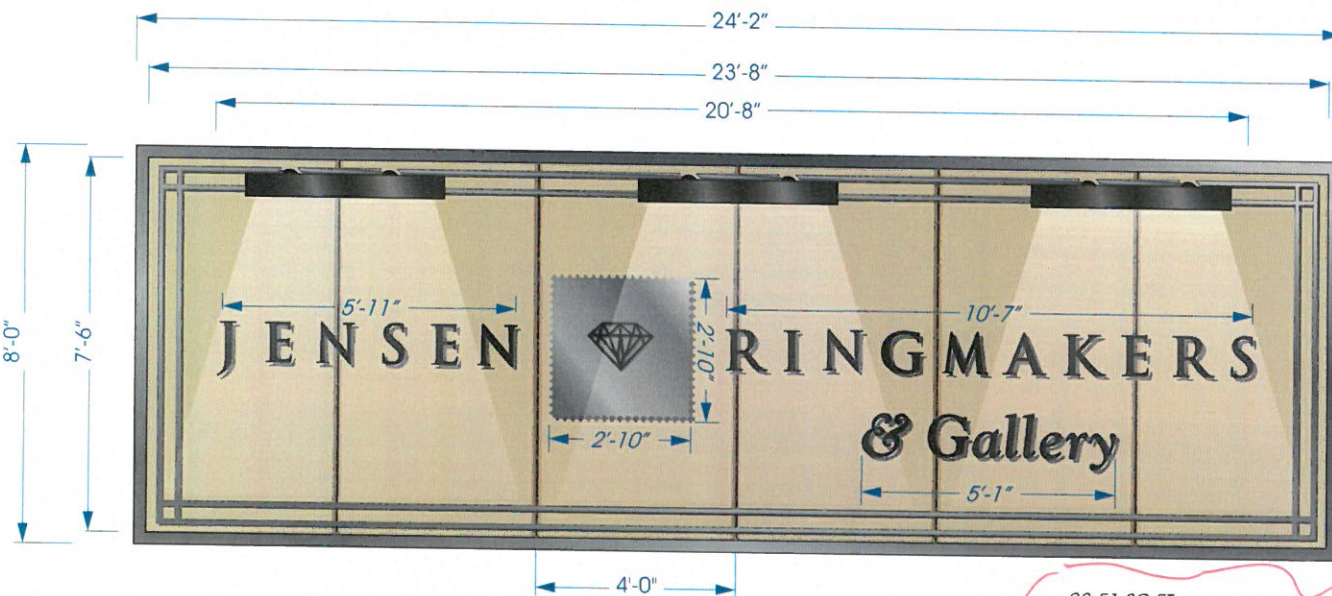
ARTIST'S SIMULATION OF PROPOSED SIGNAGE



ENLARGED TO SHOW DETAIL
NOT TO SCALE



SIDE VIEW



STORE FRONT FASCIA AND SIGNAGE

ALUMINUM FASCIA PAINTED SILVER AND WRAPPED AROUND 4" SQUARE TUBE FRAMEWORK

(6) 1/8" ALUMINUM SEEMED BACKGROUND PAINTED Mp 25829 Taos Sand Beige SATIN WITH FLAT CUT 1/4" ALUMINUM FRAME PAINTED SILVER AND FLUSH MOUNTED

1/4" FLAT CUT ALUMINUM COPY AND GRAPHICS, MOUNTED ON STANDOFFS WITH COPY AND DIAMOND PAINTED BLACK WITH DIAMOND BACKGROUND PAINTED SILVER

3 BLACK FLOOD LIGHTS

28.51 SQ FT

SQ FT- COPY
AREA



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---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT
Jensen Jewelers

ADDRESS
109 Main Ave E.
Twin Falls, Idaho

JOB LOCATION

DATE
24 May 2017

SCALE
3/8"=1'

ACCOUNT EXECUTIVE
Brandon B.

DRAWN BY
rba

FILENAME
...Jensen's Main St Historical
Reimaging...

QUOTE #
30987

REVISIONS
30 May 2017-rba
05 June 2017-rba

PAGE 1 OF 1
LYTLE SIGNS © 2017
ALL RIGHTS RESERVED

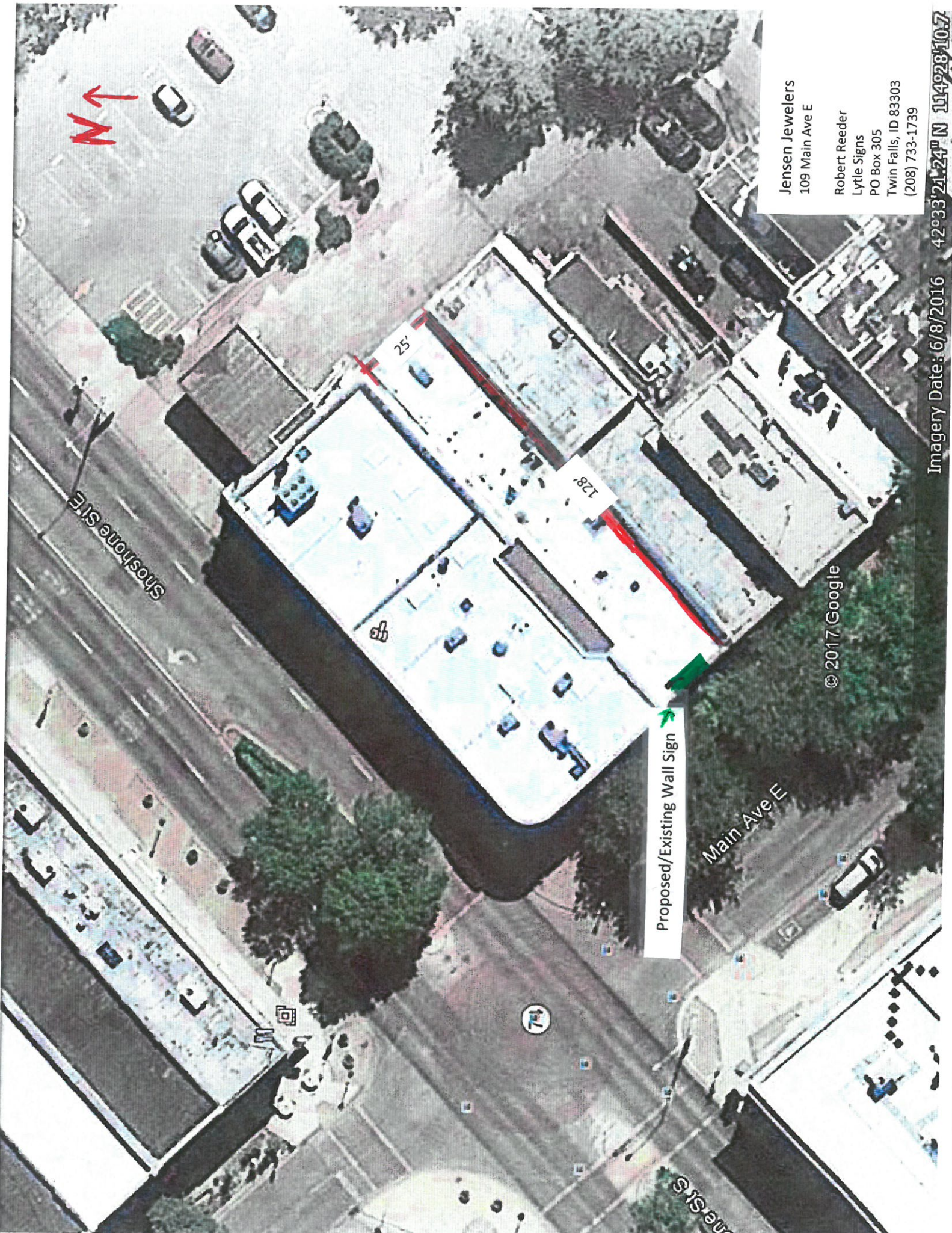


Lytle Signs Inc.

Twin Falls Office
PO 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





Jensen Jewelers
109 Main Ave E

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

© 2017 Google

Proposed/Existing Wall Sign

Main Ave E

Shoshone St E

Imagery Date: 6/8/2016 42°33'21.24" N 114°28'10.7"

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 20 Name of Property Twin Falls Downtown Historic District
County and State Twin Falls, Twin Falls Co., Idaho

34. 109 Main Avenue E. (109-111 Main Avenue E.) 83-18014
Non-contributing
c. 1907

This is a narrow, one-story building whose upper half is composed of plastic, back-lit signage while the bottom half consists of plate-glass windows framed by thin marble strips.

Sanborn maps from 1911 indicate that this structure was used for hardware with a printing company in the rear, but this contradicts city directory information that mentions the Farmers and Merchants Bank at this address from 1910 until 1914. At any rate, subsequent businesses included an optician establishment (1932 to 1963), a barber shop (1928 to 1945), and a real estate agency (1950 to 1955). Jensen's Ringmakers Jewelry has occupied the structure since 1965.





Twin Falls Historic Preservation Commission 2017 CLG Grant Implementation Plan July, 2017

OVERVIEW

The Twin Falls Historic Preservation Commission (HPC) applied for and was successful in being awarded a Certified Local Government (CLG) grant for 2017 in the amount of \$10,000. The grant is an equal matching grant for \$10,000 of in-kind and cash from the City of Twin Falls.

As in the past, the in-kind match will be made by historic preservation efforts of the HPC, community, and City Staff as well as donations of cash from interested citizens.

PROJECT SUMMARY'S

PROJECT 1 - Develop a Community Historic Preservation Master Plan

Goal: To develop and publish a historic preservation master plan for Twin Falls, Idaho

What is a Historic Preservation Master Plan?

It is a plan that supports Twin Falls City (county), based on our identified needs for historic preservation. In general, it will:

- Identify the existing conditions including a narrative of preservation planning history and regulations in the City.
- Identify the community's historic and cultural resources.
- Provide an assessment of current and future needs based upon successes and challenges in the public and private stewardship of those resources.
- Identify community goals and objectives and relate those to policies and strategies identified in the Twin Falls planning documents.
- It will offer an implementation schedule.

HPC Responsibilities: Interview and hire a consultant to develop the plan.

- Consult with Mr. Pete L'Orange at the SHPO for a recommended list of consultants or required qualification. I don't believe the consultant needs to be licensed.
- Request help from the City to develop a request for proposal (RFP) if one is necessary.

- Interview and select the consultant. Make sure they know what you expect as a delivered product.
- Assist the consultant with community meetings and other necessary support.
- HAVE FUN DEVELOPING THIS IMPORTANT PLAN!

(Personal recommendations for consideration)

- *Consider contracting someone like Mychel Matthews or Paul Smith, or an articulate community leader with an interest in historic preservation.*

Project 2 - Update and print the four historic district brochures and include modern Quick Response Codes (QR) technology.

Goal:

- *To review the existing walking tour brochures for accuracy and add a QR code to each one that connects with the Historic Web Site for the city.*
- *Develop a short video introduction to historic preservation in Twin Falls that will be the opening by the QR link on the existing historic site that has the plans that have already been developed. Ryan knows the name of someone who wants to do it and told me he would do it for around \$200 which the HPC already has.*
- *I believe the printing company in Twin Falls that printed the brochures has the electronic copy that can be used to make additions or corrections.*
- *CSI students (or clubs) would be helpful in adding the video and QR codes. It would be a good project for the communications programs*
- *The video and printing of the brochures is all that is required.*

All members of the HPC should read the CLG project manual located at <https://history.idaho.gov/certified-local-government-clg-program> .

It is important that you keep track of your time for use as a match. Contact Pete L'Orange to find out the maximum per hour rate you can use.

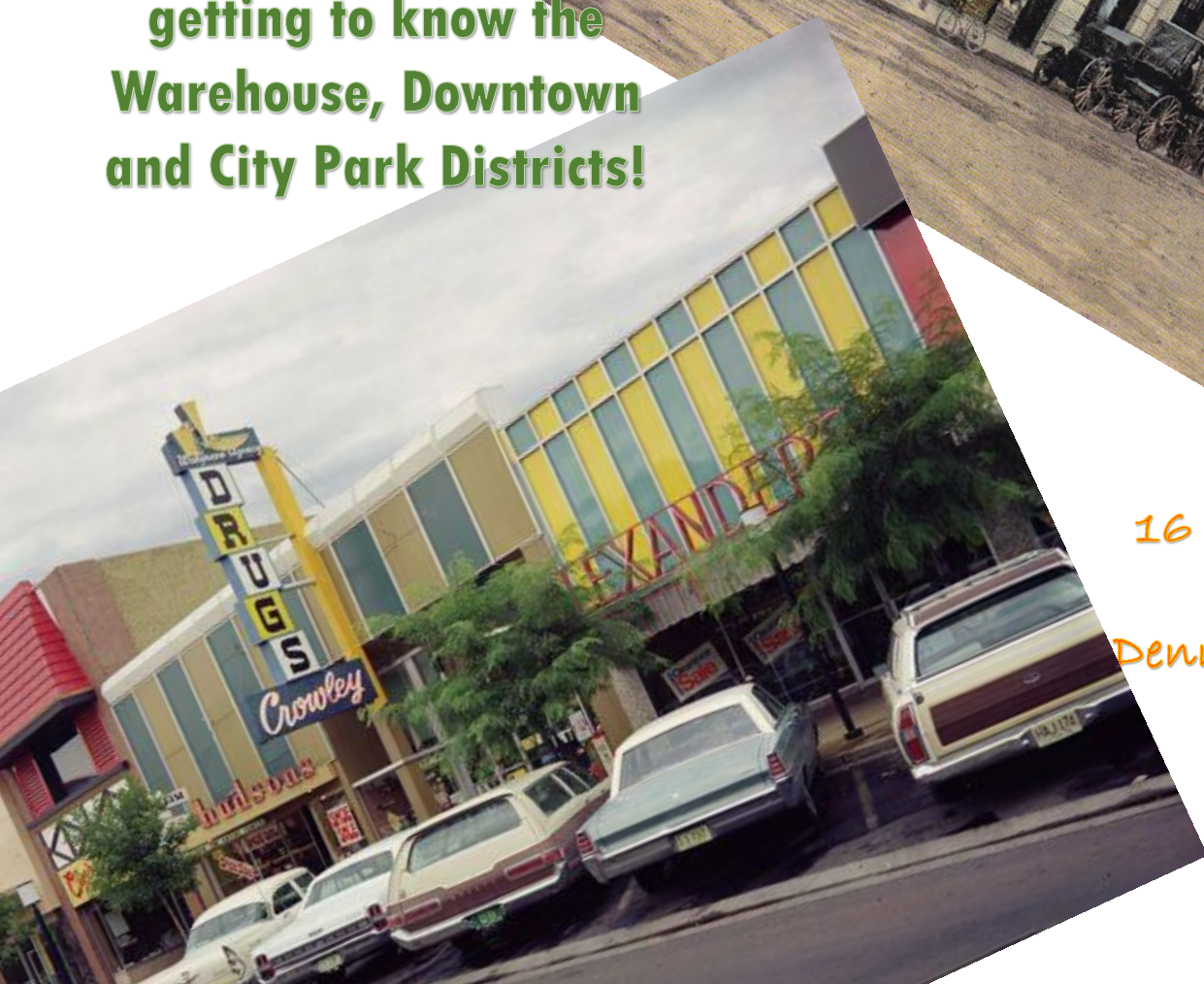


The Twin Falls Historical
Preservation Commission
Presents our



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.