



Twin Falls Historic Preservation Commission Agenda

Monday, July 8, 2019, 12:00 PM

203 Main Ave. E.
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 Minutes from the following meeting: 06-03-19
- 3) Items of Consideration
 - a) **ACTION ITEM:** Nomination of Historic Preservation Commission Chairperson
- 4) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness to install a new sign face into an existing sign cabinet for Saffron Restaurant c/o Lytle Signs. (PZ19-0088)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Certificate of Appropriateness to install a wall sign on 2nd Ave. N side at property located at 205 Shoshone St. N. (PZ19-0089)
By: Brock Cherry, City Planner
- 5) New Business
 - a) **DISCUSSION:** City Hall Lobby Photo Display Discussion - Samra Culum
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
 - a) Monday, July 15, 2019 at noon
- 8) Adjournment

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

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 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

Commissioner Culum called the meeting to order at 12:01 PM

A quorum was present.

Members Present: Culum, Cook, Easterling, Baughman

Staff Present: Spendlove, Cherry, Strickland, Eber

2) Consent Calendar

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

Unanimously approved

a) Approval of the Minutes from the following meeting: May 6, 2019

3) Certificate of Appropriateness

a) 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).

Staff Presentation:

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).

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.

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 a Certificate of Appropriateness (HPC App. PZ19-0014) to add and office and DA compliant Restroom on the subject property. This request is for a modification of the design using the approved materials.

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.

Discussions Followed: *without concerns*

MOTION:

Commissioner Easterling moved to approve the Certificate of Appropriateness for an addition to an existing building on property located at 346 3rd Avenue South on behalf of Cavali Corporation (PZ19-0063).

Commissioner Cook seconded the motion.

Unanimously approved

4) Old Business

- a) Twin Falls County Historic Preservation Commission donated sign location

City Planner Cherry stated that a location needs to be chosen for the sign donated by the Twin Falls County HPC.

5) General Input/Announcements - Public/Staff

Training for new members will take place in July. City Planner Cherry will send out Doodle poll to pick a time and date that will fit with everyone's schedule for a possible Special Meeting. If the commissioners have training ideas, email them to Kelli.

Commissioner Easterling expressed his thanks to Chairperson Taylor for her service to the commission. The sentiment was echoed by the commission.

PZ Director Spendlove discussed the Title 10 rewrite and possible changes to the Certificate of Appropriateness process. The commissioners gave input on the proposed changes.

6) Upcoming Meeting(s)

- a) **Monday, June 17, 2019**

City Council Meeting at 5:00 pm. in Council Chambers. New commission members will be appointed, re-appointments of returning members, and presentation of Certificate of Appreciation to retiring/resigning members.

7) Adjournment

The meeting adjourned at 12:38 PM.

Kelli Ebersole, Administrative Assistant



Comprehensive Staff Report

To: Historic Preservation Commission

Presenter: Lisa Strickland, City Planner

Request: To grant a Certificate of Appropriateness for property located at 117 Main Ave E for a new sign face for an existing cabinet.

Application: PZ19-0088

Applicant:

Saffron Indian Cuisine

117 Main Ave E

Twin Falls, ID 83301

Representative

Lytle Signs

c/o Robert Reeder

P.O. Box 305

Twin Falls, ID 83301

Public Meeting: July 8th, 2019

Analysis

This is a request for a Certificate of Appropriateness for the property located at 117 Main Ave E for a new sign face for an existing cabinet. The property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District. The sign face will be approximately 145sq. ft. and will be located on the façade facing Main Ave E. The sign material is made of an aluminum panel and will be printed using a digital latex print.

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

The property was once known as the Harder Bakery & Grocery and was constructed circa 1906. The building is listed on the National Registry of Historic Sites as a contributing building. The building has housed a variety of businesses and most recently has been used as a restaurant.

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

Per the Twin Falls Downtown Historic Guidelines the proposed sign refaces need to meet Twin Falls Downtown General Guidelines to "maintain the prevalent historic and architectural style of the district."

Further, the proposed signage reface will be required to conform to specific guidelines in regards to signs, including: sign location, pedestrian orientation and scale, materials, and lighting.

Conclusion

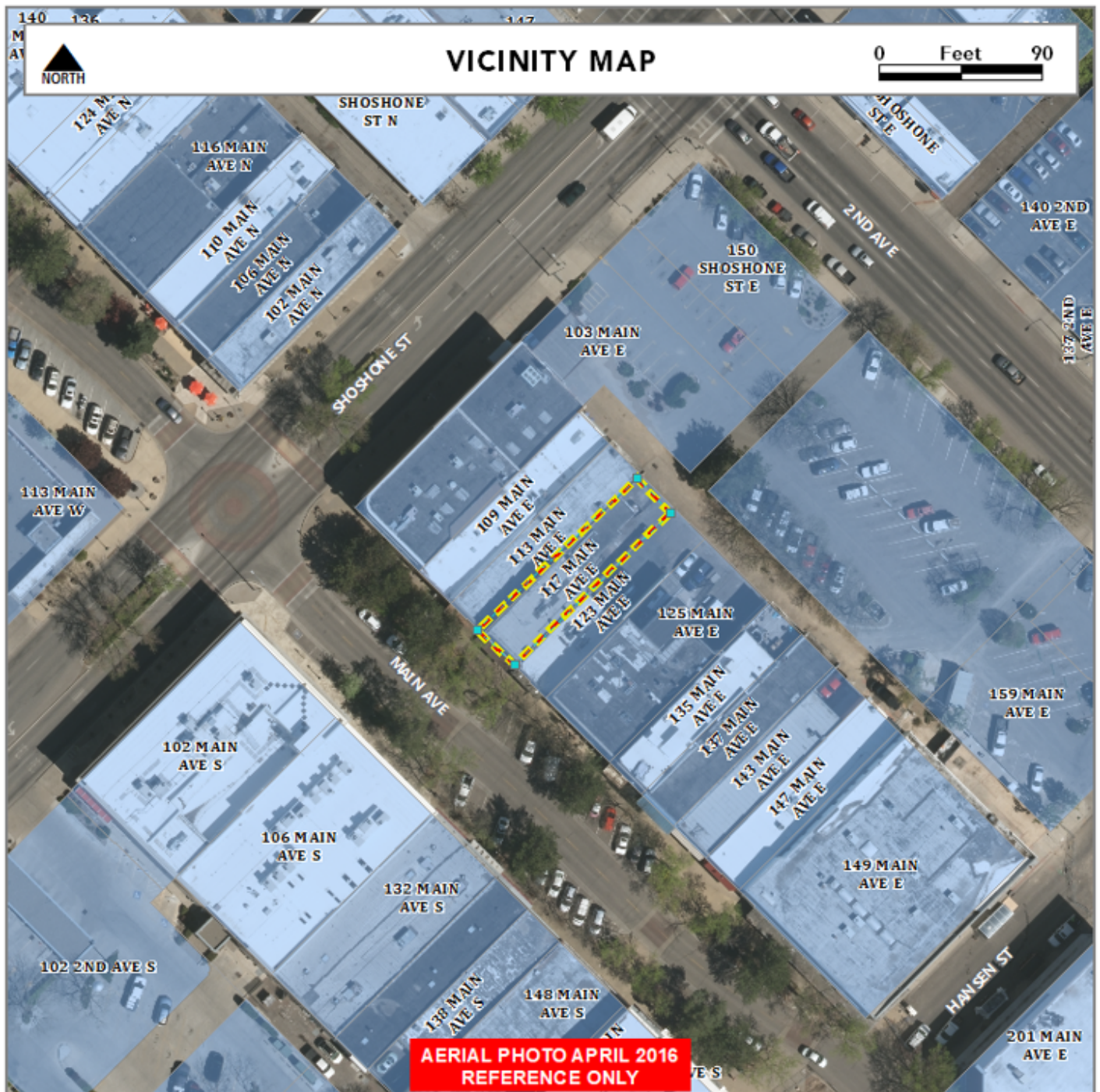
If the Commission approves this request as presented, then staff recommends the following conditions.

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

Attachments

1. Narrative
2. Vicinity Map
3. Application
4. National Registry Information
5. COA Action Sheet

Public Meeting: July 8th, 2019



Current Zoning & Land Use:
C-B P-1 Parking Overlay

Comprehensive Plan:
Central Business

Applicable Regulations or Codes
10-13-1 Certificate of Appropriateness

Adjacent Zoning & Land Uses:

North: C-B; Commercial/Retail

South: C-B; Commercial/Retail.

East: C-B; Main Ave E

West: C-B; Parking Lot



June 26, 2019

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

RE: New signage for Saffron

To whom it may concern:

We would like to apply for a Certificate of Appropriateness for a new sign face going into an existing wall sign for Saffron located at 117 Main Avenue East in Downtown Twin Falls. This will be a new sign for a new business. The area of the sign face will be 14 square feet, and will be installed over the front elevation into an existing sign cabinet. Two existing signs on the east (rear) elevations will be removed.

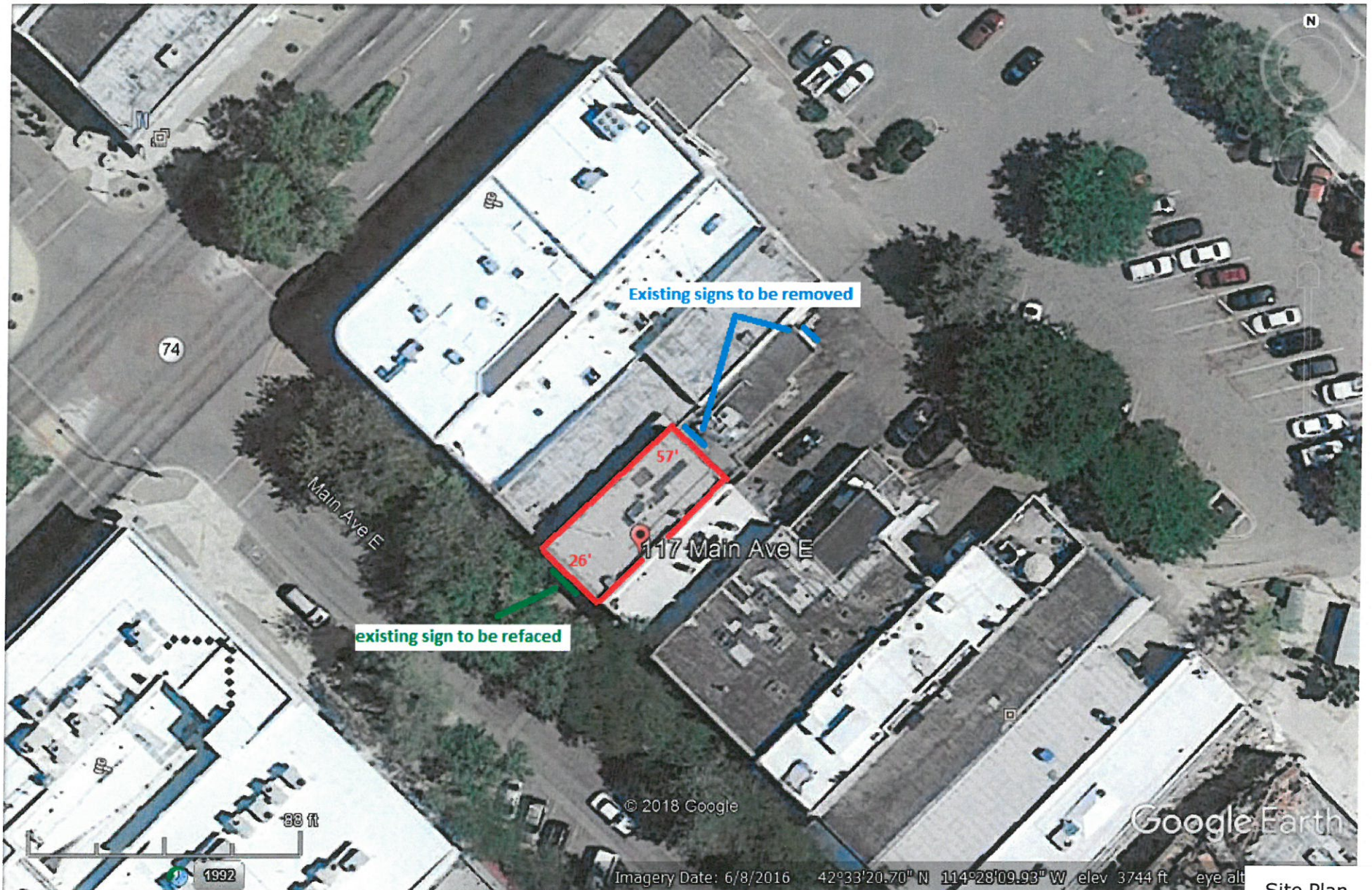
The sign background will be a white aluminum panel, the print copy and graphics will be printed in digital latex print. The sign will not be illuminated.

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

Sincerely

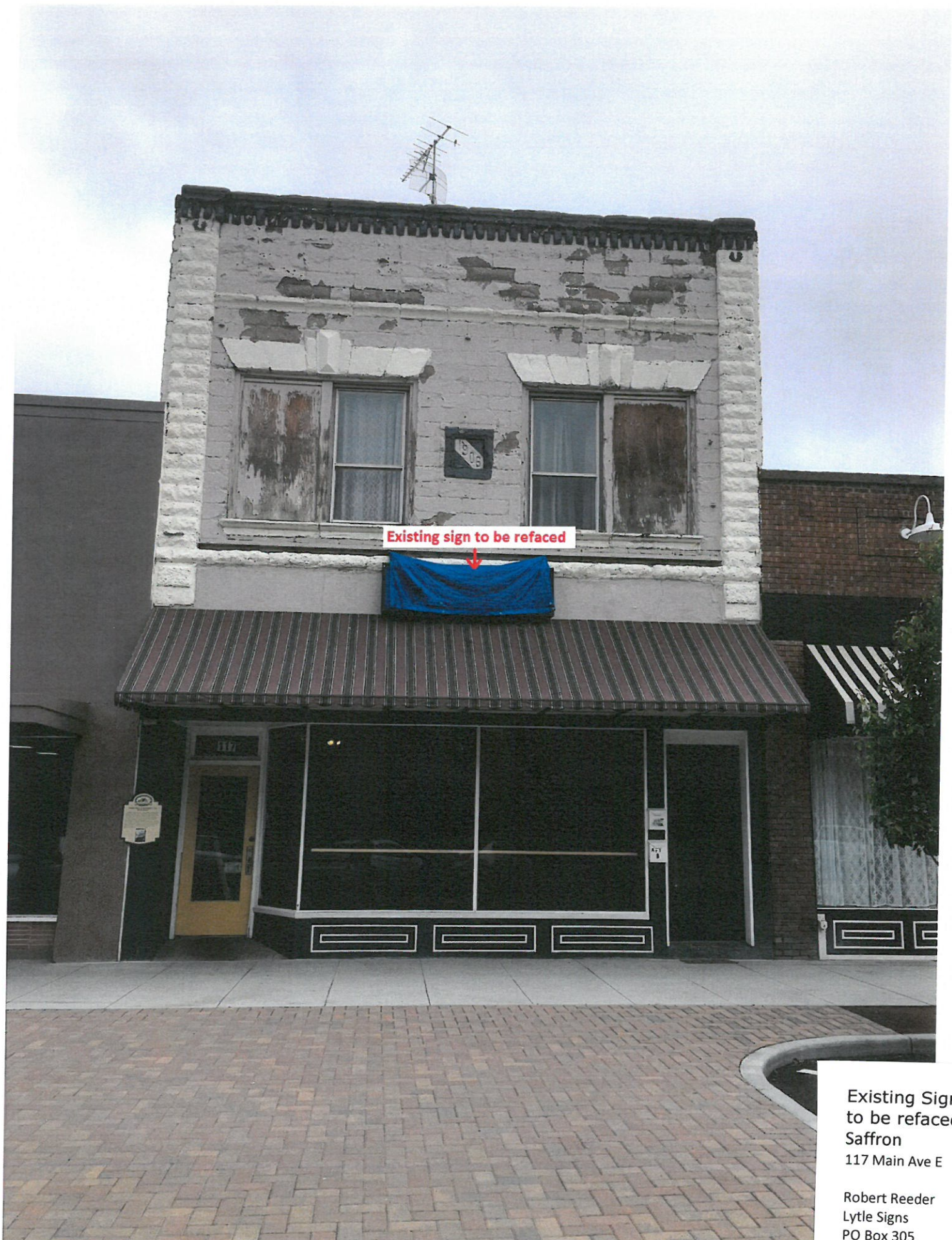
Robert Reeder

Lytle Signs



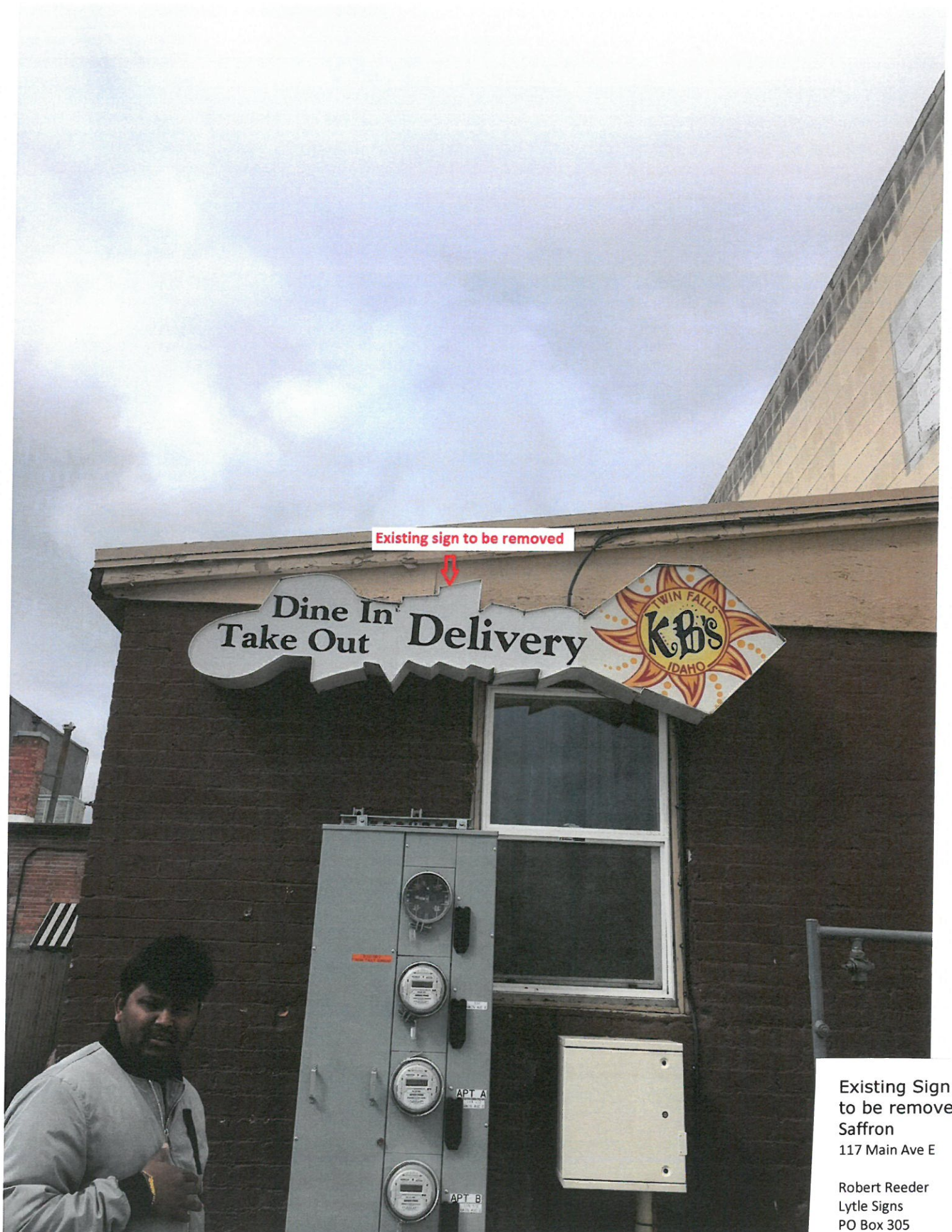
Site Plan
Saffron
117 Main Ave E

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



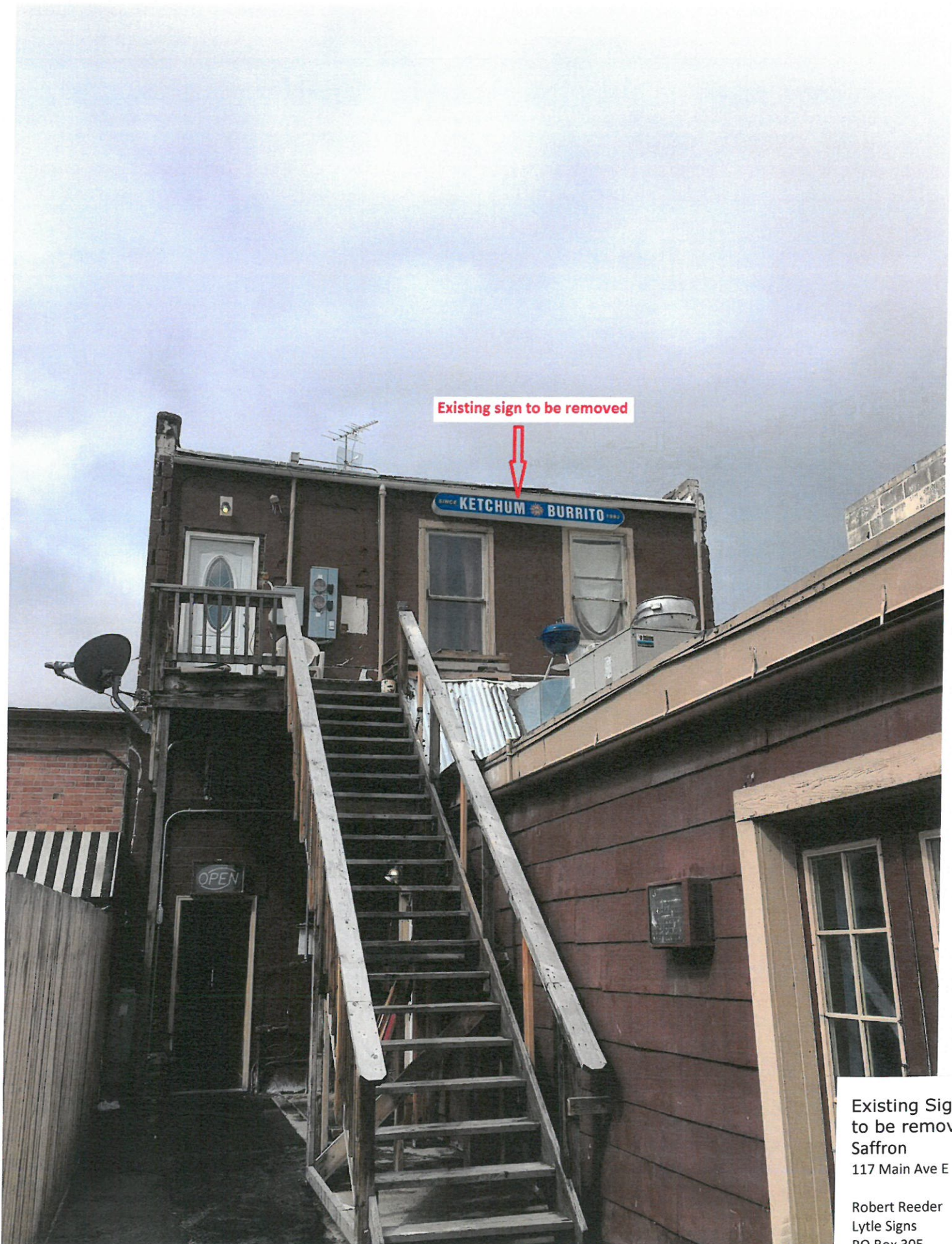
Existing Sign
to be refaced
Saffron
117 Main Ave E

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



Existing Sign
to be removed
Saffron
117 Main Ave E

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



Existing Sign
to be removed
Saffron
117 Main Ave E

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

OPTION 1



(1) NON - ILLUM. WALL SIGN REFACE
 REMOVE AND DISPOSE OF FACE FROM EXISTING WALL SIGN
 (1X) NEW WHITE ACM PANEL
 DIGITAL LATEX INK PRINT COPY AND GRAPHICS
 INSTALLED IN EXISTING WALL CABINET

Approved By: _____
 Date: _____

Unauthorized use, reproduction and/or display shall render the infringer liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504). THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT
Saffron

ADDRESS
117 Main Ave. E.
Twin Falls, ID 83301

DATE
6/10/2019

SCALE
1" = 1'

ACCOUNT EXECUTIVE
CM

DRAWN BY
AS

FILENAME
Saffron\39058 - Saffron

QUOTE #
39058

REVISIONS
Saffron\39058 - Saffron

PAGE 1 OF 2
 LYTLE SIGNS © 2019
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AN EMPLOYEE OWNED COMPANY

Twin Falls Office
 P.O. BOX 305
 1925 KIMBERLY RD.
 TWIN FALLS, IDAHO 83303
 208.733.1739
 1.800.621.6836
 fax 208.736.8653

Boise/Meridian Office
 2070 E. COMMERCIAL ST.
 MERIDIAN, IDAHO 83642
 208.388.1739
 fax 208.388.3966
 www.lytlesigns.com
 sales @lytlesigns.com





36. C. Harder Bakery and Grocery 83-18016
117 Main Avenue E. (117-119 Main Avenue E.)
Contributing
1906

This two-story, concrete-block building is distinguished by rusticated piers and an abstract entablature on the second story. The fenestration consists of double-banked, one-over-one, double-hung windows on the second floor and plate-glass windows on the first floor. A round, plastic awning now extends across the structure.

Harder Frederick Harder was a German immigrant who lived in New York City, Denver and the mining camps of Colorado before moving his family to Idaho in 1905. When he arrived in Twin Falls he immediately established the first bakery at what is now 230 Second Avenue E., and the following year constructed this building, using the second story as a residence for his family. He named his grocery and bakery business after his wife, Carrie. In 1909 he sold the building and left retail for good, turning to wholesale produce and planting an orchard on eight acres on Blue Lakes Boulevard. Harder established the Munson-Harder Wholesale Produce Co., dealing in potatoes, onions, beans, apples, berries, eggs and honey.²⁰

From 1910 to 1914, city directories list the Twin Falls Bakery and Grocery and the public library located at this address. From 1920 to 1932, the City Cafe occupied the structure, and from 1941 to 1971 Kingsbury Prescription and Pharmacy was the primary tenant. The building has accommodated a variety of businesses since the mid-1970s.





CERTIFICATE OF APPROPRIATENESS ACTION SHEET

City of Twin Falls Historic Preservation Commission

APPLICATION PZ19-0088

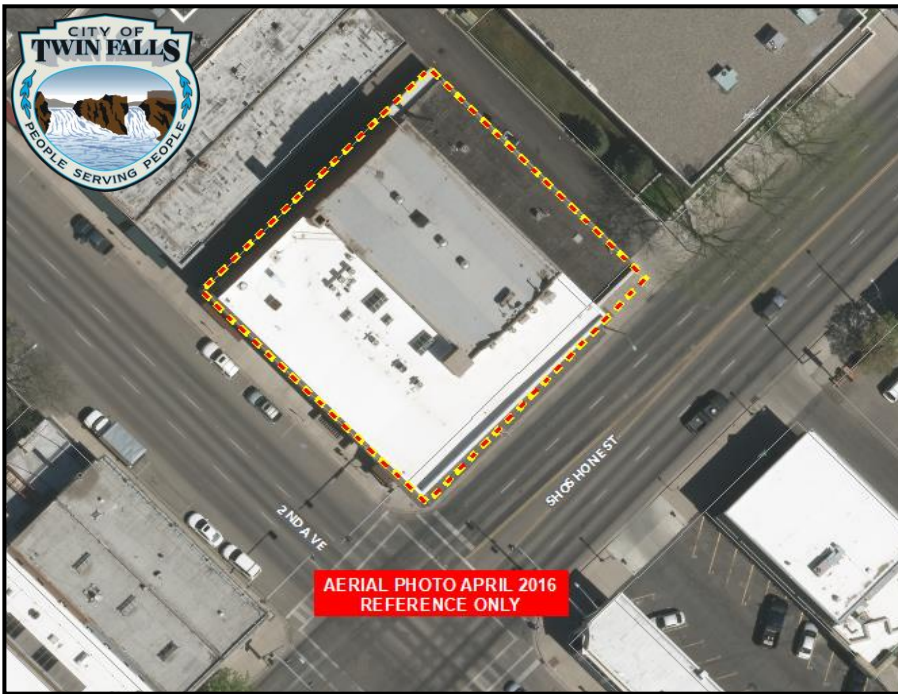
Per the Design Standards for the Downtown Historic District, the applicant does/does not meet the following:

TF HPC General Guideline <i>Per TF Downtown Historic Guidelines (pg. 10), which states</i>	Meets Guideline	Does Not Meet Guideline
It is generally appropriate to maintain the prevalent historic and architectural styles of the district.		
POLICY (pg. 19) 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.		
TF HPC Specific Guideline <i>Per TF Downtown Historic Guidelines (pg. 19) which states it is generally appropriate to</i>	Meets Guideline	Does Not Meet Guideline
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.		
Pain signs or gold leaf directly on windows.	N/A	N/A
Preserve or lightly repaint faded or “ghost signs” on brick exteriors.	N/A	N/A
Create one sign or aggregate multiple signs for multiple upper floor tenants.	N/A	N/A
TF HPC Specific Guideline <i>Per TF Downtown Historic Guidelines (pg. 19) which states it is generally NOT appropriate to</i>	Meets Guideline	Does Not Meet Guideline
Install electronic displays or reader boards.	N/A	N/A
Install internally lit/backlit plastic signs.	N/A	N/A
Include illuminated signs with flashing, moving or brightness changing elements.	N/A	N/A
Use plastic on the exterior of a sign.	N/A	N/A
Install free standing or roof mounted signs.	N/A	N/A

Comments: _____

HPC Member: _____

Signature: _____ Date: _____



Comprehensive Staff Report

To: Historic Preservation Commission
Presenter: Brock Cherry, City Planner
Request: To grant a **Certificate of Appropriateness** for the property located at 205 Shoshone Street North for a wall sign.

Application: PZ19-0089
Applicant & Representative:
Robert Reeder, Lytle Signs
PO Box 305
Twin Falls, ID 83303
208-733-1739
robert@lytlesigns.com

Public Hearing: July 9th, 2019

Analysis

This is a request to grant a Certificate of Appropriateness for the property located at 205 Shoshone Street North for a wall sign. The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District. The sign wall sign will be for Westerra Real Estate Group.

The sign will be a non-illuminated and installed on the front elevation of 2nd North. The sign will be approximately twenty (20') square feet and will consist of individual aluminum letters painted bronze. The sign will be identical to the existing Westerra sign facing Shoshone Street.

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

The building was constructed by BPOE in 1922 to serve as the Elks Lodge. Over time the storefronts have housed various businesses, including Hoosier Furniture and the Public Library during the 1930's. It is listed on the National Register of Historic Places as a contributing property.

A Certificate of Appropriateness was granted to the applicant by the Historic Preservation Commission on March 18th, 2019 (PZ19-0022) for signage identical to what is being proposed along the Shoshone St. Frontage.

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

Per the Twin Falls Downtown Historic Guidelines the proposed wall sign needs to meet Twin Falls Downtown General Guidelines to "maintain the prevalent historic and architectural style of the district."

Further, the proposed wall sign will be required to conform to specific guidelines in regards to signs, including: sign location, pedestrian orientation and scale, materials, and lighting.

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 (pg. 10).

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 façade, such as the panel band above the transom windows, above entryways, awnings, or display windows; or project from these areas (pg. 19).
- It is generally appropriate to scale and orient signs based on pedestrian traffic (pg. 19).
- It is generally appropriate to use painted/enameled or metal signs (pg. 19).
- It is generally not appropriate to install internally lit/backlit plastic signs (pg. 19).

Public Hearing: July 9th, 2019

- It is generally not appropriate to include plastic on the exterior of a sign (pg. 19).

Staff has determined that the applicant meets the applicable general and specific standards.

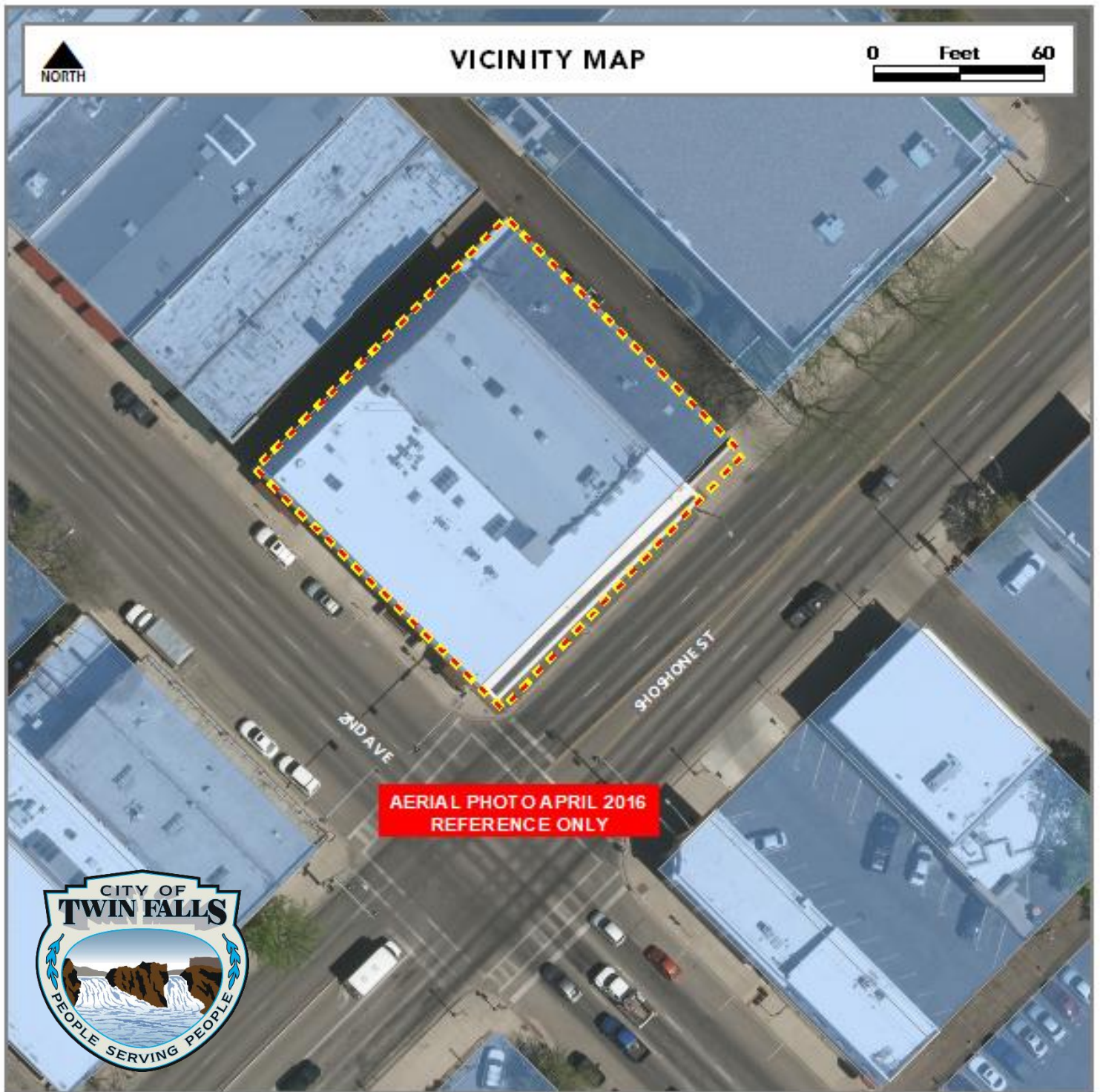
Conclusion

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. Vicinity Map
2. Narrative
3. Site Plan
4. Elevations
5. Photos
6. COA PZ19-0022



 **C-B**

Current Zoning & Land Use:

C-B, Retail

Comprehensive Plan:

Downtown

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.

Adjacent Zoning & Land Uses:

North:

C-B, Professional Office

South:

C-B, Retail

East:

C-B, Bank

West:

C-B, Retail



July 1, 2019

City of Twin Falls
Historical Committee
203 Main Ave East
Twin Falls, ID 83301

RE: New wall sign for Westerra Real Estate located in the Historic Elks Lodge

To whom it may concern:

We would like to apply for a Certificate of Appropriateness for new non-illuminated flat cut out letter wall sign for Westerra Real Estate located in the Historic Elks Lodge at 205 Shoshone Street North in Downtown Twin Falls. The Westerra Real Estate sign will be 20.17 square feet and located on the southwest elevation facing 2nd Ave N.

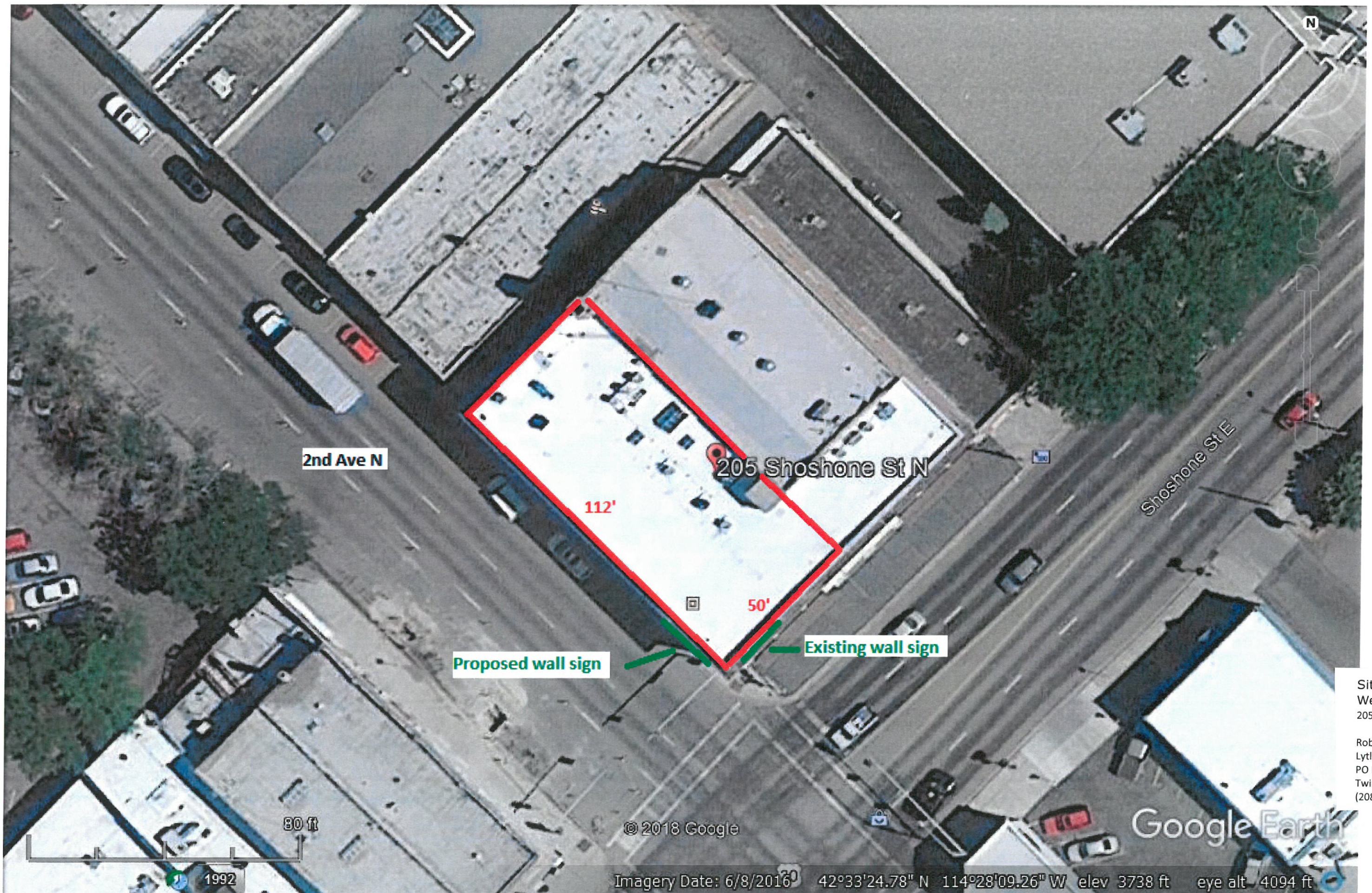
The sign will be flat cut out aluminum letters painted Duranodic Bronz. The Westerra letters will be flush mounted to the wall, the Real Estate Group letters will be flat cut out aluminum letters painted Duranodic Bronz and mounted on an aluminum panel painted Windsor Greige.

This sign will be manufactured by Lytle Signs, and installed by Lytle Signs. It will have a professional appearance and will be incorporated into the existing architecture. The new sign will be designed to complement the neighboring businesses, and will not have a negative impact on the uniformity of the historical district requirements. The sign will be identical to the existing sign facing Shoshone Street has already been approved by the Historical Committee

Sincerely

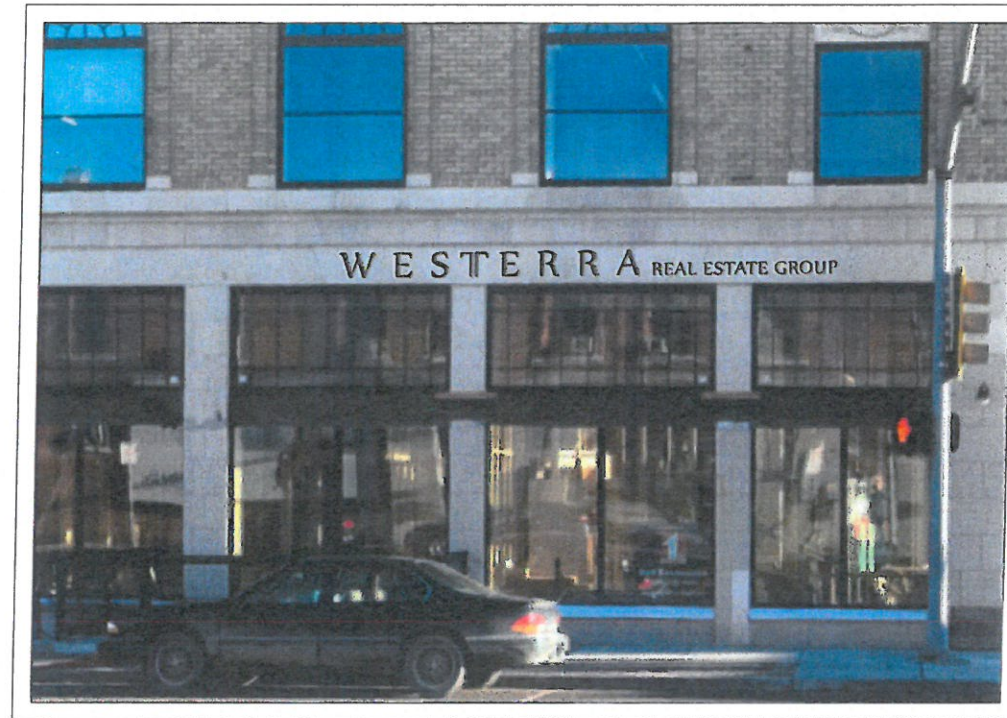
Robert Reeder

Lytle Signs



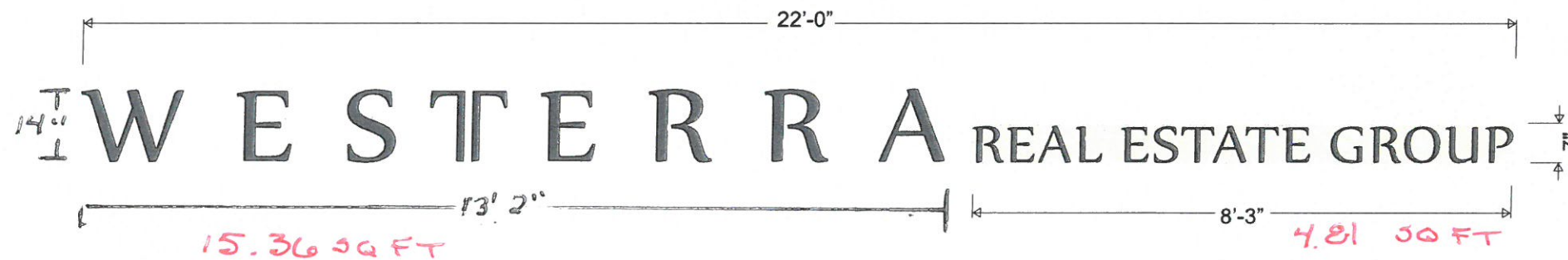
Site Plan
Westerra Real Estate
205 Shoshone Street N

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



ARTIST SIMULATION OF PROPOSED SIGNAGE

2ND AVE. ELEVATION



HISTORICAL SIGN REVISION

FLAT CUT 1/8" PLATE ALUMINUM LETTERS
PAINTED Duranodic Bronze (SATIN)

NEW .080 ALUMINUM PANEL 1/16" LARGER THAN COPY
PANEL PAINTED TO MATCH WINDSOR GREIGE (SW 7528)

FLUSH MOUNTED

Approved By: _____
Date: _____

Unauthorized use, reproduction and/or display shall render the infringer liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504).
THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT	Westerra Real Estate
ADDRESS	205 Shoshone St. N. Twin Falls, Idaho
DATE	05Feb2019
SCALE	1/2" = 1'
ACCOUNT EXECUTIVE	Brandon B.
DRAWN BY	rba
FILENAME	...\\Westerra\\37688 FCO Historical Sign...
QUOTE #	37688
REVISIONS	06Feb2019 rev1 07Feb2019 rev2 color 4/29/19

PAGE 1 OF 1
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AN EMPLOYEE OWNED COMPANY

Twin Falls Office
P.O. BOX 305
1925 KIMBERLY RD.
TWIN FALLS, IDAHO 83303
208.733.1739
1.800.621.6836
fax 208.736.8653

Boise/Meridian Office
2070 E. COMMERCIAL ST.
MERIDIAN, IDAHO 83642
208.388.1739
fax 208.388.3966
www.lytlesigns.com
sales@lytlesigns.com





2nd Ave. Elevation



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 #: PZ19-0022

Granted by the Twin Falls City Historic Preservation Commission, as presented, on March 18, 2019 to Lytle Signs to install two non-illuminated flat cut out letter wall signs located at the Historic Elks Lodge at 205 Shoshone Street North.

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 Standards.
2. Subject to applicant obtaining all require permits as required by City Code Standards.



Nancy R. Lytle

Historic Preservation Commissioner

4-15-19

Date

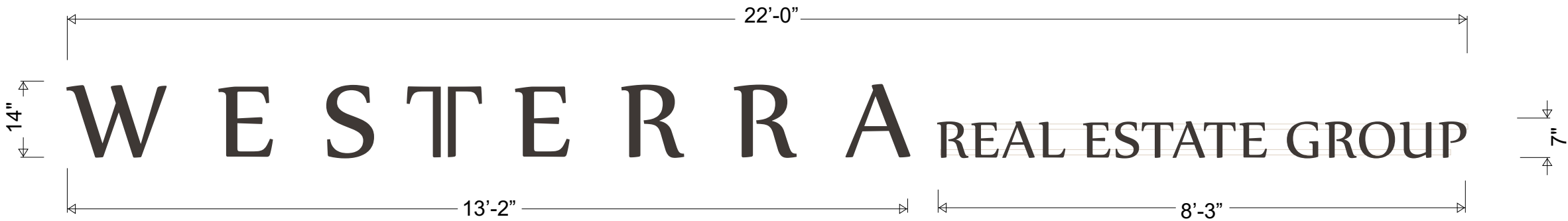
This permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

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



ARTIST SIMULATION OF PROPOSED SIGNAGE

SHOSHONE ST. ELEVATION



AFCO LETTER DISPLAY

FLAT CUT 1/8" PLATE ALUMINUM LETTERS

PAINTED Duranodic Bronze (SATIN)

MAIN COPY MOUNTED ON STANDOFFS

SECONDARY COPY MOUNTED ON 1" RAILS PAINTED TO MATCH BUILDING

Approved By: _____
Date: _____

Unauthorized use, reproduction and or display shall render the infringer liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504)
THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT:	Westerra Real Estate
ADDRESS:	205 Shoshone St. N. Twin Falls, Idaho
DATE:	05Feb2019
SCALE:	1/2" = 1'
ACCOUNT EXECUTIVE:	Brandon B.
DRAWN BY:	rba
FILENAME:	..\Westerra\37688 FCO Historical Sign...
QUOTE #:	37688
REVISIONS:	06Feb2019 rev1 07Feb2019 rev2 color 05March2019 final



AN EMPLOYEE OWNED COMPANY

Twin Falls Office
P.O. BOX 305
1925 KIMBERLY RD.
TWIN FALLS, IDAHO 83303
208.733.1739
1.800.621.6836
fax 208.736.8653

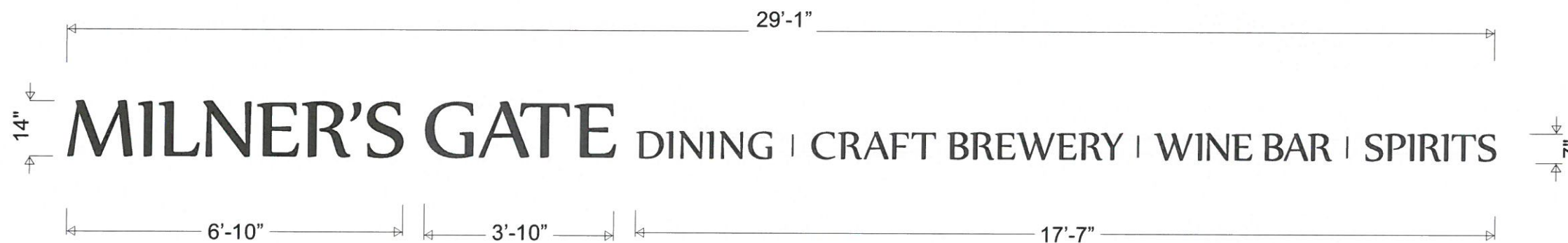
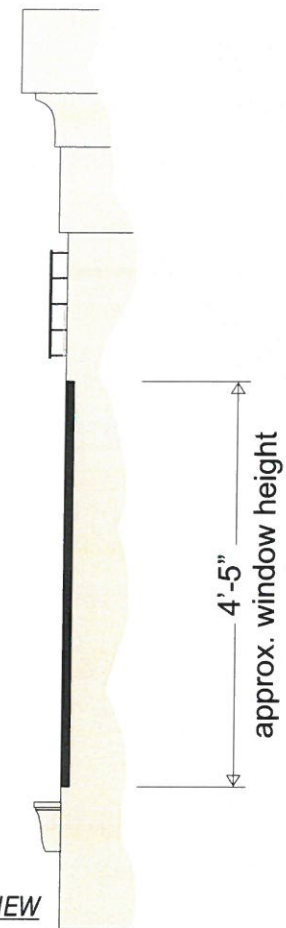
Boise/Meridian Office
2070 E. COMMERCIAL ST.
MERIDIAN, IDAHO 83642
208.388.1739
fax 208.388.3966
www.lytlesigns.com
sales @lytlesigns.com





ARTIST'S SIMULATION OF PROPOSED LETTER INSTALLATION

SIDE VIEW



FCO LETTER DISPLAY

FLAT CUT 1/4" PLATE ALUMINUM LETTERS
PAINTED Duranodic Bronze (SATIN)
MAIN COPY MOUNTED ON STANDOFFS
SECONDARY COPY MOUNTED ON 1" RAILS PAINTED TO MATCH BUILDING

Approved By: _____
Date: _____

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CLIENT	Milner's Gate
ADDRESS	205 Shoshone St. N. Twin Falls, Idaho
DATE	10Oct2018
SCALE	3/8" = 1'
ACCOUNT EXECUTIVE	Brandon B.
DRAWN BY	rba
FILENAME	...Milners Gate\35998 FCO Historical rev4...
QUOTE #	35998
REVISIONS	08Feb2018 rev5 kerning

PAGE 1 OF 1
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CERTIFICATE OF APPROPRIATENESS ACTION SHEET

City of Twin Falls Historic Preservation Commission

APPLICATION PZ19-0089

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

TF HPC <i>General</i> Guideline	Meets Guideline	Does Not Meet Guideline
Per TF Downtown Historic Guidelines (pg. 10), which states “it is generally appropriate to maintain the prevalent historic and architectural styles of the district.”		
TF HPC <i>Specific</i> Guideline	Meets Guideline	Does Not Meet Guideline
Per TF Downtown Historic Guidelines (pg. 19), which states “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, above entryways, awnings, or display windows; or project from these areas.”		
Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally appropriate to scale and orient signs based on pedestrian traffic.”		
Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally appropriate to use painted/enameled or metal signs.”		
Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally not appropriate to install internally lit/backlit plastic signs.”		
Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally not appropriate to include plastic on the exterior of a sign.”		

Comments: _____

HPC Member: _____

Signature _____ Date: _____