



Twin Falls Historic Preservation Commission Agenda

Monday, September 17, 2018, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

AMENDED AGENDA
Added Item 3 a)

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

Council Liaison: Chris Reid

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of Minutes for the following meeting: 08-27-18 Special Meeting
Purpose: **ACTION ITEM**
- 3) Certificate of Appropriateness
 - a) Request for approval of a Certificate of Appropriateness on property located at 126 2nd Avenue North. c/o Robert Reeder, Lytle Signs
- 4) Old Business
 - a) Photo Project for City Hall Lobby
Purpose: **ACTION ITEM** By: Samra Culum, Historic Preservation Commission
- 5) New Business
 - a) Certificate of Appropriateness Training
Purpose: **Discussion** By: Brock Cherry, City Planner
- 6) Upcoming Meeting(s)
 - a) Items for Next Agenda
Purpose: **Discussion**
- 7) Adjournment

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

Public Input Procedures

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

Public Hearing Procedures for Zoning Requests

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



Twin Falls Historic Preservation Commission Minutes

Monday, August 27, 2018, 12:00 PM

203 Main Ave E
Twin Falls, ID 83301

SPECIAL MEETING

Members: Nancy Taylor, Vacancy, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum, Doug Baughman

Council Liaison: Chris Reid

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Taylor called the meeting to order at 12:03pm.

2) Consent Calendar

- a) Approval of Minutes from the following meeting: 08-06-18

Motion:

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

Commissioner Baughman seconded the motion.

Unanimously Approved

3) Certificate of Appropriateness

- a) Request for approval of a Certificate of Appropriateness for property located at 119 2nd Avenue West. c/o Robert Reed, Lytle Signs

Staff Presentation:

City Planner Cherry reviewed the request on the overhead and stated this is a request for approval of a Certificate of Appropriateness for property located at 119 2nd Avenue West.

The Certificate of Appropriateness process requires a public meeting in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall hear the request within ten (10) days of City Staff receiving a complete application. 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 building on the subject property which the two (2) window signs will be installed was first built in 1912 and had undergone significant improvements in 1939 per Twin Falls County records. The building currently serves as a multi-tenant building.

This is a request to grant a Certificate of Appropriateness for the property located at 119 2nd Avenue West for the installation of two (2) vinyl window signs. The property is zoned Commercial Central Business (C-B) in the Downtown Historic Overlay. Any exterior modification to properties in the Downtown Historic Overlay require a Certificate of Appropriateness before a building or sign permit can be issued. Staff has determined the applicant has complied with

the "Design Guidelines for Twin Falls Downtown Historic District & Twin Falls City Park Historic District", Chapter 3.5, Signage, in regards to the proposed installation of two (2) vinyl window signs. The proposed signage would not be classified in any of the criteria that would not be appropriate for the historic district. Further, Staff has determined that the use of vinyl for the window signs meet the general intent of the signage criteria which encourages painted signs or gold-leaf directly applied to windows.

If the Commission approves this request as presented, then staff recommends the following conditions.

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

PZ/Questions & Comments:

- Commissioner Boughman stated his only concern is the size of the sign compared to the window.
- Planning & Zoning Director Spendlove explained the design criteria is the subject for today's meeting, however if there needs to be some discussion about the sign code there can be a discussion about that at another time.

Public Hearing: Opened & Closed Without Comment

Motion:

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

- b) Request for approval of a Certificate of Appropriateness on property located at 126 2nd Avenue North. C/o Robert Reeder, Lytle Signs

Staff Presentation:

City Planner Cherry reviewed the request on the overhead and stated this is a request for approval of a Certificate of Appropriateness on property located at 126 2nd Avenue North.

The Certificate of Appropriateness process requires a public meeting in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall hear the request within ten (10) days of City Staff receiving a complete application. 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 building on the subject property which the two (2) window signs will be installed was first built in 1910 and had undergone significant improvements in 1958 per Twin Falls County records. Most recently the building has been occupied by a law firm.

This is a request to grant a Certificate of Appropriateness for the property located at 126 2nd Avenue North for the reface of an existing wall sign and the replacing of an existing wall sign. The property is zoned Commercial Central Business (C-B) in the Downtown Historic Overlay. Any exterior modification to properties in the Downtown Historic Overlay require a Certificate of Appropriateness before a building or sign permit can be issued.

Staff has determined the applicant has complied with the “Design Guidelines for Twin Falls Downtown Historic District & Twin Falls City Park Historic District”, Chapter 3.5, Signage, in regards to the reface of an existing wall sign and the replacing of an existing wall sign. The proposed signage is pedestrian oriented, constructed from suitable materials, and will not be illuminated.

If the Commission approves this request as presented, then staff recommends the following conditions.

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

PZ/Questions & Comments:

- Commissioner Boughman asked if it would be possible to add boarder to the wall sign so that it doesn't look like a piece of cardboard mounted to the wall.

Public Hearing: Opened & Closed Without Comments

Motion:

Commissioner Baughman made a motion to approve the request with an amended condition, stating approval is subject to the applicant adding a boarder to the wall sign and with staff recommendations. Commissioner Easterling seconded the motion. All members present voted in favor of the motion.

4) Old Business

a) Discussion about display photos

Commissioner Culum presented some images that she would like to discuss displaying in the City Hall lobby. She plans to finish up her research and present an update at the next meeting.

Discussion Followed:

Commissioner Easterling stated he thinks displaying these photos at harvest time is a great idea.

Commission Taylor stated the photos help to remind everyone how this community originated.

5) New Business

6) General Input/Announcements - Public/Staff

- Commissioner Taylor asked for more input on the HPC Agenda and asked if there has been any resolution to filling the vacancy on the Commission.
- Planning & Zoning Director Spendlove explained that Administration and the Mayor are aware of the vacancy and they have been attempting to finding someone in the community that owns property within one of the districts, that would be willing to serve on the Commission. As of today, they have not had much success.
- Commissioner Taylor asked if the requirement could be changed in City Code.
- Planning & Zoning Director Spendlove explained he would look into the requirement and verify if that is something this Commission could recommend for consideration to City Council.

7) Upcoming Meeting(s)

- a) September 17, 2018

8) Adjournment

Chairman Taylor adjourned the meeting at 12:52 pm

Lisa A. Strickland, Administrative Assistant



Date: Monday, September 17, 2018
To: Planning and Zoning Commission
From: Planning and Zoning Department

ACTION ITEM

Request:

Request for approval of a Certificate of Appropriateness on property located at 126 2nd Avenue North.
c/o Robert Reeder, Lytle Signs

Time Estimate:

Staff Presentation five (5) minutes; Questions five (5) minutes

Background:

NA

Approval Process:

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

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

NA

History:

The building was first built in 1910 and had undergone significant improvements in 1958 per Twin Falls County records. Most recently the building has been occupied by a law firm.

Analysis:

This is a request to grant a Certificate of Appropriateness for the property located at 126 2nd Avenue North for the installation of a new wall sign in the alley. The property is zoned Commercial Central Business (C-B) in the Downtown Historic Overlay. Any exterior modification to properties in the Downtown Historic Overlay require a Certificate of Appropriateness before a building or sign permit can be issued.

Staff has determined the applicant has complied with the "Design Guidelines for Twin Falls Downtown Historic District & Twin Falls City Park Historic District", Chapter 3.5, Signage, in regards to a new wall sign. The proposed signage is pedestrian oriented, constructed from suitable materials, and will not be illuminated. It is also identical to the wall sign existing on 2nd Avenue.

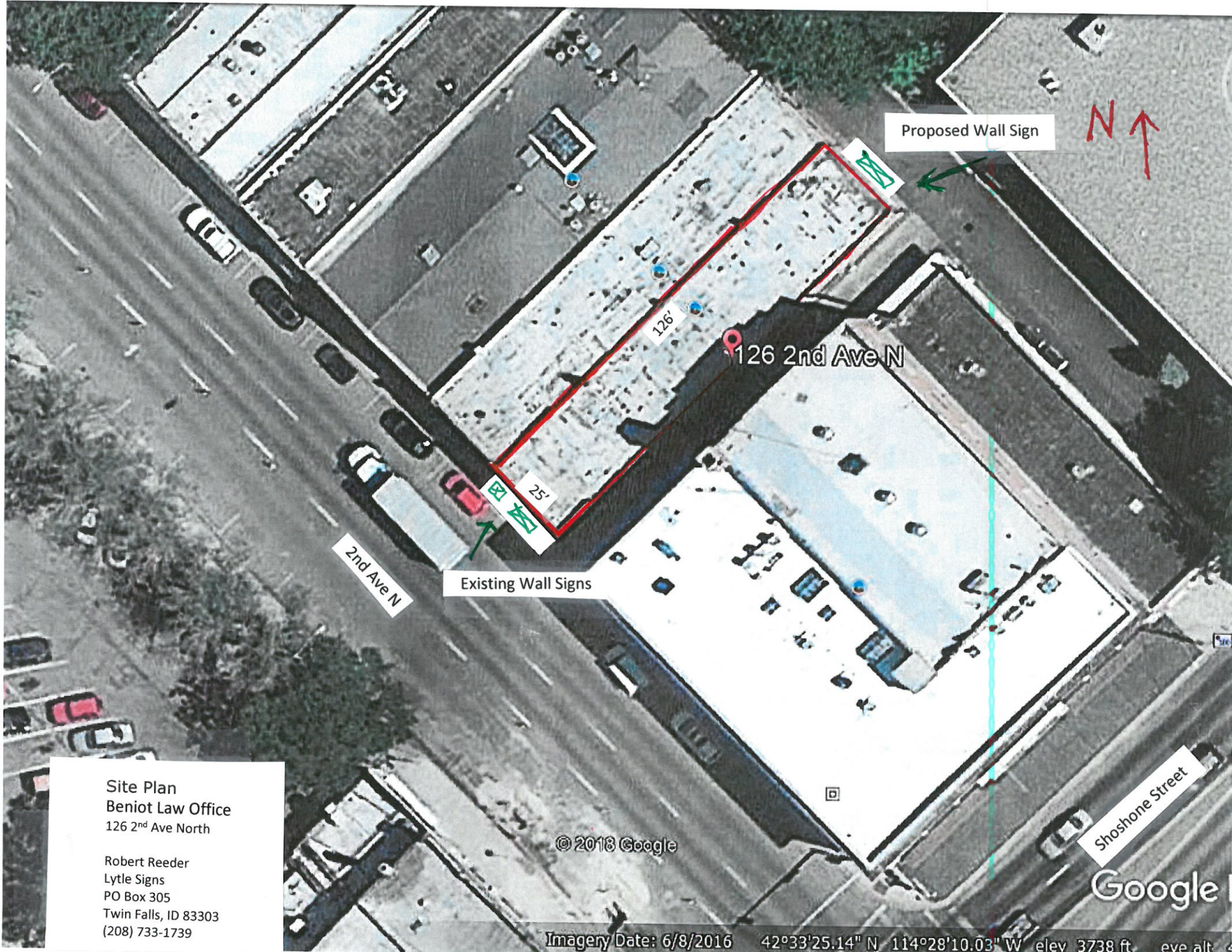
Conclusion:

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards.
2. The applicant apply for all required permits as required by City Code Standards.

Attachments:

1. Site Plan
2. Elevations

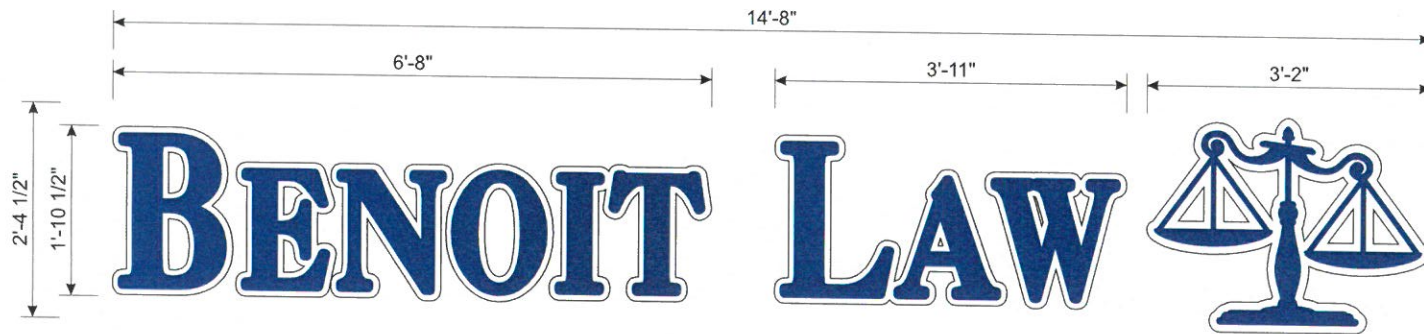


Site Plan
Beniot Law Office
126 2nd Ave North

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

© 2018 Google

Imagery Date: 6/8/2016 42°33'25.14" N 114°28'10.03" W elev 3738 ft eye alt 4



NON-ILLUMINATED WALL DISPLAY

1" HDU COPY & LOGO PAINTED WHITE
#37 SAPPHIRE BLUE HP VINYL OVERLAYS

FLUSH MOUNTED TO BUILDING FASCIA

Approved By: _____
Date: _____

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CLIENT
BENOIT, ALEXANDER,
HARWOOD & HIGH, LLP

ADDRESS
126 2ND AVE. N.
TWIN FALLS, ID

DATE
05-16-2018

SCALE
3/4"=1'

ACCOUNT EXECUTIVE
CL

DRAWN BY
RL

FILE NAME
BENOIT, ALEXANDER,
HOU, BACK OF BUILDING.CDR

QUOTE #
34739

REVISIONS
07-20-2018
07-30-2018

PAGE 1 OF 1
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HARVESTING SUGAR BEETS.

652



Harvesting Beets.

704





Potatoes.

666





BISBEE 149
HARVESTING, AL PAGE RANCH.

Restored by Blip Printers.

Working the Land

Men harvesting wheat on the Al Page Ranch with a reaper-binder. Date unknown.

Photo descriptions for PDF (from right to left, top to bottom)

PAGE 1

1 – “‘Elmwood;’ J.R. Newton, proprietor; Celery raising on Twin Falls Tract; Netted \$1000 an acre.”

Photographer: Clarence E. Bisbee

285 – “Grubbing Sagebrush, Twin Falls Tract. P.H. Smith Ranch;” man operating a sagebrush grubber pulled by a steam tractor. Photographer: Clarence E. Bisbee

291 – Three men standing in a potato field, among sacks of potatoes; buildings visible in the distance.

Photographer: Clarence E. Bisbee

4 – “Three Year Old Pear Tree, Grown by Mr. Sierer, Seven Miles West of Twin Falls, Idaho;” little girl standing under fruit tree. Photographer: Clarence E. Bisbee

PAGE 2

726 – “Apple Picking, Sunset Orchard. H.B. Johnson, 2 Miles West of Twin Falls;” men, some on ladders working among trees with fruit filled wooden boxes. Photographer: Clarence E. Bisbee

1894 – Five harvesting crews, including men and women, and teams of horses, posing before three large stacks of grain. Children on some of the horses. Photographer: Clarence E. Bisbee

G2328 – I.B. Perrine and son Burton in Blue Lakes Orchard; circa 1912. Photographer: Unknown

2126 – “Idaho Fruit;” men posing with boxes and sacks of fruit in an orchard. Photographer: Clarence E. Bisbee

PAGE 3

G728 – The exterior yard of the Magic Valley Processing Company in the 1950's. Two men and cars around large conveyors. Photographer: Unknown

G23 – Harvesting Onions; field workers harvesting and sacking onions. Photographer: Unknown

G18 – Harvesting Beets; two tractors pulling a beet topper and a beet digger. Photographer: Unknown

G1102 – A man on a tractor using a mist blower to apply spray to sugar beets (circa late 1951).
Photographer: Unknown

PAGE 4

G13 – Potatoes; sacks of recently picked potatoes in a field. Photographer: Unknown

G1110 – Sugar Beet Harvest - 1975; On tractor, S. Groves; On Harvester, C.C. Blickenstaff, E.E. Mabbitt and R.E. Peckenpough. Photographer: Unknown

G1498 – A belt-driven threshing machine with sacks of seed. Photographer: Unknown

G1879 – Threshing bean plots. September 13, 1950. Photographer: Unknown

THE CERTIFICATE OF APPROPRIATENESS

*A brief training for the City of Twin Historical
Preservation Commissioners*
September 17, 2018



The Certificate of Appropriateness (Title 10-13-1)

- For those properties located within the **Twin Falls downtown historic district** and the **Twin Falls City Park historic district**, before applying for a building permit, the property owner shall apply for and receive a certificate of appropriateness from the Twin Falls historic preservation commission.
 - 1. No exterior portion of any building or other structure, including walls, fences, light fixtures, steps and pavement, or other appurtenant features, nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within these districts until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the historic preservation commission. The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness. The historic preservation commission shall make its determination within ten (10) business days after submission of the application. Such a certificate is to be issued by the historic preservation commission prior to the issuance of a building permit or other permit granted for purposes of construction or altering structures.
 - 2. A certificate of appropriateness shall be required whether or not a building permit is required.
 - 3. A decision of the historic preservation commission regarding an application for a certificate of appropriateness may be appealed by the applicant to the city council. (Ord. 2017-009, 2-27-2017)



Warehouse Historic Overlay District (Title 10-4-22.3)

- Design Guidelines: 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 historic preservation commission. The historic preservation commission shall review the "Warehouse Historic District Design Guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness. Such a certificate is to be issued by the historic preservation commission prior to the issuance of a building permit or other permit granted for purposes of construction or altering structures. A certificate of appropriateness shall be required whether or not a building permit is required. A decision of the historic preservation commission regarding an application for a certificate of appropriateness may be appealed by the applicant to the city council. (Ord. 3025, 2-6-2012)



The Certificate of Appropriateness in short...

- Is required of those properties located within the Downtown Historic District, City Park Historic District, and the Warehouse Historic District:
 - *Who alter the* exterior portion of any building or other structure, including walls, fences, light fixtures, steps and pavement, or other appurtenant features.
 - Engage in the installation/alteration of aboveground utility structures.
 - Alter or construct signage.
- The historic preservation commission shall review the "design guidelines" before issuing a certificate of appropriateness.
- The historic preservation commission shall make its determination within ten (10) business days after submission of the application.
- A certificate of appropriateness shall be required whether or not a building permit is required (and approved before any required building permit).
- A decision of the historic preservation commission regarding an application for a certificate of appropriateness may be appealed by the applicant to the city council.



“...Review the ‘design guidelines’ before issuing a certificate of appropriateness...”

- The Warehouse, Downtown and City Park Historic Districts all have “General Guidelines”.
- Then, depending on the specific alteration, there are specific guidelines such as:
 - *Site Furnishings*
 - *Outdoor Amenity Space*
 - *Exterior Lighting*
 - *Signage*
- Further there are guidelines for whether one is altering an existing building, building a new building, and altering/building an accessory structure.



The Process of Design Review

- What general design guidelines apply?
 - What specific guidelines apply?
 - What type of project is this?
 - *Restoration/Rehabilitation of an existing building?*
 - *A new build*
 - *Etc...*
- *All of these items should be address in the Staff Report***



So lets say this is submitted for the
Downtown Historic District



I would go to the Downtown Historic Guidelines and look at the general standards...



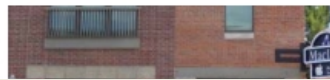
Appropriate restoration of building.



Appropriate 'streetwall' with zero setbacks.



Appropriate visual break at floor break.



2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT

IT IS GENERALLY APPROPRIATE TO:

- 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.

Design Guidelines

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 metal siding as the dominant building material on additions and new buildings, unless proven as original materials.
- Locate parking in front of the building on the property unless proven historically located.
- Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2.



I would then go to the specific design standards for signage



3.5 Signage

POLICY

Signs should support the character of the district, helping support its particular identity. Signs should generally enhance the architectural features of the building and be of an appropriate pedestrian scale: flat or (minimally shaped), wall mounted or perpendicular from wall, enameled or painted.

IT IS GENERALLY APPROPRIATE TO:

Locate signs such that they fit within the architectural features of a facade, such as the panel band above the transom windows, above entryways, awnings, or display windows; or project from these areas.

Line up signs with other signs along the block.

Scale and orient signs based on pedestrian traffic.

- Use painted/enameled metal or wooden signs.
- Paint signs or gold-leaf directly on windows.
- Preserve or lightly repaint faded or "ghost signs" on brick exteriors.
- Create one sign or aggregate multiple signs for multiple upper floor tenants.

IT IS GENERALLY NOT APPROPRIATE TO:

- Install electronic displays or reader boards.
- Install internally lit/backlit plastic signs
- Include illuminated signs with flashing, moving, or brightness changing elements.
- Use plastic on the exterior of a sign.
- Install free standing or roof mounted signs.



Appropriately aggregated multi-tenant sign.



Appropriate scale and location of pedestrian sign.



Appropriate painted transom window sign.



Next, what would I be looking for if this addition was proposed for the Downtown Historic District?



I would go to the Downtown Historic Guidelines and look at the general standards...



2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT

IT IS GENERALLY APPROPRIATE TO:

- 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.

Design Guidelines

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 metal siding as the dominant building material on additions and new buildings, unless proven as original materials.
- Locate parking in front of the building on the property unless proven historically located.
- Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2.



I would then do look at the specific design standards for additions to existing buildings...



Appropriate alignment of original elements.



Compatible addition materials and scale.



Appropriate setback of rooftop addition.

POLICY

Create new additions to existing 'block form' buildings to be congruous with the original building in a manner that preserves the integrity and character of the building and buildings adjacent. An addition should be designed and constructed to be recognized as a product of its own time and distinguishable from and congruent with the historic building.

IT IS GENERALLY APPROPRIATE TO:

- Design a new addition to be subordinate to the existing building.
- Locate new additions at the rear of existing buildings or set back from the main facade or roof parapet.
- Build the new addition with no or minimal loss of historic aspects of the original building.
- Ensure the character defining features of the historic building are not damaged, destroyed, or obscured.
- Maintain the alignment of storefront elements, moldings, cornices and upper story windows that exist on the main part of the building.

IT IS GENERALLY NOT APPROPRIATE TO:

- Make an addition on the street-facing facades of an existing building.
- Mimic or exactly copy a style of the past or reproduce an historic building.
- Locate new additions so as to detract from the overall character of an historic building.
- Overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, or roof lines.
- Remove or alter a parapet or cornice to accommodate a new addition.

IT IS GENERALLY APPROPRIATE TO: (Continued)

Relate roof pitch and orientation of the new addition to the primary building.

Keep original exterior walls intact and use existing openings for connecting the addition to the original structure. Additions should not be created through the enclosure of a front porch or prominent side porch.

Create windows visible from the public right-of-way that are congruous with those of the original building. For example, use a consistent wall-to-window ratio.



Appropriate alignment of original elements.

IT IS GENERALLY NOT APPROPRIATE TO: (Continued)

- Create new openings that have no relationship in size or proportion to the openings in the existing building.



Inappropriate window proportion.



One of the most important goals of this commission is consistency.

- Unfortunately every application we receive is unique, with its own unique circumstances and issues.
 - *We cannot control this.*
- What we can control is what we do, in particular, our QUESTIONS!
 - *We should **ALWAYS** be able to trace back our line of questioning back to the historic design guidelines.*



In Conclusion...

“When you strip away the rhetoric, preservation is simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them.”

**– Richard Moe, Former President
of the National Trust for Historic
Preservation**

