



Twin Falls Historic Preservation Commission Agenda

Monday, March 2, 2020, 12:00 PM

203 Main Avenue North
Twin Falls, ID 83301

Council Chambers

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

Council Liaison: Craig Hawkins

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: February 3, 2020
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for exterior modifications to property located at 210 2nd Avenue South c/o Dave Buddacke. (PZ20-0026)
By: Lisa Strickland, City Planner
- 4) Education
 - a) **INFORMATIONAL:** Transparency & Open Meeting Training
By: Shayne Nope
- 5) Old Business
 - a) CLG Grant Update
 - b) History by Horsepower
City Park & Residential District Route- Dough Baughman
Warehouse District Route- Jonas Reagan
Advertising- Monica McCue
Dates & Times-Samra Culum
 - c) Design Guideline Amendments-Signage
Discuss Guidelines from Other Cities
Discuss Sign Inventory
 - d) Photo Display Update
Founding Fathers
Women of Twin Falls
- 6) New Business

a) **DISCUSSION:** Idaho History Month - May 2020

By: Lisa Strickland

7) Upcoming Meeting(s)

a) Monday, March 16, 2020

8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (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, February 3, 2020, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

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

Council Liaison: Craig Hawkins

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Culum called the meeting to order at 12:00 PM
A quorum was present.

Members Present: *Culum, Shaffer, Baughman, McCue, Reagan.*

Staff Present: *Cherry, Strickland, Ebersole, Spendlove*

2) Consent Calendar

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

Unanimously Approved

- a) Approval of Minutes from the following meeting: January 6, 2020

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for a wall sign on property located at 110 Main Avenue North c/o Robert Thatcher on behalf of Toby Lapp. (PZ20-0003)

Staff Presentation:

City Planner Strickland presented the Request for a Certificate of Appropriateness for a wall sign on property located at 110 Main Avenue North c/o Robert Thatcher on behalf of Toby Lapp. (PZ20-0003)

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 is a contributing building and is known as the Moorman Building. It was constructed c. 1910. It has been occupied by Hickler's Cash Store, Logan Music Company,

Snowball's Sport Shop and most recently Hot Rod Café.

The applicable design guideline sections that are applicable to this request are:

- 2.1.5 General Guidelines
- 3.5 Signage

Upon conclusion should the Commission approve the request as presented 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 per City Code.

HPC Questions & Comments:

- Commissioner McCue asked if the sign is painted directly on the building.
- City Planner Strickland clarified the sign will be on metal and attached to the building.
- Chairperson Culum asked how barber poles are attached.
- City Planner Strickland stated the barber poles are attached directly to sign.

MOTION:

Commissioner Shaffer moved to approve the Certificate of Appropriateness for a wall sign on property located at 110 Main Avenue North c/o Robert Thatcher on behalf of Toby Lapp (PZ20-0003).

Commissioner McCue seconded the motion.

Unanimously approved

- b) Request for a Certificate of Appropriateness for exterior modifications to property located at 152 2nd Avenue South c/o Shawnee Powers Kyle, Float Magic LLC. (PZ20-0007)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness for exterior modifications to property located at 152 2nd Avenue South c/o Shawnee Powers Kyle, Float Magic LLC. (PZ20-0007)

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 is not a contributing building but is however in the Downtown Historic District, therefore approval of a Certificate of Appropriateness is required. It is currently being used as a retail space

The applicable design guideline sections that are applicable to this request are:

- 2.1.5 General Guidelines

- 3.1 Streetscape
- 3.6 Materials & Colors
- 4.1 Façade Improvements
- 6.8 Doors, Windows, Storefronts & Entrances

Artwork to be displayed on Hansen St facade. Changed out intermittently. Change front facade with metal and brick.

Upon conclusion should the Commission approve the request as presented 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 per City Code.

HPC Questions and Comments:

- Chairperson Culum asked when the building was built.
- Architect Colby Ricks stated the building was built in 1983.
- Chairperson Culum asked how the artwork will be mounted.
- Mr. Ricks said they are still working on the artwork and the mounts.
- Chairperson Culum asked about the frame material.
- City Planner Cherry stated they will work with the new Public Arts Commission for approval on the artwork and framing.
- Mr. Ricks stated they will come back before the commission on the specific signage.
- Chairperson Culum stated the durability is the concern with HPC.
- Mr. Ricks clarified the front facade modifications and materials.
- Commissioner Baughman likes the new proposed design.
- Chairperson Culum asked about the landscaping.
- City Planner Strickland stated once the landscaping has been decided, they will come back to HPC.

MOTION: Commissioner Baughman moved to approve the Certificate of Appropriateness for exterior modifications to property located at 152 2nd Avenue South c/o Shawnee Powers, Kyle, Float Magic LLC (PZ20-0007).

Commissioner Shaffer seconded the motion.

Unanimously approved

4) Education

- a) Hidden History - Mychel Matthews, Times News
Mychel Matthews, from the Times News, gave a presentation on the Hidden History column.

5) Old Business

- a) History by Horsepower
 - Residential Historic Tour (route)
 - Downtown/Park Tour (route)

- Warehouse Tour
- Presenters
- Dates
- Advertising
- Donations

Chairperson Culum and City Planner Strickland reviewed the progress on the History by Horsepower tours. The proposed districts for the tours are the Warehouse, Residential, and City Park districts. Chairperson Culum asked for volunteers to help map out a route for each tour. It was decided that the tours would happen on the second Saturday of the month. (5/9, 6/13, 7/1, 8/8).

Volunteers:

Jonas Reagan - Warehouse route

Doug Baughman- Residential and City Park routes

Monica McCue - Will reach out to Southern ID Tourism for advertisement

Action item: Have routes ready by next meeting

- b) Design Guideline Amendments
- Sample Sign Guidelines from Other Cities By Category

City Planner Strickland shared a list of sign guidelines from various cities around the country for comparison to the City of Twin Falls historic sign guidelines.

Commissioner Reagan suggested getting with local sign companies for material review.

Action item: City Planner Strickland will send document to commission in Word. Commission is asked to review for next meeting.

6) New Business

- a) Downtown Historic District Sign Inventory

Staff Presentation:

City Planner Strickland stated this would be a team effort to complete this project and possibly take a few different groups to meet and take photos and assess the signs.

The idea would be to identify information about the signs we have in each district and collect information related to the following categories:

- Sign Name
- Location
- Age/Year
- Material
- Sign Type
- Original to Building
- Significant Sign
- Repair Status (good/need repair)

City Planner suggested doing a sign survey of the local signs in the historic districts of the City of Twin Falls. Compare what is out there to the current design guidelines to see where we fit and how would we like things to work in the Historic districts.

City Staff would like to recommend that the Commission consider a survey of the signs within our districts. She stated having an inventory of what exists may give us a better sense of styles within the districts, significant signs and help with amending the design guidelines.

7) Miscellaneous Items

- a) History at the Barn
Chairperson Culum reviewed the series for the Commission. Infused with local history.
Next presentation - Thursday, February 6.
- b) National History Day In Idaho
Chairperson Culum stated this event is themed each year. It brings together youth and history, with judged competitions. Information provided by Pete L'Orange.
- c) An Exploration of Women's Suffrage Symposium - CSI
Chairperson Culum reviewed the flyer and explained the event. This is a two day conference.
\$65 fee with continuing education credits available.

8) Upcoming Meeting(s)

- a) March 2, 2020

9) Adjournment

The meeting adjourned at 01:04 PM

Kelli Ebersole, Administrative Assistant



Date: Monday, March 2, 2020
To: Historic Preservation Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for exterior modifications to property located at 210 2nd Avenue South c/o Dave Buddacke. (PZ20-0026)

Time Estimate:

Staff presentation approximately 5 minutes with questions to follow.

Background:

This is a request for a Certificate of Appropriateness for exterior modifications to property located at 210 2nd Avenue South. The property is located within the C-B Zoning District and the Twin Falls Warehouse Historic Overlay District.

The exterior modifications include the following:

- Painting & repairing siding & stucco
- Replacing canopy
- Replacing landscaping area
- Adding doors
- Adding a patio/dining area
- Window replacement
- Replace fencing
- Pergola installation

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:

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.

History:

The building is not a contributing building but is however in the Warehouse Historic Overlay District,

therefore approval of a Certificate of Appropriateness is required. The building is currently vacant but was once used as a True Value Hardware Store and more recently space for the Salvation Army Thrift Store.

Analysis:

Staff has determined that the application complies with the following applicable Warehouse Historic Overlay District Design Guidelines.

Introduction

I. Using the Design Guidelines

IV. Design Guidelines for all projects

Conclusion:

Upon conclusion should the Commission approve the request as presented 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 per City Code.

Attachments:

1. 2nd South Market-Packet



Comprehensive Staff Report

To: Historic Preservation Commission
Presenter: Lisa Strickland, City Planner
Request: A **Certificate of Appropriateness** for exterior modification to property located at 210 2nd Avenue South.

Application: PZ20-0026

Applicant:
 2nd South Market

Representative:
 Laughlin Ricks Architecture
 935 Shoshone St N
 Twin Falls, ID 83301
 208-736-8050

Public Meeting: March 2, 2020

Analysis

This is a request for a Certificate of Appropriateness for exterior modifications to property located at 210 2nd Avenue South. The property is located within the C-B Zoning District and the Twin Falls Warehouse Historic Overlay District.

The exterior modifications include the following:

- Painting & Repairing Siding & Stucco
- Replacing Canopy
- Replacing Landscaping Area
- Adding Doors
- Adding a patio/dining area
- Window Replacement
- Replace fencing
- Pergola Installation

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 is not a contributing building but is however in the Warehouse Historic Overlay District, therefore approval of a Certificate of Appropriateness is required. The building is currently vacant but was once used as a True Value Hardware Store and more recently space for the Salvation Army Thrift Store.

Applicable Regulations of 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

Staff has determined that the application complies with the following applicable Warehouse Historic Overlay District Design Guidelines.

- Introduction
- I. Using the Design Guidelines
- IV. Design Guidelines for all projects

Conclusion

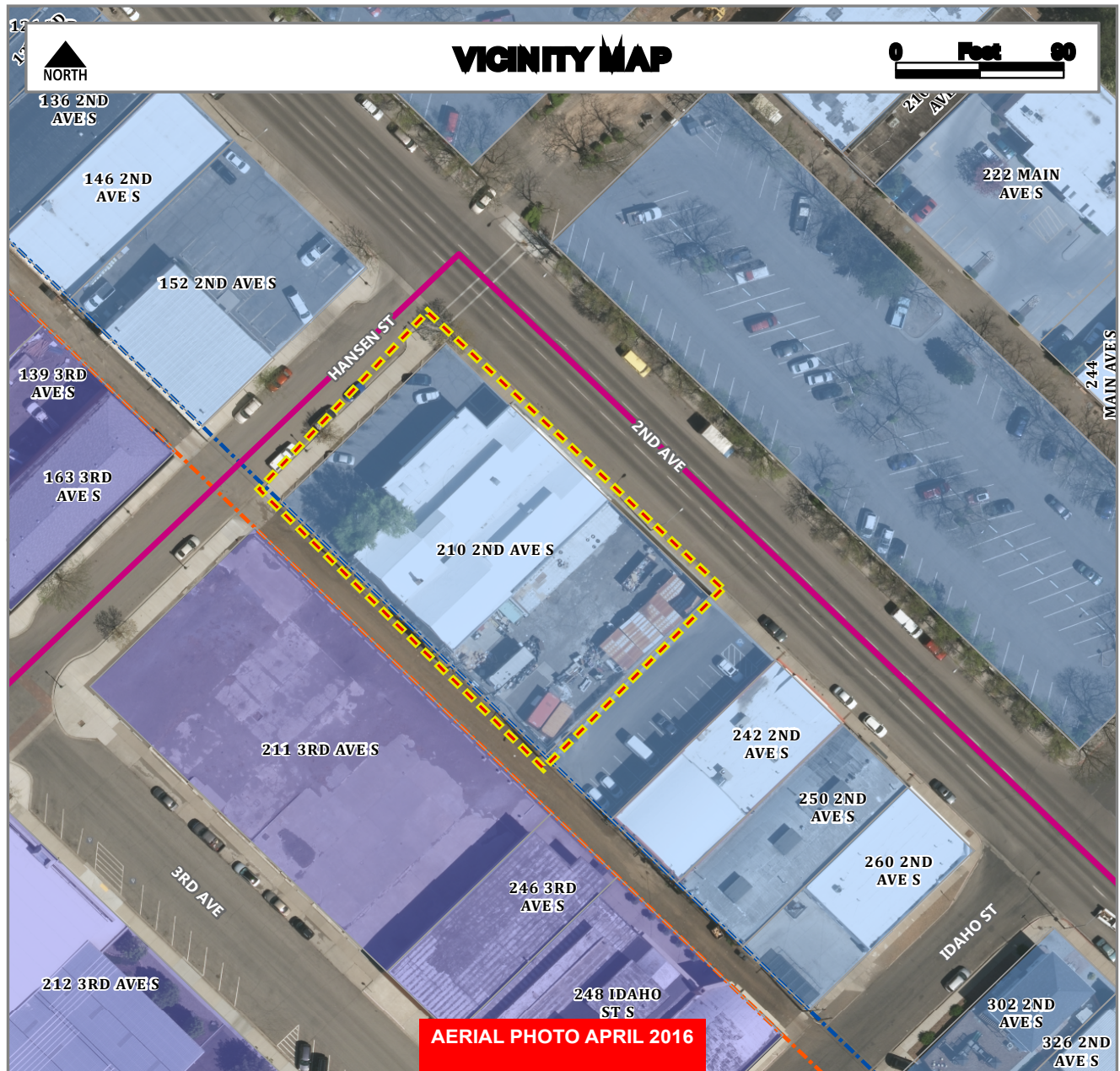
Upon conclusion should the Commission approve the request as presented staff recommends the following conditions:

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

Attachments

1. Staff Report
2. Vicinity Map
3. Narrative
4. Renderings
5. COA Worksheet

Public Meeting: March 2, 2020



- WHO**
- O-T**
- P-1 Overlay**
- P-3 Overlay**
- C-B**

Current Zoning: C-B

Comprehensive Plan: Downtown/High Density Residential

Existing Land Use: Retail

Proposed Land Use: Services

Surrounding Zoning Designations & Land Use(s)

North: C-B, P-1 Overlay, DHD

East: C-B, P-1 Overlay, WHO

South: OT, P-3 Overlay, WHO

West: C-B, P-1 Overlay, DHD

Applicable Regulations

10-4-221, WHO; Warehouse Historic Overlay District 10-13-1 Certificate of Appropriateness



935 Shoshone St. North
Twin Falls, ID 83301
208.736.8050

**Certificate of Appropriateness
Written Statement**

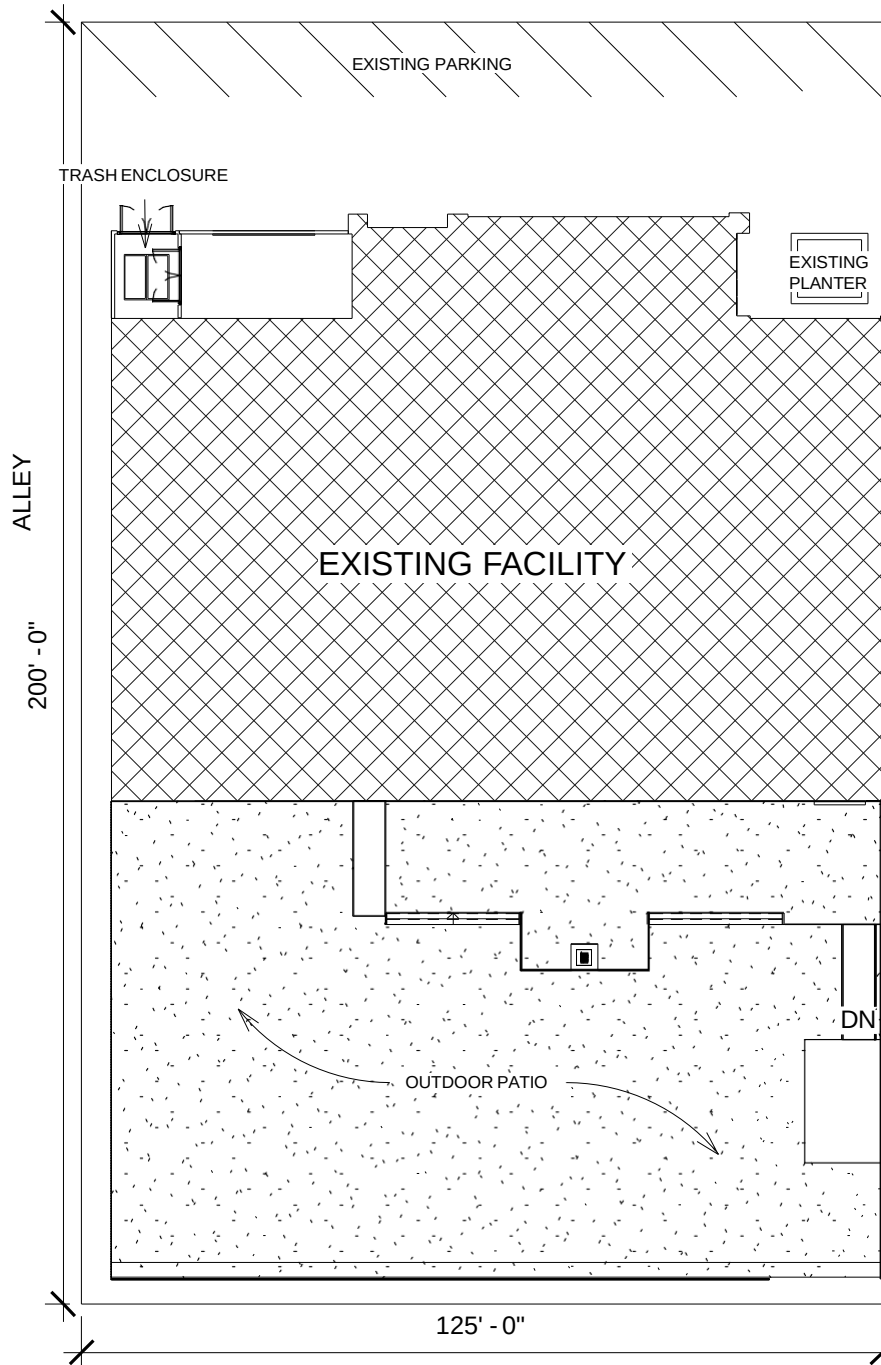
PROJECT: 2ND South Market
To: City of Twin Falls Historical Preservation Commission

1. The reason for the request
 - a. Upgrade the existing façades at 210 2nd Ave. S and convert the existing space into a multi-use tenant space.
2. An evaluation of the effects on the adjoining property
 - a. This project will have a positive impact on the adjoining projects and those who use the facility.
 - b. This facility is located in the Historic Warehouse District. The exterior design elements will incorporate design elements of the warehouse district. The existing facility was an all stucco building. The existing stucco is still part of the façade. The existing stucco will be painted. Additional stucco is being proposed on the existing concrete wall to protect the concrete from the weather and to tie all the facades together. The existing metal siding will be painted. New corrugated siding is being proposed and a cement board siding that has a “board formed” concrete texture.

Laughlin Ricks Architecture, LLC

BY: R. Colby Ricks DATE: 2/18/20

HANSEN STREET S



① Site
1" = 30'-0"

Laughlin Ricks Architecture architecture/planning

935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

APPLICANT:

DAVE BUDDACK
313 HOWARD DRIVE
TWIN FALLS, ID 83301
PH: 208-308-1673
EMAIL: DAVE@EAGLECREEKAJS.COM

2ND SOUTH MARKET

2ND SOUTH MARKET
TWIN FALLS, ID 83301

SITE PLAN

CERTIFICATE OF APPROPRIATENESS APPLICATION

Drawn by

LB

Checked by

RCR

CA0.1

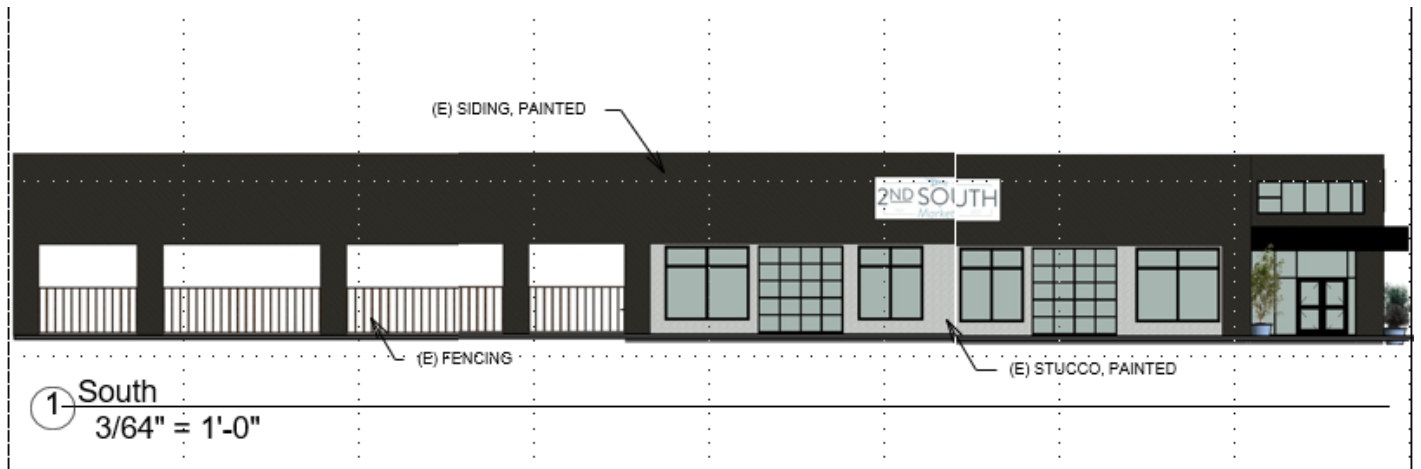
Scale 1" = 30'-0"



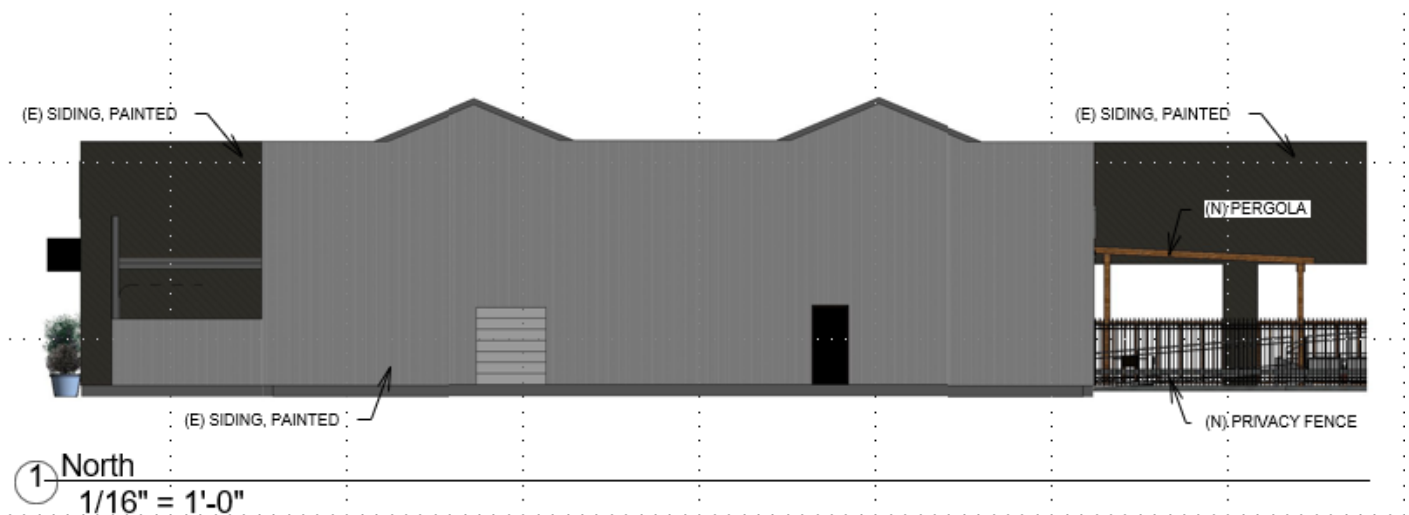


EXISTING NORTHEAST ELEVATION N.T.S

EXISTING PERSPECTIVE N.T.S



EXISTING SOUTHWEST ELEVATION N.T.S



Laughlin Ricks Architecture —architecture/planning—

935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

APPLICANT:

DAVE BUDDACK
313 HOWARD DRIVE
TWIN FALLS, ID 83301
PH: 208-308-1673
EMAIL: DAVE@EAGLECREEKAIS.COM

2ND SOUTH MARKET

2ND SOUTH MARKET
TWIN FALLS, ID 83301

EXISTING ELEVATIONS

CERTIFICATE OF APPROPRIATENESS

Drawn by

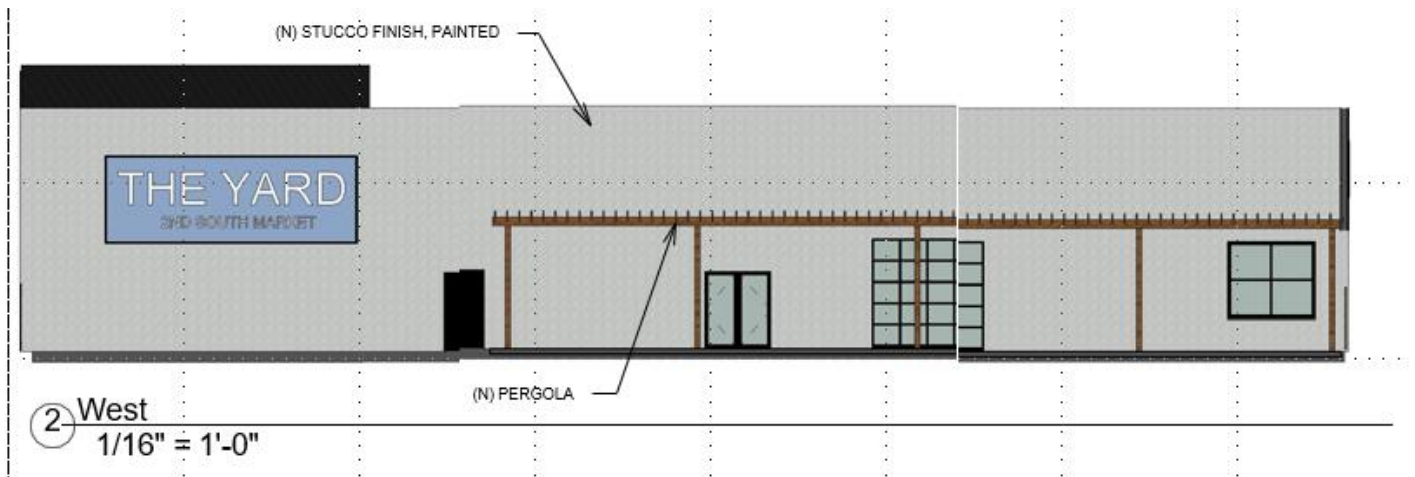
LB

Checked by

RCR

CA0.3

Scale





CERTIFICATE OF APPROPRIATENESS ACTION
SHEET
APPLICATION PZ20-0026

City of Twin
Falls Historic
Preservation
Commission

WAREHOUSE HISTORIC DISTRICT DESIGN STANDARDS

IV DESIGN GUIDELINES FOR ALL PROJECTS

STREETSCAPE Maintain the traditional character of the industrial streetscape. Opportunities to enhance ones understanding of the history of the area should be considered. In addition, streetscape designs should not convey a false sense of history	MEETS	DOES NOT MEET	COMMENTS
4.5 Streetscapes should reflect their utilitarian heritage, while introducing new designs that reflect the current time.			
Incorporate site furnishings to complement the context and character of a district.			
New streetscape improvements in industrial areas should draw upon materials used traditionally, such as metal work, and reflect simple utilitarian designs.			
They should also provide some sense of continuity in design.			
A consistent palette of street lights and street furniture should be used. Where a streetscape palette has been established, the furnishings in the public right-of-way should retain continuity in design. Where new features are necessary, these should not be highly ornate historical styles.			
Street trees and other plantings were not used traditionally; however, they should be introduced today to enhance the street environment for the pedestrian.			
Install and arrange street trees randomly along a street, such that they retain the “irregularity” of the street scene, rather than in a formal, uniformly spaced design.			
OUTDOOR AMENITY SPACE Outdoor amenity space should occur as an accent along the street in several conditions: as an outdoor dining area, as a small public plaza or as a pocket park. The character and setting of the site or a historic building will influence the form, location or appropriateness of such a space. Outdoor amenity space should be integrated with the design of the site and the building.	MEETS	DOES NOT MEET	COMMENTS
4.10 Outdoor amenity space should meet all of the following requirements:			
Be open to the sky.			
Be paved or otherwise landscaped.			
Remain subordinate to the line of building fronts.			



CERTIFICATE OF APPROPRIATENESS ACTION
SHEET
APPLICATION PZ19-00##

**City of Twin
Falls Historic
Preservation
Commission**

TERRACES, PATIOS & DECK SPACES Improvements that provide areas for active outdoor use (i.e., dining) are welcome amenities, but they must be in character with Warehouse Historic District. There are typically two types: raised and at-grade.	MEETS	DOES NOT MEET	COMMENTS
4.13 Locate an at -grade dining area to minimize impacts on the streetscape.			
Consider locating an at-grade dining area to the side or rear of a property.			
It is appropriate to locate an at-grade dining area in the public right-of-way in a street wall context. The dining area should be defined in this setting. It should allow for unobstructed circulation along the sidewalk.			
SITE FURNISHINGS Site furnishings, such as transit stops, bike racks and similar features, are welcomed as amenities. They should be designed as an integral part of the urban environment, and strategically located to serve as accent to a streetscape, plaza, park or other public area.	MEETS	DOES NOT MEET	COMMENTS
4.14 The use of site furnishings is encouraged.			
Incorporate site furnishings to complement the context and character of the building, site and/or streetscape.			
4.17 Locate public art installations to enhance the urban environment.			
Locate artwork in strategic locations such as gateways or as focal points in public plazas or parks.			
Incorporate public art within the urban environment. An artist could “customize” or reinterpret conventional features of a streetscape. For example, an artist might design a gate feature, tree grate or planter.			
COLOR Traditionally in the Warehouse Historic District materials were left exposed, and color schemes were relatively muted. A single base color was applied to the primary wall plane. Then, one or two accent colors were used to highlight ornamental features, as well as trim around doors and windows. Since many of the structures were brick, the natural color of the masonry became the background color. Sometimes a contrasting masonry was used for window sills and moldings. As a result, the contrast between the base color and trim was relatively subtle. These traditions of using exposed materials, limited numbers of colors, and muted ones, should be continued. These guidelines do not specify which colors should be selected, but rather how they	MEETS	DOES NOT MEET	COMMENTS



CERTIFICATE OF APPROPRIATENESS ACTION
SHEET
APPLICATION PZ19-00##

**City of Twin
Falls Historic
Preservation
Commission**

should be used.			
4.37 The facade should “read” as a single composition.			
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.			
4.38 Base or background colors should be muted.			
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.			
4.39 Building elements should be finished in a manner similar to that seen traditionally. The following are recommended treatments:			
Brick and stone: unpainted, natural color			
Window frames and sash, doors and frame and storefronts: painted wood; anodized metal or baked color.			
Wood siding: painted			
In most cases, highly reflective materials, weathered wood and clear finishes are inappropriate on large surfaces. A clear finish is appropriate on a wood entry door.			
SERVICE AREAS Service areas should be visually unobtrusive and should be integrated with the design of the site and the building.	MEETS	DOES NOT MEET	COMMENTS
4.47 Orient a service entrance, waste disposal area and other similar uses toward service lanes and away from major streets.			
Screen a service entrance with a wall, fence or planting.			
4.48 Position a service area to minimize conflicts with other abutting uses.			
Minimize noise impacts by locating sources of offensive sounds away from other uses.			
Use an alley when feasible.			
4.49 Minimize the visual impacts of service areas.			
Screen a service area with a wall, fence or planting.			



CERTIFICATE OF APPROPRIATENESS ACTION
SHEET
APPLICATION PZ19-00##

**City of Twin
Falls Historic
Preservation
Commission**

A service area screen should be in character with the building and site it serves			
BUILDING EQUIPMENT Junction boxes, external fire connections, telecommunication devices, cables, conduits, satellite dishes, HVAC equipment and fans may affect the character of a property. These and similar equipment devices shall be screened from public view to avoid negative effects on all properties	MEETS	DOES NOT MEET	COMMENTS
4.50 Minimize the visual impacts of building equipment on the public way and the surrounding neighborhood.			
Screen equipment from view			
Do not locate equipment on a primary facade.			
Use low-profile or recessed mechanical units on rooftops.			
Locate satellite dishes and mechanical equipment out of public view.			
4.51 Minimize the visual impacts of utility lines, junction boxes and similar equipment.			
Locate utility lines and junction boxes on secondary and tertiary walls, and group them, when feasible.			
Group lines in conduit, when feasible.			
Paint these elements to match the existing background color, when feasible.			
Locate utility pedestals (ground mounted) to the rear of the building.			



Date: Monday, March 2, 2020
To: Historic Preservation Commission
From: Planning & Zoning Department

INFORMATIONAL

Request:

CLG Grant Update

Time Estimate:

Staff presentation 5 minutes with questions to follow.

Background:

In December 2019 the application for a CLG Grant was submitted to the State Historic Preservation Office. The request was for funding to allow a staff member and two commissioners to attend the NAPC Forum in Tacoma, WA and for one staff member and three commissioners to attend the Idaho Heritage Conference. The amount requested was \$7059.00.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

The State Historic Preservation Office has reviewed our application and has awarded us \$3,603.00. Due to multiple applications this year they were only able to award funding for one person to attend the NAPC Forum but were able to award enough for the Idaho Heritage Conference. They will be sending a contract for the awarded grant in the next few weeks.

Attachments:

1. FY20-CLG Grant Application-Signed

11 February 2020

Congratulations! Your application to the Idaho SHPO for FY20 CLG grants has been awarded, either in part or in full. Unfortunately, with nearly \$126,000 in applications submitted to our office this year, and only about \$82,000 available to award, we were not able to fully fund all of the requested projects. I am pleased to inform you that City of Twin Falls has been awarded funds for the following project(s):

Award Amount	Approved Project(s)
\$1,728	Attendance of the NAPC FORUM Conference
\$1,875	Attendance of the Idaho's Heritage Conference
Total: \$3,603	

A grant contract will be emailed to you in this coming month. **Please review the contract carefully, as there may be special conditions related to your specific project(s).** If you require a hard-copy be mailed to you, or if you have questions on your award, please contact Pete L'Orange as soon as possible (by phone at 208-488-7471 or email pete.lorange@ishs.idaho.gov).

Details on the timelines and requirements for the CLG-funded grants can be found in the Idaho CLG Grants Manual. The Grants Manual is available online at: <https://history.idaho.gov/clg/>.

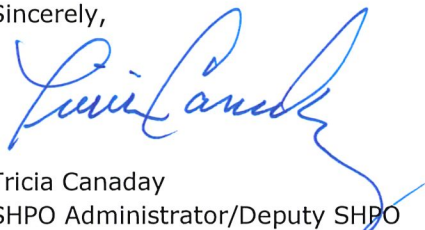
SOME IMPORTANT REMINDERS

CLG Grants are reimbursable and all associated costs must be eligible as outlined in the Idaho CLG Grants Manual. All initial payments must be made by the Certified Local Government, and only costs incurred during the project timeline can be reimbursed.

Drafts of all publications are due to the SHPO no later than May 31, 2021, and all projects must be complete no later than September 1, 2021. This will give us enough time to make any corrections and/or improvements to the final products. If you are unsure if you should submit a draft, feel free to inquire and we will review your project individually to see if it is necessary.

Please keep us informed of the progress of your projects. If you have any delays, questions, or concerns please contact us as soon as possible. We look forward to your projects and working with you all!

Sincerely,



Tricia Canaday
SHPO Administrator/Deputy SHPO



Brad Little
Governor of Idaho

Janet Gallimore
Executive Director
State Historic
Preservation Officer

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2205 Old Penitentiary Rd.
Boise, Idaho 83712
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Idaho State Museum:
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208.334.2120

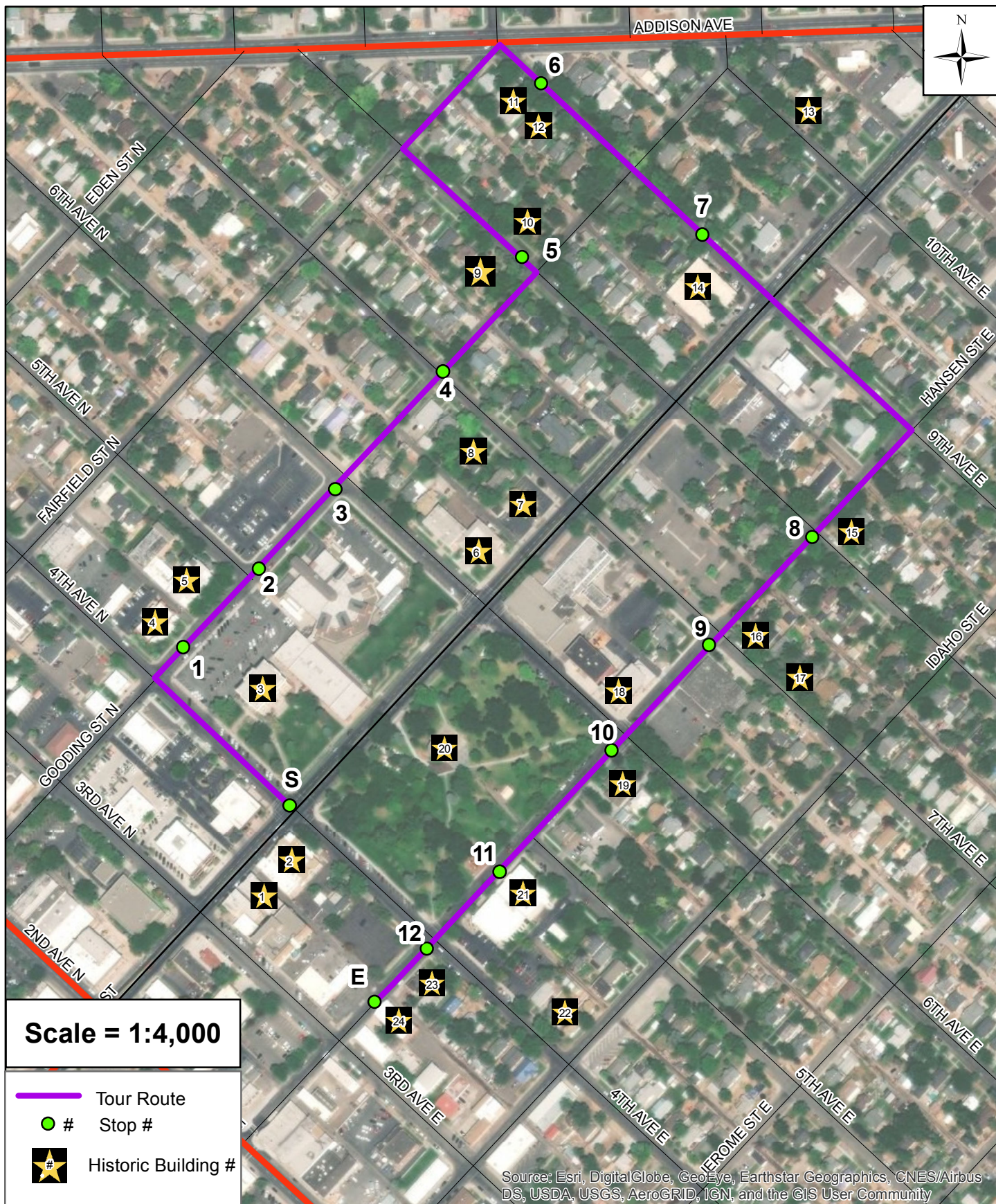
**Idaho State Archives
and State Records
Center:**
2205 Old Penitentiary Rd.
Boise, Idaho 83712
208.334.2620

**State Historic
Preservation Office:**
210 Main St.
Boise, Idaho 83702
208.334.3861

**Old Idaho Penitentiary
and Historic Sites:**
2445 Old Penitentiary Rd.
Boise, Idaho 83712
208.334.2844

HISTORY.IDAHO.GOV

Twin Falls Historic Preservation Commission Park and Original Townsite History by Horsepower Tour



0 250 500 1,000 Feet

Douglas Baughman
Twin Falls Historic Preservation Commission
02/18/2020

TWIN FALLS HISTORIC PRESERVATION COMMISSION

HISTORY BY HORSEPOWER TOUR

HISTORIC PARK & RESIDENTIAL DISTRICT

Begin tour at corner of Fourth Avenue North and Shoshone Street North.

Introduction

My name is _____. I am a member of the Twin Falls City Historic Preservation Commission.

The purpose of the Twin Falls City Historic Preservation Commission is to assist the City Council in the promotion of the educational, cultural, economic and general welfare of the public of the city through the identification, evaluation, designation, and protection of those buildings, sites, areas, structures, and objects which reflect significant elements of the City's, the State's, and the Nation's historic, architectural, archaeological, and cultural heritage.

Tour

The Twin Falls Historic Park District was nominated for the National Register of Historic Places on May 26, 1977. It was officially placed on the list on March 30th, 1978. It includes the buildings erected prior to 1949.

Besides the park with its lava rock bandstand and mature trees, this 20-acre district includes five churches, two apartments, two professional offices, the county courthouse and Judicial building, the public library, the former American Legion Hall, and the former high school (now the site of Twin Falls County Jail). This high density of community-related structures distinguishes the district from the surrounding residential and commercial areas.

The buildings primarily date between 1909-1920, although several were erected in the late twenties and thirties. None are more than three stories high and most are two, with brick being the predominant building material. United by their scale, age and function, the buildings create a cohesive environment while presenting a diversity of styles typical of the period and region. The Spanish mission, Gothic, bungalow and neo-classical are the major styles represented. The proximity of the park allows for landscaped views, an advantage further capitalized upon by the large lawns surrounding the courthouse.

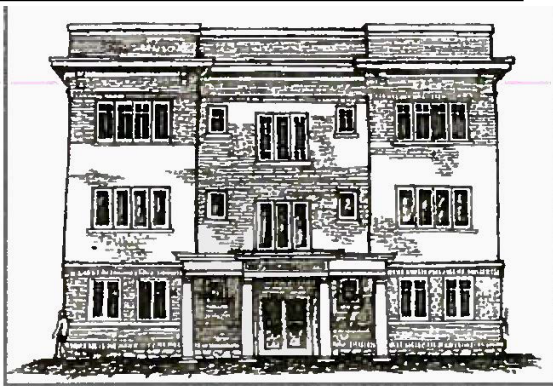
The district is in good condition and with the exception of the judicial building and jail is free from intrusions. Although two churches have been removed for commercial parking purposes, the area still retains much of its original character and function.

The Twin Falls City Park Historic District is architecturally significant for its inclusion of many of the City's (and several of the State's) finest ecclesiastical and public buildings.

The Twin Falls-Land and Water Company platted the city in 1904 as a part of their Carey Act Project. Four blocks, including the present sites of the park, jail and county courthouse, were set aside at this time for park purposes.

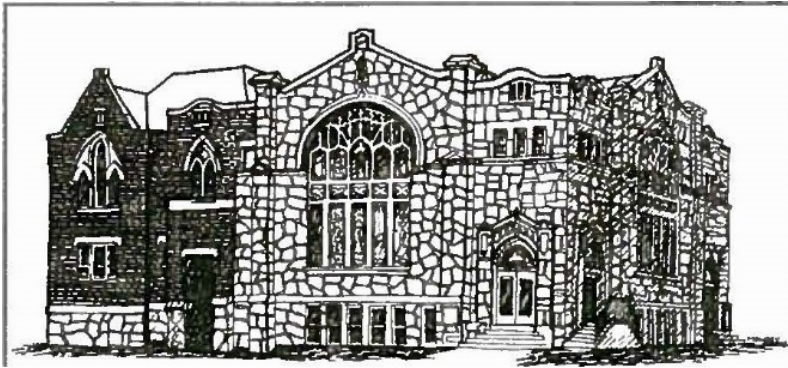
When Twin Falls became a county seat in 1907 the area west of Shoshone Street was employed for the courthouse and high school sites. The area surrounding the park became the prime location for various churches and the vacant lots were tacitly "reserved" for important community structures. By 1925 the Twin Falls Daily had proclaimed "Beauty Spot Rapidly Becoming Twin Falls' Community Center" in reference to the city park area. By this time five churches were standing with the Christian and LDS churches planning to build. The courthouse and high school were present, the city already owned the library site, and there was some talk of erecting a Y.M.C.A. building on the corner now occupied by the American Legion and Doctor J.N. Davis buildings. This high density of community related structures centering about the park is highly reminiscent of New England town greens, and serves as an example of its adaptation in early twentieth century urban planning.

1. The Rex Arms Apartment Building: 312 Shoshone Street East



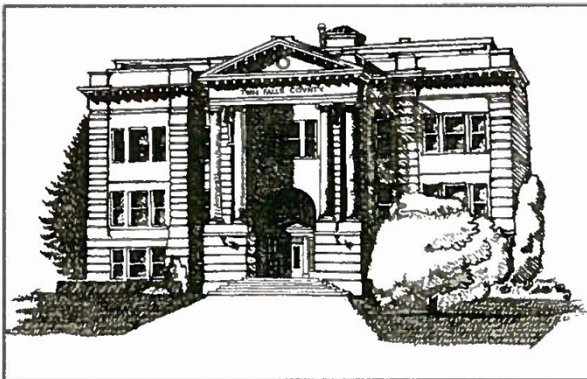
The Rex Arms Apartment Building is a three-story brick structure in the neo-classical style. Constructed in 1918 for \$45,000, the building was designed by Twin Falls' pioneer architect Burton E. Morse whose residence will be mentioned later in this tour.

2. The Methodist Church: 360 Shoshone Street East



A sandstone building in the Gothic style, the Methodist Church displays beautiful stained-glass windows which when viewed from the inside with the sunlight shining through look breathtaking. Originally constructed in 1908 of brick, it assumed its present appearance in a 1916 remodeling with a Tudor Gothic style displaying a brown sandstone exterior. Architect B. Morgan Nesbit was in charge of the remodeling which removed a corner belfry and provided for a sanctuary seating 1,150 people. Later, a brick and concrete addition was built to the south side.

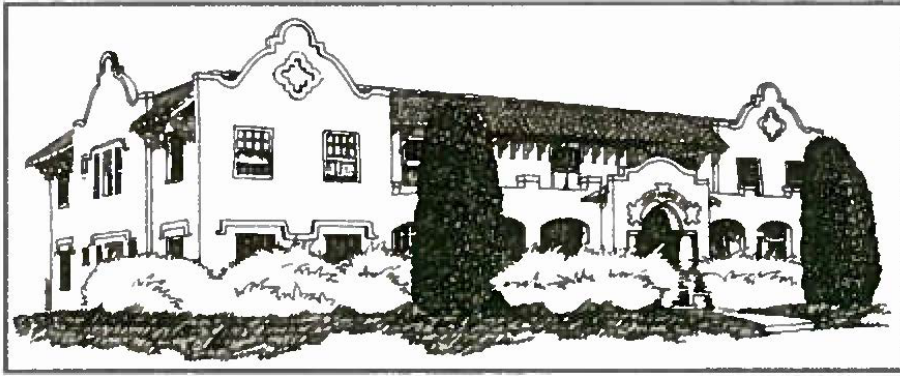
3. Twin Falls County Courthouse: 425 Shoshone Street North



The Twin Falls county courthouse is a three-story neo-classical revival building constructed of yellow brick with stone columns and cornices. It is distinguished by a round arched entry with a pedimented portico supported by Ionic columns. The original mahogany and oak interior is still intact. It was the tallest building in Twin Falls (constructed in 1909-1910) and boasted the city's first elevator. Local architect C. Harvey Smith designed this building. Mr. Smith's home is featured near the end of this tour.

Stop #1 (400-448 Gooding Street North)

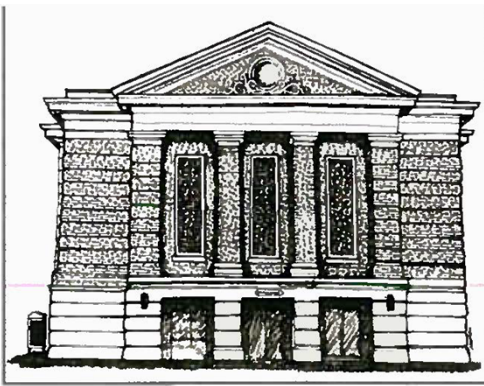
4. *The Justamere Inn*: 401 Gooding Street North



Constructed in 1910, the Justamere Inn is a two-story Spanish Mission style building. It was originally a hotel, later it was used as apartments, and now serves as an office building. It closely resembles its original 1910 appearance.

Stop #2 (490-498 Gooding Street North)

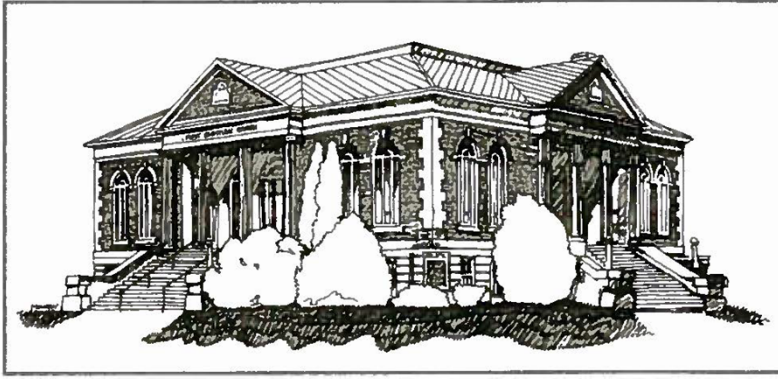
5. *The Presbyterian Church*: 209 Fifth Avenue North



A neo-classically inspired building constructed in 1916 for \$25,000, this church displays massive square columns over the inset entrance, presenting a graceful cartouche. The recessed courses constructed of "Denver Turkey shade" brick and long stained-glass windows pick up the rhythm of the columns. The interior dome was apparently a favorite device of architect John Visser, who designed another dome for the Methodist church two years later.

Stop #3 (599-501 Gooding Street North)

6. **The First Christian Church:** 601 Shoshone Street North



In neo-classical revival style, this church is distinguished by its two long outside staircases and pediment portico with Doric columns, supporting gables over the southeast and southwest entrances. This church was designed by Portland architect Taymond W. Hatch in 1929, who also designed The First Christian Church in Lewiston, Idaho.

7. **McCollum House:** 691 Shoshone Street North



Although difficult to see from this vantage point as it is on the north side of the First Christian Church, The McCollum House was Twin Falls' first permanent residence. Built in 1904, it was the home of Robert B. and Alice McCollum. The McCollum residence became the center of the town's social life. At Alice's suggestion, "The Homeless Twenty" gathered here to socialize and sing songs around Alice's piano, the first in town. This bungalow's original front was on Seventh Ave. N. It has been remodeled several times over the years (it is now Ann's Eyewear Boutique), but still retains its original charm.

Stop #4 (NE side of intersection at Seventh Avenue North and Gooding Street North)

Our tour now enters the Twin Falls Original Townsite Residential Historic District.

The Historic District was listed on the National Register of Historic Places on November 30, 2001.

This District is a roughly triangular-shaped area that encompasses an approximately 82 block area (300 acres) and is located in the center of Twin Falls City. It contains 929 buildings, of which 634 contribute to the historic character of the district. The townsite refers to the earliest plats of the city, established in 1904. Almost all of the structures (93 percent) are residential and were constructed as single-family dwellings, though several duplexes and two comparatively large, historic, apartment buildings are located in the district. The majority of the dwellings (575 properties, or 62 percent) were constructed between 1904 and 1920, and are associated with the inception and early development of Twin Falls. Nineteen percent, or 172 properties, were constructed from 1921 to 1950.

Although the district includes three financial institutions that have compromised the historic character of their immediate environment, almost half of the 45 commercial buildings in the district are former residences converted into professional offices. The remaining commercial buildings are small-scale retail establishments. Institutional and ecclesiastical buildings are scattered throughout the district and represent a variety of styles in both modest and elaborate forms. Overall the district retains a high degree of integrity and easily conveys its association with the development of Twin Falls and early twentieth-century residential architecture.

The Twin Falls Original Townsite Residential Historic District consists of primarily residential structures constructed predominantly in numerous forms of one style, the Craftsman bungalow. More than other early twentieth century neighborhoods in Twin Falls, it also contains the best representation of other residential styles associated with the early development of this city. Although the townsite has suffered incompatible development, this has been limited to heavily trafficked streets and, overall, the streetscapes and individual buildings retain a high degree of integrity. Significant institutional buildings are included in the district and provide an understanding of the historical development of the city.

8. Loyal Breckenridge House: 137 Seventh Avenue North



Built in 1909, this residence is Classical Box style that exemplifies total symmetry. Its entrance is centered on a long front porch that spans the facade. The windows are symmetrically placed. The first owner, Loyal Breckenridge, was manager of the Twin Falls Flour Mills and lived in the house until his death.

Stop #5 (200-298 Eighth Avenue North)

9. Guy Sierer House: 203 Eighth Avenue North



There is a Victorian feel to this Classical Box style home built for realtor Guy B. Sierer in 1906. The Victorian ambience is created by asymmetry in the location of porches and of the oval and diamond-shaped stairwell windows. Major Western Colonial characteristics of this home are the broad columned porch, the hipped roof, and dormers. The Classical Box style seemed desirable to local elite as subsequent owners of the Sierer house were William Van Engellen and C.E. Booth, both prominent merchants.

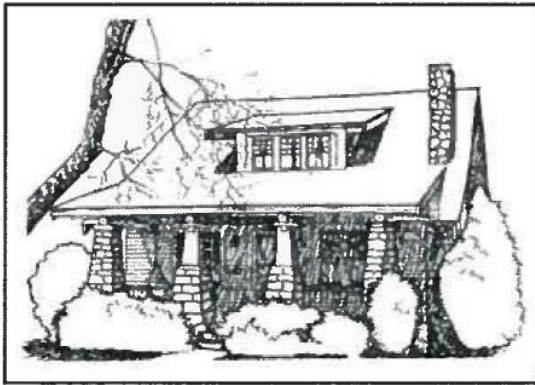
10. **Everett Sweeley House**: 206 Eighth Avenue North



Another example of the Classical Box style was a home built in 1910 for Everett Sweeley and his wife Hazel. Burton Morse, designer of the fore-mentioned Rex Arms Apartment Building was the architect. The home features an elaborate purlin-supported entryway. Mr. Sweeley, a lawyer and a partner with his brother Martin in Idaho Trust and Title, served as Twin Falls City attorney during the 1930's.

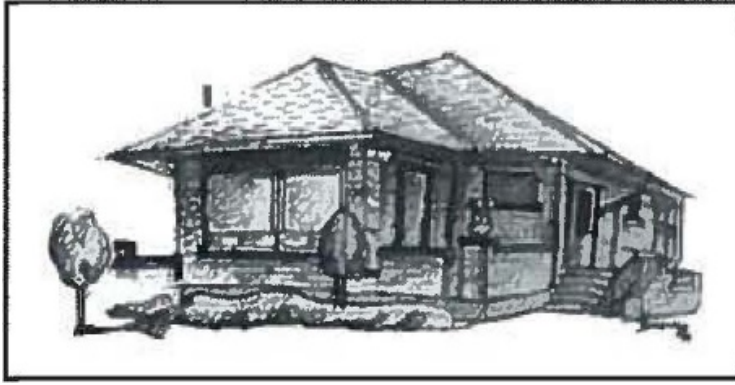
Stop #6 (269-201 Ninth Avenue North)

11. **J.E. Joslyn House**: 247 Ninth Avenue North



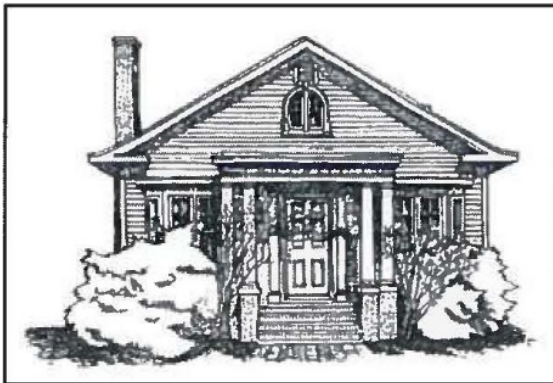
With a modest Craftsman style, this home was built in 1920. It was owned by J. E. Joslyn, chief clerk of the Idaho Power Company during the 1920's and 1930's. It is a good example of the common two-story bungalow with side facing gables and a wide rafter supported dormer facing the street. It has a flared base and battered lava rock piers. A railing has been added to the original house.

12. Hollingsworth House: 235 Ninth Avenue North



This basic bungalow, constructed of brick, has inset terraces on the right and left. With its wide eaves and hipped roof, it is reminiscent of the Prairie style of Frank Lloyd Wright. The house was built in the late teens by Emma and Elmer Hollingsworth. Mr. Hollingsworth was proprietor of Hoosier New and Used Furniture Company.

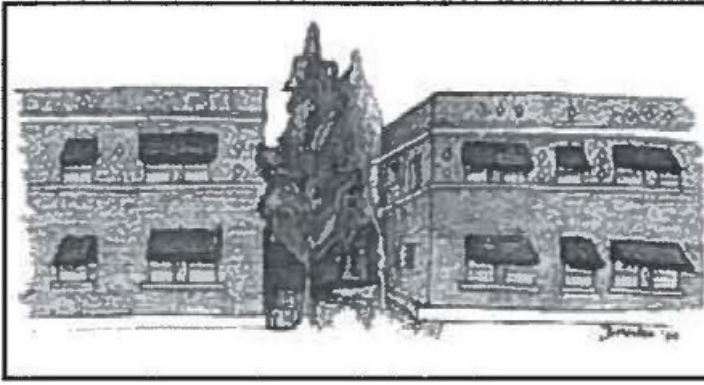
13. Burton Morse House (enroute to Stop #7): 136 Tenth Avenue North



Although not included as a stop on this tour, a home worth mentioning is the Burton Morse residence. This Classical Revival house located one block to the north at 136 Tenth Avenue North was designed and built in 1908. It features a small, columned portico, discreet bay windows, flared eaves, and arched, bisected, key-stoned gabled windows. Morse resided in this home for over 30 years. He was elected president of the Idaho Society of Architects in the late teens and is responsible for designing the Rex Arms Apartments, the Twin Falls Title and Abstract Company building, the Ramona Theatre in Buhl, and an impressive number of private homes, including the Sweeley home. This house was listed on the National Register of Historic Places on September 23, 1993.

Stop #7 (112-198 Ninth Avenue North)

14. Reed Apartments: 833 Shoshone Street North



Built in 1920 by W.D. Reed at a cost of \$100,000, the Reed Apartments is a U-shaped brick block with classical details housing 32 efficiency apartments of two or three rooms each. The apartments have white enamel and birch interiors, electric kitchens, and Murphy beds. The pillars and urns at the entrance to the courtyard were added in the 1930's.

Stop #8 (SW side of Eighth Avenue East and Hansen Street East)

15. Peck House: 207 Eighth Avenue East



This Dutch Colonial Revival home was built in 1908 for D.H. Peck, a local nurseryman. It features a gambrel roof, flared eaves, and a round-arched entrance to its inset porch. This home is an agreeable example of 19th Century penchant for combining details from a variety of sources. This house was listed on the National Register of Historic Places on September 23, 1993.

Stop #9 (SW side of Seventh Avenue East and Hansen Street East)

16. Wilbur S. Hill House: 203 Seventh Avenue East



This distinctive home was built by Wilbur S. Hill in 1908. Hill was the founder of the early newspaper called the Twin Falls Times which later merged with the Twin Falls News becoming today's Times-News. Mr. Hill remained the home's owner until he sold it in 1947 to Charles Allen whose father Clarence owned Sterling Jewelry in downtown Twin Falls. After World War II, Charles and his brother Howard Allen continued the family's business which served the area from 1910 until 1988. Charles' son Rick (noted for the College of Southern Idaho's Rick Allen Room) grew up in this house. Built on a slight terrace with its upper dormer windows and wide front porch, this home presents a stately appearance.

17. Bobier House: 235 Seventh Avenue East

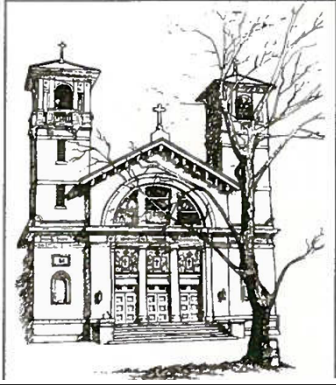


Anthony Bobier, contractor for the Twin Falls Public Library, built this late Tudor-style home during the Depression. The gable is set with a round-arched glass door which opens onto a metal balcony. The main entry also has a round arch and is slightly offset and covered by an asymmetrical gable opposite to the longer roofline. The extended

roofline of the brick facade produces a garden wall with a Gothic-arched gateway. The left roofline of the gable is obliquely angled. The chimney is studded with clinker bricks.

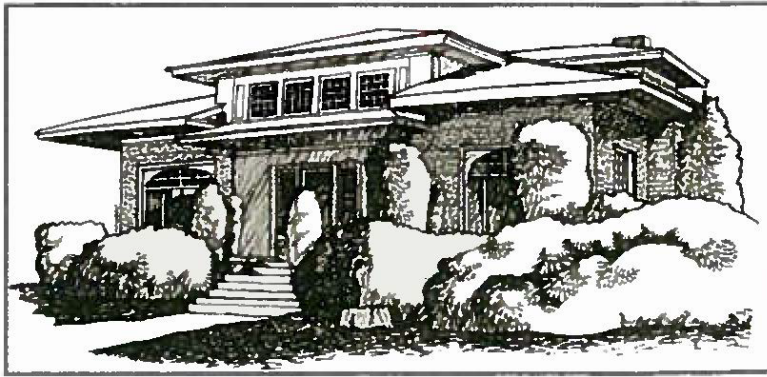
Stop #10 (550-598 Hansen Street East)

18. St. Edward's Catholic Church: 139 Sixth Avenue East



Saint Edwards Catholic Church is one of the best examples of the Renaissance Revival style in the state and is distinguished by its twin 75' towers, terra cotta exterior and scagliola ornamented interior. Constructed in 1920-1921, for \$60,000, it was designed by local architect Ernest H. Gates.

19. Lester T. Wright Residence: 210 Sixth Avenue East



The Lester T. Wright residence is a brick bungalow with prairie style influences which has been converted into professional offices. Originally built in 1909 for \$7,000, this seven room dwelling was converted into offices for Doctor Lamb in the 1920's. Since World War II it has been used as a law office.

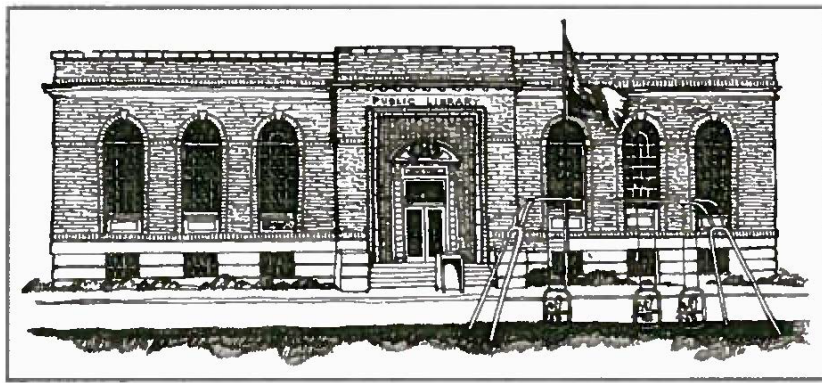
20. **The Park and Lava Rock Bandshell**



The park itself was intended to be the focal point of Twin Falls. Early residents worked tirelessly to establish the trees in the park. Newly planted trees were watered by hand with water hauled from four blocks away. The park's most striking feature is the historic bandshell, a WPA project of the early 1930's. It hosts many events each year, most notably the Twin Falls Municipal Band concerts every Thursday evening during the summer. The Municipal Band has been performing each summer since its very first performance on July 4, 1906. The Twin Falls City Park is one of the most inviting parks in the state.

Stop #11 (422-498 Hansen Street East)

21. **Twin Falls Public Library**: Corner of Hansen Street East and 5th Avenue East



The original public library is a classically inspired one-story brick building which was constructed in 1939. Through the years, it has undergone several expansion projects on its southern end, but the original building can still be seen on the corner of Hansen Street East and 5th Avenue East.

Stop #12 (399-353 Hansen Street East)

22. C. Harvey Smith House



Formal detail of the Classical Revival style was the choice of C. Harvey Smith, an early Twin Falls architect. This unusual house shows a Queen Anne influence by using different materials on different levels. The house is classically symmetrical. Projecting quoins are set into the corners of the brick walls. Fluted Ionic columns support the now enclosed front porch. This house was listed on the National Register of Historic Places on April 3, 1978.

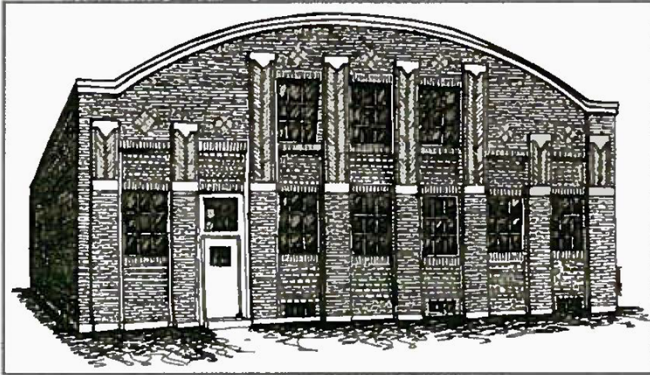
23. Doctor J.N. Davis Residence: 204 Fourth Avenue East



This pueblo-style building was constructed as an office and residence for Dr. J.N. Davis in 1938. Estimated cost of the building was \$4,500. Built by contractor W. F. Feamster, the Davis office displays a light stucco finish, a flat roof, and a row of projector tiles simulating the extended roof beams characteristic of the indigenous southwest architecture. The rectangle, aluminum-sash windows have replaced the original arched windows.

End tour in front of the American Legion Hall.

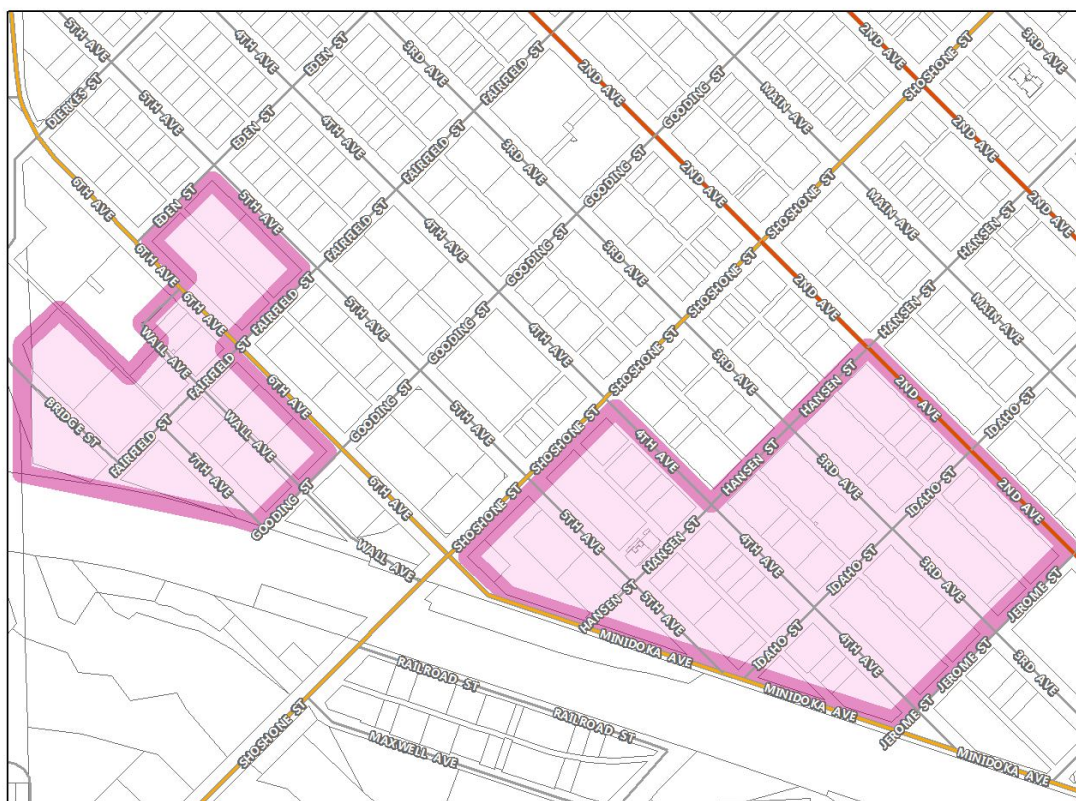
24. **The American Legion Hall:** 324 Hansen Street East



In the modern style, this one-story brick building is distinguished by its brickwork. Constructed in 1928, it served as an armory and community hall in addition to housing the American Legion.

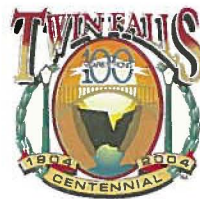
Summary

I hope you have enjoyed this tour of the City Park and the Twin Falls Original Townsite Historic Districts. In addition to these lovely districts our city also contains the Downtown and Warehouse Historic Districts. Tours are also offered in these districts so keep an eye on the Twin Falls Historic Preservation Commission webpage for more details. Thank you very much for coming and I hope you have a wonderful day.



Acknowledgements

Brochure produced under the direction of



**Twin Falls City
Historic Preservation
Commission**

Original Research and Writing by Elizabeth Egleston
Adaptation, Design and Photography by Monie Smith
Back Cover Mural Photo by Tom Gilbertson

These publications have been financed in part with federal funds from the National Park Service, U.S. Department of the Interior made available through the Idaho State Historical Society, State Historic Preservation Office. However, the contents and opinions do not necessarily reflect the views of the Department of Interior.

This brochure is based on information from the National Register of Historic Places nomination for Twin Falls Warehouse Historic District listed in 1996.

For additional information on Idaho tourism, call 1-800-VISIT-ID.



Twin Falls Milling and Elevator Company Mural (1915)

Twin Falls, Idaho

Warehouse Historic District



Twin Falls Milling and Elevator Company 'Silos' (1915)

A Driving Tour

Twin Falls City
Historic Preservation Commission

Twin Falls Warehouse Historic District

The Twin Falls Warehouse Historical District demonstrates that agriculture has always been the nexus of Twin Falls' economy. Settlement, transportation, and construction all followed the promise that this arid environment could be transformed into productive farmland. The buildings in this district are associated with national, regional and local businesses that stored, processed, and distributed agricultural products, as well as establishments that manufactured implements for farmers.

It was the economic potential of the Snake River and its tributaries that intrigued travelers and settlers as early as the 1860s. Ira B. Perrine, a pre-reclamation settler who lived at the bottom of the Snake River canyon near present-day Twin Falls, is credited with devising a rough plan for bringing water to the vast sagebrush desert and thereby generating interest in settling this part of the western landscape. The tract was widely promoted throughout the United States, and in fact, the Twin Falls Land and Water Company hired photographer Clarence E. Bisbee in 1906 to help advertise the area's rapid growth and prosperity. His early photographs are particularly interesting because they portray how quickly the sagebrush desert was transformed into agricultural riches -- possible only through irrigation. Irrigation was responsible for the cultivation of almost 600,000 acres.

The most critical component that ensured the economic viability of the newly-settled tract was the immediate availability of rail transportation. Railroad access, the influx of farmers, and the rapid development of agricultural land offered ripe commercial opportunities. The first businesses indicated on 1907 maps were lumber companies, not surprisingly, since wood frame was the dominant mode of construction. By 1914, large warehouses, such as those for fruit and potato growers associations, had been erected, and cold storage -- an important resource for both wholesalers and housewives -- was available at Twin Falls Feed and Ice.

The most significant business within the district, probably with the greatest investment of capital to construct its facilities, was the Colorado Milling and Elevator Company. This corporation had mills, elevators and processing sites throughout the west. It established a local corporation, known as the Twin Falls Milling and Elevator Company, and first constructed an elevator and small mill in 1909. In 1911, a larger mill was constructed, doubling the milling capacity

Using the most distinguishable structure in the Warehouse District -- the grain elevators -- as our starting point, we'll explore the east side of the district first...

- 1. Twin Falls Milling and Elevator Company 'Silos' (1915)**
516 Hansen St. South (Most visible from 5th Ave. South)
These six concrete grain elevators rise seven stories, not including the metal shed on top of the rectangular section that is attached to the western silo. They were constructed in 1915 as part of the third wave of construction undertaken by the Twin Falls Milling and Elevator Company.

- 2. Twin Falls Milling and Elevator Company Warehouse (1914, Pictured Above)**
516 Hansen St. South
This building has the most ornate cornice in the district, consisting of masonry checkerboard corbelling and stepped courses. This warehouse and six concrete silos are the only remaining buildings associated with the Twin Falls Milling and Elevator Company; the warehouse was listed on the National Register of Historic Places in 1995. The warehouse served as storage for grain, clover seed, and beans for the company, a subsidiary of

from 400 to 800 bushels a day. The final building phase occurred in 1916 with the erection of six concrete and steel storage units. The tanks increased the company's storage capacity to 250,000 bushels, the largest between Denver and Portland. Twin Falls Milling and Elevator was one of the biggest and most prominent operations in this district; it pursued national markets, particularly in the Gulf States, and shipped flour to Asia as early as 1913. The company was best known for its flours, which it named for regional identity, such as "Idahome," "Twinida," and "Shone-Mist," as well as "Duncan Hines," a cake flour that was later marketed by another company. The cover photo shows several flour logos.

In addition to the milling operation, Twin Falls promoters saw the tract as great orchard country, and indeed many early photographs depict tables full of ripe fruit, and settlers and their families amidst extensive orchards. Twin Falls farmers did produce ample quantities of fruit, but a 1919 regional magazine reported that wheat was the most important crop in the area, followed by alfalfa, clover, beans, potatoes, fruit, corn, and sugar beets.

During the 1920s, the Intermountain West did not share in the frenzied prosperity experienced by much of the country, owing to depressed commodity agricultural prices resulting from the inflated demand created during World War I. Farmers found that their crops and produce brought little profit when taken to market. Dairy products, however, were an exception, and an increasing demand for milk offered profitable opportunities during the 1920s for Idaho farmers. In the warehouse district, the dairy business was represented by both local and national interests.

Transportation and manufacturing entities are also represented in the district, having developed for the most part to serve the agricultural base of the local economy.

The warehouse district continues to function as a center for the distribution, processing, and storage of many kinds of products, and is also the location of several light manufacturing businesses. The district is significant because more than any other area of the community, it conveys the importance of distribution and processing in the local economy and the identity of Twin Falls as an agricultural community.

the Colorado Milling and Elevator Company and one of the largest milling and storage operations in southern Idaho. Although the company processed a variety of agricultural products, it was best known for its flours, including Duncan Hines. The mill closed in 1968 and in 1992 all but the warehouse and the six elevators were demolished.

- 3. Simpson and Company (1916)**
161 Fifth Ave. South



operations in southern Idaho and occupied this structure until 1941. It was later a paper company and "Gem State Paper" can still be seen at the top of the building.



4. Warehouses (1919 and 1935)

203 and 215-227 Fifth Ave. South

It is uncertain what business or person constructed this building; it is mentioned as housing the M. and R. Pink firm in 1919, the Ford Transfer and Storage Company in the 1930's, the Zions Wholesale Grocery from 1939 until 1950, and as its present occupation as part of Twin Falls' nightlife scene.

5. Intermountain Seed and Fuel Company

403-407 Shoshone Ave. South

This is a simple, two-story brick building. The first mention of the company at this location occurs in the directories in 1936, accompanied by a mention of storage, transfer and Aberdeen Coal. By 1957, only fuel is noted as a function of this business.

6. Warberg Transfer and Storage (1930)

156 Fourth Ave. South

William Warberg, a Swedish immigrant, moved to Twin Falls in 1905. He started a dray (hauling) business with a team of horses and a wagon the next year. In 1913, he expanded by acquiring a second team. Within several years, he had eight teams of horses and had purchased a Buick truck. By 1918, Warberg operated a transfer, storage and coal company at 407 Shoshone St. South with his partner Carl Benson. In 1930, Warberg sold his shares in the company to his partner.

7. Globe Seed and Feed Company (1920)

220-288 Fourth Ave. South

With the exception of the Swift building, all the buildings on this half block are currently associated with the Globe business. In its heyday, Globe was the largest shipper of certified seed grains in Idaho, if not the entire west. The company shipped Twin Falls agricultural products to an international market. The building at number 220 housed the W.A. Patrick Produce Company from 1923 to 1928, which handled fruits and vegetables from California and shipped apples grown in Twin Falls to other markets in the west. After the Patrick Company moved to Shoshone St. in 1928, the Pacific Fruit and Produce Company operated at the address, occupying it until the mid-1950s. Pacific packed and shipped potatoes, onions and fruits.



8. Swift and Company Poultry and Creamery (1926)

240-248 Fourth Ave. South



The Swift and Company building is one of the most imposing in the district. It ranges from two to four stories high, and is red brick with concrete pillars. This is one of only two "fireproof" buildings in the district. Initially, Swift and Company made butter and cheese, sold eggs, and

processed poultry at this plant. In 1934, a cheese manufacturing department was incorporated so that local producers had a year round market for whole milk. The company added a chick hatchery in 1936 and a poultry-turkey hatchery in 1940. By 1949, the Twin Falls plant ceased the egg and butter business and instead concentrated on poultry and cheese. The hatchery was the largest in Idaho at the time, hatching about 27,000 chicks twice a week and selling a million baby chicks to growers in 1953.

9. Gibbs Bean Elevator (1937)

337-343 Idaho St. South

This warehouse has a distinctive shape in the district because of its curved, parabolic roof. It is oriented to Idaho St. South, with loading capability on Fourth Ave. South. L.E. Gibbs established the company in 1928 at another location, business to this location in 1937.



10. Southern Idaho Wholesale Grocery Company (1919)

302-322 Fourth Ave. South

This warehouse, along with much of this block extending to 360 Fourth Avenue South, is associated with the business activity of a German immigrant, Harder Frederick Harder. Harder moved to Twin Falls in 1904, and opened the first bakery in 1905. In 1909, Harder left the retail business and, with a partner, established a wholesale produce and grocery concern. Ten years later, Harder and his partner Charles Munson, incorporated the Southern Idaho Wholesale Grocery Company, specializing in potatoes, onions, beans, apples, berries, eggs, and honey.

11. Idaho Wholesale Grocery (1919)

328 Fourth Ave. South

This structure housed the Idaho Wholesale Grocery Company, and was later the location of Scowcroft and Sons, Inc., a Utah wholesale grocery firm that operated extensively throughout the Intermountain West from 1889 to 1960.

12. Bean Growers Warehouse Association (1922)

324-362 Fourth Ave. South

This structure originally consisted of two two-story buildings, but the structure at 334-348 has been dismantled. This association was established in 1922 to process and market beans. By 1954, the association had seven warehouses in the region. Note the "Bean Growers Warehouse" at the top of the building on the east side.

13. W.P. Haney Bean Warehouse (1939)

341-353 Fourth Ave. South

This frame structure is entirely clad with corrugated metal, its original material. William P. Haney was an agent for the Burpee Seed Company before beginning his own business. The first mention of Haney's company in the city directories is in 1939. He is credited with introducing and developing the garden bean and pea industry in the Magic Valley.

14. Self Manufacturing (1935)

248 Third Ave. South

G.H. Self established this business as a blacksmith shop in a small, frame structure on Second Ave. South in 1910. Four years later, Self began manufacturing farm machinery and obtained a patent for shock-absorbers for the Model T Ford. The company devised many agricultural tools adapted for farming conditions in an irrigated area, and manufactured many of the parts used in Liberty ships during World War II. By the 1950s, Self Manufacturing Company had diversified into the manufacture of steel tanks and industrial steel fabrication.

15. Coca-Cola (1935)

242 Second Ave. South

This one-story brick building is typical of several in the warehouse district that were constructed during the 1930s. According to a local citizen, this building was originally associated with the Self Manufacturing Company.

16. Santo Guisasola Bilbao House (1937)

302 Second Ave. South

Santo Guisasola arrived in Boise from the Basque region in Spain in the 1880s. She met her husband, John Bilbao, in Boise and they married in 1889. Eventually they moved to Twin Falls, divorcing in 1930. Like many women who were self-supporting at

this time, she opened a boarding house, but because she did not own the first house she managed, she was out of a job when the owners sold it in 1936.

She purchased this lot for \$1,500 and built the structure in 1937. The house had six rooms available for boarders, which she rented to single Basque men who worked in the area. Santa ran the boarding house until her death in 1941; another Basque, Ernest Bengochea, purchased the house in 1954 and ran it as a boarding house until 1975.



17. Nibley-Channel Lumber Company (1909)

221-245 Idaho St. South

This structure served as the first post office in Twin Falls and one of its earliest businesses. The brown building on the end in the photo below was the original home of the Milner family. The Milners lived upstairs, while the downstairs was the post office. Mr. Milner served as the first post master in Twin Falls, followed by his wife. Later, the building became the Nibley-Channel Lumber Company. Nibley-Channel was part of the lumber empire established by a Salt Lake City businessman Charles W. Nibley. He was a successful businessman in a variety of endeavors, but the bulk of his wealth was derived from the lumber industry. He developed several lumber businesses in northern Utah and southern Idaho during



the 1870s and 1880s; however, it was not until he and industrialist David Eccles formed the Oregon Lumber Company in 1889, which became one of the largest lumber companies in the Pacific Northwest, that both men became multi-millionaires. Although his son, Joseph F. Nibley, resided in Twin Falls and is mentioned as the owner of this business, his father was directly involved. The company ceased to exist in Twin Falls by 1925.

Using the grain elevators as our starting point again, we'll explore the western end of the Warehouse District...

18. Wagner Transportation (1936)

560 Fairfield St. West

This building has maintained an exceptionally high degree of physical integrity with the context of this district. Wagner Transportation is one of several hauling businesses represented in the district. The company was established in 1936 to ship livestock.

19. Twin Falls Street Dept. Garage (1937)

205 Sixth Ave. West



This one-story structure is constructed of stone laid in a coursed pattern with beaded mortar. The use of stone lends the building a more elaborate appearance than others in this industrial neighborhood and this formal quality, coupled with the

curved roofline, makes the structure unusual in the district.

20. Ford Transfer and Storage (1925)

217 Wall Street

This is a simple, one-story brick warehouse, used for long-term storage and to load moving vans. Formerly the site of the Consolidated Wagon and Machine Company yard (1911), this building also housed the Gibbs Seed Company (listing #9) before Ford Transfer and Storage occupied it in 1942. Clarence Ford founded his company in 1914 to haul mining machinery in Wyoming and Nevada, opening his Twin Falls business in 1935. The company is still operating in this location. The best view of this building is from the south side along the railroad tracks.

21. Falk Wholesale Company (1910)

233 Wall Street

With its lava rock construction and high-pitched gable roof, this is one of the most unusual structures in the district. A great view of this building can be seen from the south side, across the railroad tracks.



22. Jerome Cooperative Creamery (No Date)

659-720 Fairfield St. West

The creamery (low building on right in picture below) functioned as a cooperative, in which farmers could bring milk and cream and trade them for processed dairy products such as ice cream and cheese. The



cooperative eventually sold out to the Challenge Corp. in the 1930s. In the 1960s, the Ida-Gem Company purchased the building and continued operations until 1978. The building currently houses a refrigeration repair shop and furniture store.

23. Jerome Cooperative Creamery Whey Processing Plant (1930)

702 Bridge St.

This structure (on the left in the picture above) is one of the largest in the district. It was constructed about 1930 to house a whey-processing plant associated with the Jerome Dairy Coop. At this writing, an agricultural chemical research company uses the structure.

Appropriate-Twin Falls, ID

- Locate signs such that they fit within the architectural features of a facade, such as the panel band above the transom windows, above entryways, awnings, or display windows; or project from these areas.
- Line up signs with other signs along the block.
- Scale and orient signs based on pedestrian traffic.
- Use painted/enameled metal or wooden signs.
- Paint signs or gold-leaf directly on windows.
- Preserve or lightly repaint faded or "ghost signs" on brick exteriors.
- Create one sign or aggregate multiple signs for multiple upper floor tenants.

Appropriate-Boise, ID

- Locate signs to fit within the architectural features of a building's façade, such as the signage panel band above the transom windows, within entryways or display windows. Signs should not mask architectural features or details.
- Align signs similarly to other signs along the block
- Create one sign for buildings with multiple upper floor tenants.
- Light signage with single tube neon or warm colored bulbs.
- Paint window signs or gold-leaf directly on windows
- Repaint faded or "ghost signs" on brick exteriors.

Appropriate Sign Types-Salt Lake City, UT

- Historic Sign
- Ghost Sign
- Projecting Sign
- Awning Sign
- Wall Sign
- Window Sign
- Menu Board
- Directory Sign
- Wall Plaque
- Monument Sign

Inappropriate Sign Types-Salt Lake City, UT

- Pole Sign
- Animated Sing
- Flashing, Light Sign
- Illuminated, Cabinet Sign
- Off-Premise Sign
- Inflated Sign, Display
- Image Projection Sign
- Wind Sign
- Video Sign
- Temporary Sing

Inappropriate-Twin Falls, ID

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

Inappropriate-Boise, ID

- Install electronic message center displays or reader board signs.
- Include illuminated signs with flashing, moving or brightness changing elements.

- Use plastic on the exterior of a sign. Plastics are not historical, whereas painted or enameled metal or wood signs strengthen the ambience of the district.
- Use fluorescent color on a sign or lighting sources with a Kelvin temperature of 3,500 degrees or more and a color rendering index (CRI) of 70 or less.
- Include moving or rotating sign parts.
- Install a free standing, roof mounted or internally light- ed signs.

Awning & Canopy Signs-Twin Falls, ID

- A sign located on or under a canopy or awning may be considered.
- These are most appropriate in areas with high pedestrian use.
- Consider sign lettering centered on a building canopy where a flush-mounted sign would obscure architectural details.

Awning & Canopy Signs-Georgetown, TX

- An awning or canopy sign shall not exceed one square foot for every one linear foot of facade width. In no case should an awning or canopy sign exceed the size of the awning or canopy surface to which it is applied.
- The size of an awning or canopy sign shall be calculated by its actual area and shall be included in the calculation for total allowable building signage.
- Consider mounting a sign centered on top of a building canopy where a flush-mounted sign would obscure architectural details.
- A sign mounted on top and affixed to a building canopy, and located perpendicular to the building shall not be allowed.

- Appearance of a sign as viewed from an upper level out must be considered.
- Directory Signs
- Where several businesses share a building, coordinate the signs. Align several smaller signs, or group them into a single panel as a directory.
- Use similar forms or backgrounds for the signs to tie them together visually and make them easier to read.
- The manner in which a directory sign is mounted to a building, either flush to or projecting from a wall, will determine the maximum allowable sign area.
- Electronic message centers are not allowed.

Canopy Signs-Juneau, AK

- A canopy sign is a sign attached or applied to the horizontal face of a canopy. Canopy signs shall not extend below the bottom of the horizontal face or more than one foot above the horizontal face of the canopy.
- A sign located on a canopy face may be appropriate:
 - In areas with high pedestrian use.
 - When other signs would obscure architectural details of the structure.

Awning Signs-Salt Lake City, UT

Signs on Awnings should be designed with the historic character of the building and district in mind. Awning signs should create visual interest, and promote commercial identity.

- Signs should occupy a maximum of twenty percent

(20%) of the valance (vertical surface) area on each face of an awning

- Awnings and canopy signs should project no more than thirty-six inches (36") from the face of the building except when used as entrance canopies
- The design should be compatible with the architecture of the building and should not obscure architectural details of the building Further, awnings should serve as an accent to the building's design but should not be the dominant architectural feature
- Awning styles at typical sign locations such as rounded balloon awnings or flat mounted wall awnings are discouraged
- Awnings and canopy signs should be located in a traditional manner above doors, windows or walkways
- Nylon, canvas or other similar materials are suitable Material should be high quality, colorfast and sun fade resistant
- Vinyl or plastic materials are not appropriate
- Illuminated/back-lit translucent awnings or translucent letters on opaque backgrounds are

discouraged

- Canvas awnings illuminated with approved light sources that are down directed and shielded are encouraged.

Directory Sign-Twin Falls, ID

- Consider a directory sign for larger buildings with numerous occupants.
- Consolidate small, individual signs and place them on a single panel as a directory to make them easier to locate.
- Interpretive signs should stand alone, and not be attached to streetscape furnishing or buildings.
- Interpretive signs should not disrupt or block views.

Directory Signs-Salt Lake City, UT

Use directory signs on multi-tenant sites to reduce the visual clutter of many signs.

- Where several businesses share a building, signs should be coordinated Align several smaller signs, or group them into a single panel to make them easier to locate
- Similar forms or backgrounds should be used for the signs to tie them together visually, identify them as serving the same premises and make them easier to read
- The individual nameplates on the sign should match each other in size, colors, letter size, case and styles.

Projecting or Hanging Signs-Twin Falls, ID

- Design a projecting sign to be similar in character to those seen traditionally.

- Design the sign bracket as a decorative or complementary element of the sign. The bracket should appear as part of the sign composition and design.
- Projecting or blade signs may be considered.
- Locate small projecting signs near the business entrance, just above the door or to the side of it.
- Mount large projecting signs higher on the building, centered on the facade or positioned at the corner.
- Small hanging signs are appropriate under a canopy on commercial building types or from the inside of a porch on residential building types.

Hanging & Projecting Signs-Georgetown, TX

- A small hanging sign is easier for a pedestrian to read than other sign types and is encouraged.
- A small hanging sign should be located near the business entrance, just above the door or to the side of it.
- A hanging sign installed under a canopy should be a maximum of 50% of the canopy's width.
- A hanging sign should be mounted perpendicular with the building facade.
- A hanging sign should provide a minimum of eight feet clearance between the sidewalk surface and the bottom of the sign. However, a hanging sign mounted under a canopy may provide a minimum clearance of seven feet.
- A hanging sign shall be no more than eight square feet in size.

- A projecting sign should appear to be in proportion with the building. It should not overwhelm the appearance of the building or obscure key architectural features.
- A projecting sign shall provide a minimum clearance of eight feet between the sidewalk surface and the bottom of the sign.
- A projecting sign shall be no more than fifteen square feet in size with a maximum sign height of five feet.
- Additionally, a projecting sign shall in no case project beyond 1/2 of the sidewalk width.
- Signs should not obscure the view of any windows, existing signs, and/or adjacent buildings to an unreasonable extent.
- A large projecting sign is not permitted unless other types of signage are not appropriate for the building.
- A large projecting sign, if approved, should be mounted higher, and centered on the facade or positioned at the corner of a building. Generally, a projecting sign should not be located above the second floor.
- "Blade" signs are considered projecting signs and should follow the guidelines for projecting signs.
- Any two-sided sign shall be designed to be back to back and in no case shall both sides of the sign be visible at any time to the reader.

Hanging Signs-Juneau, AK

- An under canopy hanging sign is a sign that hangs from the underside of a canopy or building projection, and does not employ ground support in any matter. One under canopy hanging sign is allowed per tenant per street facade. A sign of this type shall be designed and located in a similar fashion to

other under canopy hanging signs on the same building, and shall:

- Incorporate sign brackets as a decorative or complementary
- element of the sign and building detail.
- Be located near the business entrance, just above the door or to the side of it.

Illuminated Signs-Salt Lake City, UT

Illumination of a sign should be done with the objective of achieving a balance between the architecture, the historic district and the sign.

- The color and the intensity of illumination are central to achieving a complementary balance of building and signs
- Unless historically documented, intermittent or flashing light sources should be avoided
- The sign illumination source should be shielded and directed only toward the sign to minimize glare
- Light intensity should not overpower the building or street edge
- Small and discreet modern light fittings may provide an unobtrusive alternative to traditionally styled lamp units

Wiring conduit for sign lighting should be carefully routed to avoid damage to the architectural details and to be concealed from view as much as possible.

- In some cases, copper sheathing should be used for wiring to minimize visibility.
- The wiring should be placed between the brick coursing and recesses to reduce the visibility.
- The power supply may be routed directly through a wall or window, hidden behind the sign

The illumination source for a sign should be compatible with both the sign and building

- Light can be directed at the sign from an external, shielded lamp
- All sign lighting should be shielded and directed only toward the sign
- Internal illumination of the lettering only is most appropriate if internal illumination is used

Consider halo illumination as an alternative to other types of internally illuminated signs

- Reversed pan-channel letters with an internal light source reflecting off of the building may be used for “halo” illumination
- The light source should not be visible.

The selective use of neon may be considered. Neon should be used in a limited volume to ensure that it does

not become visually obstructive and dominate the street frontage.

- In certain cases, neon may be more appropriate when framed and shielded.

The increased scale and vehicular orientation of a larger building along arterial streets may provide an appropriate setting for a greater level of illumination.

- Sign dimensions and proportions should relate to the façade and location of the building

The use of internally illuminated sign faces should be limited to individual cut out letters. The use of large panel internally illuminated signs is not recommended

- The plastic or vinyl faces used for internally illuminated signs are discouraged in the historic district
- Individual pan-channel letters with a plastic face or individual cutout letters and letters routed out of the face of an opaque cabinet sign may be used.
- The light source for internally illuminated signs should be white

Internally Illuminated Signs- SLC, UT

Internally illuminated signs are generally not associated with Salt Lake City’s historic districts. Nonetheless, in commercial areas, specifically within larger developments along arterial streets

with many noncontributing structures, they may be appropriate.

- Internally illuminated signs are not appropriate in neighborhood commercial areas in areas with many contributing commercial structures
- If internal illumination is considered it should be limited to individual cut out letters with only the letter face illuminated.
- Letter height should be determined based on the size and design requirements in the Zoning Ordinance.

Menu Boards-Salt Lake City, UT

In the case of a restaurant, a menu board is essential and will usually be considered appropriate.

- The board should be positioned to avoid obscuring or damaging architectural detail
- The board should be positioned near the main restaurant entrance

Monument Sign-Salt Lake City, UT

Monument signs are a less obtrusive alternative to a pole sign and animated signs.

- Signs must be compatible with the architecture of the building to which they are associated
- Lighting of monument signs is permitted, provided that the lighting is shielded and directed only toward the sign
- Internally illuminated monument signs should be avoided

Projecting Sign-Salt Lake City, UT

A projecting sign, which projects from the building front, is encouraged, particularly on a more pedestrian oriented corridor.

- A projecting sign should be mounted perpendicular to the building façade and provide eight feet of clearance between the sidewalk and bottom of the sign.
- A projecting sign should be located near the business entrance
- Exposed surfaces of projecting signs should be constructed of metal, high-density foam board, or solid wood
- The sign materials should be compatible with the face of the building and should be colorfast and resistant to corrosion.

Projection Signs-Salt Lake City, UT

Projection of a wall sign should be minimized to the depth of the sign panel or letter.

- A wall sign should be relatively flush with the building façade.
- A wall sign should be designed to sit within rather than forward of the fascia or other architectural details of the building.

Projecting sign should be designed to equate with the sign projection seen traditionally.

- Projecting a sign from the building wall should be attuned to the mass and scale of the building to which it is attached. A large projecting sign on a small building would compete with the

architectural feel of the structure and therefore would not be encouraged.

- Projecting a sign that exceeds that of the immediate surrounding area is discouraged, but should be reviewed on a case by case basis.
- The sign bracket of a projecting sign should be designed as a decorative or complementary element of the sign.

Sign attachment parts should be reused in their original location (holes in the façade or fixing positions) to protect the original building materials.

- Sign attachment parts should avoid damaging any architectural details or features of the building.
- Consider reusing the sign and fixing positions or cover previous fixing positions wherever possible.
- Wherever possible, avoid drilling new holes or creating new fixing positions on historic facades, by using existing holes and fixing positions.

Symbol Signs-Twin Falls, ID

- Using a symbol for a sign is encouraged
- A symbol sign adds interest to the street, can be read quickly and is often remembered better than written words.
- Directory Signs
- Consider a directory sign for larger buildings with numerous occupants.

- Consolidate small, individual signs and place them on a single panel as a directory to make them easier to locate.
- Interpretive signs should stand alone, and not be attached to streetscape furnishing or buildings.
- Interpretive signs should not disrupt or block views.

Symbol Signs-Georgetown, TX

- A symbol sign adds interest to the street, can be read quickly and is remembered better than written words.

Wall Signs-Twin Falls, ID

- Flush mounted wall signs may be considered.
- Place wall signs to align with nearby buildings.
- Determine if decorative moldings exist that could define a sign panel. If so, locate a flush-mounted wall sign to fit within a panel formed by moldings or transom panels.
- Do not obstruct character-defining features of a building with signage.
- Design a wall sign to minimize the depth of a sign panel or letters.
- A wall sign shall be relatively flush with the building facade.
- Design a wall sign to sit within, rather than forward of, the fascia or other architectural details of the building.

Wall Signs-Georgetown, TX

- In many cases, turn-of-the century building types common in Georgetown have a sign frieze, which is a panel by trim that sits just above the transom. This is the ideal location for the primary building sign. The sign frieze

is typically located above the transom and below the second-floor windows.

- When utilizing the sign frieze as the sign placement location, it is important to respect the frieze borders. In other words, the sign should not overlap or crowd the top, bottom, or ends of the frieze.
- When feasible, place a wall sign such that it aligns with others on the block.

Façade Mounted Signs-Juneau, AK

- A facade mounted sign is a sign that is attached to the wall or surface of a building, which is parallel to the supporting surface. When designing and locating a sign of this type:
 - Place the sign relatively flush with the building facade and align it with others signs on the building.
 - Place the sign within, rather than forward of, the fascia or other architectural details of the building. Decorative moldings and architectural details of the building should be used to define a sign, by locating the sign within a panel formed by moldings or transom panels.
 - Place the sign in a manner that does not obstruct character-defining features of the building.

Wall Signs-Salt Lake City, UT

Well-designed flush-mounted wall signs are encouraged.

- When feasible, place a wall sign such that it is compatible with others on the block
- When planning a wall sign, determine if a horizontal sign board exists on the building. If so, locate flush-mounted signs such that

they fit within panels formed by moldings or transom panels on the façade

- Obscuring significant architectural façade features should be avoided
- In general, wall signs should be oriented toward the pedestrian, and therefore, fixed on a lower section of the building

Window Signs-Twin Falls, ID

- Design a window sign to:
 - Minimize the amount of window covered
 - Be painted on the glass or hung inside a window.

Window Signs-Georgetown, TX

- A window sign may be considered in addition to the primary building sign to convey specific information regarding contact information (i.e. telephone number, email, or web address of a business), other business locations, or list
- more than one (1) specific product or service.
- A window sign should cover no more than thirty percent (30%) of the total window area.
- It may be painted on the glass, attached with flush vinyl, or hung just inside a window using appropriate attachment materials, as reviewed and approved by HARC.
- No more than 50% of a window shall be covered by business signage, advertisements, open signs, hours of operation, and other messages.
- Electronic message center signs that are designed to be visible from the right-of-way are not allowed.

Window & Door Signs-Juneau, AK

- A window or door sign is a sign that is painted on, adhered to and/or displayed through a window or door with the intent to be viewed from the outside. When using this type of signage, the following criteria shall apply:
 - Window or door signs may occupy 10% of the storefront glass and are only allowed on the first " floor of a building. All window and door signage in excess of the allowable 10% of the storefront glass shall be counted against the overall allowed sign area for that side of the building

Sign Materials & Color-Twin Falls, ID

- Use sign materials that are compatible with the building facade.
- Use colors, materials and details that are compatible with the overall character of the facade.
- Permanent, durable materials that reflect the Twin Falls context are encouraged.
- Use colors for the sign that are generally compatible with those of the building front.
- Limit the number of colors used on a sign. In general, no more than three colors should be used, although accent colors may also be appropriate.

Sign Materials & Colors-Georgetown, TX

- Sign materials should be compatible with that of the building facade.
- A simple, easy-to-read sign design is preferred.
- Typefaces that are in keeping with those seen in the area traditionally are encouraged.

- Select letter styles and sizes that will be compatible with the building front. Generally, these are typefaces with serifs.
- Avoid hard-to-read or overly intricate typeface styles.
- Painted wood and metal are appropriate materials for signs. Their use is encouraged. Unfinished materials, including untreated wood, are discouraged because they are out of character with the context of the Overlay Districts.
- Plastic is not permitted, except for flush, adhesive, professionally installed lettering.
- Highly reflective materials that will be difficult to read are inappropriate.
- Painted signs on blank walls were common historically and may be considered.
- Sign colors should be limited. In general, no more than three colors should be used. For these Guidelines, black and white are not counted as colors.

Sign Materials & Colors-Juneau, AK

- A sign's material shall reflect the style of the building to which it is attached and its period of significance.
- Use signage materials that are compatible with the building facade.
 - Signs shall be wood, sign-grade foam, or metal.
 - Other materials may be used as long as the material is durable and does not have a plastic appearance.
 - Signs shall be painted and shall have a matte surface finish. The use of vinyl covers or stickers are inappropriate, except in the instance of window and door signs.

- Highly reflective materials shall not be used.
- The use of color in sign design shall be assessed in the context of the building, as well as the area, scale and form of the sign. Strong primary colors shall be used sparingly and primarily for accent purposes. Sign panels shall avoid areas of white or cream, which visually detach the sign from the building. Color shall be used to accentuate the sign design
- and message, and to integrate the sign with the building.
- Use colors for the sign that are generally compatible with those of the building front.
 - In general, no more than three main colors shall be used, although small amounts of additional accent colors may be appropriate.
 - Use colors and materials that are compatible with the overall color scheme of the facade
 - Select colors that offer contrast and legibility.

Materials & Colors-Salt Lake City, UT

Sign materials should be compatible with those of the historic building.

Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.

- Painted wood and metal are appropriate materials for signs. Their use is encouraged
- Unfinished materials should be designed and used carefully
- Highly reflective materials that will

be difficult to read may not be appropriate

- The use of plastic on the exterior of a sign is usually not appropriate

Sign colors should complement the colors of the building.

- The number of colors used on a sign should be limited in general, no more than three (3) colors should be used, although accent colors may also be appropriate
- Sign colors should be coordinated with overall building colors
- Color should be used both to accentuate the sign design and message, and also to integrate the sign or lettering with the building and its context

Strong primary colors should be used primarily as an accent.

- Sign panels should avoid the extensive use of primary color or significant areas of white or cream, which would have the effect of visually detaching the sign from the building
- Primary colors should be used sparingly

Sign Character-Twin Falls, ID

- Signs should be subordinate to the overall building composition.
- Design a sign to be simple in character.
- Scale signs to fit with the facade of the building.
- Locate a sign to emphasize design elements of the facade itself.

- Mount signs to fit within existing architectural features using the shape of the sign to help reinforce the horizontal lines of the building.
- Rooftop signs are inappropriate.
- Animated signs and message boards are not appropriate.

Sign Character-Juneau, AK

- When designing a sign that will be erected in the historic district consideration shall be given to the proposed materials, colors and details of the sign and the building on which the sign is to be installed.
- Signs shall be designed in a manner that doesn't damage the historic fabric of the building.
 - Any sign that visually overpowers the building or obscures
- significant views or architectural features is inappropriate.
- A simple sign design is preferred.
 - Typefaces that are in keeping with those seen in historic photos or that are traditionally used are encouraged. Modern typefaces are inappropriate.
 - Avoid hard-to-read or overly intricate typeface styles.
 - Consider letter and painted signs on blank walls as they were used historically.

Sign Content-Twin Falls, ID

- A simple sign design is preferred.
- Typefaces that are in keeping with those seen in the area traditionally are encouraged.
- Avoid hard-to-read or overly intricate typeface styles.

Sign Composition-Juneau, AK

- The composition of a sign in contrast to a building's architectural detail and design are important to preserving the significance or integrity of a historic building. When designing and installing a sign the following shall apply:
- Signs shall be subordinate to the overall building composition.
 - Scale signs to fit with the facade of the building.
 - Locate a sign to emphasize design elements of the facade itself.
 - Mount signage to fit within existing architectural features using the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen on the building.
 - Calculate the sign area by using simple geometric shapes that define the sign.
 - Though not widely done historically, the use of symbols to portray a word, name, or idea may be considered.
 - Rooftop signs are inappropriate. This includes stand-alone or painted on signs.
- A corporate logo or color scheme may be incorporated into signage as long as signs of this nature do not alter or destroy existing architectural features or details.
- The Community Development Department Director shall determine the portion of the building that will be recognized as part of a corporate design, and therefore a sign.

Historic Building Names-Juneau, AK

- A historic building name or sign that is a significant part of the historic building, may contribute to the historic significance of the

building and as such shall be preserved and not removed

Form & Lettering -Salt Lake City, UT

Letter styles and sizes should be selected that will be compatible with the building front.

- Except on large buildings along arterial streets, sign lettering should be determined based on the legibility from the pedestrian way, and not the street
- A sign letter of lesser height will be appropriate depending upon the scale of the street frontage

Letters that create signs that are out of character with the historic district or building, or that would alter the character of the historic district would be considered inappropriate.

- Use letters and fronts that enhance rather than detract from the historic design of the building.
- Lettering and fronts should emphasize legibility rather than any sort of stylistic agenda.

A corporate logo or color scheme incorporated into a building design may be recognized as a sign

- This may take the form of canopies, roof material and, in some cases, building style or design

Sign Installation-Twin Falls, ID

- Avoid damaging or obscuring architectural details or features when installing signs.
- Minimize the number of anchor points when feasible.

Sign Brackets & Hardware-Georgetown, TX

- Sign brackets and hardware should be compatible with the building and installed in a workman-like manner.

Sign Lighting-Georgetown, TX

- Light should be directed at the sign from an external, shielded lamp.
- The fixture should have a sense of design, which is coordinated with the sign surface and appropriate to building style and character.
- A warm light, similar to daylight, is appropriate.
- Light should not shine directly or reflect into the eyes of pedestrians.
- Exposed up-lights are inappropriate.
- If internal illumination is used, it should be designed to be subordinate to the overall building composition.
- Internal illumination of an entire sign panel is discouraged. If internal illumination is used, a system that backlights only the sign text is preferred.
- Neon and other tubular illumination may be considered. However, use neon in limited amounts so it does not become visually obtrusive.
- Internal illumination of an awning is inappropriate.
- Neon signs may be considered in limited situations.
- The use of neon signs is more appropriate to new construction, non-historic structures, and historic structures built after 1930. These signs should have an historic character.
- Unshielded neon is not permitted, per the UDC.

Sign Lighting-Juneau, AK

- The sign illumination source shall be shielded to minimize glare. Light
- intensity shall not overpower the building or street edge. Small and discreet modern lighting may provide an unobtrusive alternative
- to traditionally styled lamp units.
- Use indirect lighting on signage.
 - Direct the lighting at signage from an external, shielded lamp.
 - Warm lighting, similar to daylight, is appropriate.
 - Strobe lighting is inappropriate.
 - Internal illumination is inappropriate.
 - Halo illumination is inappropriate

General Guidelines-Salt Lake City, UT

A sign should preserve, complement or enhance the architectural composition and features of the building.

- Covering or obscuring significant architectural details should be avoided
- Damage to architectural detail when attaching the sign should be avoided

Consider the overall sign design as an integral part of the building façade.

- The new sign should be coordinated with the overall façade composition, including ornamental details and other signs.

- Signs should be in proportion to the building so they do not dominate the building appearance.

A master sign plan should be developed for the entire property to guide individual sign design and location decisions.

- This is especially important when a building includes multiple businesses
- A master sign plan should specify the location, number and size of all signs on the property
- The materials, methods of illumination and graphic standards should also be defined.
- A master sign plan should make all signs on the building cohesive, linking one to another, ultimately creating a central theme for the site

A sign should be designed to be in proportion and scale with the building.

- A sign should be in scale with the façade of the building
- Signs that would cover more than 20 percent of the façade should be avoided

A sign should be designed to be a part of the overall building composition.

- A sign should be located on a building so it emphasizes the architectural elements of the façade

- A sign should be mounted to fit within existing architectural features. The shape of the sign should be used to reinforce the relationship of moldings and transoms seen along the street.

Signs should have a human scale, and be pedestrian oriented.

- Signs that are illegible when viewed from the sidewalk, or are located too high upon a building are not encouraged.
- A sign should be located on a building so that it draws and individual's attention towards the building or the use that it is intended to support.

Position a sign so that it does not obscure or conflict with architectural features of the building

- A wall sign should be placed so that it is framed by the architectural details of the building.
- A wall sign should be placed to reflect the fenestration pattern of the building.
- Placing or dimensioning a wall sign so that it spans the pilasters or detailing of a building should be avoided.
- A projecting sign should be positioned where it will not damage or visually intrude upon architectural details.

- A projecting sign should be placed where it will not obscure a wall sign.

Position a sign primarily to serve the pedestrian at the street level.

- The majority of signs should be concentrated at the street level close to the entrance of the building.
- Signs at a higher level should be considered only where the premises may be limited in sign location at street level where otherwise, the sign would be obscured or if it is the name of the building.

The use of signs placed on upper levels of a building should be limited since they will be visible over an extended distance and are not related to the street or entrance level of the premises.

- Generally, signs should be placed in an architecturally appropriate location no more than 20 feet above the sidewalk.
- Illumination of signs on upper levels should be limited to the brightness of lower level signs.
- In certain cases, signs on commercial buildings along arterial streets may be placed higher on a façade when it is determined the sign will not have a negative impact on the design,

or design elements of the façade.

- Signs which do not relate to the business within the building generally would not be considered appropriate, unless they relate to the historic use or owner of the building.

General-Davidson, NC

Signs were incorporated into the architectural detail of some historic commercial and institutional buildings and such signage should be retained even if the building use or name is changed because the signage contributes to the historic character of the building. On commercial buildings, signs were often stenciled on the storefront display windows, mounted on the mid-cornice signboard area of a storefront, or suspended on a small projecting signboard for pedestrians to read.

Practical Considerations

- Signs within the historic district are subject to local sign ordinances and size limitations as well as review by the preservation commission.
- New signs within the historic district should be consistent in placement and compatible in design with the historic character of the district and they should be installed so they do not conceal or damage significant architectural features. In designing new signage, it is important to consider the overall size, materials,

graphics, legibility of the typeface, color, and method of attachment.

- Historic commercial and institutional buildings typically incorporated signage in the mid-cornice area of the primary façade. The use of traditional sign materials such as wood, stone, or metal
- are appropriate choices for new signs in the district. An inexpensive and effective traditional approach to commercial signage is to screen graphics onto the display windows or storefront awnings. Whatever approach is taken, it is important to size new signs to the pedestrian scale of downtown.

Guidelines

- Retain and preserve historic signs that contribute to the overall character of the historic district.
- Retain and preserve signs that contribute to the overall historic character of a building.
- Maintain, protect, and repair the features, material surfaces, and details of historic signs using repair techniques appropriate to the specific material.
- Replace damaged, deteriorated, or missing signs with new signage that is compatible in design, material, scale, finish, and detail with the historic character of the building and district.
- Introduce new signs, if needed, in traditional locations where they do not diminish or compromise the overall historic character of the building, site, or

district. Design new signs to be compatible in location, configuration, orientation, height, material, scale, and detail with the historic character of the building, site, and district.

- In the residential areas of the district, site new freestanding signs on low posts or bases that are compatible with the pedestrian scale of the district. Mount small identification signs on building façades in locations that do not conceal or damage significant architectural features or details. Neon signs are not appropriate in residential areas of the district.
- Construct new signs in traditional materials, such as wood, stone, or metal, or apply lettering and graphics on display windows or awning fabric. It is not appropriate to introduce signage in contemporary materials such as plastics or to introduce internally lighted signage that is incompatible with the overall historic character of the district.

Maintenance & Quality-Georgetown, TX

- Re-secure sign mounts to the building front.
- Repaint faded graphics.
- Repair worn wiring.
- Replace burned out bulbs.
- Remove non-historic, obsolete signs.
- Preserve historic painted signs in place as decorative features.
- Signage should have a professional quality and a finished appearance.
- Signs that appear to be temporary, unfinished, or homemade are not allowed.

Historic Signs-Twin Falls, ID

- Preserve existing historic signs to the maximum extent feasible.
- Leave historic wall signs exposed whenever possible.
- Do not “over restore” historic wall signs.
- Do not restore historic wall signs to the point that all evidence of their age is lost.
- Do not significantly re-paint historic wall signs even if their appearance and form is recaptured.

Historic Building Names-Juneau, AK

- A historic building name or sign that is a significant part of the historic building, may contribute to the historic significance of the building and as such shall be preserved and not removed.

Animated Sign

A sign, excluding an electronic changeable copy sign, which involves motion or rotation of any part by mechanical or artificial means or which displays flashing or intermittent lights.

Awning Sign

A sign that is painted on or otherwise made part of the awning material. Signs is limited to the vertical portions of the awning; the sides and the front valance. No signs shall protrude beyond the vertical face

Billboard

A form of an off premises sign. A freestanding ground sign located on industrial, commercial or residential property if the sign is designed or intended to direct attention to a business, product or service that is not sold, offered or existing on the property where the sign is located

Directory Sign

A sign on which the names and locations of occupants or the use of a building or property are identified, but which does not include any advertising message

Flashing Sign or Lights

A sign that contains an intermittent or flashing light source that may also include the illusion of intermittent or flashing light by means of animation or externally mounted intermittent light sources.

Ghost Sign

A sign painted on an exterior building wall, which has been weathered and faded to the extent that it has lost its original brightness of color and visibility

Historic Replication Sign

A sign, which is an exact replication, including

materials and size, of a historic sign which once existed in the same location

Historic Sign

A sign that by its construction materials, age, prominent location, unique design, or craftsmanship, provides historic character, individuality, and a sense of place or orientation regarding clues to a building's history

Inflatable Sign or Display

Any inflatable object used for signs or promotional purposes

Internally Illuminated Sign

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

Menu Board

Small scale sign boxes containing menus generally located near the primary entrance to a restaurant

Monument Sign

A sign that is supported by (1) or more uprights or braces which are fastened to, or embedded in the ground or a foundation in the ground and not attached to any building or wall.

Mural

A work of art, such as a painting applied directly to a wall, fence, pavement, or similar surface that is purely decorative in nature and content, and does not include advertising by picture or verbal message.

Pole Sign

A freestanding sign other than a monument sign erected and maintained on a mast(s) or pole(s) and not attached to any building

Projecting Sign

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

Projection Sign

A sign which projects a visual image or message onto a surface

Video Sign

Animated visual messages that are projected on a screen

Wall Sign

A sign with messages or copy erected parallel to and attached to or painted on the outside wall of a building

Plaque

A small-scale sign often embedded into the wall covering of a building that displays information pertaining to the building.

Wind Sign

Any propeller, whirling, or similar device that is designed to flutter, rotate, or display other movement under the influence of the wind. This shall include "pennant flags", or banners.

Window Sign

A sign inside of or attached to the interior of a transparent glazed surface (window or door) oriented to the outside of the building. A display window that does not include signs shall not be considered a sign.

TF Downtown & City Park

Appropriate

Inappropriate

TF Warehouse

Historic Signs

Canopy & Awning Signs

Directory Signs

Projecting & Hanging Signs

Sign Character

Sign Color

Sign Content

Sign Installation

Sign Materials

Symbol Signs

Wall Signs

Window Signs

Boise, ID

Appropriate

Inappropriate

Georgetown, TX

Awning & Canopy Signs

Hanging & Projecting Signs

Maintenance & Quality

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Symbol Signs

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Window Signs

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SIGN MATERIALS, COLORS, AND DESIGN ELEMENTS

Historic signs are examples of a dying art, such as bending neon tubing, sheet metal framework, porcelain firing and coloring, etc. Unusual signs provide local color, historic character, individuality, a sense of place or orientation (especially with landmark signs, of which Pocatello has many), and clues to a building's history.

There should be concern regarding possible elimination of these signs. They represent quality craftsmanship and a demonstrated commitment to the city. This tradition has given way to today's cost-conscious, homogenized society, and eliminated expensive, unique, labor-intensive signs of the past. Formless, backlit plastic signs have become the standard for today. The trend has shifted toward simply "out shouting" your neighbor with a bigger sign. These signs lack the creativity and interest of older signs.

The historic signs in this survey represent a good cross section of the variety of materials used for signs of the early 1900's. Materials used for these signs include the following:

1. Neon signs (visible glass tubing)
2. Incandescent signs (some animated)
3. Porcelain or fired ceramic
4. Painted wall signs, some of which are called ghost signs
5. Carrara glass or vitrolite signs in storefronts
6. Cast aluminum, stainless steel, iron, or sheet metal

The construction of these vintage signs represented a level of craftsmanship and design seldom seen in the generic, homogenized signs typical of the later 1900's.

The historic signs generally were very colorful. The colors were intense or primary colors. Repainting of the signs is a natural and ongoing maintenance item. When repainting and/or repair is being considered the following basic concerns should be addressed:

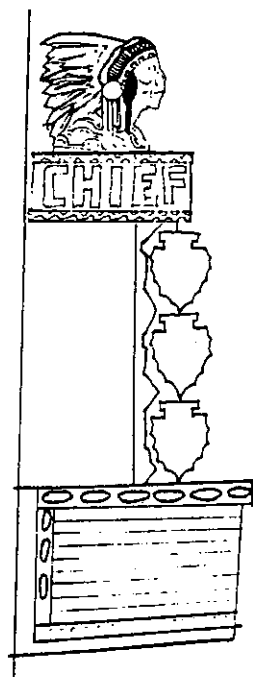
1. Inspection of the sign structure to insure secure attachment.
2. Inspection of the sign for deterioration of the metal body or structure.
3. Inspection of electrical wiring and lighting devices.
4. Research and testing to determine the original match or appropriate color for repainting.
5. Prime all problem areas on the sign body or structure with material such as 885011 "Rust Destroyer" by Advanced Protective Coatings Incorporated.
6. Paint sign with oil base, high gloss enamel paint such as Devco, 581XX.
7. Pre-approval by the HPC's Design Review Committee for all final paint colors.

SIGNS	AGE/ YEARS	MATERIAL	SIGN TYPE	ORIGINAL TO BUILDING	REPAIR STATUS	REPAIR COST \$	SIGNIFICANT SIGN	IMMEDIATE ATTENTION NEEDED
CHOPSTICK	40+	METAL/NEON	WALL/PROJ.	N	EXCELLENT	0	Y	N
CHIEF	30+	METAL/NEON/INCAND	WALL/PROJ.	Y ²	SATISFACTORY	11,000-32,000	Y	Y
MOUNTAIN ELECTRIC	30+	PORCELAIN/NEON	WALL/ROOF TOP	Y	GOOD	1,000	Y ¹	N
GREYHOUND BUS DEPOT	50±	METAL/NEON	WALL	Y	FAIR	850	Y	N
HARRISON JEWELERS	26 (1966)	METAL/NEON/PLASTIC	WALL/PROJ.	N	POOR	1,400	Y	Y
MOLLINELLI STREET CLOCK	72 (1919)	CAST METAL/NEON	FREE STANDING	N	GOOD	550	Y	N
MONARCH BUILDING	85±	GHOST/PAINT	GHOST	Y	GOOD	--	Y	N
OASIS BAR	34 (1958)	METAL/NEON	WALL/PROJ.	N	FAIR	650	Y	N
THE PARIS	40 (1951)	METAL/NEON	WALL	N	GOOD	600	Y	Y
PETERSONS FURNITURE	50±	METAL/NEON	WALL/PROJ.	N	GOOD	1,800	Y	N
POCATELLO ELECTRIC	54+	METAL/NEON/PORCELAIN	WALL/PROJ.	N	GOOD	750	Y	N
POCATELLO HIGH SCHOOL	30+	METAL/WOOD	FREE STANDING	N	GOOD	1,400	Y ¹	N
P.H.S. INDIAN HEAD	50+	METAL/NEON	WALL	N	GOOD	400	Y	N
SHANGHAI CAFE	50+	METAL/PLASTIC	WALL/PROJ.	N	GOOD	250	Y	N
TRINITY STREET SIGN	20+	METAL	FREE STANDING	N ³	FAIR	400	N	Y
WHITMAN HOTEL	60+	METAL/NEON	WALL/PROJ.	N	POOR	3,700-8,000	Y	Y
YELLOWSTONE HOTEL	60+	METAL/NEON/INCAND	ROOF TOP	N	POOR	5,700-8,200	Y	Y

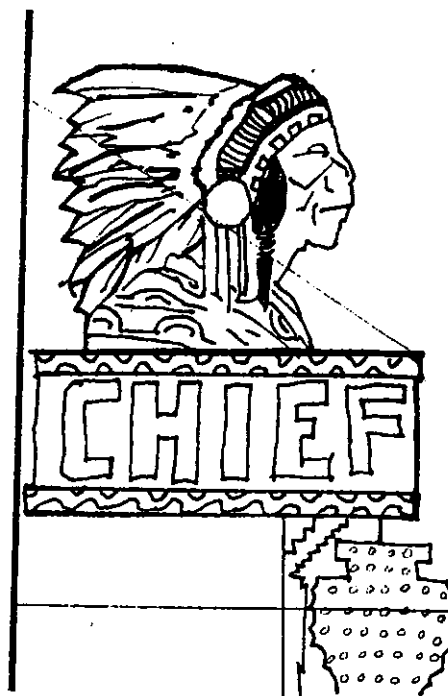
NOTES:

1. PORTIONS OF SIGN ARE SIGNIFICANT. SEE ANALYSIS OF INDIVIDUAL SIGN.
2. ORIGINAL SIGN HAS BEEN MODIFIED.
3. ORIGINAL TO SIGNIFICANTLY MODIFIED BUILDING.

SIGN ANALYSIS OVERVIEW



CHIEF THEATRE 215 NORTH MAIN



AGE OF SIGN:

30 years plus

PERIOD OF SIGN:

Modernist

MATERIAL & DESCRIPTION:

Metal sign painted with neon & incandescent lighting.

APPROXIMATE DIMENSION:

Approximately 25 feet high by 12 feet projection.

SIGN ORIGIN:

Head and logo are original with the Chief Theatre. The arrowheads and marquee were modified in the late 1960's.

MAINTENANCE:

Recent repaint, repair lighting as needed.

IMMEDIATE REPAIRS NEEDED:

Repaint sign as needed, replace broken & burned out lights.

ANALYSIS OF SIGN

CHIEF THEATRE 215 NORTH MAIN

The Chief Theatre sign is perhaps the most recognizable downtown sign due to its size and animation. Its image speaks of downtown Pocatello, its vibrant color and light liven the downtown streetscape and its presence enhances the overall pedestrian quality of Main Street.

Structurally, there is some corrosion present on the Marquee. The Indian Head and Arrowheads appear to be sound. The entire sign should be repainted. Anchorage is by direct anchorage of concealed brackets and by wire cable tie backs. The tie backs should be retensioned and the steel angle anchors should be preserved. Neon tube lighting looks to be intact and mostly working. Many of the incandescent bulbs are missing. The lower marquee portion of the sign provides an excellent nesting area for the fowl residents of the downtown area. The bottom soffit panels are in very poor condition. It is recommended that the existing marquee be removed and replaced with a flat panel projecting marquee as was original to the building. The reader board is operational. The letters and panels are still available.

The building substrate, which is terra cotta, appears sound. There are some areas which require some grouting and patching.

This sign provides information regarding community events, it provides a navigational landmark and it provides a focal point for community pride and identification. It is a significant contributor to the fabric of downtown and it is worthy of restoration and preservation.

SUGGESTED WORK:

- A. Clean and repaint, on site. There are approximately 7 layers of paint on this sign. Replace most of electrical wiring and devices.

Cost Estimate: \$11,000.00

- B. Remove sign from building and refurbish totally. Remove all paint, repaint, rewire, and install new controller devices.

Cost Estimate: \$32,000.00

