



Twin Falls Historic Preservation Commission Agenda

Monday, July 7, 2025, 3:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe

Council Liaison: Spencer Cutler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Request to approve the minutes from the following meeting: June 23, 2025.
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for a new sign to be installed at 129 Main Ave W. c/o The Brick and Beyond, LLC (PZ25-0078)
- 4) Old Business
- 5) New Business
- 6) Upcoming Meeting(s)
 - a) August 4, 2025
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

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, June 23, 2025, 3:00 PM

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe

Council Liaison: Spencer Cutler

1) Confirmation of Quorum/Call Meeting to Order

Vice Chairperson Shaffer called the meeting to order at 03:00 PM

A quorum was present.

2) Consent Calendar

- a) Request to approve minutes from the following meeting: June 2, 2025.

Commissioner Sipe made a motion to approve the consent calendar, as presented.

Commissioner Dowdle seconded the motion.

3) Certificate of Appropriateness

- a) Request for a certificate of appropriateness to allow for a facade change to property located at 545 Shoshone St S. c/o Depot Grill (PZ25-0063)

Staff Presentation:

Planner Strickland presented the request for a certificate of appropriateness to allow for a facade change to property located at 545 Shoshone St S. c/o Depot Grill (PZ25-0063)

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard regarding 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 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.

This property is located within the Warehouse Historic District and is zoned CB. From the records that were found the building was constructed circa the 1940's and has always been a restaurant. In 1997 the Warehouse District was created and listed on the National Historic Registry. This building was categorized as non-contributing. In 2011 the City of Twin Falls chose to implement Historic Design Guidelines for the Warehouse District that would require the Historic Preservation Commission to review exterior changes made to a building in this district for a Certificate of Appropriateness. Using the guidelines this project will follow the new building track for review. (Chapters 4 & 5)

The applicant has provided a fairly comprehensive explanation of the changes proposed for the building. Using this information along with the guidelines, staff has completed the analysis of the project.

Chapter 4

The design guidelines for all projects highlight recommendations related to site improvements such as infrastructure, streetscapes, outdoor spaces, and color. Although this

project involves an existing building where parking, landscaping, and infrastructure are not subject to changes, the review focuses on the outdoor seating area and color scheme for the project. The proposed open-to-the-sky seating area will be a paved patio at grade level along the rear of the building.

The seating area will consist of a concrete pad with picnic tables, creating an inviting pedestrian-oriented environment. Staff has reviewed the proposed changes in accordance with Chapter 4 of the Warehouse Historic District Manual and found them fitting. The façade change involves the rear masonry wall, with no alterations to the building's color, maintaining its use of traditional materials. The metal window and door finishes will have a matte low-luster black finish to match the surrounding area.

Following the general recommendations within this chapter, the proposed changes fit within the guidelines and will not detract from the building's or district's character.

Chapter 5

While preservation principles do not apply when reviewing this request, it is important to note that when a historic district is established, it is due to the buildings, neighborhood, or area's historical, cultural, or unique characteristics that give it a sense of place. The objective is to ensure the proposed changes are compatible with the building and do not negatively impact the district's sense of place.

This business has a long-standing history and a strong sense of place within the community. Although the National Historic Registry lists the building as non-contributing, old photos found during the review indicate several changes over the years. This being the first change requiring a certificate of appropriateness. The building is oriented at an angle, with the west side adjoining 6th Ave S and the east side adjoining a pocket park with historic grain elevators.

The proposal entails changing the rear façade by adding new exits, windows, and an outdoor seating area. The placement of doors and windows is designed to create an inviting, pedestrian-friendly addition to the building, breaking up a large, uninviting masonry wall. The chosen windows will be minimal in size, with one designated for food staging to serve the outside patio.

A counter and canopy will add visual interest, breaking up the wall of windows and doors. The canopy will feature white and green stripes to blend with the rest of the building and align with designs throughout the downtown district. The building's side currently has an open service area, which the applicant proposes to enclose with a wood fence and metal hardware, materials typically found in the industrial district.

The proposed seating area/patio will provide a pedestrian-friendly space for customers to enjoy meals, connecting the interior with the exterior through food service and seating.

In the future, the applicant will be completing another request for a certificate of appropriateness for signage once the design and placement of the signs have been determined. Any reference to signage is not included in this request.

Upon reviewing the proposed changes alongside the final designs/renderings, staff concluded that the enhancements will both improve the building's appearance and maintain the sense of place associated with the restaurant, without adversely affecting the district. Should the commission approve the request as submitted, staff recommends the approval be subject to the following conditions:

1. Adherence to site plan amendments as required by city codes and standards.
2. Acquisition of the necessary permits and licenses to complete the project.

HPC/Questions & Comments:

- Vice Chairperson Shaffer asked about the parking in the back and if they were using that.
- Planner Strickland replied that they are creating a place for the outdoor seating.
- Vice Chairperson Shaffer asked if they are including doors to get outside.
- Planner Strickland showed the pictures of what they wanted to do.

Discussions Followed:

MOTION: Commissioner Sipe moved to approve the request for a certificate of appropriateness to allow for a facade change to property located at 545 Shoshone St S. Commissioner Dowdle seconded the motion. Roll call vote showed all members present voted.

Approved 3 to 0.

- b) Request for a Certificate of Appropriateness for an exterior addition on property located at 330 4th Ave S. c/o Stonehouse

Staff Presentation:

Planner Strickland presented the request for a Certificate of Appropriateness for an exterior addition on property located at 330 4th Ave S. c/o Stonehouse

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 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.

The property is located within the Warehouse Historic District and was listed as contributing on the National Historic Registry in 1997. In 2011 the Council approved guidelines for a Certificate of Appropriateness process for the Warehouse Historic District. This process usually entails the review of proposed changes being made to a building for the commission to assess whether the change is appropriate and will not be detrimental to the district. This change has already been made. However, the commission can still review the project for compatibility and make a determination as if the application has not been built.

The design guidelines approach preservation and rehabilitation from a planning perspective and there were not many criteria to use for the type of work that has been completed. The general provisions discuss understanding the character of the building and avoiding mixing styles and periods that could adversely affect the historical significance of the property. The commission may take this into consideration and staff has a mixed evaluation of the change, considering the building is constructed of cinder block along the rear and the addition has been installed. The structure is subordinate to the building and the applicant has chosen metal for the facade of the addition, which is a material generally found throughout the

industrial warehouse area.

The new construction portion of the guidelines found in Chapter 5 had a limited number of related recommendations, but they recommend the addition be compatible in scale, materials, and character, to avoid damage to or obstructing architectural features. The scale of this addition is small compared to the general size of the building and upon review of older photos there were no significant architectural features. In fact, the required ADA ramp and stairs that were completed when the building was repurposed in 2012 created some visual interest on the rear wall.

The next guideline found to be applicable is related to color stating the facade should read as a single composition, backgrounds should be muted, and the elements should be finished in a manner similar to that seen traditionally. The Warehouse District has a mix of architectural features: masonry, metal, large walls of windows and different roof top styles. The area is a product of an agricultural community where production and warehousing were essential. The back of the building has maintained a muted color and the new metal addition that has been added is more of a neutral tone compared to other colors that could have been used.

The next section of the guidelines talks about materials and how they should be similar in scale, color, texture and finish to those seen historically in the context. The building is constructed of a mix of cinder block, with adjacent portions finished in a lava rock facade. Seeing these features and understanding the building was found to be contributing, the commission must determine if the change is significant enough to disturb the visual continuity of the building or if the change in material accents the building design.

Considering the area and the style of the building, Staff does not have a recommendation for this request. The structure is not a significant size and is subordinate to the building. However, it is located on the rear of the building that is exposed to a highly traveled road along the outskirts of the district. It is not clear if this is a significant enough change to recommend approval or denial of the request. The commission is tasked with taking the limited resources of recommendations into consideration and make a final decision to approve, approve with conditions or deny the request.

Per the Twin Falls Warehouse Historic Guidelines the following guidelines apply: Chapter 4 Design General Guidelines for All Projects and Chapter 5 New Construction. These guidelines have been provided in the staff report packet. Should the Commission approve the request, staff recommends the following conditions:

1. Subject to site plan amendments as required by City Codes and standards
2. Subject to the applicant obtaining permits as required by City Codes and standards

HPC/Questions & Comments:

- Commissioner Sipe asked why the applicant used metal.
- Brenda Marsh stated she didn't realize she had to go through the commission and metal was advised.
- Vice Chairperson Shaffer asked if the applicant is keeping this addition and asked about the front wood piece.
- Brenda Marsh replied that she is, and it will be painted to match.

- Vice Chairperson Shaffer would like the applicant to change the exterior to match the building.

Discussions Followed:

Commission would like to add the condition that the applicant make a minor change of color to match the wall behind.

MOTION: Commissioner Dowdle moved to approve the request for a Certificate of Appropriateness for an exterior addition on property located at 330 4th Ave S. Commissioner Sipe seconded the motion. Roll call vote showed all members present voted.

Approved 3 to 0.

4) Old Business

5) New Business

6) Upcoming Meeting(s)

a) July 7, 2025,

7) Adjournment

The meeting adjourned at 03:37 PM

Jody Green, Planning Technician



Date: Monday, July 7, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for a new sign to be installed at 129 Main Ave W. c/o The Brick and Beyond, LLC (PZ25-0078)

Time Estimate:

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

Background:

This property is zoned CB; central business with a history of retail. This request is for a certificate of appropriateness for a sign to be installed on the front of 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 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 City Park, Downtown or Warehouse Historic District. a certificate of appropriateness shall be required whether or not a building permit is required.

Historic Design Guidelines are used to evaluate the request and based on these guidelines the Commission is charged with deciding whether the project helps to preserve the character of the district, if the proposed materials are appropriate, durable, and compatible with the building and the district.

History:

This building has received several approvals for certificate of appropriateness for a changes to the building structure. One was to remove an existing window and replace it with a door for an additional entrance into the building from Main Ave, allowing the building to be two separate tenant spaces. The space that had a door installed is now occupied by Cloverleaf. In addition to this request, another Certificate of Appropriateness was approved for sign installation design and facade improvements. As part of that request, the applicant proposed that all signage would be attached to the raceway bar that would be installed to accommodate signage. The concern was that the original masonry façade was in disrepair and attaching signs to the building could cause more damage. The commission agreed that to preserve the building, attaching signs to the raceway bar would be more appropriate. In the staff report

packet staff has provided a sample rendering provided in that request to demonstrate more clearly how the signs would be attached and a photo of the Cloverleaf sign that is attached to the raceway bar on the adjacent tenant space of this building.

Analysis:

Approval of a Certificate of Appropriateness is required by the Commission. After explaining to the applicant the sign installation design that was approved in 2021 the applicant submitted an exhibit of the proposed sign. The applicant is proposing the sign be attached to the raceway bar and be cut out letters with bright colors to be inviting to their specific audience. The design they are proposing to be attached to the raceway bar seems compatible with the district. The colors are a little brighter then some of the other signs but with the letters being cut out and essentially floating in front of the building the impact should be negligible.

Conclusion:

Per the Twin Falls Downtown Historic Guidelines, the following guidelines apply: 2.1 General Guidelines and 3.5 Sign Guidelines. These guidelines have been provided in the staff report packet. Should the Commission approve the request, staff recommends the following conditions:

1. Subject to site plan amendments as required by City Codes and standards.
2. Subject to the applicant obtaining permits as required by City Codes and standards.

Attachments:

1. PZ25-0078 Vicinity Map
2. PZ25-0078 Narrative
3. PZ25-0078 Proposed Sign
4. 2021 Cert. of Appropriateness Sign Exhibit
5. 2.1 Downtown General Guidelines
6. 3.5 Sign Guidelines Approved Amendments 03-08-21

129 Main Ave W



The sign features **vibrant, multi-colored aluminum letters** designed to reflect the playful, family-friendly nature of *The Brick and Beyond* mounted to the **narrow black raceway bar**.

The raceway provides structural support for all letters and allows the entire sign to be installed with **only a few anchor points** (typically 4-6), reducing impact on the historic façade.

- **Raceway Material:** Aluminum, painted black
- **Raceway Size:** ~10 ft wide × 4–6 in tall
- **Letter Material:** Painted aluminum in LEGO-style colors
- **Mounting Method:** Raceway secured at 4–6 points, avoiding the need to drill for each letter individually.
- **Design Intent:** Bright, energetic letters floating above a minimal black mounting bar.

THE BRICK

And Beyond





Approved Sign Installation Design 2021



Current Street View



Sign attached to raceway bar on adjacent tenant space.



CHAPTER 2: HISTORY OF DISTRICTS WITH GENERAL GUIDELINES

This section contains a brief history of both the Twin Falls Downtown Historic District and the Twin Falls City Park Historic District from the historic surveys. The chapter also provides general guidelines for the districts in terms of building orientation, height, materials, and parking.



2.1 Twin Falls Downtown Historic District

2.1.1 STATEMENT OF SIGNIFICANCE (From the 1999 National Registry)

The Twin Falls Downtown Historic District is located in the heart of the original town of Twin Falls in Twin Falls County, Idaho. The district is situated a few blocks north of the Union Pacific railroad tracks and abuts the southern boundary of the Twin Falls City Park Historic District. To the north and east are low-density, residential neighborhoods. The district consists of commercial buildings in an eleven-block area that is bisected by the downtown's major streets: Main Avenue (southeast to northwest); and Shoshone Street (southwest to northeast). The streetscapes of Main Avenue on either side of Shoshone were almost completely filled in by 1911, but many lots in the district have remained empty since the townsite was platted in 1904, and thus the edges of the downtown have always had an empty appearance.



Although numerous buildings have been modified, the alterations have been confined to the street-level storefronts and consist of siding or plastic awnings over the transoms and the application on the bulkheads with ceramic tiles. Most of the alterations are reversible, however, and few historic structures have been demolished, with the exception of the Perrine Hotel (see site 44). The upper stories are largely intact, displaying double-hung windows, elaborate cornices, stepped parapets and the original materials (brick, concrete block and terra cotta). The prevailing style consists of classical variants; some examples are very ornate examples of Renaissance and Neo-Classical Revival while modest buildings display classical elements such as modillions, dentils or blind arched cornices. In the 1970s, the city expanded the sidewalks into a curvilinear pattern, planted trees and installed street furniture. Despite the alterations imposed on some of the buildings and the change to the sidewalk design, the overall streetscape retains a consistency achieved by the buildings' similar heights (one to three stories), designs, massings, and abutments to the sidewalk. The district continues to convey its role in the development of the city from 1905 to 1949.



Image Credits: National Park Service Survey



2.1.2 TWIN FALLS DOWNTOWN HISTORIC DISTRICT MAP

2.1.3 RECENT TRENDS

Although some buildings in the Twin Falls Downtown Historic District have been preserved and retain their historic appearances, many buildings have undergone facade alterations such as ground floor storefront changes and the application of non-era siding over the historic material.

As the pictures to the right demonstrate, many buildings within the historic have had their ground floor voids filled or altered. While these changes are not prohibited, these changes can compromise the historic nature and character of the building. Further, the application of non-era materials over historic materials hides, rather than enhances, the historic nature of a building.

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.

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.



2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT

IT IS GENERALLY APPROPRIATE TO:



Appropriate restoration of building.



Appropriate 'streetwall' with zero setbacks.



Appropriate visual break at floor break.



Appropriate complementary detail on addition.



Acceptable screening of off-street parking.

- 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.
- 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.

IT IS GENERALLY NOT APPROPRIATE TO:

- 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 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.



Inappropriate material selection.



Inappropriate material selection.



Inappropriate screening of off-street parking.

3.5 Signage (Amended 03-08-21)

Policy

Signs should support the character of the district, helping support its 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. Refer to City Code Title 10 Chapter 9 for sign code regulations.

IT IS GENERALLY APPROPRIATE TO:

- Locate signs such that they fit within the architectural features of a façade, such as the panel band above the transom windows, about entryways, awnings, display windows or projections from these areas.
- Line up signs with other signs along the block.
- Scale and orient signs based on pedestrian traffic.
- Use painted/enamel metal, wood, sign grade foam, Extralux or materials that are durable and do not have the appearance of plastic. Other materials may be considered with sufficient documentation of durability and appropriate use within the district.
- Create one collective sign, or grouped area, for multi-tenant signage.
- Limit the number of colors used on a sign, in general no more than three accent colors may be appropriate.
- Typefaces should be in keeping with those seen in the district.
- Material should be high quality, colorfast and sun fade resistant.
- Any two-sided signs should be designed to be back to back.
- Use of effective bird control products to prevent roosting and destroying signs is recommended.
- Special consideration for sign and font types can be given when proven to be historically correct for the period specific to the building.
- Maintain, protect, and repair the features, material surfaces and details of historic signs.
- Preserve or lightly repaint faded or “ghost signs” on brick exteriors.

IT IS GENERALLY NOT APPROPRIATE TO:

- Install electronic displays or reader boards.
- Install internally lit/backlit plastic signs
- Include illuminated signs with intermittent moving, flashing, rotating or brightness changing elements.
- Install free standing or roof mounted signs.
- Highly reflective materials shall not be used.
- Use plastic as a substitute material for exterior sign elements.
- Obscure the view of any windows, existing signs, and/or adjacent buildings to an unreasonable extent.
- Obstruct historic features of a building.

SIGN INSTALLATION

- Sign attachment anchor points and hardware should be reused in their original location to protect the original building material when feasible.
- Minimize the number of anchor points when feasible.
- When reuse of the existing anchor points is not feasible covering previous anchor points shall be done.
- New sign brackets/hardware should be designed with reuse in mind and should be decorative or complementary to the historic character of the building.

SIGN TYPES

The following types of signs are predominantly found in these historic districts and would be considered the preferred types. However, this does not limit the ability for other signs to be reviewed and approved based on the general guidelines set forth.

3.5 Signage (Amended 03-08-21)

AWNING SIGN

An "awning sign" is a sign which is applied to, attached, or painted on an awning or other roof like cover, intended for protection from the weather or as a decorative embellishment, projecting from a wall or roof of a structure over a window, walk, door, or the like.



- Lettering shall be centered on the awning with a typeface found within the district.
- Nylon, canvas, vinyl or other similar materials are recommended.

HANGING SIGNS

A hanging sign is a sign that hangs from the underside of a building projection and does not employ ground support in any manner.



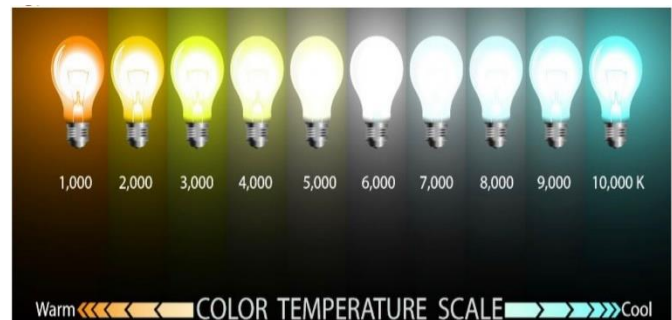
- Only one hanging sign allowed per tenant.
- A hanging sign should be mounted perpendicular to the building façade.
- A hanging sign shall be no more than 8 sq. ft. in size.

ILLUMINATED SIGNS

A sign which has characters, letters, figures, designs, or outlines illuminated by electric lights, luminous tubes, or other means as part of the sign itself.



- Signage with single tube neon or warm colored bulbs may be considered if proven to be historically correct for the period specific to the building.
- Lighting should be warm in nature and not more than 6000 K on the temperature scale.



3.5 Signage (Amended 03-08-21)

PROJECTING SIGN

A sign attached to a building or other structure whose sign face is displayed perpendicular or at an angle to the building wall.



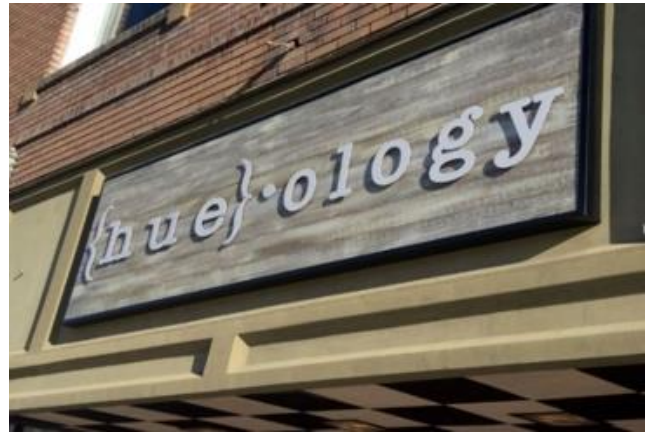
- Size and placement of projecting signs should not overwhelm the appearance of the building, or obscure key architectural features.
- Multi-tenant projecting signs should be installed in groups that are proportionate to the building.



WALL SIGNS

A sign installed parallel to and attached to or painted on the outside of a building.

- Wall signs should project no more than six (6) inches from the main façade, excluding architectural details of the building.
- In general wall signs should be pedestrian oriented and fixed on a lower section of the building.



WINDOW SIGNS

A sign inside of or attached to a transparent or glazed surface (window or door) oriented to the outside of the building containing advertisement content.



- Window sign materials should be made of materials easily removable such as paint, clings or vinyl and easily maintained.
- Window signs should not cover more than 75% of the window surface.
- Electronic signs located on the inside of the window that are designed to be visible from the right of way is discouraged within the district.