



Twin Falls Historic Preservation Commission Agenda

Monday, September 18, 2017, 12:00 PM

Members: Nancy Taylor, Samantha Kemp, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum

Council Liaison: Ruth Pierce

Affiliate Volunteer Advisor: Darrell Buffaloe

- 1) Confirmation of Quorum/Call Meeting to Order
 - a) Introduction of Staff
Introduction of New Commissioner
Election of Officer
- 2) Consent Calendar
 - a) Approval of Minutes from the following meeting(s): August 29, 2017
- 3) Certificate of Appropriateness
 - a) Request for a Certificate of Appropriateness for property located at 140 Main Avenue North for a non-illuminated wall sign. c/o Lytle Signs on behalf of {hue}ology (app. 17-011)
- 4) Old Business
 - a) Idaho Certified Local Government Grant
 - b) Scavenger Hunt
 - c) Historic Pictures for new City Hall
- 5) New Business
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
- 8) Adjournment

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

Public Input Procedures

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

Public Hearing Procedures for Zoning Requests

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



Twin Falls Historic Preservation Commission Minutes

Tuesday, August 29, 2017, 12:00 PM

SPECIAL MEETING

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

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

1) Confirmation of Quorum/Call Meeting to Order

Chairman Taylor confirmed a quorum, called the meeting to order and introduced staff.

2) Consent Calendar

Approval of Minutes from the Following Meeting: 07-18-17

Motion:

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

Unanimously Approved

3) Certificate of Appropriateness

- a) Request for a **Certificate of Appropriateness** for property located at 219 Shoshone Street North for the demolition of a non-contributing historic building. c/o Nathan Murray on behalf of Urban Renewal Agency (app. 17-008)

Planner I Weeks reviewed the request on the overhead and stated this is a request to demo a non-contributing building located at 219 Shoshone Street. The building was constructed in 1909 and best known as the Telephone Exchange Building. The building has lost the integrity of its street elevation by the application of a recent brick veneer. City directories list Mountain States Telephone and Telegraph Company as a tenant from 1923 until the early 1940's. First Federal Savings and Loan Association occupied the building from 1946 to 1956.

Planner I Weeks stated upon conclusion the property is located within the boundary of the Twin Falls Downtown Historic District requiring a Certificate of Appropriateness approval prior to any exterior alterations or demolitions. If approved, staff recommends the following conditions.

1. Subject to the applicant obtaining the necessary demolition permit.

Discussion Followed:

Commissioner Taylor explained that this will be a great change to the area.

Motion:

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

Commissioner Horsley stepped down for the next two items.

- b) Request for a **Certificate of Appropriateness** for property located at 119 2nd Avenue West for a Window Sign. c/o Lytle Sign on behalf of Warm Art Tattoo (app. 17-009) Commissioner Horsley stepped down for the next two items on the agenda.

Planner I Weeks reviewed the request on the overhead and stated this is a request to install a window sign on a contributing building located at 119 2nd Avenue West. The building was constructed in 1908. The building has a high degree of integrity and has changed little when compared to early photographs.

Charles Johnson constructed the building for his brother J.G. Early on it was occupied by a furniture company, Ostrander and Company. Beginning in 1945 the building served as a car dealership and parts establishment, first as "Jesse Chase Used Cars" (1945 to 1950) and then as MacKenzie Auto Equipment (1950 to 1975). The American Hotel occupied the upper story from 1932 until the mid-1960's.

Planner I Weeks stated upon conclusion the property is located within the boundary of the Twin Falls Downtown Historic District requiring a Certificate of Appropriateness approval prior to any exterior alterations or demolitions. If approved, staff recommends the following conditions.

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

Discussion Followed:

Commissioner Taylor explained she thinks it looks like a 1900's style sign and that it will blend well.

Motion:

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

- c) Request for a **Certificate of Appropriateness** for property located at 203 5th Avenue South

for a Wall Sign. c/o Ryan Horsley on behalf of Red's Trading Post (app. 17-010)

Planner I Weeks reviewed the request on the overhead and stated this is a request to install a wall sign on a contributing building located at 203 5th Avenue South. The building was constructed in 1919. 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. By 1928 they were using warehouse space at 240 4th Avenue South. During the late 1930's the Ford Transfer and Storage Company rented the building. About this time it was also used to store onions.

Planner I Weeks stated upon conclusion the property is located within the boundary of the Twin Falls Warehouse Historic District requiring a Certificate of Appropriateness approval prior to any exterior alterations or demolitions. If approved, staff recommends the following conditions.

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

Discussion Followed:

Commissioner Taylor thanked the applicant for his historic contribution.

Motion:

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

Commissioner Horsley returned to his seat.

4) Old Business

- a) Idaho Certified Local Government Grant
 - Commissioner Taylor explained she has spoken with Michele Mathews and she is willing to work on the Master Plan.
- b) Scavenger Hunt-September 16, 2017
 - Commissioner Taylor has given the information to the School Districts and will follow-up on the hunt.
 - Commissioner Wills explained McDonalds has donated.
 - Commissioner Horsley stated he will donate.
 - Commissioner Culum explained she will contact CSI about a donation.
- c) Historic Pictures for New City Hall

Planner I Weeks reminded the Commission of the project they have been tasked with and stated that the downtown Wells Fargo branch has photos they would like to donate to the City. She asked if one of the Commissioners would go with her to take a look at the photos and

make contact with the correct person to assist in helping the donation occur.

d) Tour New City Hall

Liaison Pierce notified the Commission that December 1, 2017 will be the Ribbon Cutting for new City Hall. She also reminded the Commission that the City Council will be going on another tour of the new City Hall building Tuesday, September 5, 2017 around 3pm. If any of the Commissioners missed the last tour they are welcome to attend.

5) New Business

None

6) General Input/Announcements - Public/Staff

None

7) Upcoming Meeting(s)

September 18, 2017 12:00 pm

8) Adjournment

Chairperson Taylor adjourned the meeting at 12:50 pm.

Lisa A. Strickland, Administrative Assistant



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: September 18, 2017, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: {hue} ology, 140 Main Avenue North, Lytle Sign on behalf of {hue} ology

Request

To consider appropriateness to construct and install a non-illuminated wall sign on the building located on the property at 140 Main Avenue North in the Downtown Historic District.

Background:

The property is listed on the National Register of Historic Places. The property is a contributing building that was constructed in 1921. This is a two-story brick building. Outset bands of bricks provides detail below the roofline and horizontal masonry panels are placed above the two fixed single-pane windows on the second story. The only feature that significantly detracts from the building's historic integrity is the wide metal panel that separates the two stories. The openings on the first story are large, plate-glass windows and mosaic tiles.

Little history is available about the "Model Building". In 1932 the building was occupied by an engineer, Ellis Bjorling, the Christian Science Reading room, the T.F.A. Company and the Vulcan Mines. Beginning in 1953 Lloyd's Jewelry was located here for several years. The lot located at 140 Main Avenue North is located within the boundary of the Twin Falls Downtown Historic District.

Analysis:

The property is located in the Commercial Business, zoning district with a P-1 Parking overlay in the Downtown Historic District. No exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within this district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Historical Preservation Commission.

The proposed non-illuminated wall sign is 40.10 square feet and will be installed over the front elevation of the building. The sign background will be constructed of wood face panels to provide a rustic wood look. The letters will be flat cut out aluminum painted white and mounted to the wood. The sign will not be illuminated. The proposed sign complies with the current zoning sign code.

Signage is discussed on page 19 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. Appropriate locations are with the architectural features of a façade, such as the panel band above the display windows. Signs shall be painted/enamelled metal or wooden. The applicant feels the proposed sign would not impact uniformity of the historic district.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with construction and installation of the new non-illuminated wall sign on the building located on the property located at 140 Main Avenue North.

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

Conclusion:

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

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

Attachments:

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



CITY OF TWIN FALLS
HISTORICAL PRESERVATION COMMISSION
P.O. Box 1907
324 Hansen Street E Twin Falls, ID 83303
PH: 208-735-7267 FAX: 208-736-2641

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date of the Application: 9/01/2017

Application No.: _____

Fee: **NONE**

A. APPLICANT INFORMATION:

1. Name of applicant: Lytle Signs on behalf of {Hue} ology
Mailing Address: PO Box 305
City: Twin Falls State: ID Zip: 83303
Phone: (208) 733-1739 Cell Phone: (208) 410-2521 E-mail: robert@lytlesigns.com
Applicant Signature: _____

B. REQUEST INFORMATION:

1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):
140 Main Street North
2. Existing Zoning District: Twin Falls Downtown Historic District
3. Project Land Area Size: 28' x 123'
4. Existing Building Size: 28' x 123'
5. Proposed Building Alteration: install one non-illuminated wall sign
6. A site plan to **SCALE** on an **8 1/2" x 11" paper**, of the subject property showing the following:
 - a. Lot dimensions
 - b. Location of all existing buildings; including setbacks and fencing
 - c. Before and after building elevations are required
7. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
 - a. The reason for the request
 - b. An evaluation of the effects on adjoining property

.....
OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

HEARING DATE: _____



September 1, 2017

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

RE: New signage for {Hue} ology

To whom it may concern:

We would like to apply for a Certificate of Appropriateness for a new wall sign for {Hue} ology located at 140 Main Avenue North in Downtown Twin Falls. This will be a new sign for a new business. The area of the sign will be 40.10 square feet, and will be installed over the front elevation in an area that is designed to incorporate a sign into the existing architecture.

The sign background will be constructed of wood face panels to provide a rustic wood look. The letters will be flat cut out aluminum letters painted white and mounted to the wood background with 1/2" standoffs. The sign will not be illuminated

This sign will be manufactured by Lytle Signs, and professionally installed by Lytle Signs. There will be no hand lettering or plastic letters. It will have a professional appearance and will replace an existing sign. The new sign will be designed to complement the neighboring businesses, and will not have a negative impact on the uniformity of the historical district requirements.

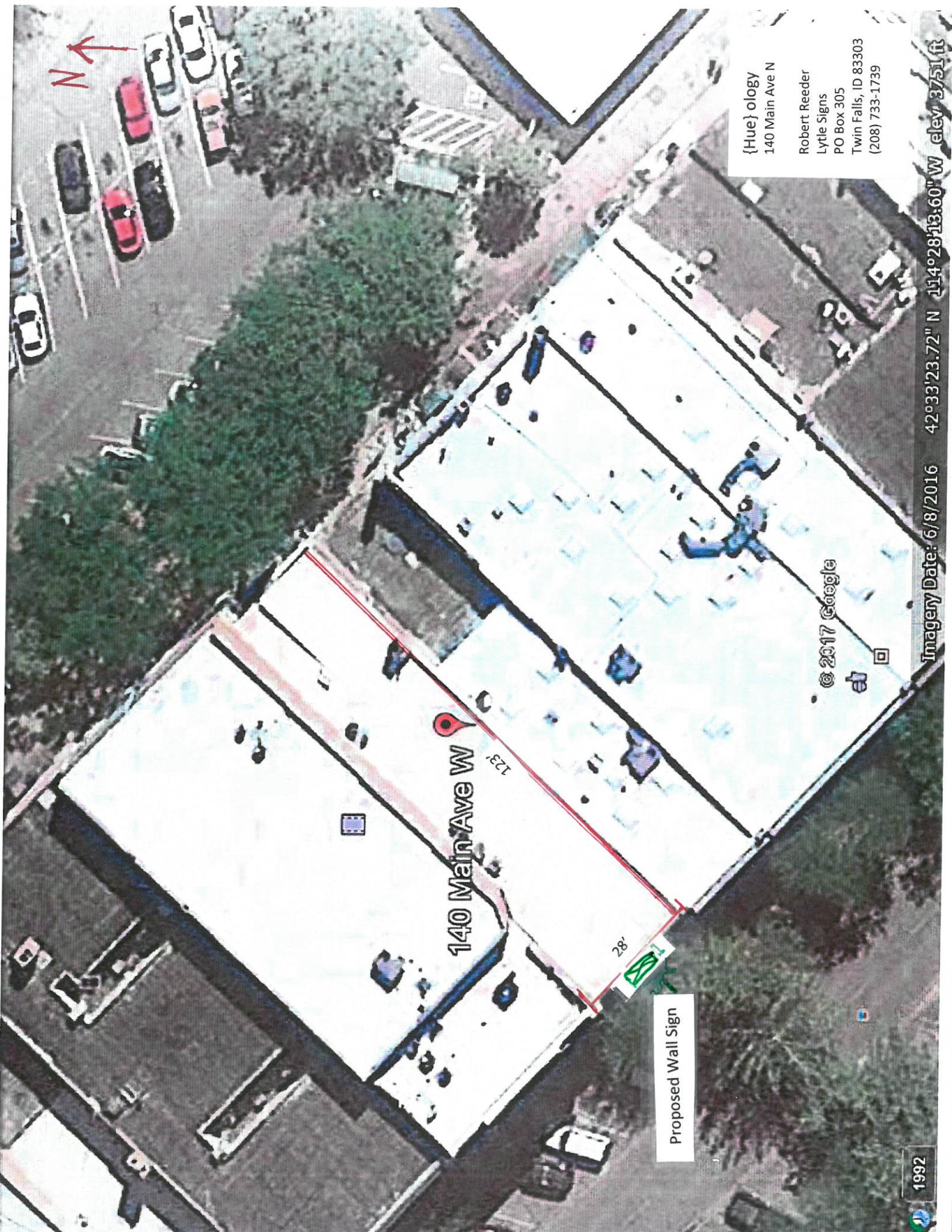
Sincerely

Robert Reeder

Lytle Signs

Aerial Map





N

140 Main Ave W

123'

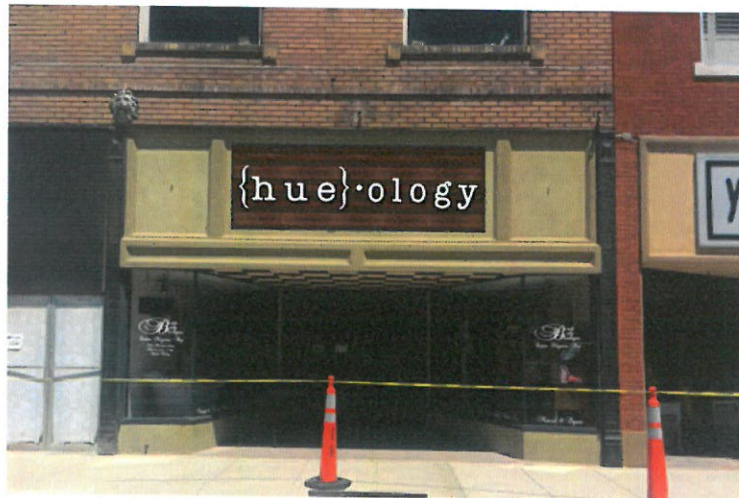
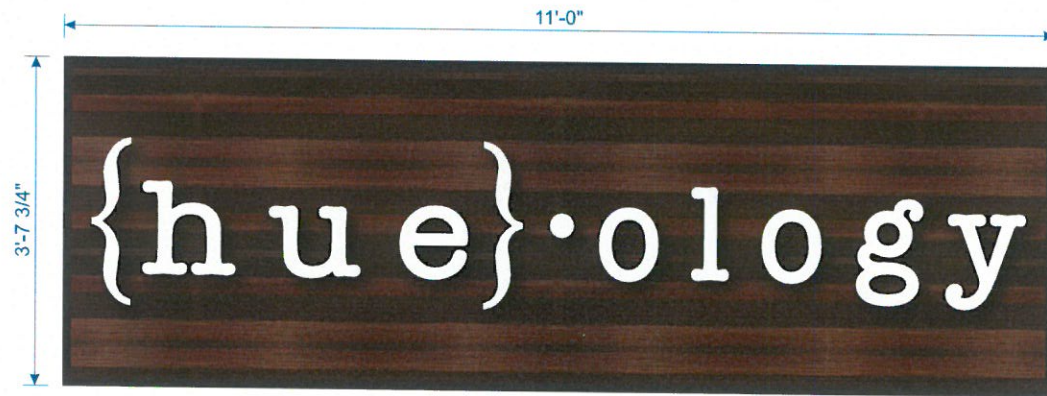
28'

Proposed Wall Sign

{Hue} ology
140 Main Ave N
Robert Reeder
Lytle Signs
PO Box 305
Twin Falls, ID 83303
(208) 733-1739

© 2017 Google

Imagery Date: 6/8/2016 42°33'23.72" N 114°28'13.60" W elev 3751 ft



NON-ILLUMINATED WALL SIGN

WOOD FACE PANELS (SUPPLIED BY CUSTOMER) MOUNTED TO
ANGLE IRON FRAME WITH SUPPORTS AS REQUIRED
WITH 1" ALUMINUM RETAINER AROUND PERIMETER
FRAME & RETAINER PAINTED BLACK
FCO .080 COPY PAINTED WHITE
MOUNTED TO BACKGROUND WITH 1/2" STAND-OFFS

SIGN MOUNTED TO SQ. TUBE FRAME ON BUILDING FASCIA
(SQ. TUBE FRAME SUPPLIED & INSTALLED BY LAND LORD)

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CLIENT	HUEOLOGY
ADDRESS	140 MAIN AVE. N.
JOB LOCATION	TWIN FALLS, IDAHO
DATE	07-12-2017
SCALE	3/4" = 1'
ACCOUNT EXECUTIVE	BB
DRAWN BY	RL
FILENAME	HUEOLOGY.WALL SIGN CDR
QUOTE #	31497
REVISIONS	07-25-2017 07-26-2017 08-01-2017 08-03-2017 08-09-2017 08-22-2017

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Lytle Signs Inc.

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



27. Model Building 83-3579
136 Main Avenue N.
Contributing
c. 1921

A two-story, brick building, this structure has little ornamentation. Outset bands of bricks provides detail below the roofline, and horizontal, masonry panels are placed above the two fixed, single-pane windows on the second floor. A wide, metal panel separates the two stories; this is the only feature that significantly detracts from the building's historic integrity. The street-level elevation consists of plate-glass windows and mosaic tiles.

Little information is available concerning the history of the Model Building. In 1932 an engineer, Ellis Bjorling, the Christian Science Reading room, the T.F.A. Company, and the Vulcan Mines occupied the structure. For several years, beginning in 1953, Lloyd's Jewelry was located here.



Proposed
Sign
Area



Existing
Store
Front

{Hue} ology
140 Main Ave N

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