



Twin Falls Historic Preservation Commission Agenda

Monday, July 15, 2019, 12:00 PM

203 Main Ave E
Twin Falls, ID 83301

Members: Samra Culum Chairperson, Shane Cook Vice Chairperson, Allen Easterling, Doug Baughman, Monica McCue, Jonas Reagan, Jennifer Shaffer

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: July 8, 2019
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness to install window signs for Saffron Restaurant on property located at 114 Main Avenue East. (PZ19-0092)
 - b) **ACTION ITEM:** Request to grant a Certificate of Appropriateness for the property located at 205 Shoshone Street North for modification of an existing wall sign. (PZ19-0093)
 - c) **ACTION ITEM:** Request to grant a Certificate of Appropriateness for the property located at 205 Shoshone Street North for patio lights and canopy. (PZ19-0094)
- 4) General Input/Announcements - Public/Staff
- 5) Upcoming Meeting(s)
 - a) Monday, August 5, 2019 at 12:00 pm
- 6) 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, July 8, 2019, 10:00 AM

203 Main Ave. E.
Twin Falls, ID 83301

Members: Samra Culum Chairperson, Shane Cook Vice Chairperson, Allen Easterling, Doug Baughman, Monica McCue, Jonas Reagan, Jennifer Shaffer

Council Liaison: Chris Reid

1) Confirmation of Quorum/Call Meeting to Order

Samra Culum called the meeting to order at 10:00 am.

A quorum was present.

Members Present: Doug Baughman, Samra Culum, Jennifer Shaffer, Jonas Reagan

Members Absent: Monica McCue, Shane Cook, Allen Easterling

Staff Present: Steve O'Connor, Brock Cherry, Lisa Strickland

2) Consent Calendar

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

Commissioner Reagan seconded the motion.

Unanimously approved

- a) Approval of Minutes from the following meeting: 06-03-19

3) Items of Consideration

- a) Nomination of Historic Preservation Commission Chairperson

City Planner Cherry explained Samra Culum has shown interest in being Chairperson.

City Planner Cherry explained Shane Cook has shown interest in being Vice-chair.

Commissioner Baughman made a motion to nominate Samra Culum as Chairperson.

Commissioner Shaffer seconded the motion.

Unanimously approved

Commissioner Culum made a motion to nominate Shane Cook as Vice Chairperson.

Commissioner Reagan seconded the motion.

Unanimously approved

4) Certificate of Appropriateness

- a) 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)

Staff Presentation:

City Planner Cherry stated this is a request for a Certificate of Appropriateness to install a new sign face into an existing sign cabinet for Saffron Restaurant.

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 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.

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.

Per Downtown Historic Guidelines

Per the Twin Falls Downtown Historic Guidelines the proposed sign reface needs 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.

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 obtaining all required permits as required by City Code Standards

Applicant Presentation:**Questions & Comments:**

- Commissioner Reagan asked about the signs on the windows.
- Planner Cherry explained that staff became aware of these signs late last week and the applicant will be coming forward to request a COA for the window signs.
- Cody with Lytle Signs stated the sign will be digitally printed with latex ink on aluminum. The cabinet is existing.
- Commissioner Culum asked about the longevity of the latex ink.
- Cody with Lytle Signs explained that the latex is more durable to the solvent ink.
- Brandon Byce, Lytle Signs, explained that this is a new printer that will print on multiple

materials. It lays out a bead of latex and they can change the colors easily and cure it. Printed directly on the material.

Discussions Followed: without concerns

Motion:

Commissioner Baughman made a motion to approve the Certificate of Appropriateness for to install a new sign face into an existing sign cabinet for Saffron Restaurant c/o Lytle Signs. (PZ19-0088). Commissioner Shaffer seconded the motion.

Unanimously approved

- b) 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)

Staff Presentation:

City Planner Cherry presented the 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)

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 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.

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.

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:

Brandon Byce, Lytle Signs, explained the letters for the signage along Shoshone St. are not showing well because of shadowing. The copy is too small to be seen.

They want to create a panel and will place on the wall, same material same paint, will not be rails, but will be a panel.

Questions & Comments:

- Commissioner Baughman asked if this will be latex lettering.
- Mr. Byce stated not they will be aluminum painted lettering.
- Commissioner Baughman asked about the aluminum reflection.
- Commissioner Reagan asked about the location close to the corner at the intersection.

Motion:

Commissioner Reagan made a motion to approve the request with staff conditions plus the following condition:

- Subject to the smaller Real Estate Group copy having a panel installed directly behind the copy to provide greater visibility as presented.

Commissioner Shaffer seconded the motion.

Unanimously approved

5) New Business

a) City Hall Lobby Photo Display Discussion - Samra Culum

Chairperson Culum explained that the display in the City Hall Lobby is a means of educating the public and there is a goal to have multiple displays that can be changed out over time once we have enough collections.

She shared with the commission the photo selection she put together about the founding fathers, and asked the commission to review them and vote on the photos to be printed.

Action Item:

Chairperson Culum will send staff the collection and staff will email the photos and information for the commission to consider prior to the next meeting.

6) General Input/Announcements - Public/Staff

Chairperson Culum recommended the commission review the Historic Master Plan.

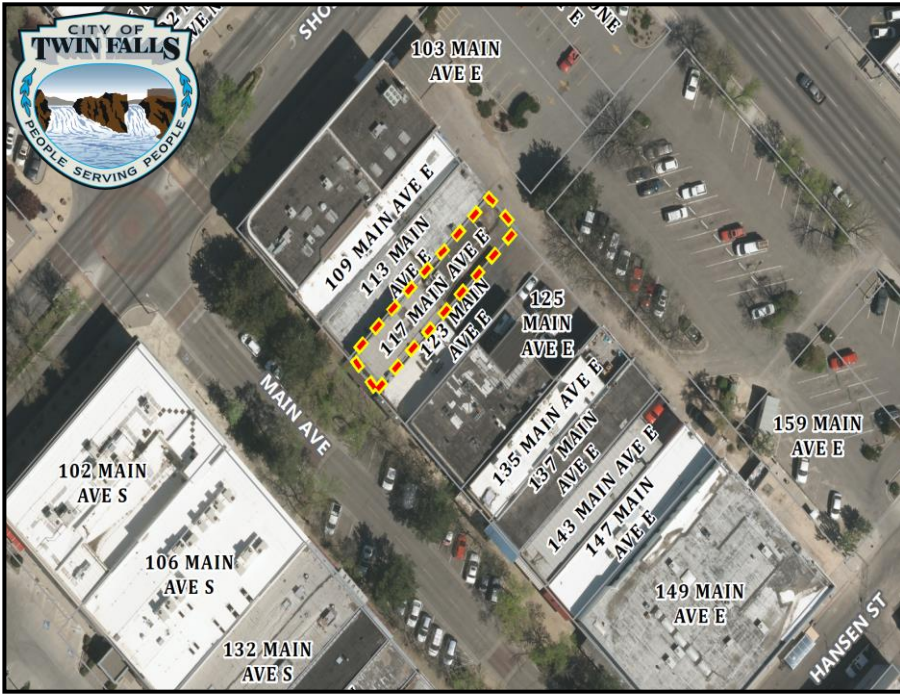
7) Upcoming Meeting(s)

a) Monday, July 15, 2019 at noon

8) Adjournment

The meeting adjourned at 10:38 am.

Lisa Strickland/Kelli Ebersole, Administrative
Assistant



Comprehensive Staff Report

To: Historic Preservation Commission
 Presenter: Brock Cherry, City Planner
 Request: To grant a **Certificate of Appropriateness** for the property located at 117 Main Avenue East for a window sign(s).

Application: PZ19-0092

Applicant:

Sanju Choudhury, Saffron Indian Cuisine

117 Main Avenue East

Twin Falls, ID 83301

208-226-6024

www.jeevesads.com

Public Hearing: July 15th, 2019

Analysis

This is a request to grant a Certificate of Appropriateness for the property located at 117 Main Avenue East for a window sign. The subject property is zoned Commercial Business (C-B) Zoning District and is within the Downtown Historic District.

The proposed window sign(s) will be located on lower portion of the windows on the front façade of the building. The applicant notes that the signage is pedestrian in scale, not illuminated, and helps illustrate the culture and authenticity of the business. Further, the proposed window signs meet the requirement of not taking up more than 25% of the window.

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.

Recently, the Commission has approved a Certificate of Appropriateness for a signage reface on the building (PZ19-0088).

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

The general and specific standards within the Downtown Historic District are the applicable guidelines to this request.

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.

Conclusion

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

1. The applicant apply for all required permits as required by City Code Standards.

Public Hearing: July 15th, 2019

Attachments

1. Narrative
2. Site Plan
3. Elevations/Photos
4. COA PZ18-0088

I believe my Window Signage
does meet Historic Guidelines
based on the paper work provided
by the City official -
It is on Pedestrian Scale.

② Below 25% of the Window
surface

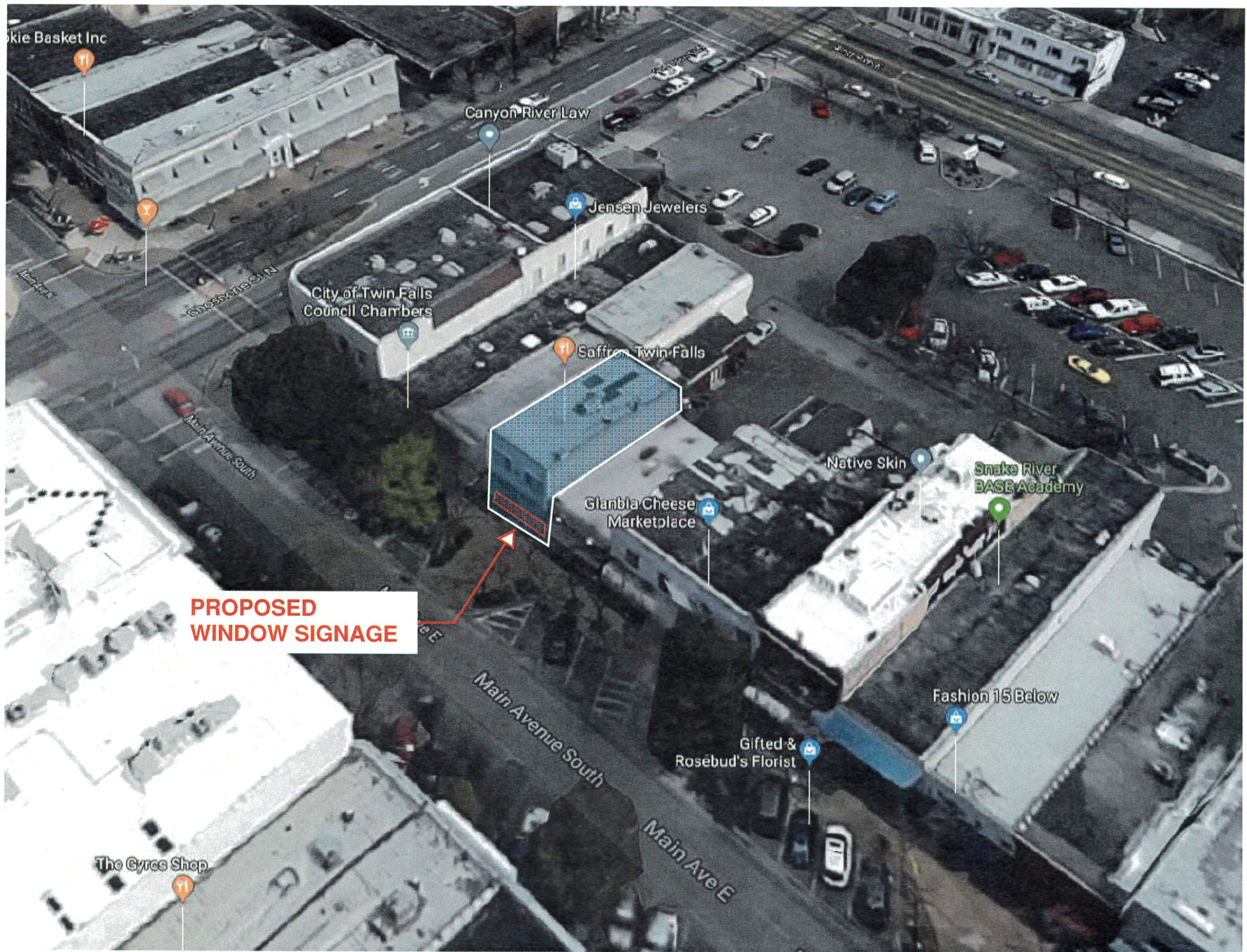
③ Very Informative

④ Non lighted.

⑤ Helps illustrate the
culture of the restaurant & the
authenticity.

Thanking you very much for
the opportunity to work with
the City & the Downtown Historical
Association -

Sajith Chandy
07/03/19



PROPOSED ELEVATIONS 1.1



PROPOSED ELEVATIONS 1.2



PROPOSED ELEVATIONS 1.3





**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 #: PZ19-0088

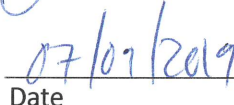
Granted by the Twin Falls City Historic Preservation Commission, as presented, on Monday, July 8, 2019 to Lytle Signs on behalf of Saffron Indian Cuisine whose address is 117 Main Avenue East for a wall sign on property located at 117 Main Avenue East.

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.



CERTIFICATE OF APPROPRIATENESS ACTION SHEET

City of Twin Falls Historic Preservation Commission

APPLICATION PZ19-0092

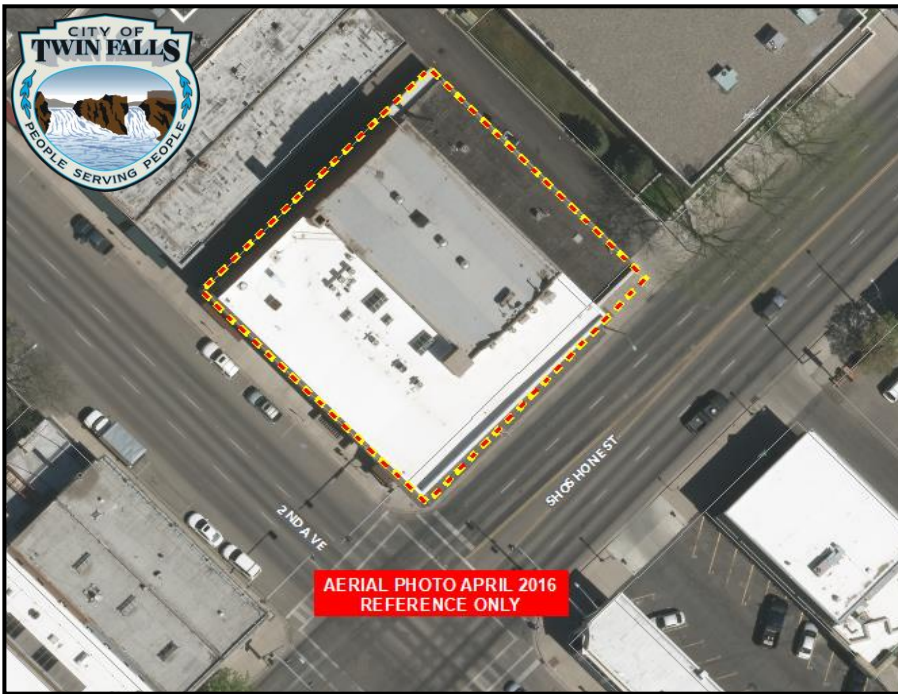
Per the Design Standards for the Downtown Historic District, the applicant does/does not meet the following:

TF HPC <i>General</i> Guideline	Meets Guideline	Does Not Meet Guideline
It is generally appropriate to maintain the prevalent historic and architectural styles of the district (pg. 10).		
TF HPC <i>Specific</i> Guideline regarding <i>Signs</i>	Meets Guideline	Does Not Meet Guideline
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 (pg. 19).		
It is generally appropriate to scale and orient signs based on pedestrian traffic (pg. 19).		
It is generally appropriate to paint signs or gold-leaf directly on windows (pg. 19).		

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 modification of an existing wall sign.

Application: PZ19-0093
 Applicant & Representative:
 Robert Reeder, Lytle Signs
 PO Box 305

Twin Falls, ID 83303
 208-733-1739

robert@lytlesigns.com

Public Hearing: July 15th, 2019

Analysis

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

The requested modification is to add an aluminum backer panel to the existing seven (7") inch letters of the Milner's Gate wall sign. The letters are currently mounted on aluminum rails which offer poor visibility.

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 for signage identical to what is being proposed along the Shoshone St. Frontage.

On July 8th 2019 the Commission approved an identical backer panel(s) (PZ19-0089) for the Westerra signs along both Shoshone & 2nd.

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/enamelled or metal signs (pg. 19).

Public Hearing: July 15th, 2019

- It is generally not appropriate to install internally lit/backlit plastic signs (pg. 19).
- 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.

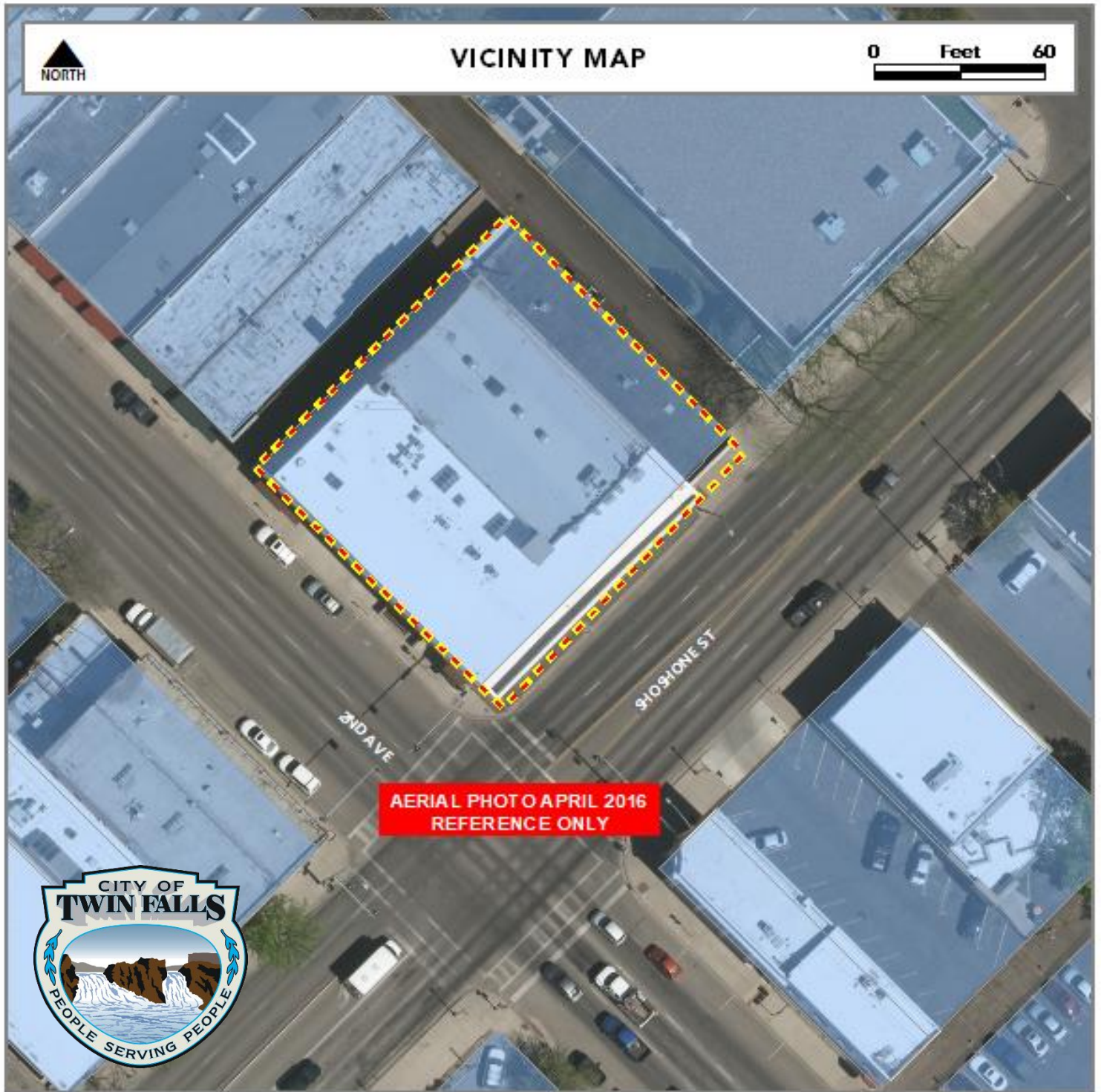
Conclusion

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

1. 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 PZ19-0089



 **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 8, 2019

City of Twin Falls

Historical Committee

203 Main Ave E

Twin Falls, ID 83303

RE: Sign modification for Milner's Gate

To whom it may concern:

We would like to apply for a Certificate of Appropriateness for a sign modification for Milner's Gate located at 205 Shoshone Street North in the Downtown Historic District in Twin Falls. This is a sign modification to add an aluminum backer panel to the existing 7" sign letters on the sign that was approved in March of 2019.

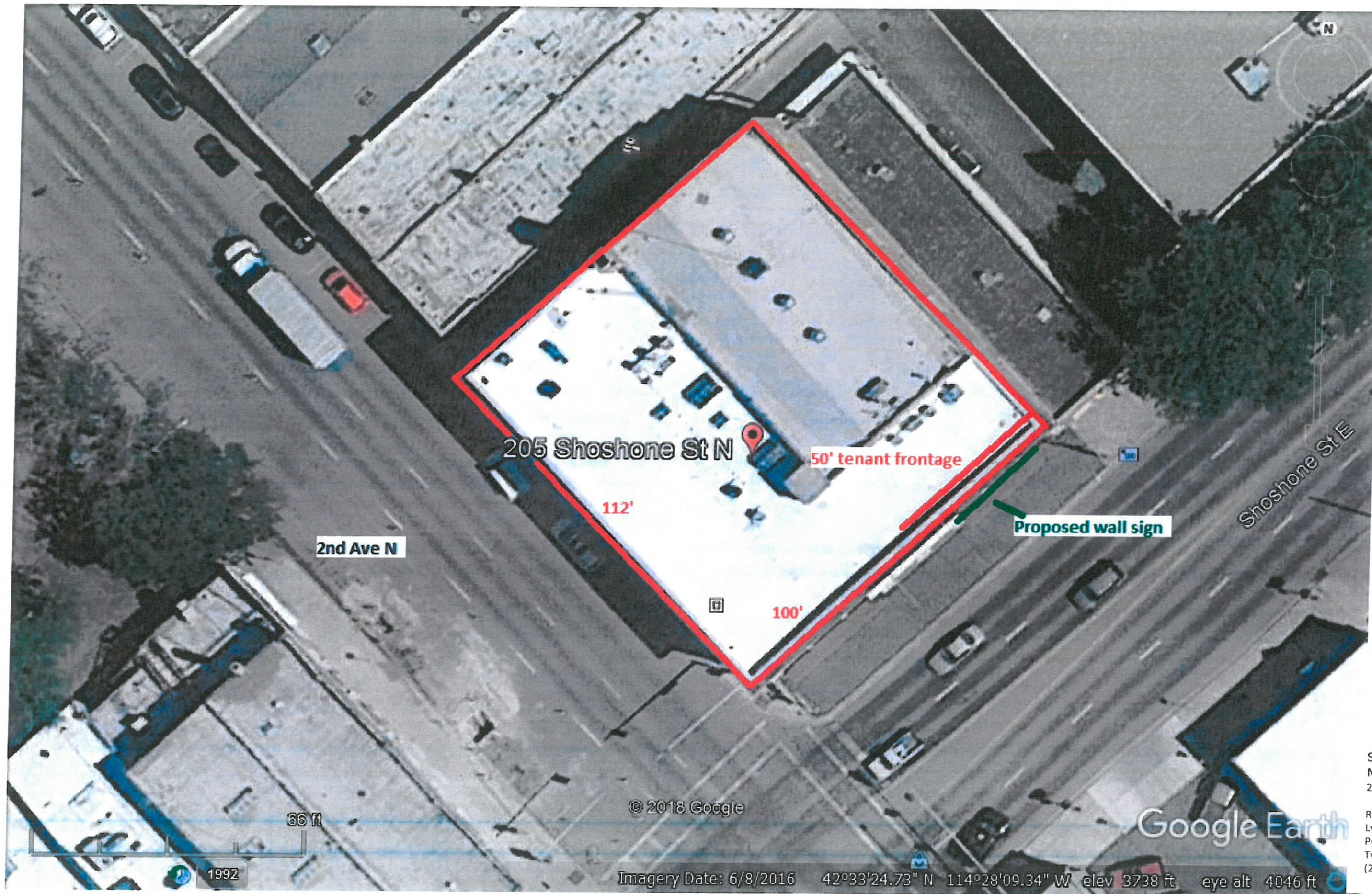
The sign backer will be an aluminum .080 panel painted Windsor Greige to match the building, the 7" letters will be mounted to this panel. The reason for adding this panel because the existing letters mounted on aluminum rails do not have good visibility as currently installed.

This sign panel will be manufactured by Lytle Signs, and professionally installed by Lytle Signs. There will be no hand painting. It will have a professional appearance and will be designed to complement the neighboring businesses. The sign will be also be designed to match the theme of the new business as well as match the approved signs for Westerra Real Estate which is on the same building. This will not have a negative impact on the uniformity of the historical district requirements.

Sincerely

Robert Reeder

Lytle Signs



Site Plan
Milner's Gate
205 Shoshone Street N

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

MILNER'S GATE DINING | CRAFT BREWERY | WINE BAR | SPIRITS

MILNER'S GATE
DINING | CRAFT BREWERY | WINE BAR | SPIRITS
Now Open
LUNCH, DINNER & HAPPY HOUR - 7 DAYS A WEEK
RESERVATIONS ACCEPTED - WALK-INS ALWAYS WELCOME
(208) 293-8250

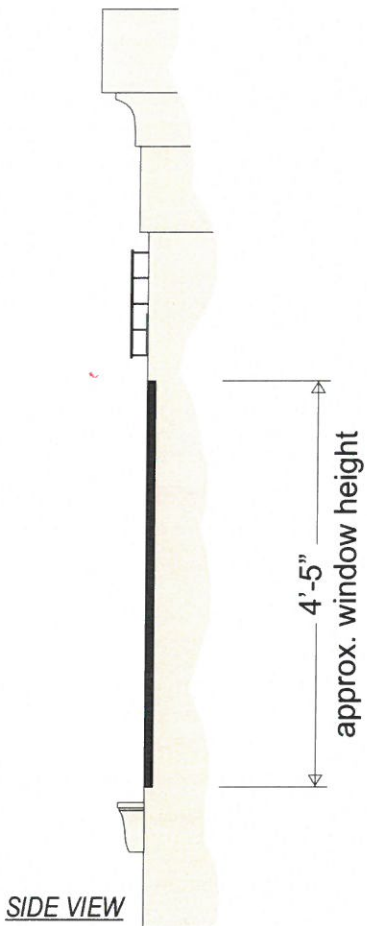
MILNER'S GATE
DINING | CRAFT BREWERY | WINE BAR | SPIRITS
Now Open
LUNCH, DINNER & HAPPY HOUR - 7 DAYS A WEEK
RESERVATIONS ACCEPTED - WALK-INS ALWAYS WELCOME
(208) 293-8250

Existing sign
Milner's Gate
205 Shoshone Street N

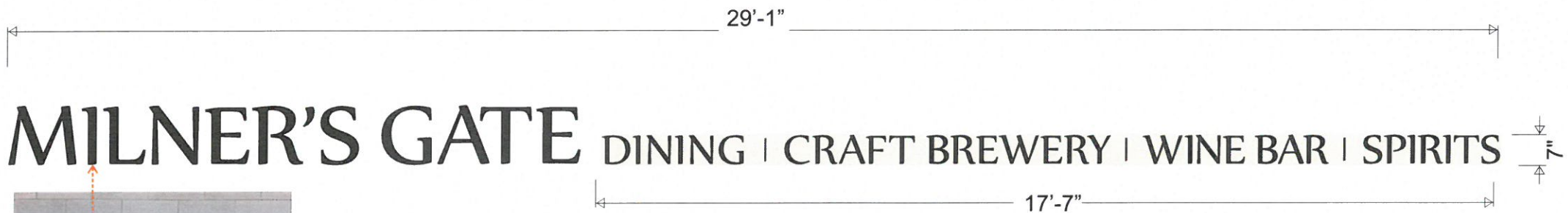
Robert Reeder
Lytle Signs
PO Box 305
Twin Falls, ID 83303
(208) 733-1739



ARTIST'S SIMULATION OF PROPOSED LETTER INSTALLATION



SIDE VIEW



CURRENT APPEARANCE

correct the "l" to match sketch while on site

HISTORICAL SIGN REVISION

MOUNT EXISTING SECONDARY COPY ON A

NEW .080 ALUMINUM PANEL 1/16" LARGER THAN COPY

PANEL TO BE PAINTED WINDSOR GREIGE (SW 7528) TO MATCH BUILDING FASCIA

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	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 3/25/19



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





CERTIFICATE OF APPROPRIATENESS ACTION SHEET

City of Twin Falls Historic Preservation Commission

APPLICATION PZ19-0093

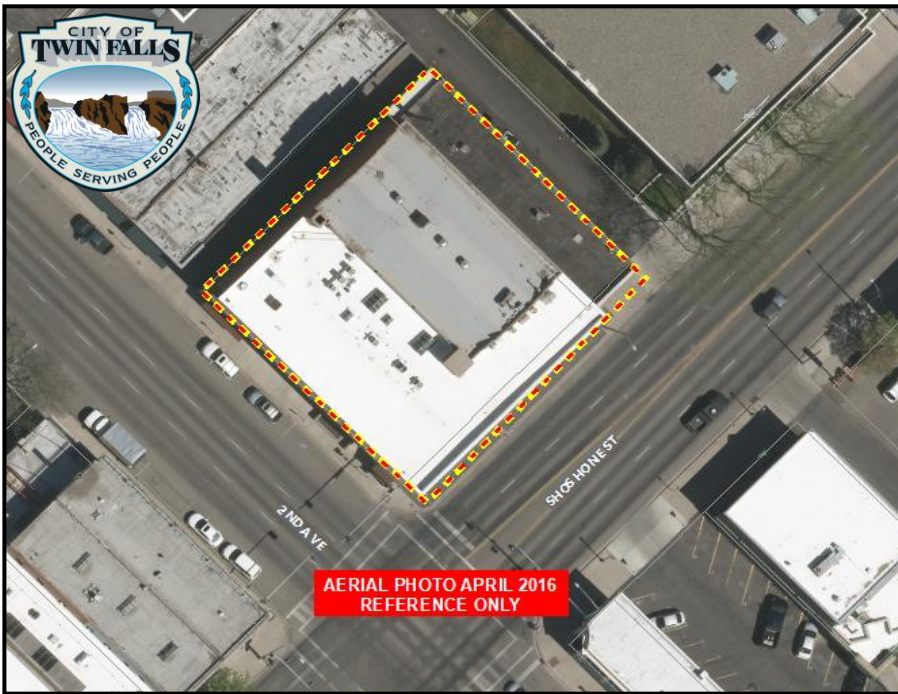
Per the Design Standards for the Downtown Historic District, the applicant does/does not meet the following:

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: _____



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 patio lights and canopy.
 Application: PZ19-0094
 Applicant & Representative:
 Chris Erke, Milner's Gate
 205 Shoshone Street North
 Twin Falls, ID 83301
 208-893-8250
 cberke@gmail.com

Public Hearing: July 15th , 2019

Analysis

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

The applicant is requesting to provide shaded canopies in lieu of the current umbrella stands. The shades will be utilized on a seasonal basis and be a colorful UV Block knitted fabric material. Two (2) 6'x6' free-standing cedar timber poles will hold up the canopy.

Also, the applicant is requesting to provided strung outdoor lighting. The lighting is expected to be "warm" in terms of lumens.

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.

On May 6th 2019 the Commission approved a Certificate of Appropriateness (PZ19-0045) for patio improvements consisting of four L-shaped (4) wooden planter boxes that are 32" high and 18" wide and 8' long and outdoor dining furniture.

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 patio

improvements need to meet Twin Falls Downtown General Guidelines to "maintain the prevalent historic and architectural style of the district."

Further, the proposed patio improvements will be required to conform to specific guidelines in regards to streetscapes, site furnishings, and outdoor amenity space.

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 regarding *streetscapes* that are applicable to this request are:

- Use a variety of materials to create interest. (pg. 16).
- Incorporate site furnishings such as seating and dining areas (pg. 16).
- Does not use industrial materials (pg. 16).
- Does not provide only hardscaping with a lack of vegetation (pg. 16).
- Does not use plastic materials for site fixtures (pg. 16).

Public Hearing: July 15th , 2019

Specific Design Guidelines regarding *site furnishings* that are applicable to this request are:

- Use metal or wood for sidewalk café elements (pg. 17).
- Use freestanding elements for shading or fencing when such elements are not directly part of the building façade (pg. 17).
- Does not use sidewalk furnishings that attach directly to the building (pg. 17).
- Does not use quickly deteriorating type materials for sidewalk furnishings (pg. 17).

Specific Design Guidelines regarding *outdoor amenity space* that are applicable to this request are:

- Incorporates seating areas for small to large gatherings (pg. 17).
- Does not use quickly deteriorating type materials for sidewalk furnishings (pg. 17).
- Does not block sidewalk pedestrian passage with furnishings (pg. 17).

Specific Design Guidelines regarding *exterior and attached lighting* that are applicable to this request are:

- Select pedestrian scale fixtures with warm colored light. Avoid sodium vapor. Lighting sources with a Kelvin temperature of 3,500 degrees or more and a color rendering index of (CRI) of 70 or less are appropriate. (pg. 51)

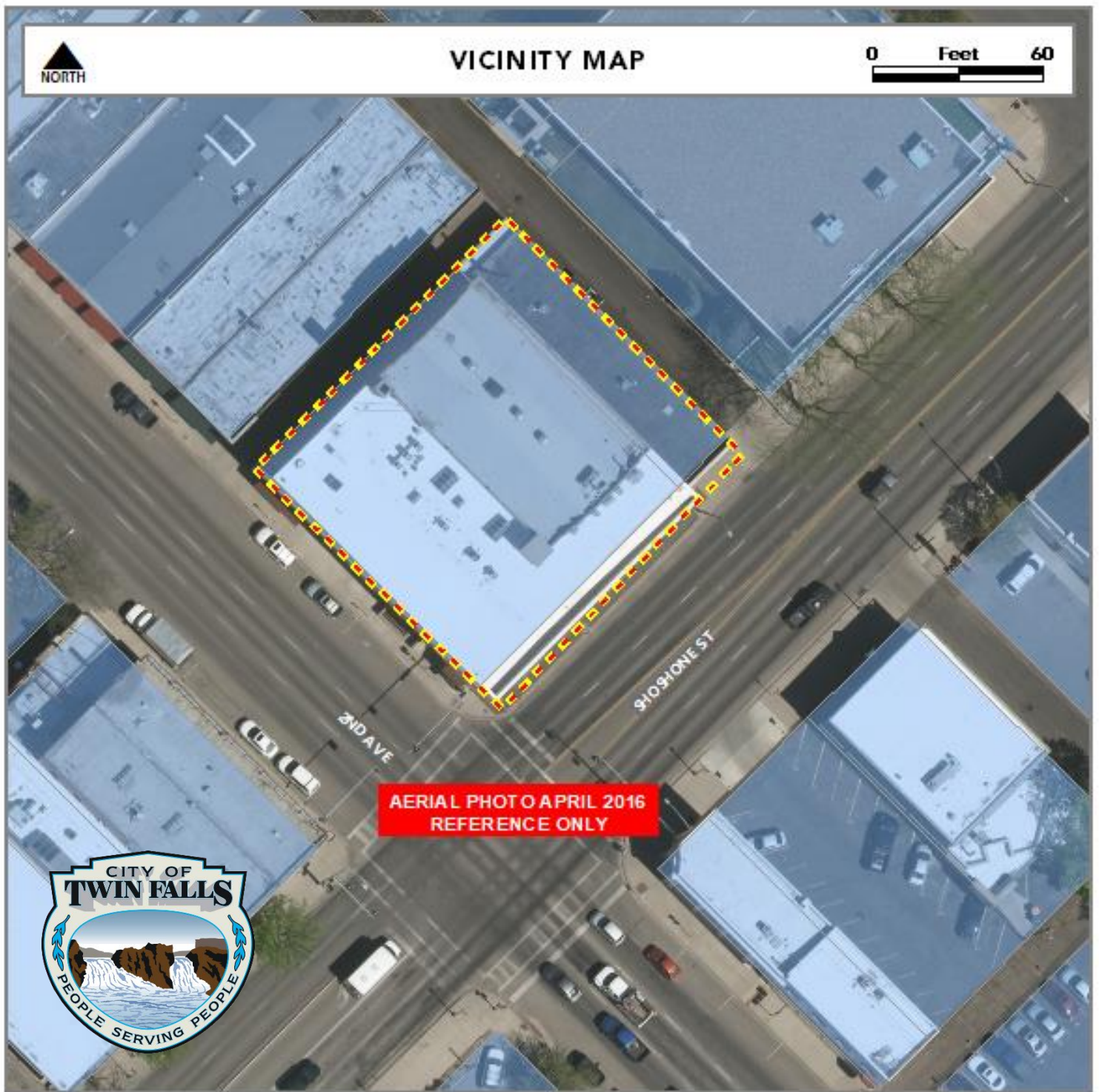
Conclusion

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

1. The applicant apply for all required permits as required by City Code Standards.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plans
4. Material Photos
5. Photos
6. PZ19-0045



 **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

Brock Cherry

From: Chris Erke <cberke86@gmail.com>
Sent: Tuesday, July 9, 2019 9:48 AM
To: Brock Cherry
Subject: Re: Patio & Lighting
Attachments: Canopy Details.docx; Cert of Appropriateness Milner's Gate July 2019.pdf; Patio Shades (1).docx; Patio Lights (1).docx

Our hope with the shades & lighting is to provide a safe and appealing look that is warm and inviting for guests. We are currently using umbrellas but with any breeze they are unstable and could be unsafe for guests. We feel these shades will be a much more safe option as well as a look that will draw people in. These will be a seasonal shade for the warmer months but removed in the winter months when our patio is not in use. The shades are anticipated to be colorful to add to the appeal. The material of the shade is high density permeable UV Block Fabric. 180 GSM Polyethylene knitted fabric material.

The lighting is expected to be warm lighting that enhances the experience on our patio. We hope this addition will encourage guests to stay into the evening as what we are experiencing now is that our patio is very empty once it's getting dark. Having guests stay longer in those areas will open our opportunities to do live music, have events, and encourage traction in our downtown for longer periods of time.

Looking at the renditions of our patio that were created we are only referring to the shade & the light. The art work is not something we are pursuing at this time.

We will also no longer be pursuing the metal canopy as it appears to be an obstacle we don't have time to sort out at this time.

On Mon, Jul 8, 2019 at 1:23 PM Brock Cherry <BCherry@tfid.org> wrote:

Also, you will need to feel out a new application. Also, please send additional pictures of the canopy.



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

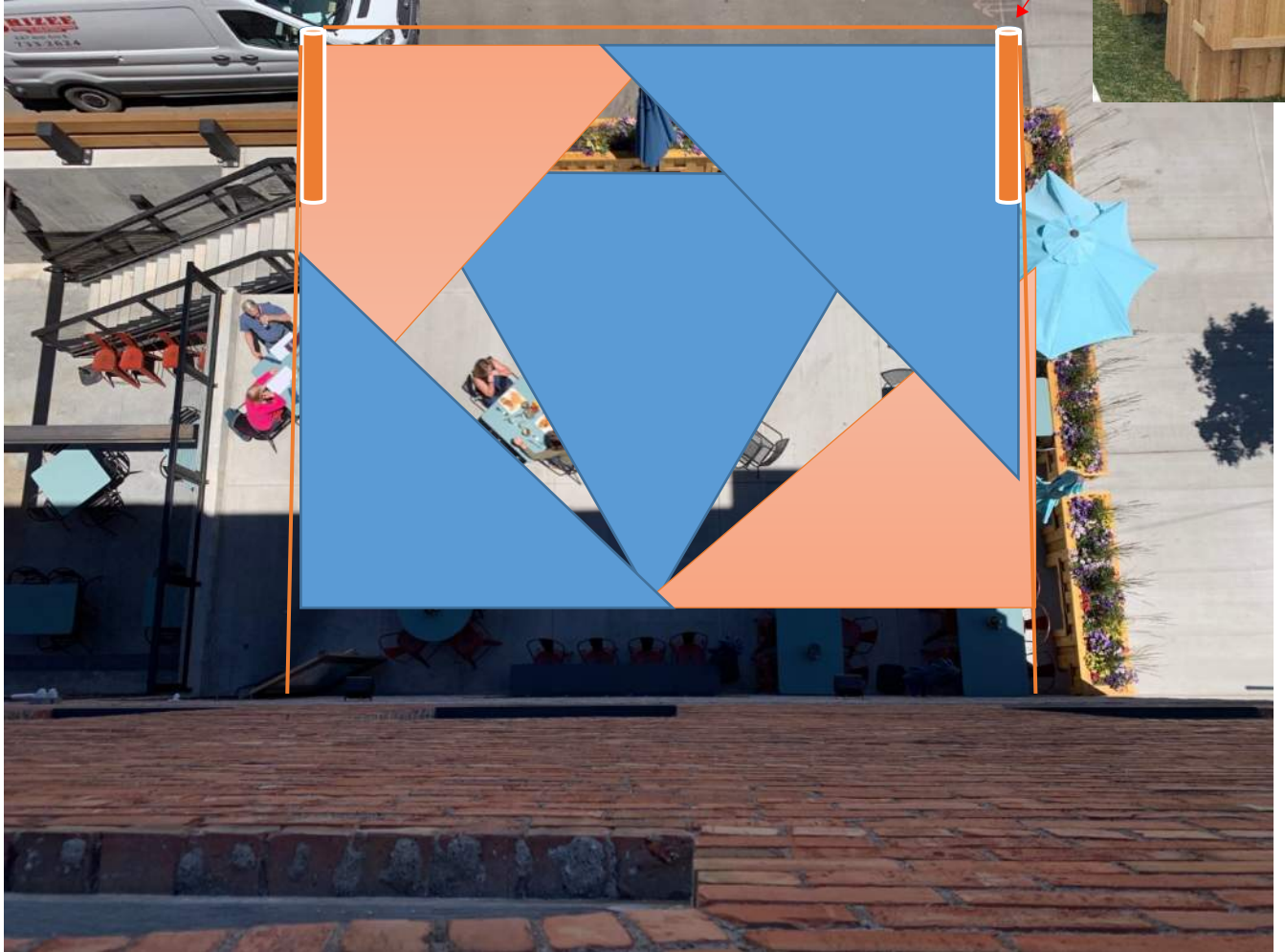
From: Brock Cherry
Sent: Monday, July 8, 2019 1:05 PM

Lighting Site Plan

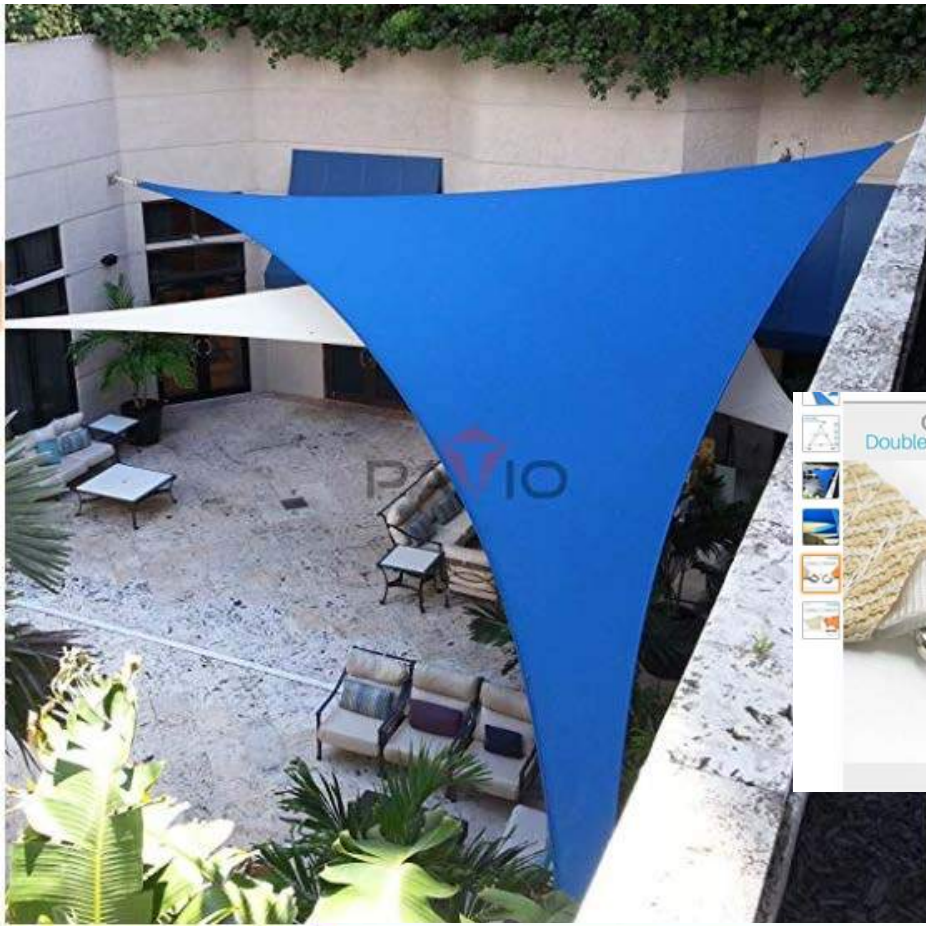


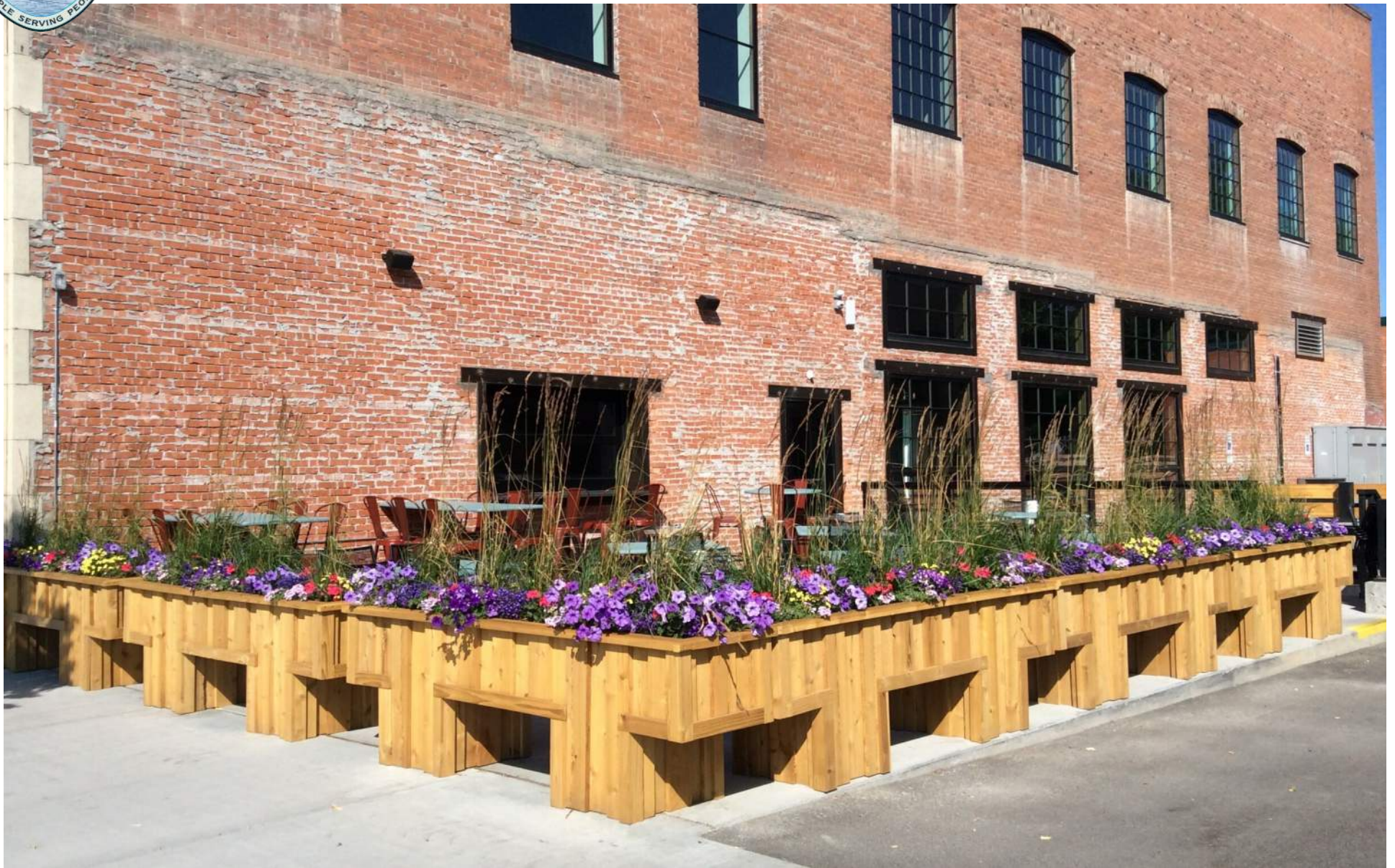
Canopy Site Plan

Same cedar timber wood as the planters will be used for the support poles

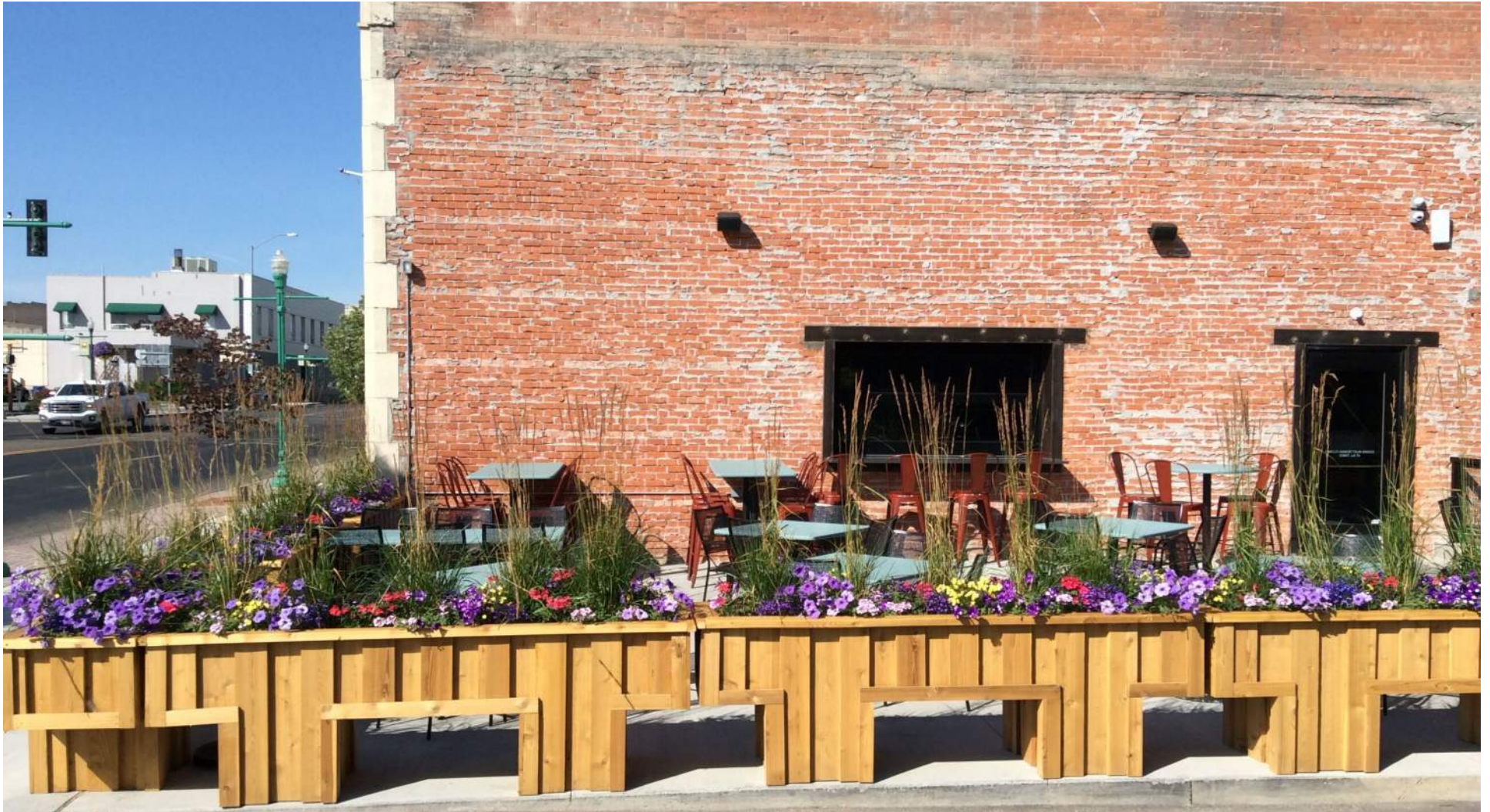








Project Area Photo #1



Project Area Photo #2



**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 #: PZ19-0045

Granted by the Twin Falls City Historic Preservation Commission, as presented, on May 6, 2019 to The Historic Elks Lodge for patio improvements on property located 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.
2. Subject to applicant obtaining all require permits as required by City Code.



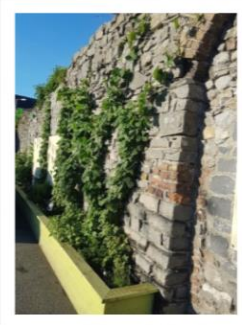

Historic Preservation Commissioner

6/3/2019

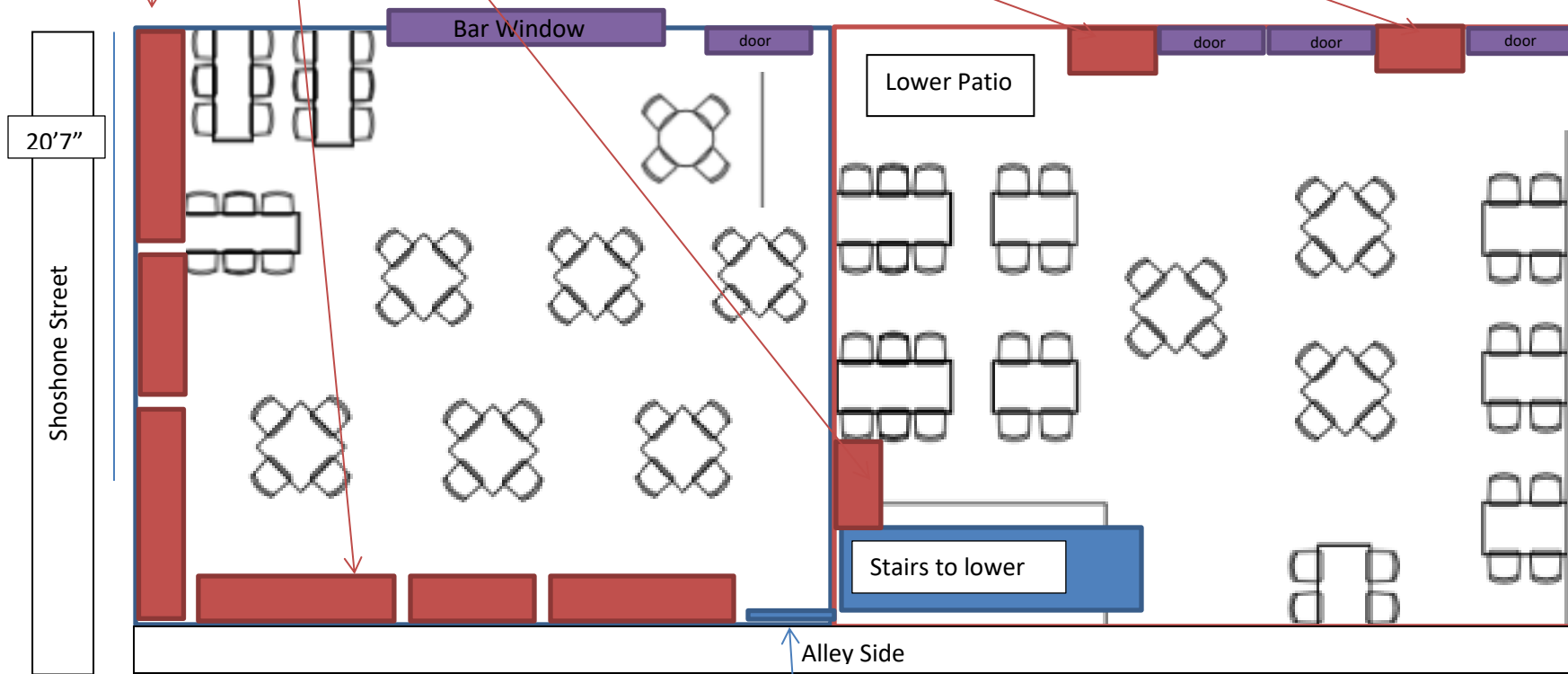
Date

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.



Hops growing out of planters on wall on lower patio



4 ft gate for emergency exit

Vinyl for table tops, tall bar chairs & short table chairs





CERTIFICATE OF APPROPRIATENESS ACTION SHEET

City of Twin Falls Historic Preservation Commission

APPLICATION PZ19-0094

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
It is generally appropriate to maintain the prevalent historic and architectural styles of the district (pg. 10).		
TF HPC <i>Specific</i> Guideline regarding <i>Streetscapes</i>	Meets Guideline	Does Not Meet Guideline
Use a variety of materials to create interest. (pg. 16).		
Does not use industrial materials (pg. 16).		
Does not use plastic materials for site fixtures (pg. 16).		
TF HPC <i>Specific</i> Guideline regarding <i>Site Furnishings</i>	Meets Guideline	Does Not Meet Guideline
Use metal or wood for sidewalk café elements (pg. 17).		
Use freestanding elements for shading or fencing when such elements are not directly part of the building façade (pg. 17).		
Does not use sidewalk furnishings that attach directly to the building (pg. 17).		
Does not use quickly deteriorating type materials for sidewalk furnishings (pg. 17).		

TF HPC <i>Specific Guideline</i> regarding <i>Outdoor Amenity Space</i>	Meets Guideline	Does Not Meet Guideline
Incorporates seating areas for small to large gatherings (pg. 17).		
Does not block sidewalk pedestrian passage with furnishings (pg. 17).		
TF HPC <i>Specific Guideline</i> regarding <i>Exterior & Attached Lighting</i>	Meets Guideline	Does Not Meet Guideline
Select pedestrian scale fixtures with warm colored light. Avoid sodium vapor. Lighting sources with a Kelvin temperature of 3,500 degrees or more and a color rendering index of (CRI) of 70 or less are appropriate. (pg. 51)		

Comments: _____

HPC Member: _____

Signature _____ Date: _____