



Twin Falls Historic Preservation Commission Agenda

Monday, September 13, 2021, 3:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers
SPECIAL MEETING

Members: Samra Culum Chairperson, Doug Baughman Vice Chairperson, Jennifer Shaffer, Ben Woodbury, Lisa Maas, Lisa Buddecke

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: August 16, 2021
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness to allow for signage on property located at 123 6th Avenue South. c/o Lytle Signs on behalf of Paul Smith (PZ21-0134)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Certificate of Appropriateness to allow for a canopy installation on property located at 203 5th Avenue South. c/o Lytle Signs on behalf of Red's Trading Post (PZ21-0139)
By: Lisa Strickland, City Planner
 - c) **ACTION ITEM:** Request for a Certificate of Appropriateness to allow for the replacement of stairs on property located at 425 Shoshone Street North. c/o Colby Ricks on behalf of the Twin Falls County Court House. (PZ21-0143)
By: Lisa Strickland, City Planner
- 4) New Business
 - a) **DISCUSSION:** Friends of the Avenues - Sign Project
By: Samra Culum, Chairperson
- 5) Old Business
 - a) **DISCUSSION:** Grant Project Discussion
 - Virtual Tour (CLG)
 - Historic District Design Guidelines (CLG)
 - Interpretive Sign Roberson Hotel (CEG)

By: Lisa Strickland, City Planner
- 6) Upcoming Meeting(s)

a) Monday, October 4, 2021

7) 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, August 16, 2021, 3:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members: Samra Culum Chairperson, Doug Baughman Vice Chairperson, Jennifer Shaffer, Ben Woodbury, Lisa Maas, Lisa Buddecke

Council Liaison: Craig Hawkins

1) Confirmation of Quorum/Call Meeting to Order

Vice Chair Baughman called the meeting to order at 03:00 PM

A quorum was present.

Members Present: Baughman, Woodbury, Maas, Shaffer, Councilman Hawkins (Liaison)

Staff Present: Hart, Ebersole, Strickland

2) Consent Calendar

MOTION: Commissioner Maas moved to approve the Consent Calendar, as presented.

Commissioner Woodbury seconded the motion.

Unanimously Approved by a vote of 4 to 0.

a) Approval of minutes from the following meeting: August 2, 2021

3) Certificate of Appropriateness - None

4) Old Business

a) Project Proposal - Rankings

City Planner Strickland reviewed the project rankings with the commission.

Virtual Walking Tours and Design Guidelines were the top two picks. She explained that CLG grant funds can be used for both projects.

City Planner Strickland reviewed the timeline and deadlines for the grant approval process.

Virtual Walking Tour: Which district to review and tour was discussed.

Action item:

- City Planner Strickland will send trust information to the commission.
- Commissioners to gather questions to ask regarding a potential residential district.

- b) Lobby Photo Display - Before & After
City Planner Strickland discussed the lobby photo display that Commissioner Maas assembled. Photos and verbiage will be sent to printer for new display.
- c) Lobby Photo Display - Idaho Women of Influence
City Planner Strickland discussed the lobby photo display that Commissioner Maas assembled. Photos and verbiage will be sent to printer for new display.

5) New Business

- a) Historic Preservation Commission Power Point Presentation
City Planner Strickland reviewed the background of creation of the Historic Preservation Commission and their goals.
- b) Certificate of Appropriateness Power Point Presentation
City Planner Strickland discussed the process to obtain a Certificate of Appropriateness.

6) Upcoming Meeting(s)

- a) Special Meeting: September 13, 2021

7) Adjournment

The meeting adjourned at 04:06 PM

Kelli Ebersole, Administrative Assistant



Date: Monday, September 13, 2021
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness to allow for signage on property located at 123 6th Avenue South. c/o Lytle Signs on behalf of Paul Smith (PZ21-0134)

Time Estimate:

Approximately 5-10 minute presentation with questions/comments to follow.

Background:

This is a request to grant a Certificate of Appropriateness for new signage.

The subject property is located within the O-T (Old Town) Zoning District and the Twin Falls Warehouse 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.

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.

Budget Impact:

n/a

Regulatory Impact:

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

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

History:

The current murals on the left and right grain elevators were painted directly to the concrete surface approximately 12-13 years. The outer surface of the concrete had degraded to the point that repainting is not an option, and the sign painting is not a service that is available if the option was feasible.

The middle grain elevator sign is an original ghost sign and the design guidelines recommend these type of signs be left exposed whenever possible, therefore this grain elevator is not included in this request.

The material for the banners is material specifically made for murals that stretch and attach to the aluminum frame. A couple example of this have been provided in the packet for reference.

The aluminum will not deteriorate, and this option will allow the applicant to maintain the signs and replace them when necessary.

Analysis:

Per the Twin Falls Warehouse Historic Guidelines, section: IV. General Guidelines For All Projects (G. Signs). Worksheets for this section of design review have been provided in the packet.

Based on these guidelines, the Commission is charged with deciding as to whether the project helps to preserve the character of the district. Whether the materials are durable, compatible and appropriate. The Commission can approve the request, approve with conditions, or deny the request.

Conclusion:

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. PZ21-0135 HPC SR
2. Vicinity Map
3. Narrative
4. Examples
5. Site Plan
6. Design Guidelines Worksheet Warehouse District 2011
7. National Registry Information 1997



Comprehensive Staff Report

To: Historic Preservation Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to allow for signage on property located at 123 6th Avenue South

Application: PZ21-0134

Applicant & Representative:

Paul Smith
c/o Lytle Signs
123 6th Ave S
Twin Falls, ID 83301

Public Hearing: September 13, 2021

Background:

This is a request to grant a Certificate of Appropriateness for new signage.

The subject property is located within the O-T (Old Town) Zoning District and the Twin Falls Warehouse Historic District.

History:

The current murals on the left and right grain elevators were painted directly to the concrete surface approximately 12-13 years. The outer surface of the concrete had degraded to the point that repainting is not an option, and the sign painting is not a service that is available if the option was feasible.

The middle grain elevator sign is an original ghost sign and the design guidelines recommend these type of signs be left exposed whenever possible, therefore this grain elevator is not included in this request.

The material for the banners is material specifically made for murals that stretch and attach to the aluminum frame. A couple example of this have been provided in the packet for reference.

The aluminum will not deteriorate, and this option will allow the

applicant to maintain the signs and replace them when necessary.

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.

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 Zoning Regulations:

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

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

Applicable Design Guidelines:

Per the Twin Falls Warehouse Historic Guidelines, the section:

IV. General Guidelines For All Projects (G. Signs). Worksheets for this section of design review have been provided in the packet.

Based on these guidelines the Commission is charged with deciding as to whether the project helps to preserve the character of the district. Whether the materials are durable, compatible and appropriate.

The Commissions can approve the request, approve with conditions, or deny the request.

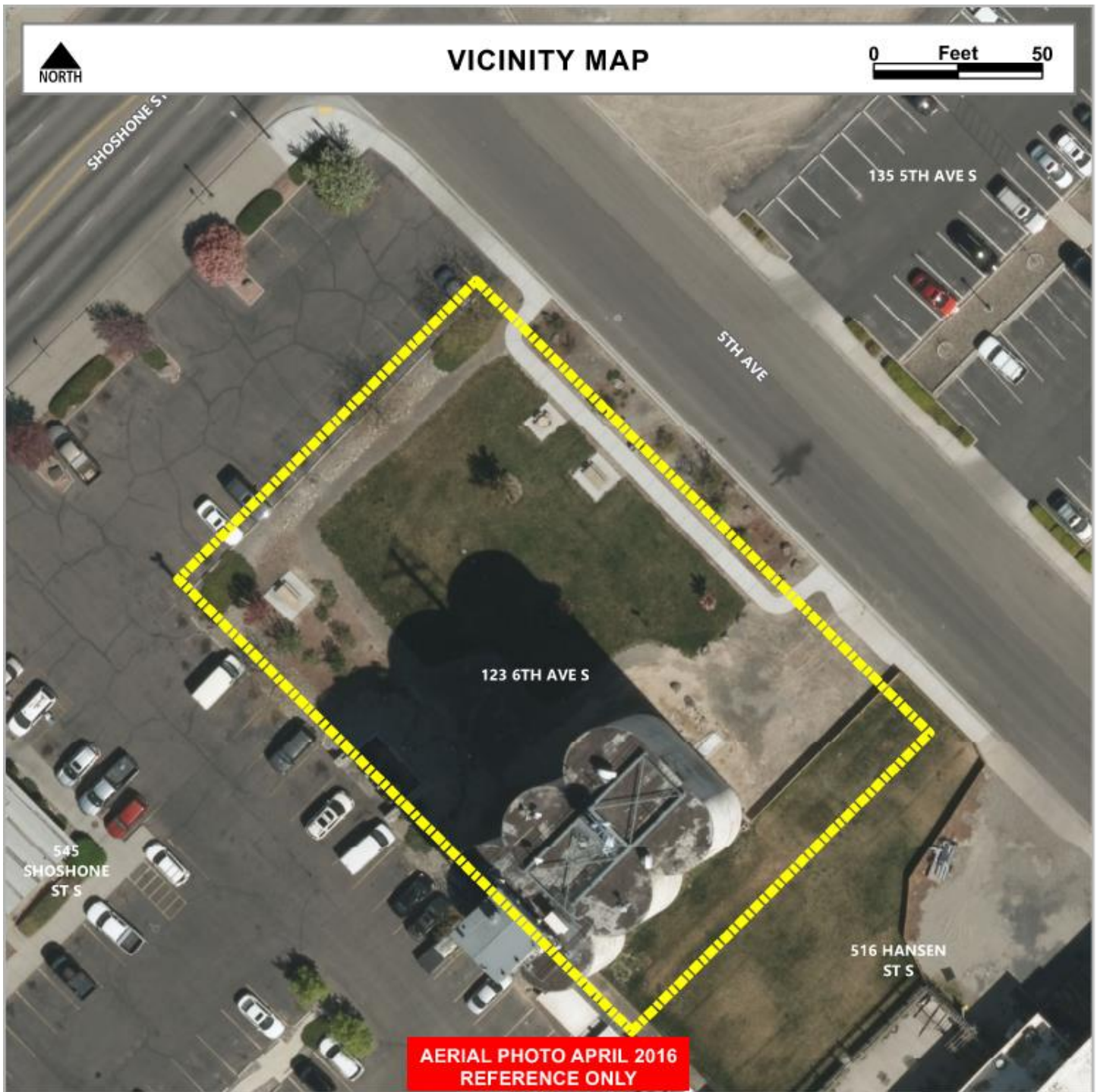
Conclusion:

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. Exhibits
4. Guideline Worksheets
5. National Registry Information



Current Zoning: OT (Old Town)

Existing Land Use: Grain Elevators

Comprehensive Plan: Downtown/High Density Residential

Proposed Land Use: N/A

Surrounding Zoning Designations & Land Use(s)

North: Commercial/Shoshone St

East: Parking Lot/5th Ave S

South: Commercial/Parking Lot

West: Commercial/Parking Lot

Applicable Regulations

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

Existing Signs, Silo's (Preservation Twin Falls)

Robert Reeder/Lytle Signs
PO Box 305
Twin Falls, ID 83303

Legend





August 9, 2021

City of Twin Falls

Historical Committee

203 Main Ave E

Twin Falls, ID 83303

RE: New signage for Preservation Twin Falls Silo's

To whom it may concern:

We would like to apply for a Certificate of Appropriateness for new signs on the Silo's located at 123 6th Ave South in the warehouse district in Twin Falls. The signs will be installed over existing signs, as it is the best way that the original signs can be represented with current manufacturing. The area of the sign face will be 408.89 square feet per sign and will be non-illuminated. The sizes of the signs will be the same as existing.

The signs will be made of 7 oz vinyl material with digitally printed copy. The frame for the signs will be an aluminum frame manufactured to fit the contour of the silos. We feel this is the best way to have the signs withstand environmental conditions.

The signs will be manufactured by Lytle Signs, and professionally installed by Lytle Signs. There will be no hand lettering. The signs will have a professional appearance and will be designed to complement the existing structures while remaining within the context of the historical guidelines and retaining the uniformity of the original artwork.

Sincerely

Robert Reeder

Lytle Signs





Welcome





CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ21-0134

City of Twin Falls
Historic
Preservation
Commission

WAREHOUSE HISTORIC DISTRICT DESIGN STANDARDS

IV. DESIGN GUIDELINES FOR ALL PROJECTS

SIGNS

Historically, signs mounted and/or painted on the exterior of a building advertised the primary business conducted there. Many of these signs still stand today and should be preserved when feasible.

4.18 Preserve existing historic signs to the maximum extent feasible.

HISTORIC WALL SIGNS

MEETS

DOES NOT
MEET

COMMENTS

Historic painted wall signs, or "ghost signs," should be left exposed whenever possible, and should not be restored to the point that they no longer provide evidence of a building's age and original function.

4.19 Leave historic wall signs exposed whenever possible.

4.20 Do not "over restore" historic wall signs.

- Do not restore historic wall signs to the point that all evidence of their age is lost.
- Do not significantly re-paint historic wall signs even if their appearance and form is recaptured.

NEW SIGNS

A sign typically serves two functions: to attract attention and to convey information. All new signs should be developed with the overall context of the building and of the area in mind.

SIGN CHARACTER

MEETS

DOES NOT
MEET

COMMENTS

A sign shall be in character with the materials, colors and details of the building. The integration of the sign with the building or building facade is important and should be a key factor in its design and installation.

4.21 Signs should be subordinate to the overall building composition.

- Design a sign to be simple in character.
- Scale signs to fit with the facade of the building.
- Locate a sign to emphasize design elements of the facade itself.
- Mount signs to fit within existing architectural features using the shape of the sign to help reinforce the horizontal lines of the building.
- Rooftop signs are inappropriate.
- Animated signs and message boards are not appropriate.

SIGN MATERIALS

A sign should exhibit qualities of style, permanence and compatibility with the natural and built environment.

4.22 Use sign materials that are compatible with the building facade.

- Use colors, materials and details that are compatible with the overall character of the facade.
- Permanent, durable materials that reflect



CERTIFICATE OF APPROPRIATENESS ACTION SHEET APPLICATION PZ21-0134

City of Twin Falls
Historic
Preservation
Commission

the Twin Falls context are encouraged.			
Avoid highly reflective materials.			
SIGN COLOR			
Color shall be used both to accentuate the sign design and message and also to integrate the sign or lettering with the building and its context.			
4.23 Use colors for the sign that are generally compatible with those of the building front.			
Limit the number of colors used on a sign. In general, no more than three colors should be used, although accent colors may also be appropriate			
SIGN CONTENT			
Sign content shall be designed to be visually interesting and clearly legible.			
4.24 A simple sign design is preferred.			
Typefaces that are in keeping with those seen in the area traditionally are encouraged.			
Avoid hard-to-read or overly intricate typeface styles.			
SIGN INSTALLATION			
The installation of a sign is an integral aspect in the retention of key architectural features and in minimizing damage to the building.			
4.27 Avoid damaging or obscuring architectural details or features when installing signs.			
Minimize the number of anchor points when feasible.			
APPROPRIATE SIGN TYPES			
Sign types that are considered generally to be appropriate are defined here. While selecting a sign, an important design principle to consider is that signs should not overwhelm the architecture of the building. Consistent placement of signs according to building style, type, size, location and materials creates a sense of visual continuity.			
WALL SIGNS			
This is an attached sign painted on or attached to the wall or surface of a building or display surface which is parallel to the supporting surface.			
4.30 Flush mounted wall signs may be considered.			
Place wall signs to align with nearby buildings.			
Determine if decorative moldings exist that could define a sign panel. If so, locate a flush-mounted wall sign to fit within a panel formed by moldings or transom panels.			
Do not obstruct character-defining features of a building with signage.			
4.31 Design a wall sign to minimize the depth of a sign panel or letters.			
A wall sign shall be relatively flush with the building facade.			
Design a wall sign to sit within, rather than forward of, the fascia or other architectural details of the building.			



27. Twin Falls Milling and Elevator Company concrete silos 88-17938
approx. 516 Second Street South
contributing
1915

These six concrete silos rise seven stories, not including the metal shed on top of the rectangular section that is attached to the silo furthest to the west. They were constructed in 1915 as part of the third wave of construction undertaken by the Twin Falls Milling and Elevator Company, which was first established in the community in 1909.



Date: Monday, September 13, 2021
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness to allow for a canopy installation on property located at 203 5th Avenue South. c/o Lytle Signs on behalf of Red's Trading Post (PZ21-0139)

Time Estimate:

Approximately 5-10 minute presentation with questions/comments to follow.

Background:

This is a request to grant a Certificate of Appropriateness to install a new canopy.

The subject property is located within the OT (Old Town) Zoning District and the Twin Falls 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.

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.

Budget Impact:

Regulatory Impact:

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

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

History:

The property currently has a canopy spanning the front entrance to the building. This request is to install a canopy on the building located along the alley over the loading dock.

The canopy will match the copper penny corrugated metal on the front canopy and will be attached to the frame. The frame will be attached to the building.

Analysis:

Per the Twin Falls Warehouse Historic Guidelines, the section:

III. Treatment of Historic Resources (Canopies). Worksheets for this section of design review have been provided in the packet.

Based on these guidelines, the Commission is charged with deciding as to whether the project helps to

preserve the character of the district. Whether the materials are durable, compatible and appropriate. The Commission can approve the request, approve with conditions, or deny the request.

Conclusion:

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. PZ21-0139 HPC SR
2. Vicinity Map
3. Narrative
4. Exhibits
5. Design Guidelines Worksheet Warehouse District 2011
6. National Registry Information 1997



Comprehensive Staff Report

To: Historic Preservation Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to allow the installation of a new canopy on on property located at 203 5th Avenue South

Application: PZ21-0139

Applicant & Representative:

Red's Trading Post
c/o Lytle Signs
203 5th Avenue South
Twin Falls, ID 83301

Public Hearing: September 13, 2021

Background:

This is a request to grant a Certificate of Appropriateness to install a new canopy.

The subject property is located within the OT (Old Town) Zoning District and the Twin Falls Downtown Historic District.

History:

The property currently has a canopy spanning the front entrance to the building. This request is to install a canopy on the building located along the alley over the loading dock.

The canopy will match the copper penny corrugated metal on the front canopy and will be attached to the frame. The frame will be attached to the building.

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.

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 Zoning Regulations:

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

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

Applicable Design Guidelines:

Per the Twin Falls Warehouse Historic Guidelines, the section: III. Treatment of Historic Resources (Canopies). Worksheets for this section of design review have been provided in the packet.

Based on these guidelines the Commission is charged with

deciding as to whether the project helps to preserve the character of the district. Whether the materials are durable, compatible and appropriate.

The Commissions can approve the request, approve with conditions, or deny the request.

Conclusion:

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. Exhibits
4. Guideline Worksheets
5. National Registry Information



Current Zoning: OT (Old Town)

Existing Land Use: Retail

Comprehensive Plan: Downtown/High Density Residential

Proposed Land Use: Retail

Surrounding Zoning Designations & Land Use(s)

North: Hansen St/Commercial

East: Alley/Commercial

South: Minidoka Ave/Commercial

West: 5th Ave S/Parking Lot

Applicable Regulations

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



August 13, 2021

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

RE: New awning for Red's Trading Post

To whom it may concern:

We would like to apply for a Certificate of Appropriateness to add (1) new awning for Red's Trading Post located at 203 Fifth Avenue South in the Old Town District of Twin Falls. The awning will be aluminum frame construction, painted copper to match the anodized, copper, corrugated metal attached to the frame.

The awning will project from the wall over the loading dock door on the rear of the building for protection from weather, as referenced in section 3.5 of the Historic Guidelines. It is designed to fit within the architectural features of the façade of the building.

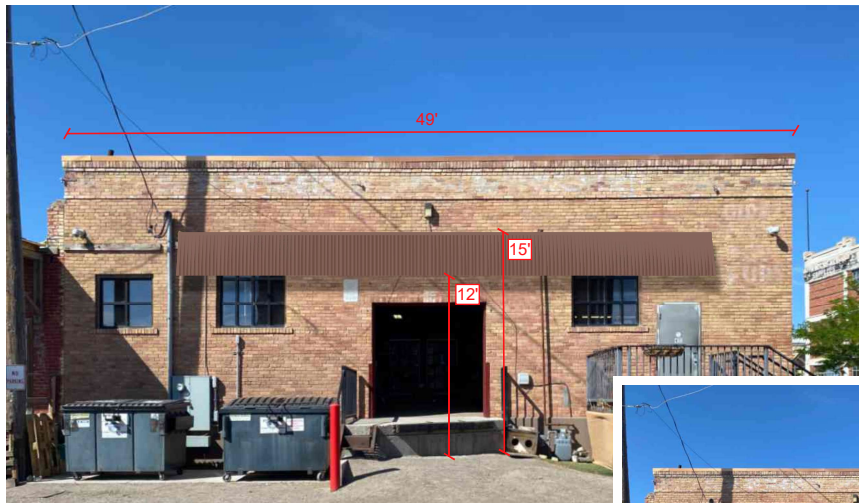
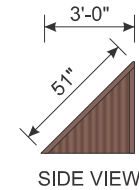
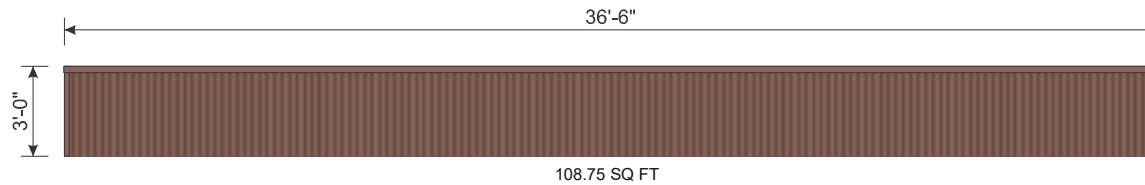
Lytle Signs will professionally construct and install the awning. There will be no hand lettering or plastic letters. The awning is designed within Historical District Guidelines, complementing the business and the neighborhood. The addition of this structure will not create any negative impact on the uniformity of the historical district and has been designed to meet the guidelines of Twin Falls City sign ordinances.

Sincerely,
LYTLE SIGNS

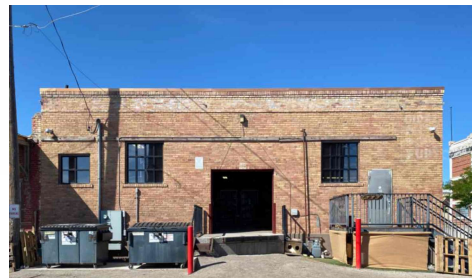
Ann Gregonis
Project Manager



OPTION 1



PROPOSED



EXISTING

(1) METAL AWNING

ALUMINUM FRAME PAINTED TO MATCH METAL
7/8" COPPER PENNY CORRUGATED METAL
ATTACHED TO FRAME

INSTALLED ON BRICK BUILDING

NOTE: EXTERIOR WOOD BEAM TO BE REMOVED BY CUSTOMER
CUTOUTS REQUIRED ON BACK OF AWNING TO GO OVER PIPES

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:	RED'S TRADING POST
ADDRESS:	203 5TH AVE. S. TWIN FALLS, ID
DATE:	05-23-2021
SCALE:	1/4"=1'
ACCOUNT EXECUTIVE:	MIKE S.
DRAWN BY:	RL
FILENAME:	REDSAWNING 46534.CDR
QUOTE #:	46534
REVISIONS:	

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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
for 208.736.8653

Boise/Meridian Office

2070 E. COMMERCIAL ST.
MERIDIAN, IDAHO 83642
208.388.1739
for 208.388.3966
www.lytlesigns.com
sales@lytlesigns.com



Approved By: _____
Date: _____





CERTIFICATE OF APPROPRIATENESS ACTION
SHEET
APPLICATION PZ21-0139

City of Twin
Falls Historic
Preservation
Commission

CANOPIES	MEETS	DOES NOT MEET	COMMENTS
In this context, a canopy is a fixed structure attached to a building with a rigid roof material, usually wood or metal. It may be flat (horizontal) or sloped. Canopies are noteworthy features on some commercial and industrial buildings in the district, and their continued use is encouraged. Traditionally, a canopy was simple in detail, and reflected the character of the building to which it was attached. They were used on some loading docks in the district. Continue the use of canopies within the district. They should be compatible with the building type and style and be located appropriately on the building.			
3.56 A canopy should be in character with the building.			
Mount a canopy to accentuate character-defining features.			
A canopy should remain a subordinate feature on the building.			



23. Warehouse

83-17935

203 Fifth Avenue South
contributing
c. 1919

This one-story building is brick with a cornice consisting of a row of soldier bricks. On the north and west walls are several metal sash, multi-paned windows. The structure shares a concrete loading dock with the building next door (215-227), as well as a wooden railing and a canopy that were constructed within the past two years.

It is uncertain what business or person constructed this building; it is mentioned as housing the M. and R. Pink firm in 1919 in a local business publication, but by 1928 they were using warehouse space at 240 Fourth Avenue South. During the late 1930s the Ford Transfer and Storage Company rented the building; about this time it was also used to store onions.²⁶



Date: Monday, September 13, 2021
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness to allow for the replacement of stairs on property located at 425 Shoshone Street North. c/o Colby Ricks on behalf of the Twin Falls County Court House. (PZ21-0143)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

This is a request to grant a Certificate of Appropriateness for the replacement of existing stair at the Twin Falls County Court House with the same materials and design

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.

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.

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

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

Budget Impact:

Regulatory Impact:

Per the Twin Falls City Park Historic Guidelines, the following apply: 2.2 General Guidelines 4.1 Façade Improvements 8.2.7 Appropriate Methods for Replacement of Historic Elements. These sections have been provided in the staff report packet.

History:

The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls City Park Historic District.

The building is a contributing building on the 1977 National Registry of Historic Places.

Analysis:

Based on these guidelines, the Commission is charged with deciding as to whether the project helps to preserve the character of the district. Whether the materials are durable, compatible and appropriate. The Commission can approve the request, approve with conditions, or deny the request.

Conclusion:

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. PZ21-0143 HPC SR
2. Vicinity Map
3. Narrative
4. Site Plan
5. Design Guidelines Worksheet City Park 2017
6. National Registry Information 1977



Comprehensive Staff Report

To: Historic Preservation Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to allow for proposed replacing stairs on property located at 425 Shoshone Street North

Application: PZ21-0143

Applicant & Representative:

Twin Falls County Court House
c/o Colby Ricks
425 Shoshone St N
Twin Falls, ID 8301

Public Hearing: September 13, 2021

Background:

This is a request to grant a Certificate of Appropriateness for the replacement of existing stair at the Twin Falls County Court House with the same materials and design.

The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls City Park Historic District.

The building is a contributing building on the 1977 National Registry of Historic Places.

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.

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 Zoning Regulations:

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

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

Applicable Design Guidelines:

Per the Twin Falls City Park Historic Guidelines, the following apply: 2.2 General Guidelines 4.1 Façade Improvements 8.2.7 Appropriate Methods for Replacement of Historic Elements. These sections have been provided in the staff report packet.

Based on these guidelines the Commission is charged with deciding as to whether the project helps to preserve the character of the district. Whether the materials are durable, compatible and appropriate.

The Commissions can approve the request, approve with conditions, or deny the request.

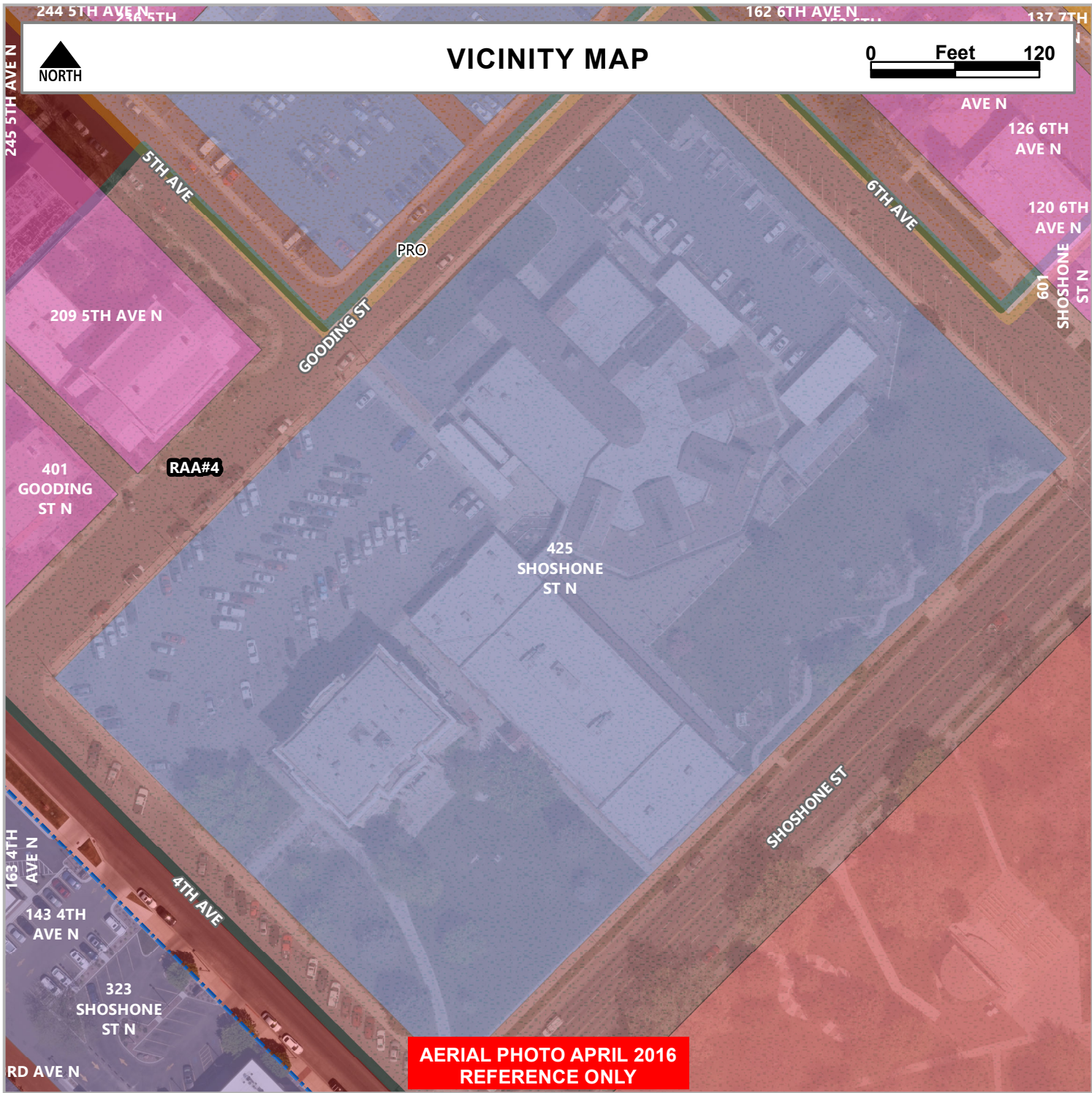
Conclusion:

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. Exhibits
4. Guideline Worksheets
5. National Registry Information



- | | |
|------------|-----|
| C-B | R-4 |
| OS | R-6 |
| CPHD | |
| P1 Overlay | |
| PRO | |



134 3RD Ave E
Twin Falls, ID 83301
208.736.8050

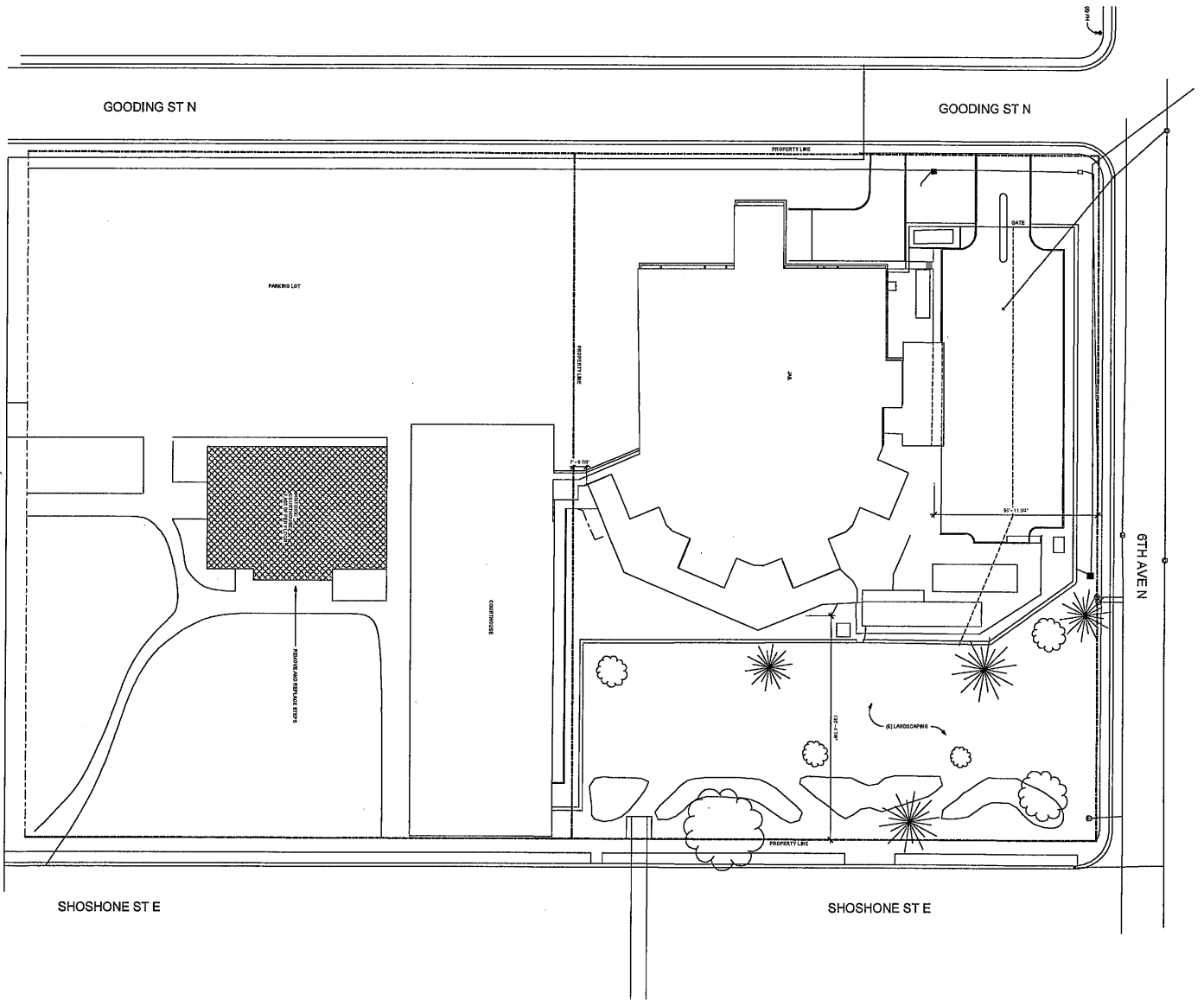
**Certificate of Appropriateness
Written Statement**

PROJECT: Twin Falls County Historic Courtroom
To: City of Twin Falls Historical Preservation Commission

1. Provide a detail description of work to be conducted on site.
 - a. The existing steps of the Historic Courtroom are in disrepair. The existing steps need to be removed and replaced. The existing steps will be removed and replaced. The steps will be installed in the same location and shape as to not impact the existing façade of the Historic Courtroom.
2. Reference the specific historic guidelines which you believe to apply to this project: (list pages & guideline numbers)
 - a. Provide a detailed description of materials to be used, reference the specific historic guidelines you believe apply to the proposed materials.
 - i. Materials being used are concrete and associated subgrade materials required to form the steps.
 - ii. Remove the existing handrails and provide new handrails. The handrails will be metal and more ornamental compared to the square tube handrails presently on site.

Laughlin Ricks Architecture, LLC

BY: R. Colby Ricks DATE: 8/21/2021





HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION NO.
PZ21-0143

CITY PARK HISTORIC DISTRICT

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.

2.2.4 DESIGN GOALS

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

2.2.5 GENERAL GUIDELINES: TWIN FALLS CITY PARK 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.				



HISTORIC PRESERVATION COMMISSION
 CERTIFICATE OF APPROPRIATENESS ACTION SHEET
 APPLICATION NO.
PZ21-0143

CITY PARK HISTORIC DISTRICT

Appropriate	Meets	Does Not Meet	N/A	Comments
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.				
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.				
<u>NOT</u> Appropriate				
Demolish viable historic structures.				
Remove existing buildings for surface parking				
Use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on				



HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION NO.
PZ21-0143

CITY PARK HISTORIC DISTRICT

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				

Signature: _____ Date: _____



CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET
Application No: PZ21-0143

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.				



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION **PZ21-0143**

City of Twin Falls
Historic
Preservation
Commission

<u>NOT</u> Appropriate				
• 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 storefronts to be out of proportion with the building's historic use.				
• Add awnings and sunshades of plastic or vinyl material.				

Signature: _____

Date: _____



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
Historic Preservation Commission
Application No. _____

DOWNTOWN & CITY PARK HISTORIC DISTRICT

CHAPTER 8: GENERAL GUIDELINES FOR REPLACEMENT METHODS

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.

GENERAL GUIDELINES 8.2 APPROPRIATE METHODS FOR REPLACEMENT OF HISTORIC ELEMENTS				
STOREFRONTS				
Appropriate	Meets	Does Not Meet		Comments
Preserve and restore original storefronts and all their character-defining components.				
Recreate components if there is sufficient physical, pictorial or architectural evidence to support their recreation. The replacement should match the original in terms of design, materials and configuration.				
Replace missing components in keeping with the size, scale, style and materials of the building, and then only if there is little or no evidence of the original construction. In such cases, the design should be a contemporary and compatible design rather than one that tries to replicate an "old" look.				
Look to the original building for guidance on consistent materials, including wood, brick and stone, when replacing a component becomes necessary.				
<u>NOT Appropriate</u>				
Obscure or cover up original components and details with unsympathetic materials (faux stone, brick, rough or sawn wood and similar products) is not appropriate				
Use stained or leaded glass unless it is appropriate for the				



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
Historic Preservation Commission
Application No. _____

style and period of construction.				
Use glass block to fill openings, unless it is appropriate for the style, as it will obscure the interior and is not compatible. If the display window needs to be replaced, the new window should match the existing in terms of size, material and configuration.				
- Use steel-covered hollow core doors or aluminum doors as they have an incompatible finished appearance. The Commission will allow a degree of flexibility - in the materials used for doors as long as the contemporary material conveys the same visual appearance of the traditional material.				
Obscure the frieze with aluminum, or otherwise cover up this area. Installing an awning into the frieze is not appropriate. Instead, awnings should be installed below the frieze (and transom windows if present).				
The use of plywood or rough-sawn wood paneling is inappropriate due to deterioration and the need for constant maintenance and frequent replacement.				
Aluminum, vinyl, faux brick or stone are other materials that are inappropriate and should not be used.				

Date: _____

Signature: _____



The Twin Falls county courthouse is a three-story neo-classical revival building constructed of yellow brick with stone columns and cornices. It is distinguished by a round arched entry with a pedimented portico supported by Ionic columns. The original mahogany and oak interior is still intact. It was the tallest building in Twin Falls (constructed in 1909-1910) and boasted the city's first elevator. Local architect C. Harvey Smith designed this building.





Date: Monday, September 13, 2021
To: Historic Preservation Commission
From: Lisa Strickland

DISCUSSION

Request:

Grant Project Discussion

- Virtual Tour (CLG)
- Historic District Design Guidelines (CLG)
- Interpretive Sign Roberson Hotel (CEG)

Time Estimate:

Approximately 5-10 minutes with discussion to follow.

Background:

We have discussed several projects and ranked them according to interest from the Commission. The top two listed on the agenda are one's that can be funded by the Certified Local Government Grant aka CLG. After discussion at the last meeting it was decided that the commissioners would develop a list of questions about creating design guidelines for the Residential Historic District. The questions will help determine the pros and cons of such a project and determine the steps the Commission wants to take in pursuing the project. On October 1, 2021 any discussion or fact gathering we do about either project can be counted as in-kind hours towards the grant. Staff would like to have a more focused and structured discussion starting in October as the Commission makes a decision on what project(s) they would like to plan for in the coming year.

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

1. Grant Project Information



Twin Falls Historic Preservation Commission Agenda

Monday, August 16, 2021, 3:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members: Samra Culum Chairperson, Doug Baughman Vice Chairperson, Jennifer Shaffer, Ben Woodbury, Lisa Maas, Lisa Buddecke

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: August 2, 2021
- 3) Certificate of Appropriateness - None
- 4) Old Business
 - a) **ACTION ITEM:** Project Proposal - Rankings
By: Lisa Strickland, City Planner
 - b) **DISCUSSION:** Lobby Photo Display - Before & After
By: Lisa Strickland, City Planner
 - c) **INFORMATIONAL:** Lobby Photo Display - Idaho Women of Influence
By: Lisa Strickland, City Planner
- 5) New Business
 - a) **INFORMATIONAL:** Historic Preservation Commission Power Point Presentation
By: Lisa Strickland, City Planner
 - b) **INFORMATIONAL:** Certificate of Appropriateness Power Point Presentation
By: Lisa Strickland, City Planner
- 6) Upcoming Meeting(s)
 - a) Special Meeting: September 13, 2021
- 7) 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.

Project Name	Interested	Quarterly	Yearly	Long Term	Is Grant Funding Possible?	Goal
1-Virtual Walking Tour	☐ Yes			✓	Yes	Create more walking tours for the Visit Southern Idaho App
2-Design Guidelines	☐ Yes			✓	Yes	Research the process for developing design guidelines for new development in the residential historic district. Amending existing guidelines (matrix-for approvals)
3-Fouth Grade Idaho History Curriculum	☐ Yes		✓			Arrange for possible walking/indoor tours of buildings within our historic districts, providing local/state history to the 4 th Grade class (Field trip / Lunch in the Park)
4-Lobby Photo Display	☐ Yes	✓				Create displays for the lobby and work to have them displayed at other locations. (Chamber, Library, CSI, Local Businesses)
5-Increase Digital Presence	☐ Yes			✓		Create a more digital presence possibly a You Tube HPC Channel, Oral Histories and Photos with narrations
Commissioner Education	☐ Yes		✓			Seek speakers to come to our meetings for brief history/education, seek outside training opportunities
Interpretive Sign	☐ Yes		✓		Yes	Create more interpretive signs
Historic Preservation Month	☐ Yes		✓			Plan a special event in <u>May</u> to recognize historic preservation month.
Walking Tours/Trolley Tour	☐ Yes	✓			Yes	To provide a tour of our historic districts for people to participate and learn about our local history
Travel Trunk/Virtual Museum	☐ Yes			✓		To assist teachers in highlighting various chapters or our history. Have things like: • artifacts, • books for teachers and students, • music from the time period, • DVD about the time period and topic.
Preservation Workshop	☐ Yes			✓	Yes	Identify topics people would like to learn about and provide some workshops
Host the National Alliance of Preservation Commission Forum	☐ Yes			✓	Yes	
National Registry Survey	☐ Yes			✓	Yes	Research the process for updating the existing districts/national registry list.

Project	Rank 1	Rank 2	Rank 3
Virtual Walking Tour	1 1	1	
Design Guidelines	1 1		1
4 th Grade Idaho History		1 1	
Lobby Photo Display			1 1
Digital Presence	1	1	

FY21 Certified Local Government "CLG" Grant Timeline

Project: TBD

Amount Requested: \$TBD

Total Budgeted Cost:

Total Granted:

Project Identification	(discussion has begun)
Call for Applications:	October 1, 2021
Action Plan for Completion	(development begins in Oct)
Task Assignment	(assignment begins November)
Commission Recommendation to Apply for the Grant	(approximately November 15, 2021)
Staff Report Prepared for Council	(approximately November 22, 2021)
City Council Approval	(approximately December 6, 2021)
Application Due	December 31, 2021
Grant Awarded	February 2022
Contract Mailed to CLG for Signature	March 2022
Project Start Date	June 1, 2022
Interim Report Due	November 1, 2022
Project Completion / Draft publication to SHPO	May 31, 2023
SHPO Review/Revisions Period	June-August 2023
Project Completion Deadline	August 16, 2023
Reimbursement Request Deadline	September 1, 2023
Project Manager:	

Virtual Tour Steps

Fall 2021

Write grant proposal to be submitted (Dec 31, 2021)

Identify the district for the tour

Identify how many buildings we want to include.

Identify which buildings to highlight and video.

Research the building for history and photos

Spring/Summer 2022

Develop Script for the video

Schedule Narration/Voice Over

Schedule for interior shots

Schedule for exterior shots

Fall/Spring 2022

Create Draft Video

Make additional edits

Complete Project

Submit to state (May 31, 2023)

Await Feedback

Submit Reimbursement (Sep 1, 2023)

Process for Development of Design Review Guidelines

Step 1: Make proposal to City Council amend Ord 2017-009

- To include the Twin Falls Residential Historic District in Title 10-13-1 Building Permit

Step 2: Project kick-off and Community Outreach

- Review background documentation (survey, recent projects, policies and regulatory framework)
- Meeting with commission/staff to discuss goals and desired outcomes
- Prepare community outreach workshop material
- Review materials with commission/staff make edits per comments
- Conduct community workshop to:
 - Introduce the project (What is historic preservation, what are design guidelines, how are they used, etc.)
 - Identify issues and concerns

Step 3: Develop the Design Guidelines

- Develop outline for design guidelines
- Make edits per comments
- Develop draft document to likely include the following:
 - How the guidelines will be used (including a matrix)
 - Neighborhood History
 - Character defining features to include building types and styles with preservation guidelines
 - Guidelines for new construction and additions
- Develop a review draft with images to include:
 - Annotated images or character defining features
 - Images of appropriate alterations
 - Images of appropriate additions
- Commission/staff will review the draft and make comments
- Comments will be reviewed with consultants
- Develop a public draft per comments
- Provide a public review via website with a deadline for comments
- Prepare public workshop materials
- Conduct community outreach to encourage public input

Step 4: Develop Final Design Guidelines

- Review with staff findings from public outreach workshops
- Make changes as needed to the document
- Develop draft adoption staff report

Step 5: Public Hearing

- Make any final edits
- Present proposed design guidelines for adoption to commission
- Present proposed design guidelines for adoption to council with commission recommendation
- Work with staff to make approved guidelines available to public (print/website)