



Twin Falls Historic Preservation Commission Agenda

Monday, August 3, 2020, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members: Samra Culum Chairperson, Shane Cook Vice Chairperson, Allen Easterling, Doug Baughman, Jonas Reagan, Jennifer Shaffer

Council Liaison: Craig Hawkins

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: July 20, 2020
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness to install a sign on property located at 147 Shoshone Street North c/o Lytle Signs on behalf of Hands On (PZ20-0092)
By: Lisa Strickland
 - b) **ACTION ITEM:** Request for a Certificate of Appropriateness to install a sign on property located at 113 Main Avenue East c/o Lytle Signs on behalf of Paul Mitchell Schools (PZ20-0093)
By: Lisa Strickland
 - c) **ACTION ITEM:** Request for a Certificate of Appropriateness to install a sign on property located at 242 Main Avenue North c/o Lytle Signs on behalf of Twin Falls Martial Arts (PZ20-0094)
By: Lisa Strickland
 - d) **ACTION ITEM:** Request for a Certificate of Appropriateness for to construct a new building on property located at 215 Shoshone Street South c/o Colby Ricks, Laughlin Ricks Architecture on behalf of Chris Jones. (PZ20-0095)
By: Lisa Strickland
- 4) Old Business
 - a) **DISCUSSION:** CLG Grant Discussion
By: Lisa Strickland
- 5) Upcoming Meeting(s)
 - a) Monday, August 17, 2020
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (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, July 20, 2020, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members: Samra Culum Chairperson, Shane Cook Vice Chairperson, Allen Easterling, Doug Baughman, Jonas Reagan, Jennifer Shaffer

Council Liaison: Craig Hawkins

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Culum called the meeting to order at 12:02 pm.
A quorum was present.

Members Present: *Culum, Baughman, Shaffer, Easterling*

Staff Present: *Spendlove, Strickland, Bauer*

2) Consent Calendar

- a) Approval of Minutes from the following meeting: July 6, 2020

Motion:

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

Unanimously approved by a vote of 4-0

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for signage on property located at 125 Main Avenue East c/o Kessa Wonenberg. (PZ20-0091)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness for signage on property located at 125 Main Avenue East. The request is for a sign for Kalypso Beauty Bar.

Applicant Presentation:

Applicant Kessa Wonenberg presented her request for a Certificate of Appropriateness for signage. She shared her design for the exterior signage.

Discussion ensued: without concern

Motion:

Commissioner Easterling made a motion to approve the request for a Certificate of Appropriateness for exterior alterations on property located at 125 Main Avenue East.

Commissioner Baughman seconded the motion.

Unanimously Approved by a vote of 4-0

- b) Request for a Certificate of Appropriateness for signage and poster boxes on property located at 146 Main Avenue West. c/o Colby Ricks on behalf of The Orpheum Theater (App. PZ20-0090)

Staff Presentation:

City Planner Strickland presented the request for signage and poster boxes on property located at 146 Main Avenue West.

Applicant Presentation:

Applicant representative, Colby Ricks, presented the request for signage and poster boxes at the Orpheum. He explained the lighting of the signs. The projecting sign can be approved by HPC, but not installed without a change to the zoning ordinance. The marquee signs would be digital for safety, with images resembling posters. They will be static signs. The applicant shared her vision of the signage.

Discussion ensued:

- Chairperson Culum reviewed each sign for clarification.
- Commissioner Baughman stated he felt any projecting sign smaller than 18 ft. tall would be too small.
- Commissioner Easterling liked how the signs are bringing building back to original look.
- City Planner Strickland explained the difference between the marquee and poster boxes.
- Chairperson Culum had reservations regarding the pedestrian view of the signs and the digital signage.
- PZ Director Spendlove explained how the signs would be viewed by pedestrians.
- Commissioner Baughman stated he liked the idea of changing the signs after closing, and be a static sign.
- Chairperson Culum had concerns about the amount of lighted signs.
- PZ Director Spendlove explained the rules for digital signs and how the Commission can add an amendment regarding the signs.
- Applicant is in agreement with the Commission's amendments.
- Commissioner Shaffer asked what will be on the marquee when the shows are not playing.
- Applicant explained they would advertise the upcoming event on the marquee.

Motion #1:

Commissioner Easterling made a motion to add a condition of no flashing, moving or brightness changing of the marquee signs with static image only.

Commissioner Baughman seconded the motion.

Unanimously Approved by a vote of 4-0

Motion #2:

Commissioner Baughman made a motion add a condition that the marquee digital signs only be changed during non-business hours, once a day.

Commissioner Shaffer seconded the motion.

Unanimously Approved by a vote of 4-0

Motion #3:

Commissioner Easterling made a motion to approve the Certificate of Appropriateness for signage and poster boxes on property located at 146 Main Avenue North, as presented with additional conditions.

Commissioner Baughman seconded the motion.

Unanimously Approved by a vote of 4-0

4) Old Business

a) Design Guideline Amendment Discussion

Commissioner Baughman explained his thoughts on the amended Design Guidelines.

5) New Business

- City Planner Strickland shared the date for the sign dedication at Robin Kirby's home, 154 8th Avenue East.
- City Planner Strickland gave update on the Commission vacancy.
- Chairperson Culum asked the commission to think about ideas for the upcoming CLG grant application.

6) Upcoming Meeting(s)

- a) Monday, August 3, 2020

7) Adjournment

The meeting adjourned at 1:06 p2



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to install a sign on property located at 147 Shoshone Street North

Application: PZ20-0092

Applicant & Representative:

Lytle Signs on behalf of Hands On
c/o Cody McBride
P.O. Box 305
Twin Falls, ID 83303
208-733-1739

Public Hearing:

Analysis:

The applicant is requesting approval of a Certificate of Appropriateness to install new signs.

History:

The building was constructed c. 1918 and is a contributing building. It was known as the Central Market.

Approval Process:

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

The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness.

Such a certificate is to be issued by the historic preservation commission prior to the issuance of a building permit altering structures.

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

The Commission may approve, approve with conditions, or deny the request.

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.

Applicable Regulations or Codes:

Per City Code 10-13-1 states for those properties located within the Twin Falls Downtown Historic District

1. No exterior portion of any building or other structure, including walls, fences, light fixtures, steps and pavement, or other appurtenant features, nor any aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within these districts until after an application for a certificate of appropriateness has been approved by the historic preservation commission.

2. A certificate of appropriateness shall be required whether or not a building permit is required.

Applicable Design Guidelines:

Chapter 2, 3, 4 & 8 are applicable to a request for a contributing building making a façade improvement. The applicable checklists have been provided in the staff report.

Analysis/Potential Impacts:

Staff has reviewed this request and does not anticipate any negative impacts to the contributing property should the request be approved.

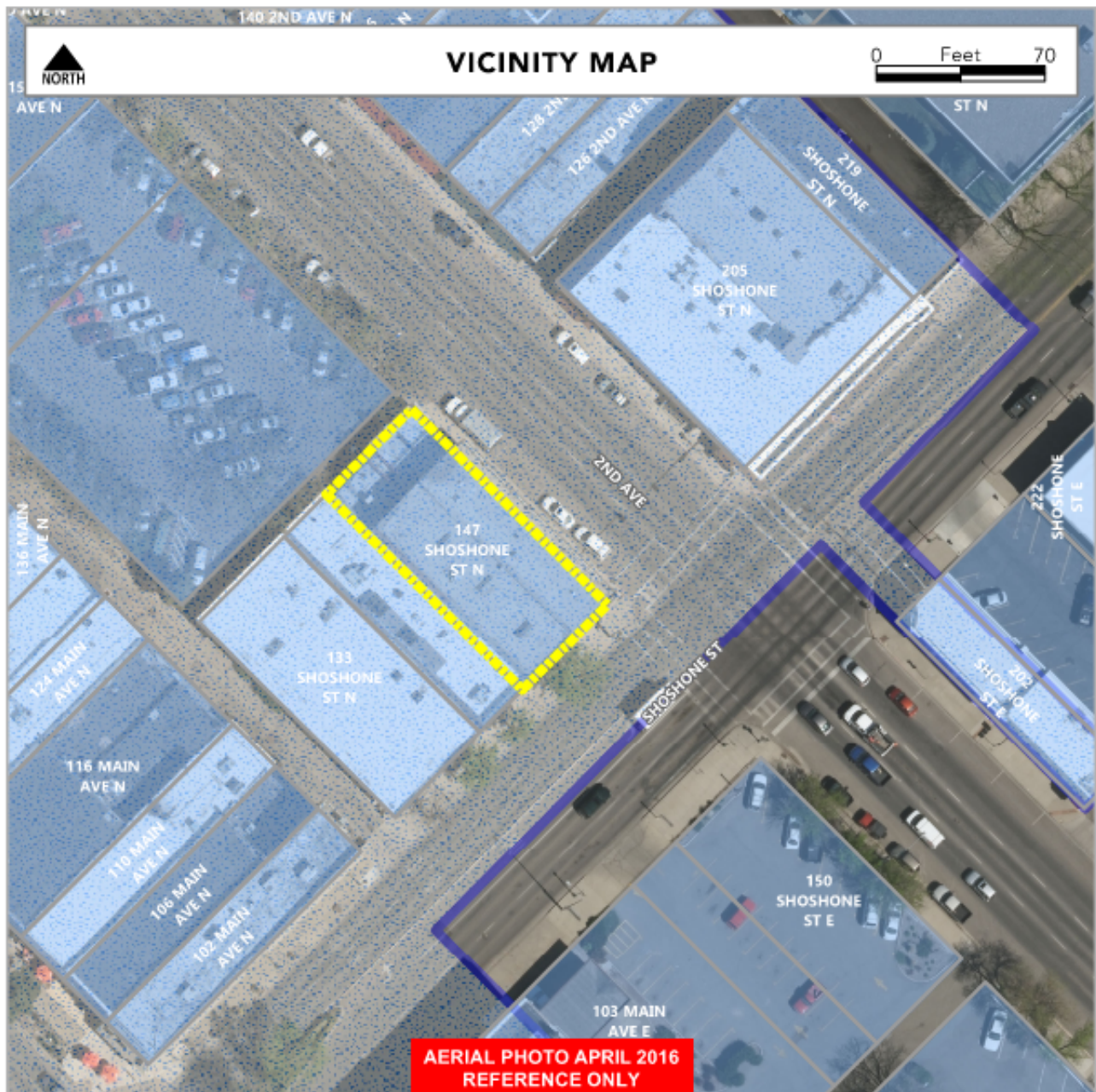
Conclusions:

Upon conclusion should the Commission approve this request staff recommends the following conditions:

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

Attachments:

1. Vicinity Map
2. Narrative
3. Sign Renderings
4. Building Photos
5. National Registry Information



- C-B
- DHD
- P1 Overlay

Current Zoning: CB-Central Business, Downtown Historic District	Existing Land Use: Retail
Comprehensive Plan: Downtown/High Density Residential	Proposed Land Use: Retail
Surrounding Zoning Designations & Land Use(s)	
North: 2 nd Ave E/Retail/Professional Offices	East: Parking Lot
South: Shoshone St/Retail	West: Parking Lot
Applicable Regulations	
10-1-4, 10-1-5, 10-4-7, 10-13-1	



EXISTING



PROPOSED



(2) NON-ILLUM. WALL SIGNS

REMOVE EXISTING WALL SIGNS FROM (2X) ELEVATIONS

MANUFACTURE NEW:

(2X) ACM PANELS
w/RADIUS TOPS ROUTED

DIGITAL PRINT COPY AND GRAPHICS

FLUSH MOUNTED TO BUILDING FASCIA
ON (2X) ELEVATIONS

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---

CLIENT	Hands On
ADDRESS	147 Shoshone St. N. Twin Falls, ID 83301
DATE	6/17/2020
SCALE	3/4" = 1'
ACCOUNT EXECUTIVE	CM
DRAWN BY	AS
FILENAME	HANDS ON\Hands On - 42643
QUOTE #	42643
REVISIONS	



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sales @lyttlesigns.com





July 15, 2020

City of Twin Falls
Historical Committee
203 Main Ave E
Twin Falls, ID 83303

RE: New signage for Hands On

To whom it may concern:

We would like to apply for a Certificate of Appropriateness to replace (2) existing sign faces for Hands On located at 147 Shoshone Street North in the Downtown Historic District in Twin Falls. The new sign faces will replace existing sign faces on existing wall signs. The wall signs are located over the leased tenant entrance on the corner of Shoshone Street and 2nd Ave North. The owner of the property has given consent to allow the replacement of both proposed sign faces.

The area of the wall sign faces are 20 square feet. The wall sign background will be a metal panel with direct print copy and graphics applied to the panel. The signs will be designed and manufactured to replicate the examples of signs noted on page 19 of the Historic Guidelines. The direct print process involves using a pre-painted aluminum panel with direct print copy. Direct print copy is a new process that essentially prints ink directly on a metal background. This is as close to hand painting as you can get in today's manufacturing process. The signs will not be illuminated and are designed to fit within the architectural features of the façade of the building.

The signs will be manufactured by Lytle Signs, and professionally installed by Lytle Signs. There will be no hand lettering or plastic letters. The signs will have a professional appearance and will be designed to complement the business and neighborhood. The signs will also be designed to match the theme of the requirements of the Historical District Guidelines and will not have a negative impact on the uniformity of the historical district requirements. The signs are also designed to be within the guidelines of Twin Falls City sign ordinances.

Sincerely

Robert Reeder
Lytle Signs

8. Central Market 83-17999
147 Shoshone Street N. (137-147 Shoshone Street N.)
Contributing
c. 1918

Like many of the buildings in this district, the Central Market building has undergone major alterations on the first story while the second remains intact. The windows on the second story are divided into four panes. A masonry lintel and a mousetooth surround outlines these openings. The brick cornice has a complex and heavy design consisting of recessed rectangles and dentils. The first-story transom area is obscured by vertical metal siding for the storefront on Shoshone Street and E.I.F.S. in a rusticated pattern on the corner. The display windows are still evident but the original material of the knee walls has been replaced with tile.

City directories first mention the Central Market in 1918, managed by Merle Stephenson and Bert Kester. It continued to be listed until 1937. In 1950 it was listed as the "New Central Market at no. 143"; in that year the Douglas Hotel was listed at no. 141 and Shirley and Mendiola's men's clothing shop was listed at no. 137. Currently an Italian restaurant occupies the building.





**CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET**

CHAPTER 2: DOWNTOWN HISTORIC DISTRICT DESIGN STANDARDS

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

2.1.4 DESIGN GOALS

Maintain and enhance the unique historic character and pedestrian scale of the buildings and their relationship to each other and the street.

GENERAL GUIDELINES 2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT				
POLICY Ensure preservation of the unique character with improvements that respect the historic scale and materiality of existing historic structures, with focus on preservation of key details in high-style buildings.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Repair and restore buildings before considering replacing them, highlighting key details.				
• Maintain the prevalent historic and architectural styles of the district.				
• When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.				
• Set the street facades with a zero setback to maintain a continuous 'streetwall' consistent with historic properties on the block.				
• Cultural and civic structures are allowed to have 'pride of place' with setbacks and form differences, while maintaining compatible human scale. elements at street level.				
• Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.				
• Maintain a visual horizontal break element on the facade between the first and second floors.				
• Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial 'depth' with materials and finishes found traditionally on the building or in the district.				
Appropriate	Meets	Does Not Meet	N/A	Comments

• When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape.				
• Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps.				
• Locate parking spaces to the rear of the property and/or screened from streets.				
• Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.				
• Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.				
NOT Appropriate				
• Demolish viable historic structures.				
• Remove existing buildings for surface parking				
• Use incongruous materials such as unfaced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.				
• Locate parking in front of the building on the property unless proven historically located.				
• Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2. I				

Application No: _____

Signature: _____

Date: _____



**CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET**

**DOWNTOWN & CITY PARK HISTORIC DISTRICT
CHAPTER 3: DESIGN GUIDELINES FOR ALL PROJECTS**

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

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.

Appropriate	Meets	Does Not Meet	N/A	Comments
• 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.				
• Line up signs with other signs along the block.				
• Scale and orient signs based on pedestrian traffic.				
• Use painted/enameled metal or wooden signs.				
• Paint signs or gold-leaf directly on windows.				
• Preserve or lightly repaint faded or "ghost signs" on brick exteriors.				
• Create one sign or aggregate multiple signs for multiple upper floor tenants.				
NOT Appropriate				
• Install electronic displays or reader boards.				
• Install internally lit/backlit plastic signs				
• Include illuminated signs with flashing, moving, or brightness changing elements				
• Use plastic on the exterior of a sign.				
• Install free standing or roof mounted signs.				



**CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION
SHEET**

**DOWNTOWN & CITY PARK HISTORIC DISTRICT
CHAPTER 4: DESIGN GUIDELINES FOR FAÇADE IMPROVEMENTS & MINOR ADDITIONS**

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

4.1 FAÇADE IMPROVEMENTS				
POLICY Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Maintain, preserve, and restore existing historic materials and details wherever possible.				
• Remove non-original, unsympathetic, out-of-scale, elements and those in poor repair.				
• Recreate components if there is sufficient physical/pictorial evidence.				
• Use materials and finishes appropriate for the historic period of the building.				
• Preserve and restore the original storefront, if it exists, with all of the original elements.				
• Replace windows and doors to match the original details.				
• Add awnings and sunshades of materials consistent with historical character and materials found in the district.				
NOT Appropriate				
• Cover up or block up original components and details. If such coverings/blockages exist, they should be removed and replaced appropriately.				
• Infill openings with glass block, obscure glass, reflective glass, or leaded glass, unless appropriate to the original style of the building.				
• Remove or cover historic wall materials with non-era materials such as wood, vinyl, or E.I.F.S.				
• Replace windows or doors with vinyl or clear finish aluminum.				
• Replace windows or doors with incongruent sizes or shapes for their historic openings.				
• Re-configure ground floor				



CERTIFICATE OF APPROPRIATENESS ACTION
SHEET
APPLICATION PZ19-00##

City of Twin
Falls Historic
Preservation
Commission

storefronts to be out of proportion with the building's historic use.				
• Add awnings and sunshades of plastic or vinyl material.				



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to install a sign on property located at 113 Main Avenue East

Application: PZ20-0093

Applicant & Representative:

Lytle Signs on behalf of Paul Mitchel Schools
c/o Cody McBride
P.O. Box 305
Twin Falls, ID 83303
208-733-1739

Public Hearing:

Analysis:

The applicant is requesting approval of a Certificate of Appropriateness to install new signs.

History:

The building was constructed c. 1907 and is a non-contributing building. It has had sever tenants such as Stalker & Co Clothiers, Postal Telegraph-Cable Co. and TF Realty and Insurance Co.

Approval Process:

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

The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness.

Such a certificate is to be issued by the historic preservation commission prior to the issuance of a building permit altering structures.

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

The Commission may approve, approve with conditions, or deny the request.

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.

Applicable Regulations or Codes:

Per City Code 10-13-1 states for those properties located within the Twin Falls Downtown Historic District

1. 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 these districts until after an application for a certificate of appropriateness has been approved by the historic preservation commission.

2. A certificate of appropriateness shall be required whether a building permit is required.

Applicable Design Guidelines:

Chapter 2, 3, 4 & 8 are applicable to a request for a contributing building making a façade improvement. The applicable checklists have been provided in the staff report.

Analysis/Potential Impacts:

Staff has reviewed this request and does not anticipate any negative impacts to the non-contributing property should the request be approved.

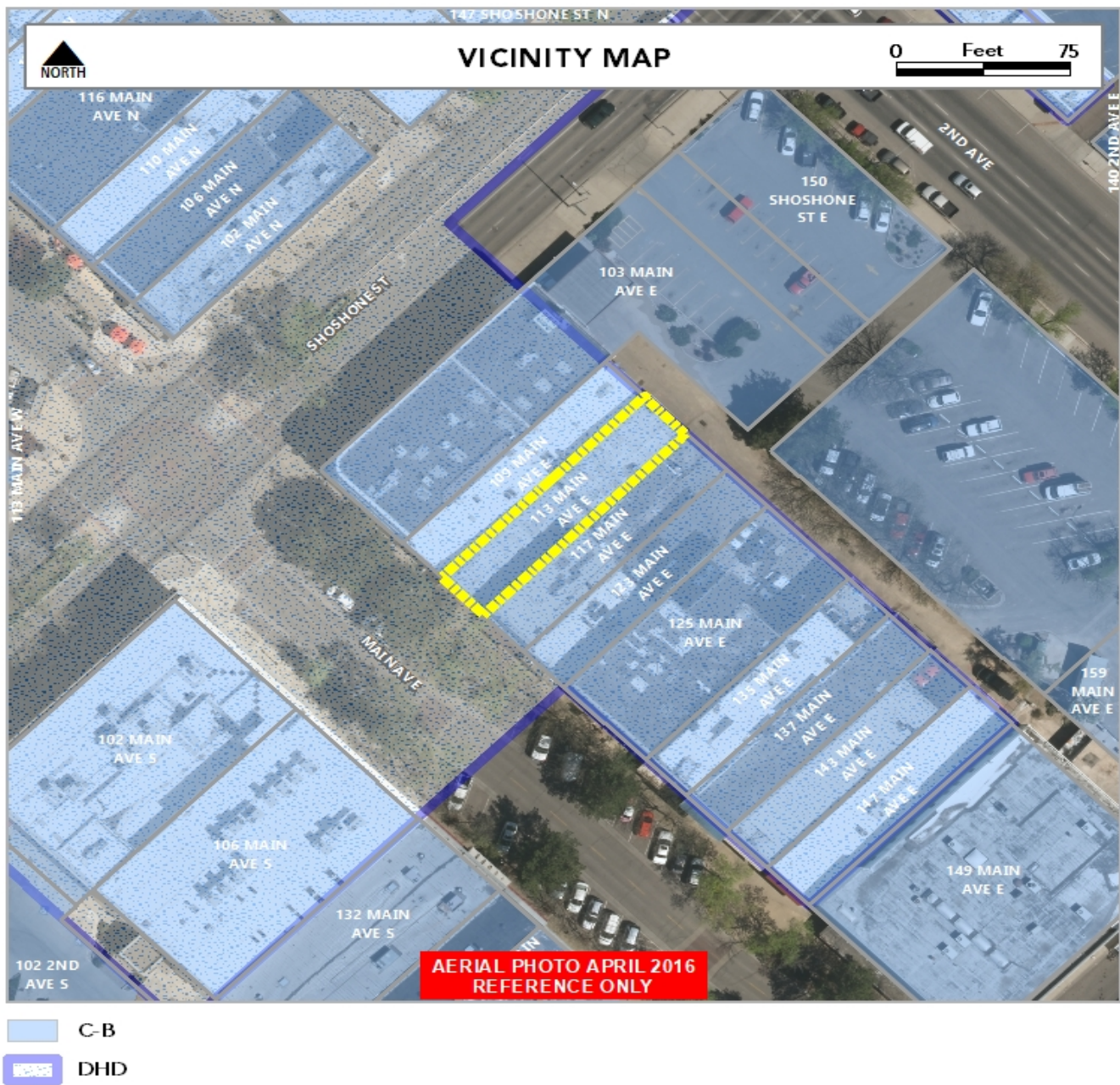
Conclusions:

Upon conclusion should the Commission approve this request staff recommends the following conditions:

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

Attachments:

1. Vicinity Map
2. Narrative
3. National Registry Information
4. Sign Renderings
5. Sign Plan
6. Building Photos



Current Zoning: CB-Central Business, Downtown Historic District

Existing Land Use: Beauty School

Comprehensive Plan: Downtown/High Density Residential

Proposed Land Use: Beauty School

Surrounding Zoning Designations & Land Use(s)

North: Alley/Parking Lot

East: Retail

South: Main Avenue East/Retail

West: Retail

Applicable Regulations

10-1-4, 10-1-5, 10-4-7, 10-13-1



July 14, 2020

City of Twin Falls

Historical Committee

203 Main Ave E

Twin Falls, ID 83303

RE: New signage for Paul Mitchell School

To whom it may concern:

We would like to apply for a Certificate of Appropriateness to replace the existing sign faces on the blade sign and install (2) new wall signs for Paul Mitchell School located at 113 Main Ave E in the Downtown Historic District in Twin Falls. The signs will be new signs for a new business that is taking over an existing operation. The wall signs are located on the front and rear of the building. The blade sign hangs on the front under the canopy. The owner of the property has given consent to allow the placement of the proposed signs.

The area of the wall signs are 50 square feet. The wall sign background will be a metal panel with direct print copy and graphics applied to the panel. The blade signs are 6.66 SQ FT. The blade sign faces will also be a metal panel with direct print copy and graphics applied with the metal panel attached to the existing sign. The direct print process involves using a pre-painted aluminum panel with direct print copy. Direct print copy is a new process that essentially prints ink directly on a metal background. This is as close to hand painting as you can get in today's manufacturing process. The signs will be designed and manufactured to replicate the examples of signs noted on page 19 of the Historic Guidelines. The signs will not be illuminated.

The signs will be manufactured by Lytle Signs, and professionally installed by Lytle Signs. There will be no hand lettering or plastic letters. The signs will have a professional appearance and will be designed to complement the business and the neighborhood. The signs will also be designed to match the theme of the requirements of the Historical District Guidelines and will not have a negative impact on the uniformity of the historical district requirements. The signs are also designed to be within the guidelines of Twin Falls City sign ordinances.

Sincerely,

Robert Reeder

Lytle Signs



(2) BUILDING SIGNS

WHITE ACM PANELS WITH GRAPHICS APPLIED
INSTALLED ON FRONT & BACK OF BUILDING



D/F HANGING SIGN

(2) S/F WHITE ACM PANELS WITH GRAPHICS APPLIED
INSTALLED OVER EXISTING SIGN PANEL



EXISTING



PROPOSED



EXISTING



PROPOSED

REMOVE & DISPOSE OF EXISTING SIGN ON BACK OF BUILDING
AND ALL WINDOW/DOOR VINYL

Approved By: _____
Date: _____

Unauthenticated 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:	PAUL MITCHELL THE SCHOOL TWIN FALLS
ADDRESS:	113 MAIN AVE. E. TWIN FALLS, ID
DATE:	07-08-2020
SCALE:	3/4"= 1'
ACCOUNT EXECUTIVE:	CM
DRAWN BY:	RL
FILENAME:	PAUL MITCHELL TWIN FALLS ACM 42852.CDR
QUOTE #:	42852
REVISIONS:	07-20-2020 07-23-2020

PAGE 1 OF 1
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AN EMPLOYEE OWNED COMPANY

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www.lytlesigns.com
sales @lytlesigns.com

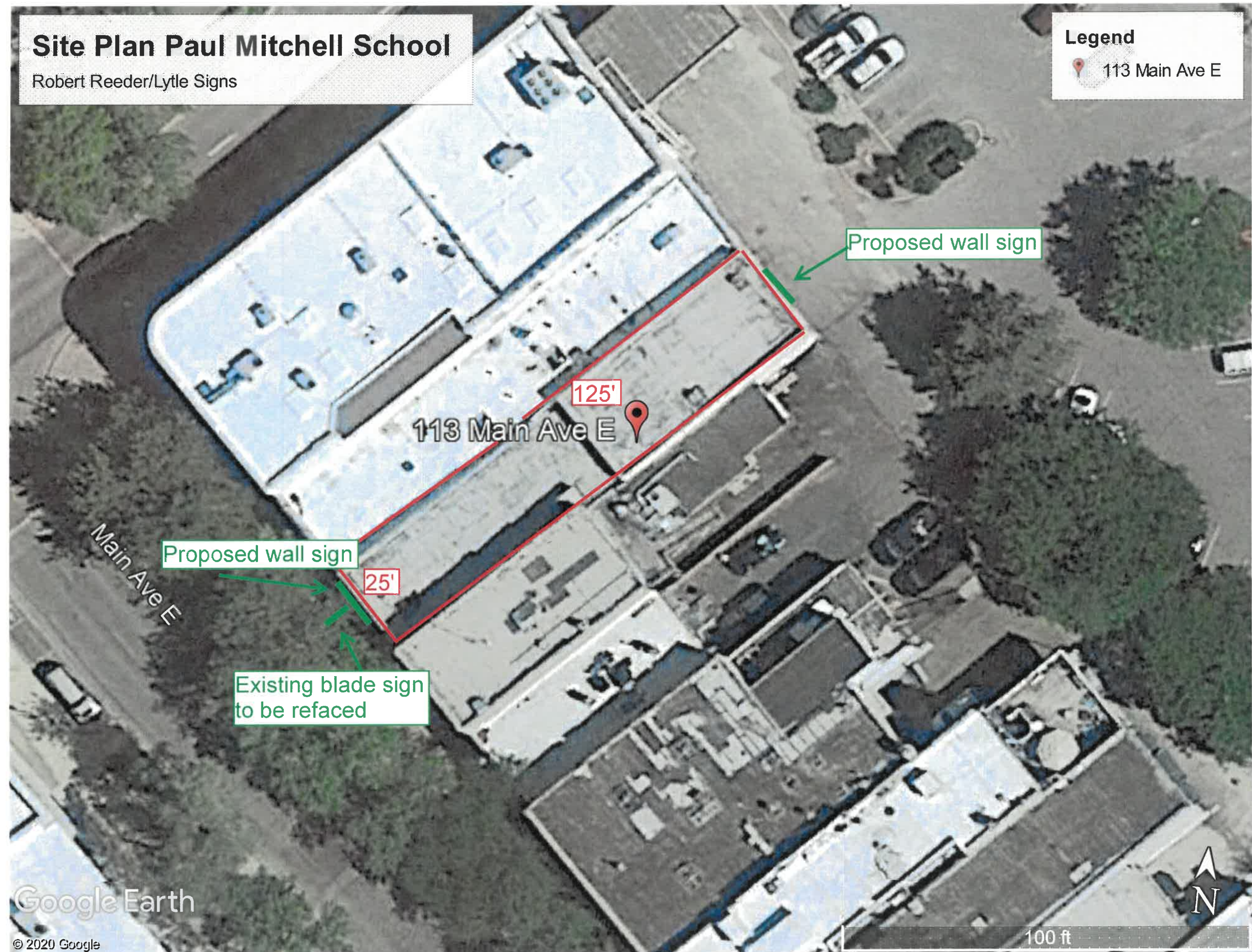


Site Plan Paul Mitchell School

Robert Reeder/Lytle Signs

Legend

113 Main Ave E





35. 113 Main Avenue E. (113-115 Main Avenue E.) 83-18015
Non-contributing
c. 1907

This is a one-story building. The street elevation is completely covered by materials that are not of the historic period: flat metal siding on the upper half and ceramic tile on the lower half.

A variety of businesses have been located in this structure: O.A. Stalker & Company clothiers (1910); Robert Parrott Optical Shop (1914 to 1918), American Electric Company (1925 to 1936); Luce's Bootery (1936); Postal Telegraph-Cable Company (1941), and the Twin Falls Realty and Insurance Co. (1950 to 1955).





**CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET**

CHAPTER 2: DOWNTOWN HISTORIC DISTRICT DESIGN STANDARDS

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

2.1.4 DESIGN GOALS

Maintain and enhance the unique historic character and pedestrian scale of the buildings and their relationship to each other and the street.

GENERAL GUIDELINES 2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT				
POLICY Ensure preservation of the unique character with improvements that respect the historic scale and materiality of existing historic structures, with focus on preservation of key details in high-style buildings.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Repair and restore buildings before considering replacing them, highlighting key details.				
• Maintain the prevalent historic and architectural styles of the district.				
• When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.				
• Set the street facades with a zero setback to maintain a continuous 'streetwall' consistent with historic properties on the block.				
• Cultural and civic structures are allowed to have 'pride of place' with setbacks and form differences, while maintaining compatible human scale. elements at street level.				
• Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.				
• Maintain a visual horizontal break element on the facade between the first and second floors.				
• Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial 'depth' with materials and finishes found traditionally on the building or in the district.				
Appropriate	Meets	Does Not Meet	N/A	Comments

• When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape.				
• Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps.				
• Locate parking spaces to the rear of the property and/or screened from streets.				
• Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.				
• Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.				
NOT Appropriate				
• Demolish viable historic structures.				
• Remove existing buildings for surface parking				
• Use incongruous materials such as unfaced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.				
• Locate parking in front of the building on the property unless proven historically located.				
• Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2. I				

Application No: _____

Signature: _____

Date: _____



**CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET**

**DOWNTOWN & CITY PARK HISTORIC DISTRICT
CHAPTER 3: DESIGN GUIDELINES FOR ALL PROJECTS**

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

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.

Appropriate	Meets	Does Not Meet	N/A	Comments
• 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.				
• Line up signs with other signs along the block.				
• Scale and orient signs based on pedestrian traffic.				
• Use painted/enameled metal or wooden signs.				
• Paint signs or gold-leaf directly on windows.				
• Preserve or lightly repaint faded or "ghost signs" on brick exteriors.				
• Create one sign or aggregate multiple signs for multiple upper floor tenants.				
NOT Appropriate				
• Install electronic displays or reader boards.				
• Install internally lit/backlit plastic signs				
• Include illuminated signs with flashing, moving, or brightness changing elements				
• Use plastic on the exterior of a sign.				
• Install free standing or roof mounted signs.				



**CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION
SHEET**

**DOWNTOWN & CITY PARK HISTORIC DISTRICT
CHAPTER 4: DESIGN GUIDELINES FOR FAÇADE IMPROVEMENTS & MINOR ADDITIONS**

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

4.1 FAÇADE IMPROVEMENTS				
POLICY Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Maintain, preserve, and restore existing historic materials and details wherever possible.				
• Remove non-original, unsympathetic, out-of-scale, elements and those in poor repair.				
• Recreate components if there is sufficient physical/pictorial evidence.				
• Use materials and finishes appropriate for the historic period of the building.				
• Preserve and restore the original storefront, if it exists, with all of the original elements.				
• Replace windows and doors to match the original details.				
• Add awnings and sunshades of materials consistent with historical character and materials found in the district.				
NOT Appropriate				
• Cover up or block up original components and details. If such coverings/blockages exist, they should be removed and replaced appropriately.				
• Infill openings with glass block, obscure glass, reflective glass, or leaded glass, unless appropriate to the original style of the building.				
• Remove or cover historic wall materials with non-era materials such as wood, vinyl, or E.I.F.S.				
• Replace windows or doors with vinyl or clear finish aluminum.				
• Replace windows or doors with incongruent sizes or shapes for their historic openings.				
• Re-configure ground floor				



CERTIFICATE OF APPROPRIATENESS ACTION
SHEET
APPLICATION PZ19-00##

City of Twin
Falls Historic
Preservation
Commission

storefronts to be out of proportion with the building's historic use.				
• Add awnings and sunshades of plastic or vinyl material.				



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to install a sign on property located at 113 Main Avenue East

Application: PZ20-0094

Applicant & Representative:

Lytle Signs on behalf of Twin Falls Martial Arts
c/o Cody McBride
P.O. Box 305
Twin Falls, ID 83303
208-733-1739

Public Hearing:

Analysis:

The applicant is requesting approval of a Certificate of Appropriateness to install new signs.

History:

The building was constructed c. 1960 and is a non-contributing building. It has had sever tenants such as an appliance business, printing/camera store and art gallery.

Approval Process:

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

The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness.

Such a certificate is to be issued by the historic preservation commission prior to the issuance of a building permit altering structures.

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

The Commission may approve, approve with conditions, or deny the request.

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.

Applicable Regulations or Codes:

Per City Code 10-13-1 states for those properties located within the Twin Falls Downtown Historic District

1. 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 these districts until after an application for a certificate of appropriateness has been approved by the historic preservation commission.

2. A certificate of appropriateness shall be required whether a building permit is required.

Applicable Design Guidelines:

Chapter 2, 3, 4 & 8 are applicable to a request for a contributing building making a façade improvement. The applicable checklists have been provided in the staff report.

Analysis/Potential Impacts:

Staff has reviewed this request and does not anticipate any negative impacts to the non-contributing property should the request be approved.

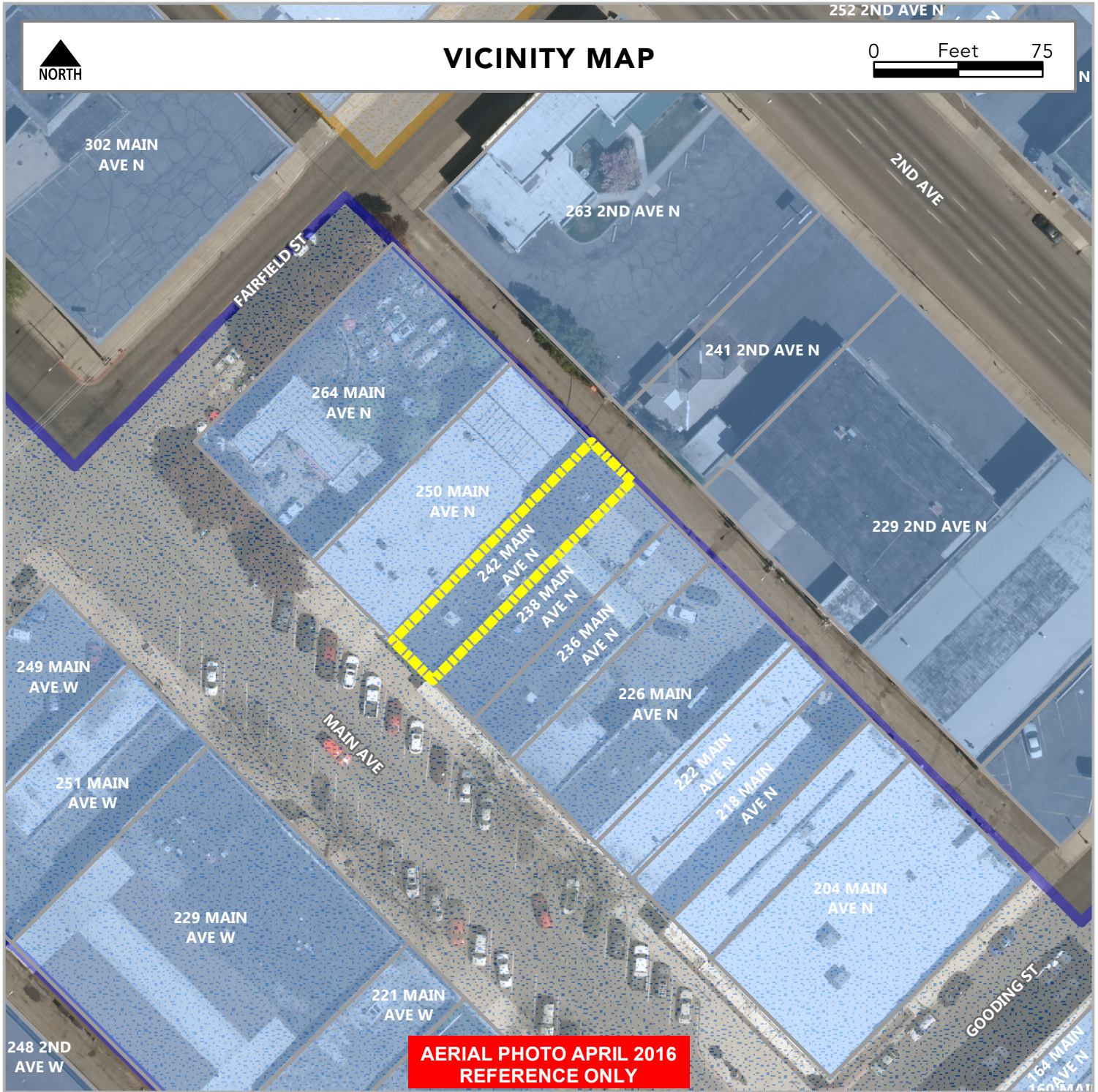
Conclusions:

Upon conclusion should the Commission approve this request staff recommends the following conditions:

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

Attachments:

1. Vicinity Map
2. Narrative
3. National Registry Information
4. Sign Renderings
5. Sign Plan
6. Building Photos



- C-B
- DHD
- P1 Overlay



July 14, 2020

City of Twin Falls

Historical Committee

203 Main Ave E

Twin Falls, ID 83303

RE: New signage for Twin Falls Martial Arts

To whom it may concern:

We would like to apply for a Certificate of Appropriateness for a new wall sign for Twin Falls Martial Arts located at 242 Main Ave N in the Downtown Historic District in Twin Falls. This will be a new sign for a new business. The wall sign will be installed over the leased tenant entrance on the brick facade. The owner of the property has given consent to allow the placement of the proposed sign.

The area of the wall sign will be 48.61 square feet. The wall sign background will be an aluminum metal panel painted to match the building brick. The logo and copy will be ¾" Extruded routed panels painted white with graphics applied and mounted to the aluminum panel. Extruded is an environmentally friendly weather resistant compressed wood product designed to be routed into sizes and shapes to add dimension to the sign. The sign panel will be attached to a 1" square tube frame and attached to the brick face in the inset area. The sign will be designed and manufactured to replicate the examples of signs noted on page 19 of the Historic Guidelines. The sign will not be illuminated.

The sign will be manufactured by Lytle Signs, and professionally installed by Lytle Signs. There will be no hand lettering or plastic letters. The sign will have a professional appearance and will be designed to complement the business and neighborhood. The sign will also be designed to match the theme of the requirements of the Historical District Guidelines and will not have a negative impact on the uniformity of the historical district requirements. The sign is also designed to be within the guidelines of Twin Falls City sign ordinances.

Sincerely,

Robert Reeder
Lytle Signs



48.61 SQ FT

NON-ILLUMINATED WALL SIGN

LOGO - 3/4" EXTIRA BACKGROUND PAINTED WHITE
BLACK HP VINYL COPY & BORDER APPLIED

3/4" EXTIRA SHAPED IDAHO LOGO & PERRINE BRIDGE
PAINTED BLACK
WHITE & RED (#13) HP VINYL GRAPHICS APPLIED

IDAHO/BRIDGE LAYER FLUSH MOUNTED TO BACKGROUND

COPY - 3/4" EXTIRA PAINTED WHITE

LOGO & COPY FLUSH MOUNTED TO ALUMINUM BACKGROUND PANEL
WITH SQ. TUBE FRAME PAINTED TO MATCH BRICK



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	TWIN FALLS MARTIAL ARTS
ADDRESS	242 MAIN AVE. TWIN FALLS, ID
DATE	06-02-2020
SCALE	3/4"=1'
ACCOUNT EXECUTIVE	CM
DRAWN BY	RL
FILENAME	TWIN FALLS MARTIAL ARTS WALL SIGN 42445 42469.CDR
QUOTE #	42445
REVISIONS	06-08-2020 7/14/20

PAGE 1 OF 1

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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



Elevation Drawing Twin Falls Martial Arts

Robert Reeder/Lytle Signs

Legend

📍 242 Main Ave N



15. 242 Main Avenue N. (244 Main Avenue N.) 83-18005
Non-contributing
1960

This one-story, brick structure is one of the smallest and most modest in the district. Its plate-glass display window is slanted at an angle toward the door, which is located at the right bay of the street facade.

An appliance business first occupied this structure in the early 1960s, followed by a printing company, a camera store and an art gallery. Today a beauty salon is located in the building.



**CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET**

CHAPTER 2: DOWNTOWN HISTORIC DISTRICT DESIGN STANDARDS

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

2.1.4 DESIGN GOALS

Maintain and enhance the unique historic character and pedestrian scale of the buildings and their relationship to each other and the street.

GENERAL GUIDELINES 2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT				
POLICY Ensure preservation of the unique character with improvements that respect the historic scale and materiality of existing historic structures, with focus on preservation of key details in high-style buildings.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Repair and restore buildings before considering replacing them, highlighting key details.				
• Maintain the prevalent historic and architectural styles of the district.				
• When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.				
• Set the street facades with a zero setback to maintain a continuous 'streetwall' consistent with historic properties on the block.				
• Cultural and civic structures are allowed to have 'pride of place' with setbacks and form differences, while maintaining compatible human scale. elements at street level.				
• Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.				
• Maintain a visual horizontal break element on the facade between the first and second floors.				
• Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial 'depth' with materials and finishes found traditionally on the building or in the district.				
Appropriate	Meets	Does Not Meet	N/A	Comments

• When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape.				
• Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps.				
• Locate parking spaces to the rear of the property and/or screened from streets.				
• Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.				
• Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.				
NOT Appropriate				
• Demolish viable historic structures.				
• Remove existing buildings for surface parking				
• Use incongruous materials such as unfaced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.				
• Locate parking in front of the building on the property unless proven historically located.				
• Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2. I				

Application No: _____

Signature: _____

Date: _____



**CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET**

**DOWNTOWN & CITY PARK HISTORIC DISTRICT
CHAPTER 3: DESIGN GUIDELINES FOR ALL PROJECTS**

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

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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.

Appropriate	Meets	Does Not Meet	N/A	Comments
• 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.				
• Line up signs with other signs along the block.				
• Scale and orient signs based on pedestrian traffic.				
• Use painted/enameled metal or wooden signs.				
• Paint signs or gold-leaf directly on windows.				
• Preserve or lightly repaint faded or "ghost signs" on brick exteriors.				
• Create one sign or aggregate multiple signs for multiple upper floor tenants.				
NOT Appropriate				
• Install electronic displays or reader boards.				
• Install internally lit/backlit plastic signs				
• Include illuminated signs with flashing, moving, or brightness changing elements				
• Use plastic on the exterior of a sign.				
• Install free standing or roof mounted signs.				



**CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION
SHEET**

**DOWNTOWN & CITY PARK HISTORIC DISTRICT
CHAPTER 4: DESIGN GUIDELINES FOR FAÇADE IMPROVEMENTS & MINOR ADDITIONS**

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

4.1 FAÇADE IMPROVEMENTS				
POLICY Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Maintain, preserve, and restore existing historic materials and details wherever possible.				
• Remove non-original, unsympathetic, out-of-scale, elements and those in poor repair.				
• Recreate components if there is sufficient physical/pictorial evidence.				
• Use materials and finishes appropriate for the historic period of the building.				
• Preserve and restore the original storefront, if it exists, with all of the original elements.				
• Replace windows and doors to match the original details.				
• Add awnings and sunshades of materials consistent with historical character and materials found in the district.				
NOT Appropriate				
• Cover up or block up original components and details. If such coverings/blockages exist, they should be removed and replaced appropriately.				
• Infill openings with glass block, obscure glass, reflective glass, or leaded glass, unless appropriate to the original style of the building.				
• Remove or cover historic wall materials with non-era materials such as wood, vinyl, or E.I.F.S.				
• Replace windows or doors with vinyl or clear finish aluminum.				
• Replace windows or doors with incongruent sizes or shapes for their historic openings.				
• Re-configure ground floor				



CERTIFICATE OF APPROPRIATENESS ACTION
SHEET
APPLICATION PZ19-00##

City of Twin
Falls Historic
Preservation
Commission

storefronts to be out of proportion with the building's historic use.				
• Add awnings and sunshades of plastic or vinyl material.				



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to construct a new building on property located at 215 Shoshone Street South

Application: PZ20-0095

Applicant & Representative:

Laughlin Ricks Architecture on behalf of Chris Jones
c/o Colby Ricks
935 Shoshone St N
Twin Falls, ID 83301
208-736-8050

Public Hearing:

Analysis:

The applicant is requesting approval of a Certificate of Appropriateness to construct a new apartment building on property located at 215 Shoshone Street South.

History:

Currently this property is vacant but use to be is know as the old Red's Trading Post building site. The property is zoned CB and is in the Downtown Historic District.

Approval Process:

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

The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness.

Such a certificate is to be issued by the historic preservation commission prior to the issuance of a building permit altering structures.

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

The Commission may approve, approve with conditions, or deny the request.

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.

Applicable Regulations or Codes:

Per City Code 10-13-1 states for those properties located within the Twin Falls Downtown Historic District.

A certificate of appropriateness shall be required whether a building permit is required.

Applicable Design Guidelines:

Chapter 2, 3, 6 & 8 are applicable to a request for new construction within the Downtown Historic District. The applicable checklists have been provided in the staff report.

Analysis/Potential Impacts:

Staff has reviewed this request and generally feels the new building would blend well into the district and provide a nice transition from the Downtown Historic District into the Warehouse Historic District. The materials, colors and style of the building being proposed should have minimal impacts on the surrounding buildings and the district.

Conclusions:

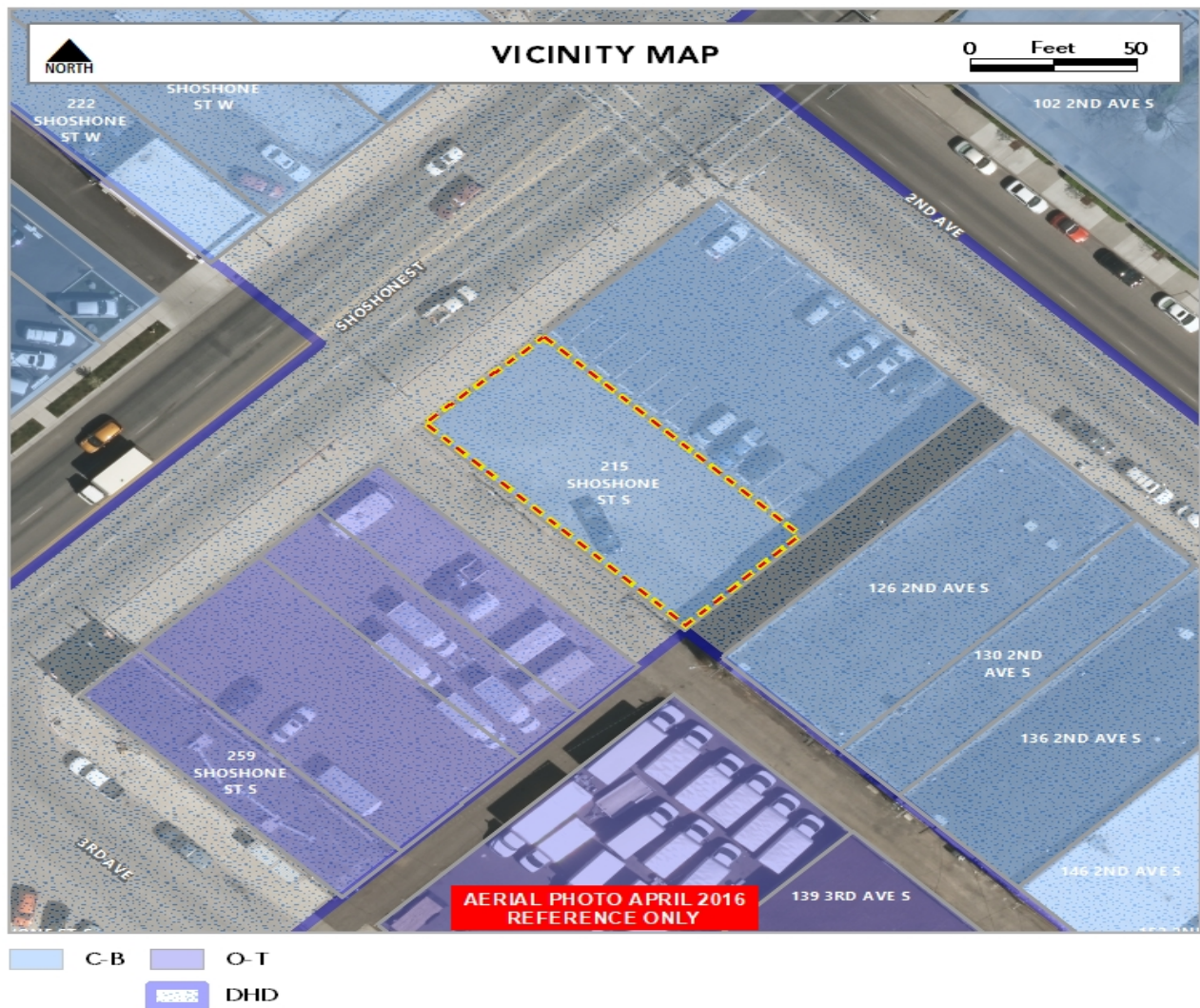
Upon conclusion should the Commission

approve this request staff recommends the following conditions:

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

Attachments:

1. Vicinity Map
2. Narrative
3. National Registry Information
4. Building Renderings
5. Site Photos



Current Zoning: CB-Central Business, Downtown Historic District

Existing Land Use: Vacant

Comprehensive Plan: Downtown/High Density Residential

Proposed Land Use: Apartments

Surrounding Zoning Designations & Land Use(s)

North: Shoshone St S/2nd Ave S

East: 2nd Ave S/Alley

South: Alley

West: Shoshone St S/Alley

Applicable Regulations

10-1-4, 10-1-5, 10-4-7, 10-13-1



935 Shoshone St. North
Twin Falls, ID 83301
208.736.8050

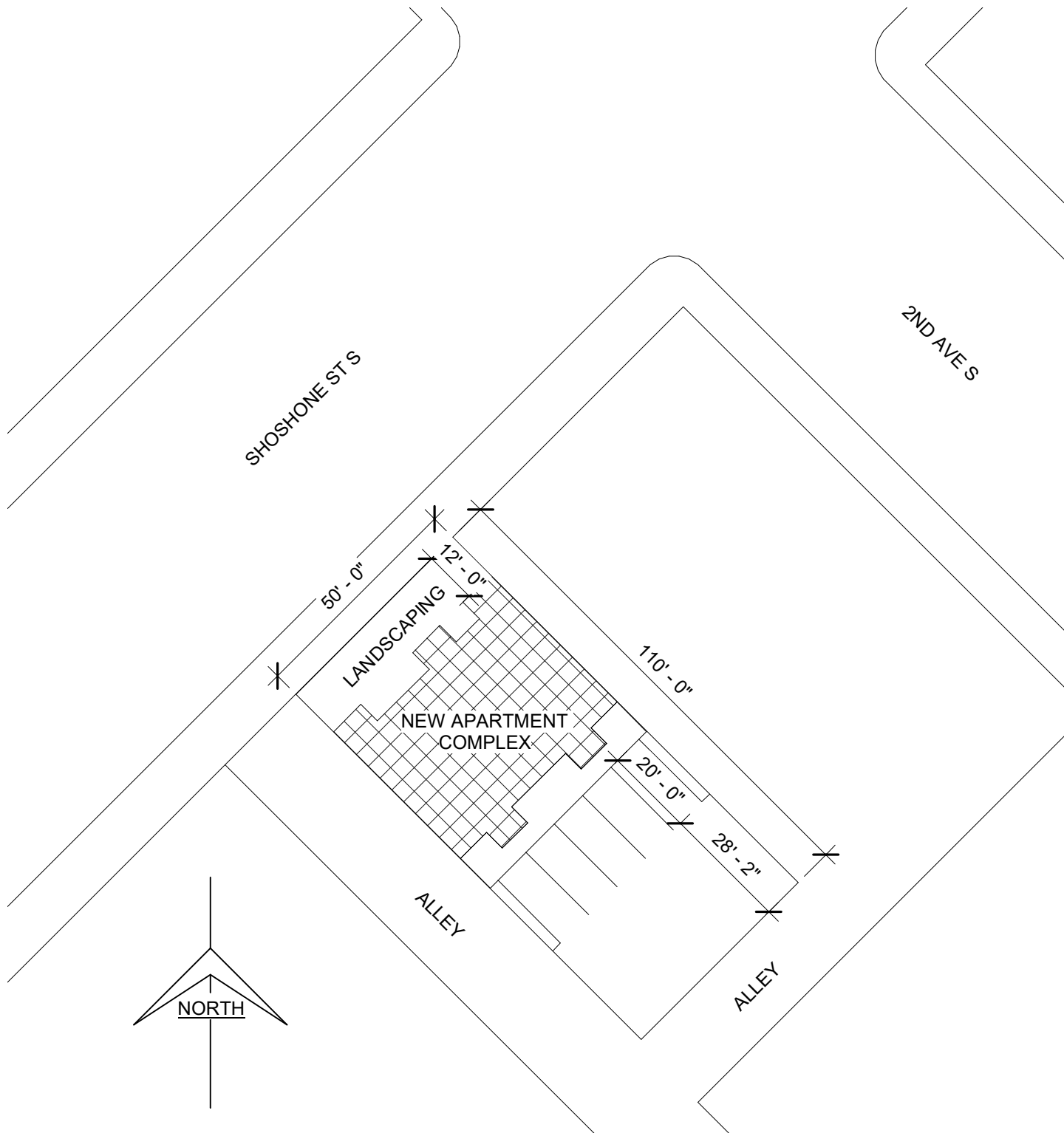
**Certificate of Appropriateness
Written Statement**

PROJECT: Apartment Complex
To: City of Twin Falls Historical Preservation Commission

1. The reason for the request
 - a. The property owner is proposing a new apartment complex in the Historic Downtown district.
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.
 - b. This facility is located in the Historic Downtown District. The exterior design elements will incorporate design elements of the downtown district. The attached document has examples of the exterior facades and the existing facilities in the vicinity.

Laughlin Ricks Architecture, LLC

BY: R. Colby Ricks DATE: 7/16/20



① Site
1/32" = 1'-0"

Laughlin Ricks Architecture architecture/planning

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

APPLICANT:

CHRIS JONES
510 2ND AVE S
TWIN FALLS ID 83301
208.735.2413
CHRIS@PLANTTHERAPY.COM

APARTMENT COMPLEX

CERTIFICATE OF
PPROPRIATENESS

SITE PLAN

Drawn by

LMB

Checked by

RCR

CA-1

Scale 1/32" = 1'-0"



① CORNER OF ALLEY & APRICOT HOMES
12" = 1'-0"



② CORNER OF APRICOT HOMES & 2ND S
12" = 1'-0"

Laughlin Ricks Architecture architecture/planning 935 Shoshone Street North * Twin Falls, Idaho 83301 (208) 736-8050 Fax: (208) 733-0950	APARTMENT COMPLEX	PROPOSED PERSPECTIVES	
			CA-7
		Drawn by LMB	
APPLICANT: CHRIS JONES 510 2ND AVE S TWIN FALLS ID 83301 208.735.2413 CHRIS@PLANTTHERAPY.COM	CERTIFICATE OF PPROPRIATENESS	Checked by RCR	Scale 12" = 1'-0"



① CORNER OF 2ND S & SHOSHONE S
12" = 1'-0"



② CORNER OF SHOSHONE S & ALLEY
12" = 1'-0"

Laughlin Ricks Architecture
— architecture/planning —

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

APPLICANT:

CHRIS JONES
510 2ND AVE S
TWIN FALLS ID 83301
208.735.2413
CHRIS@PLANTTHERAPY.COM

APARTMENT COMPLEX

**CERTIFICATE OF
PPROPRIATENESS**

PROPOSED PERSPECTIVES

Drawn by

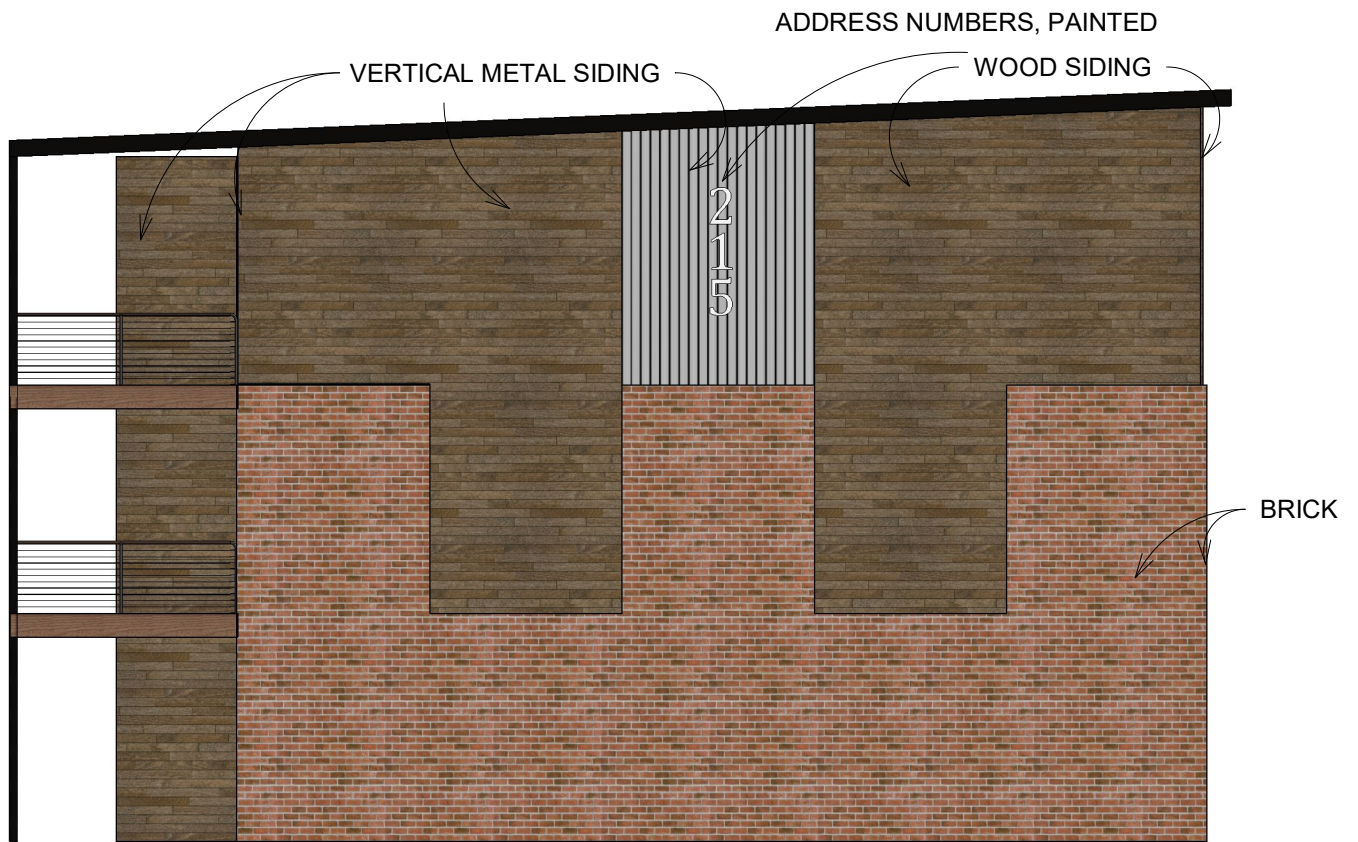
LMB

Checked by

RCR

CA-8

Scale 12" = 1'-0"



1 North
1/8" = 1'-0"



2 East
1/8" = 1'-0"

Laughlin Ricks Architecture
—architecture/planning—

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

APPLICANT:

CHRIS JONES
510 2ND AVE S
TWIN FALLS ID 83301
208.735.2413
CHRIS@PLANTTHERAPY.COM

APARTMENT COMPLEX

CERTIFICATE OF
PPROPRIATENESS

PROPOSED ELEVATIONS

Drawn by

LMB

Checked by

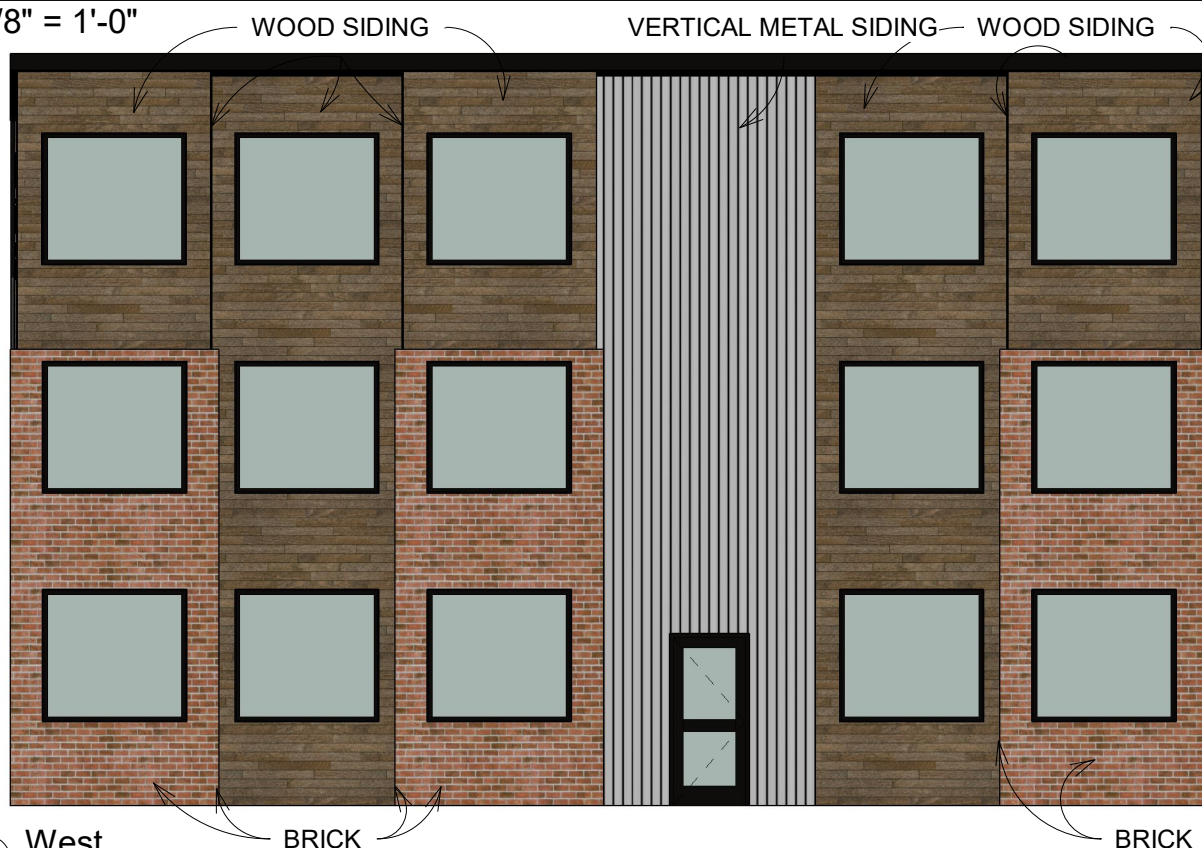
RCR

CA-5

Scale 1/8" = 1'-0"



① South
1/8" = 1'-0"



② West
1/8" = 1'-0"

Laughlin Ricks Architecture
—architecture/planning—

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

APPLICANT:

CHRIS JONES
510 2ND AVE S
TWIN FALLS ID 83301
208.735.2413
CHRIS@PLANTTHERAPY.COM

APARTMENT COMPLEX

CERTIFICATE OF
PPROPRIATENESS

PROPOSED ELEVATIONS

Drawn by

LMB

Checked by

RCR

CA-6

Scale 1/8" = 1'-0"



Laughlin Ricks Architecture architecture/planning 935 Shoshone Street North * Twin Falls, Idaho 83301 (208) 736-8050 Fax: (208) 733-0950	APARTMENT COMPLEX	EXISTING VICINITY			
				CA-3	
		Drawn by	LMB		
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APARTMENT COMPLEX

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Drawn by

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CA-4

Scale