



Twin Falls Historic Preservation Commission Agenda

Monday, June 3, 2019, 12:00 PM

203 Main Ave East
Twin Falls, ID 83301

Members: Nancy Taylor, Allen Easterling, Lucy Wills, Samra Culum, Doug Baughman, Shane Cook

Council Liaison: Chris Reid

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of the Minutes from the following meeting: May 6, 2019
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for an addition (office and ADA compliant restroom) to an existing building on property located at 346 3rd Avenue South on behalf of Cavali Corporation (PZ19-0063).
By: Brock Cherry, City Planner
- 4) Old Business
 - a) **DISCUSSION:** Twin Falls County Historic Preservation Commission donated sign location
By: Brock Cherry, City Planner
- 5) General Input/Announcements - Public/Staff
- 6) Upcoming Meeting(s)
 - a) Monday, June 17, 2019
- 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.

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, May 6, 2019, 12:00 PM

203 Main Ave E
Twin Falls, ID 83301

AMENDED AGENDA

Added Item 3c

Members: Nancy Taylor, Allen Easterling, Lucy Wills, Samra Culum, Doug Baughman, Shane Cook

Council Liaison: Chris Reid

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Taylor called the meeting to order at 12:02 PM

A quorum was present.

Members present: Taylor, Easterling, Wills, Culum, Cook, Baughman

Staff Present: Cherry, O'Connor, Strickland, Ebersole, Spendlove

2) Consent Calendar

a) Approval of Minutes from the Following Meeting: April 15, 2019

Commissioner Wills made a motion to approve the consent calendar, as presented.
Commissioner Culum seconded the motion.

Unanimously approved

3) Certificate of Appropriateness

a) Request for a Certificate of Appropriateness to be granted for patio improvements on property located at 205 Shoshone St. N c/o Milner's Gate. (PZ19-0045)

Staff Presentation:

City Planner Cherry presented the request for a Certificate of Appropriateness to be granted for patio improvements on property located at 205 Shoshone St. N c/o Milner's Gate. (PZ19-0045)

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.

This is a request to grant a Certificate of Appropriateness for the property located at 205 Shoshone Street North for patio Improvements. The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District.

The proposed patio improvements will consist of the installation of four L-shaped (4) wooden planter boxes that are 32" high and 18" wide and 8' long. Two (2) planter will be place along the alley and two will be placed along the sidewalk. The planter boxes will be stained with a dark stain.

Karl Forester grass will be planted in the planter boxes. The grass grows to be 3' to 4' tall. Interspersed in between the grass plants will be various kinds of flowers.

The applicant also intends to provide patio furniture such as tables, chairs, and bar stools for outdoor dining.

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.

PZ/Questions & Comments:

- Commissioner Baughman asked about the pictured fireplace.
- City Planner Cherry stated the fireplace is not being installed at this time.
- Commissioner Easterling asked about the stone wall in the downstairs patio.
- City Planner Cherry stated the restaurant is planning to have hops grow up the wall of the downstairs patio.
- Commissioner Culum asked about the guideline regarding wear and tear. What is the longevity of the planters.
- City Planner Cherry stated they are metal and treated cedar stained boxes. There will be metal patio furniture used for the tables and chairs. He believes the materials meet guidelines.
- City Planner O'Connor stated the guideline is meant for sidewalk/right of way. Cedar is a material that is meant to last outdoors.

MOTION:

Commissioner Easterling motioned to approve the Certificate of Appropriateness for patio improvements on property located at 205 Shoshone St. N c/o Milner's Gate (PZ19-0045). Commissioner Wills seconded the motion.

Unanimously approved

- b) Request for a Certificate Of Appropriateness to be granted for window signs for property located at 119 2nd Avenue West. c/o Lytle Signs on behalf of Kelley Right Real Estate (app. PZ19-0047)

Staff Presentation:

City Planner Strickland presented the request for a Certificate Of Appropriateness to be granted for window signs 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 property was once known as the Johnson Building. The building was constructed in 1908 and listed on the National Registry as a contributing property. Currently the property is used as commercial/retail.

Staff has determined that the application does meet historical guideline compliance for the Downtown Historic District, based on the applicable specific standards.

The general design guidelines that are applicable to this request are:

- It is generally appropriate to maintain the prevalent historic and architectural styles of the district.

Specific design guidelines that are applicable to this request are:

- 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.
- It is generally appropriate to scale and orient signs based on pedestrian traffic.

- It is generally appropriate to paint signs or gold-leaf directly on windows.

Staff has determined that the application does meet the applicable standards.

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 applicant acquiring all permits as required by City Code Standards.

PZ/Questions & Comments:

- Commissioner Easterling asked if the "100%" across the top of signs is going to stay on signs.
- City Planner Cherry stated yes and the commission is not allowed to regulate content.
- City Planner O'Connor reiterated that the commission cannot regulate content. The commission is tasked with reviewing the appropriateness of the sign in regards to the visual look and does it meet the surrounding character. He stated the only content that can be regulated is false advertisement and/or offensive material.
- Chairperson Taylor likes the appearance of the signage.
- Applicant Brandon Byce, Lytle Signs, stated the "100%" is part of the company's tagline.
- Commissioner Easterling asked if we are changing the standard from painted window signs vs. vinyl window signs. He asked if the guideline should be changed/updated.
- City Planner Cherry stated the guidelines are worded as "generally". This design meets three of the other criteria. It is up to the commission to decide whether the design is acceptable according to the design guidelines. He stated that guideline changes can added as a discussion item at a future meeting.

MOTION:

Commissioner Wills motioned to approve the Certificate of Appropriateness for window signs for property located at 119 2nd Avenue West c/o Lytle Signs on behalf of Kelley Right Real Estate (PZ19-0047). Commissioner Easterling seconded the motion.

Unanimously approved

- c) Request for a Certificate of Appropriateness to be granted for front facade

modifications (wall sign, awning, doors) on property located at 246 3rd Avenue South. c/o Bearded Axe (app. PZ19-0037)

Staff Presentation:

City Planner Cherry presented the request for a Certificate of Appropriateness to be granted for front facade modifications (wall sign, awning, doors) on property located at 246 3rd Avenue South. c/o Bearded Axe (app. PZ19-0037)

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.

Per City and County records the subject property was constructed in 1977 as a warehouse/storage building. Because the subject property is less than fifty (50) years old the property is considered a non-contributing historical property.

On February 4th 2019, the subject property was granted a Certificate of Appropriateness for a building addition (office space and ADA compliant restroom facilities).

On March 12th 2019, the subject property was granted a Special Use Permit to operate an indoor recreational facility (recreational / competitive axe throwing venue). 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.

Applicant Presentation:

Applicant Mitch Mathews presented the request for the improvements to the entrance of the Bearded Axe. The current roll up door will be replaced with shiplap wood doors (organic natural stain) with faux axe door handles. An awning will be over the entrance for protection from the elements.

The sign on front of building will be a painted wood sign with three lights above to illuminate the entrance and sign.

Discussion Followed: without concerns

MOTION:

Commissioner Baughman made a motion to approve the Certificate of Appropriateness for front facade modifications (wall sign, awning, doors) on property located at 246 3rd Avenue South c/o Bearded Axe. (PZ19-0037). Commissioner Cook seconded the motion.

Unanimously approved

4) Old Business

- a) Update on Residential Historic District signs

Staff Presentation:

City Planner Cherry gave an update on his research regarding the historic residential district signs.

The Twin Falls City Historic Preservation Commission does not have jurisdiction over the historic residential district in Twin Falls. Residents are welcome to put a sign in front of their residence as long as the sign follows the sign code regulations. The Twin Falls City logo or Historic Preservation Commission name cannot be used on the sign. The signs will have to go through the Planning and Zoning sign permit process.

City Planner Steve O'Connor confirmed the HPC cannot regulate content or review the design of the sign, but can give support to residents who want to put the signs up. If residents are interested in putting up a sign, we can give residents the link to the Lytle Signs design.

5) New Business

- a) POSSIBLE ACTION ITEM: Sign Gifting and Historic Agricultural Site update presentation/15 minutes by John Kapeleris

John Kapeleris, Chairperson of Twin Falls County Historic Preservation Commission, presented a sign to the city from the old City Hall on behalf of the Twin Falls County Historic Preservation Commission.

Action item: Sign location recommendation to City Council at next meeting.

John Kapeleris also asked for support from the commission in regards to the Twin Falls County HPC recognizing historic farmhouses within city limits. He believes this will benefit both Historic Preservation Commissions.

Vote: Unanimous Support from the commission

6) General Input/Announcements - Public/Staff

- Commissioner Easterling asked to review guidelines for vinyl window signs on a future agenda.
- City Planner Cherry stated we can review the guidelines on window signs, but to amend the guidelines is a bigger process.

7) Upcoming Meeting(s)

- a) Monday, May 20, 2019

8) Adjournment

The meeting adjourned at 01:10 PM

Kelli Ebersole, Administrative Assistant



Date: Monday, June 3, 2019
To: Historic Preservation Committee
From:

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for an addition (office and ADA compliant restroom) to an existing building on property located at 346 3rd Avenue South on behalf of Cavali Corporation (PZ19-0063).

Time Estimate:

Five (5) minutes for Staff and applicant presentation; Five (5) minutes for Commission questions, deliberation, and decision.

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:

Per City and County records the subject property was constructed in 1977 as a warehouse/storage building. Because the subject property is less than fifty (50) years old the property is considered a non-contributing historical property.

On February 4th, 2019 the Historic Preservation granted the applicant an Certificate of Appropriateness (HPC App. PZ19-0014) to add an office and ADA compliant Restroom on the subject property.

Analysis:

N/A

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 Standard.

Attachments:

1. Staff Report PZ19-0063
2. 1 - Narrative
3. 2 - Floor Plan
4. 3 - Elevations
5. 4 - Photos
6. 5 - COA #PZ19-0014 & Approved Plans
7. PZ19-0063 COA Action Sheet



Comprehensive Staff Report

To: Historic Preservation Commission
 Presenter: Brock Cherry, City Planner
 Request: To grant a **Certificate of Appropriateness** for the property located at 346 3rd Avenue South for an addition (office and ADA compliant restroom) to an existing building.

Application: PZ19-0063

Applicant:

Cavoli Corporation
 348 3rd Avenue South
 208-737-9329

Public Hearing: June 3rd, 2019

Analysis

This is a request to grant a Certificate of Appropriateness for the property located at 346 3rd Avenue South for an addition to an existing building. The subject property is zoned Old Town (O-T) Zoning District and is within the Historic Warehouse Overlay (WHO) District.

The proposed addition will be comprised of a new office space and ADA compliant restroom facilities. The addition will be out of view from the general public and be placed adjacent to the back alley. The applicant intends for the exterior finish of the addition to be concrete stucco, and stone. There will also be a decorative cornice and stone and casting trim around the doors and windows.

The changes the applicant is proposing that differ from what was previously approved (HPC App. PZ19-0014) are:

- The two door doorway on the east elevation will be removed and replaced with a window.
- The two windows on the east elevation will be removed and replaced with decorative stucco panel.

- The window on the north elevation will be replaced with a bigger window at a horizontal position.
- The south elevation will remain the same.

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.

History

Per City and County records the subject property was constructed in 1977 as a warehouse/storage building. Because the subject property is less than fifty (50) years old the property is considered a non-contributing historical property.

On February 4th, 2019 the Historic Preservation granted the applicant an

Certificate of Appropriateness (HPC App. PZ19-0014) to add an office and ADA compliant Restroom on the subject property.

Applicable Regulations or Codes

Per City Code 10-13-1, A Certificate of Appropriateness is required for any exterior alterations to buildings within a Historic District as identified by City of Twin Falls.

Historic Guideline Compliance

This request is located within the Historic Warehouse District (WHO). The appropriateness of the proposed addition will be determined by:

- WHO Design Guidelines, IV. Design Guidelines for All Projects
- WHO Design Guidelines, V. New Construction

The applicable Design Guidelines for All Projects that are:

- **Color** – Color should employ color schemes that are simple in character. Using one to three accent colors for trim elements is also preferred.

The applicable Design Guidelines for a New Construction (Addition) are:

Public Hearing: June 3rd, 2019

- **New Additions** – A ground-level addition that involves expanding the footprint of a structure may be considered. Such an addition should be to the rear or side of a building. The addition should be compatible in scale, materials and character with the main buildings.
- **The Materials** – Building materials for additions to existing buildings should be similar to those seen traditionally and contribute to the visual continuity of the District while also being environmental friendly and conducive to Twin Fall's climate.

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. Narrative
2. Floor Plan
3. Elevations
4. Photos
5. COA 19-0014 & Approved Plans



RECEIVED

MAY 20 2019

CITY OF TWIN FALLS
PLANNING & ZONING

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: 5-20-2019

Application No.: P219-0003

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: CAVALI CORP
Mailing Address: 348 3RD AVE S.
City: TWIN FALLS State: ID Zip: 83301
Phone: 208-737-9329 Cell Phone: 208-404-3533 E-mail: JACOB.CAVALI@CAVALI.CORP
Applicant Signature: [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):
246 3RD AVE S.
2. Existing Zoning District: OT
3. Project Land Area Size: APPROX. 6,250 SF
4. Existing Building Size: APPROX. 5,700 SF
5. Proposed Building Alteration: 420 SF NEW ADDITION (OFFICE & ADA COMPLIANT)
6. A site plan to SCALE on an 8 1/2" x 11" paper, of the subject property showing the following:
- Lot dimensions
 - Location of all existing buildings; including setbacks and fencing
 - Before and after building elevations are required
7. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
- The reason for the request
 - An evaluation of the effects on adjoining property

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OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

HEARING DATE: _____

Brock Cherry

From: Brock Cherry
Sent: Thursday, May 23, 2019 8:46 AM
To: Jon Victor
Subject: FW: Caval Addition
Attachments: CAVALLI COVER A-1.pdf; cavalli electrical A-10.pdf; CAVALLI ENLARGED FLOOR PLAN A-7.pdf; CAVALLI ELEVATIONS A-8.pdf; CAVALLI ENLARGED FOUNDATION PLAN.pdf; CAVALLI ENLARGED ROOF FRAMING PLAN A-5.pdf; CAVALLI FLOOR PLAN A-6.pdf; CAVALLI FOUNDATION A-2.pdf; CAVALLI ROOF FRAMING A-4.pdf; ELEVATIONS HISTORIC A-11.pdf; SECTION A-9.pdf



Brock Cherry, *City Planner*
Planning & Zoning Department
203 Main Ave. E., Twin Falls, ID 83301
208.735.7294
bcherry@tfid.org

From: Eddy Svidgal <eddys@sunvalley.net>
Sent: Monday, May 20, 2019 7:56 PM
To: Building Fax <buildingfax@tfid.org>
Cc: jacob caval <jacobcaval@cavallincorp.com>; Brock Cherry <BCherry@tfid.org>; Jon Victor <JVictor@tfid.org>; Jarrod Bordi <jbordi@tfid.org>
Subject: Caval Addition

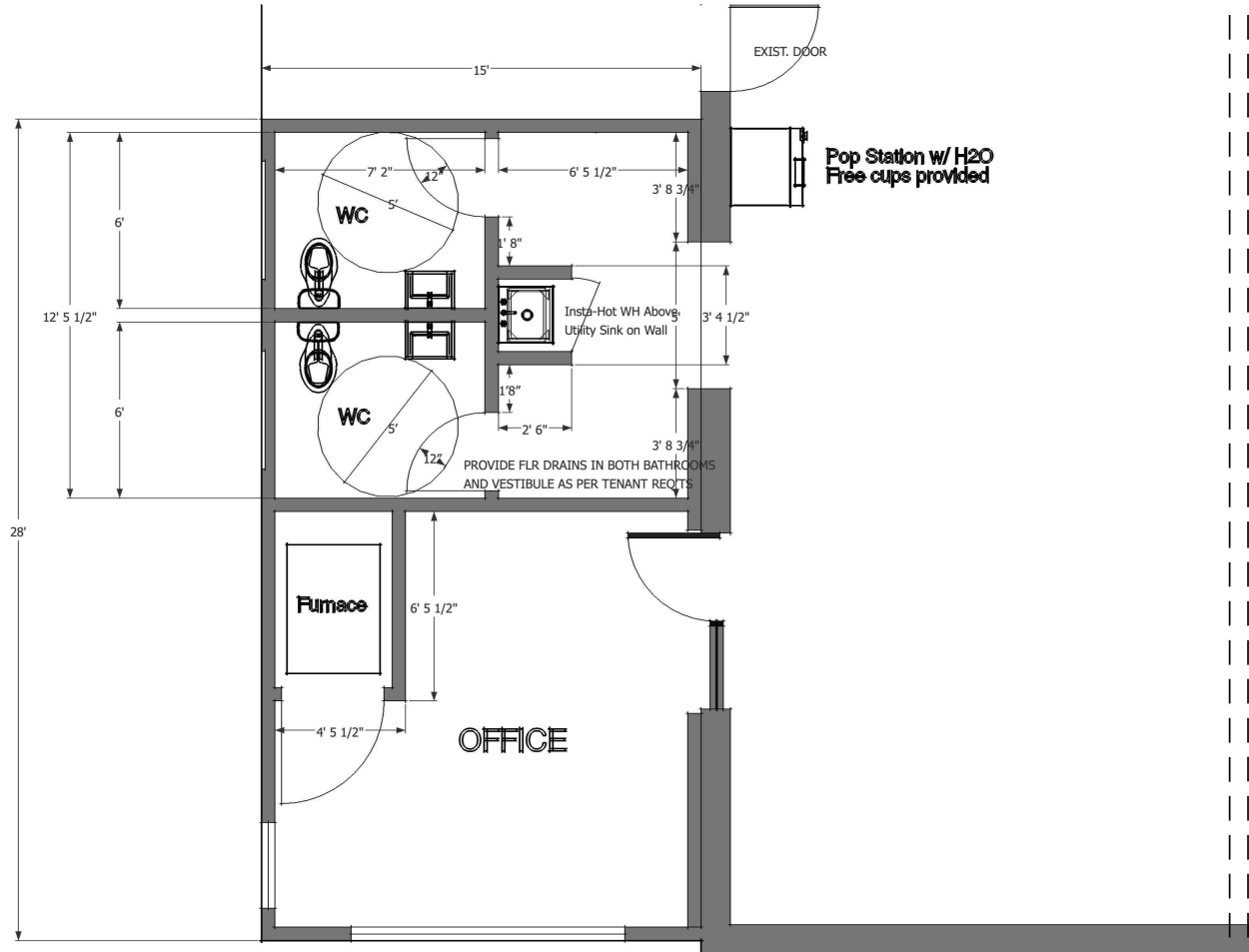
Dear Twin Falls Building Department,

Enclosed are drawings A-1 through A-11 for Cavalli Addition. Please note that sheet A-11 reflects HPC already approved exterior appearance to keep everything current and A-8 is the revised elevation that Jacob Caval will be presenting to Historic Preservation Commission on June 3rd meeting. There has been no build size change, just the window-sizes! Call me if any questions!

Eddy Svidgal

Eddy Svidgal Architects NCARB

web1: www.eddysvidgalarchitects.com
web2: www.houzz.com/pro/eddysvidgal
email: eddys@sunvalley.net



ENLARGED FLOOR PLAN

ADDITION

EXISTING BUILDING

MODEL
E
01

NO WINDOW
(STUCCO)

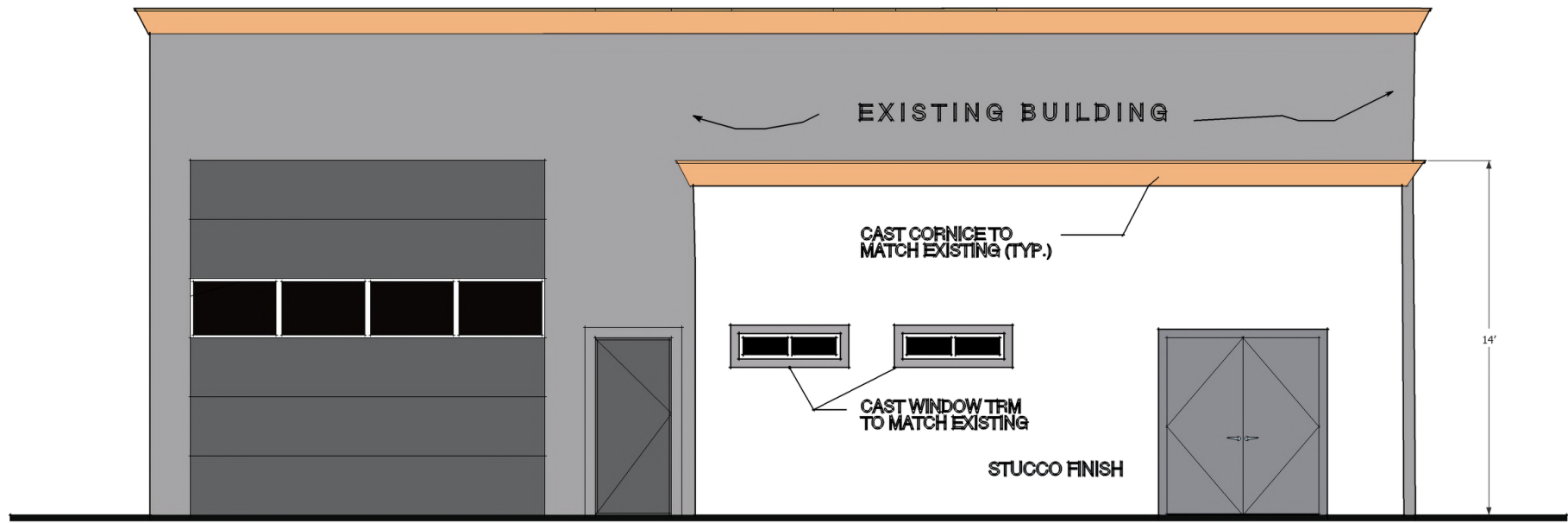
NO WINDOW
(STUCCO)

CAST CORNICE TO
MATCH EXISTING

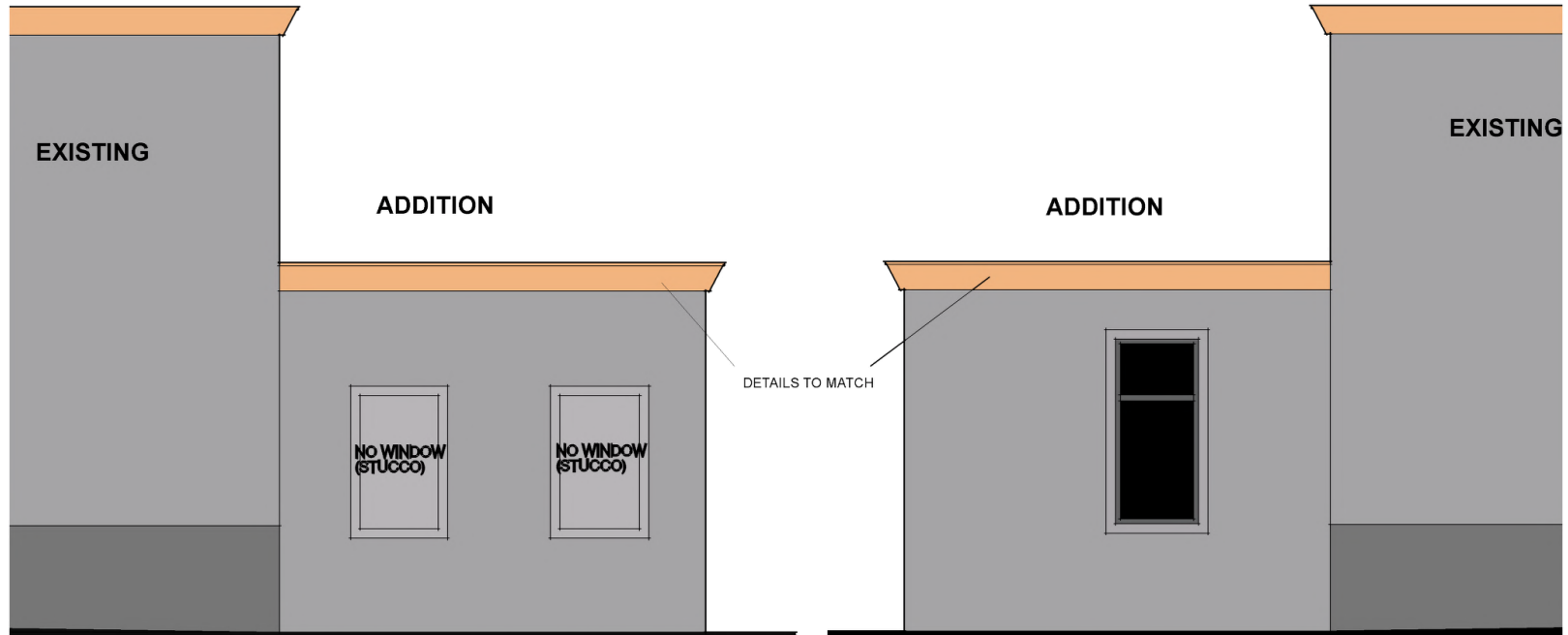
SOUTH ELEVATION
SAME

NOT A PART

ELEVATION TOWARDS 2ND ST.



EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



N Corner of Subject Property looking S



Rear of Subject Property - Project Area



**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907

Certificate of Appropriateness

HPC Application #: PZ19-0014

Granted by the Twin Falls City Historic Preservation Commission, as presented, on February 4, 2019 to the Cavali Corporation to add an office and ADA compliant restroom on property located at 246 3rd Avenue South.

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

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





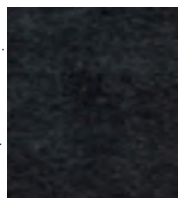
Historic Preservation Commissioner

Date

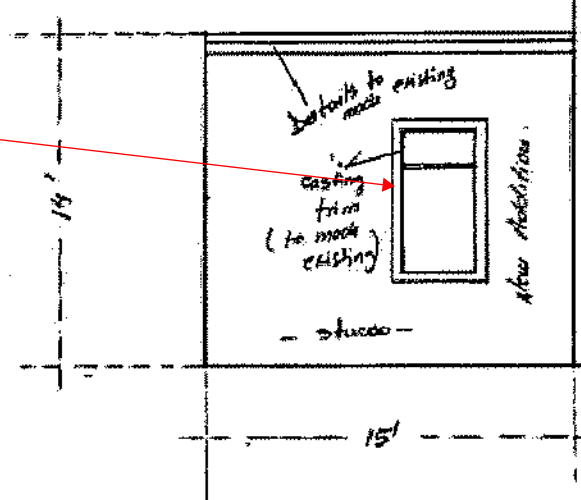
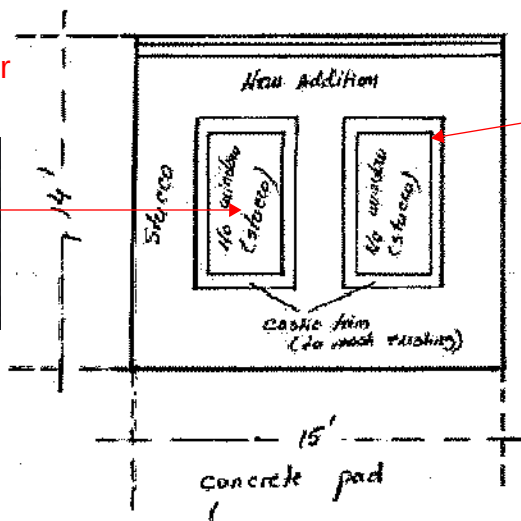
This permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

Please contact the Building Department at 735-7238 for further information.

Dark color for center

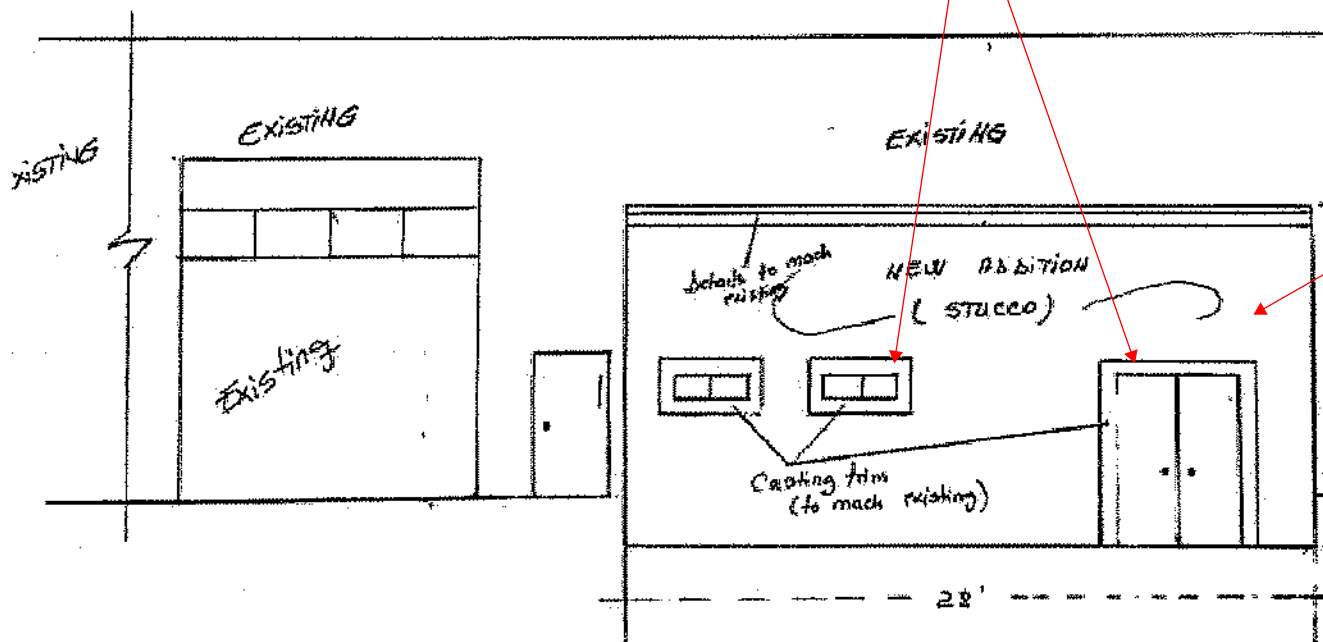


Casting Trim



Existing

Parking lot → 2nd fl



Base Color of Addition



Contact:
Jacob Caval
2081 404-3533

CAVALLI HOLDINGS
- ADDITION - RENOVATION

Scale
1/4" = 1'

Address: 142 3rd Ave S Twin Falls, ID

Example Building





CERTIFICATE OF APPROPRIATENESS ACTION SHEET

City of Twin Falls Historic Preservation Commission

APPLICATION PZ19-0063

Per the Design Standards for the Historic Warehouse District, the applicant does/does not meet the following:

IV. Design Guidelines for All Projects	Meets Guideline	Does Not Meet Guideline
Employ color schemes that are simple in character.		
Using one base color for the building walls and another for the roof is preferred.		
Using one to three accent colors for trim elements is also preferred.		
Building features should be muted, while trim accents can be either a contrasting color or a harmonizing color.		
An accent color should not contrast so strongly as to not read as part of the composition.		
Bright high-intensity colors are not permitted		
Use matte or low luster finishes instead of glossy ones.		
Generally, non-reflective, muted finishes on all features is preferred.		
V. New Construction (New Addition)	Meets Guideline	Does Not Meet Guideline
An addition should relate to the building in mass, scale and form. It should be designed to remain subordinate to the main structure.		
An addition with a pitched roof is inappropriate for a building with a flat roof.		
An addition to the front of a building is inappropriate		
It is to be set back from the primary, character-defining facade to preserve the perception of the historic scale of the building. It should appear subordinate to the primary structure.		
Its design should be modest in character so it will not attract attention from the historic facade.		
The addition should be distinguishable as new, albeit in a subtle way.		
Traditional materials, including wood and brick, are preferred.		
Stucco may be considered as a secondary building material or as an accent.		
Avoid using synthetic materials, such as aluminum or vinyl siding, imitation brick or imitation stone and plastic, which are not proven to be durable, are difficult to repair and recycle or that employ harsh manufacturing methods.		
The use of highly reflective materials is discouraged		
Avoid using materials that are out of scale with those seen historically, or that have a finish which is out of character.		

Green materials are also appropriate where they are compatible with the historic context. These include materials which are: locally manufactured, easy to maintain, proven to be durable in the Twin Falls climate, have long life spans, recyclable, made from recycled or repurposed materials, not manufactured using harsh chemicals, and do not off-gas harsh chemicals.		
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Comments: _____

HPC Member: _____

Signature _____ Date: _____