



Twin Falls Historic Preservation Commission Agenda

Monday, June 15, 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
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: June 1, 2020
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for updates to all exterior facades and a 505 sf addition to property located at 210 2nd Avenue South c/o Dave Duddecke. (PZ20-0069)
By: Lisa Strickland, City Planner
- 4) Old Business
 - a) Design Guideline Amendment Discussion
 - Window Signs
 - Wall Signs
 - Projecting Signs
- 5) New Business
 - a) **DISCUSSION:** Community Enhancement Grant - Interpretive Sign
By: Samra Culum, Chairperson
 - b) **INFORMATIONAL:** New Construction Guidelines for TF Downtown Historic District
By: Lisa Strickland, City Planner
- 6) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Monday, July 6, 2020
- 7) 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, June 1, 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 12:02 PM

A quorum was present.

Members Present: *Culum, Baughman, McCue, Shaffer, Reagan, Easterling, Hawkins (liaison)*

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

2) Consent Calendar

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

Unanimously Approved by a vote of 5-0

a) Approval of Minutes from the following meeting: March 2, 2020

3) Certificate of Appropriateness

None

4) Old Business

a) Possible New Dates: History By Horsepower

*August 8

*September 12

*October 10

Staff Presentation:

Possible New Dates: History By Horsepower

*August 8

*September 12

*October 10

Discussion ensued regarding changing the dates for this year's event, or waiting until Spring 2021 to have the event.

Consensus was wait until Spring 2021, while working on the planning and details this year.

b) **Design Guideline Amendment Discussion**

*Verbiage for Projecting, Window & Wall Signs

City Planner Strickland reviewed the previous discussion on design guidelines for signs. She gave the commission the option to review a sign type at each meeting or assign each commissioner a sign type to review and bring back their findings for the next meeting.

Chairperson Culum gave each commissioner an assignment for the next meeting. It was decided all commissioners would review window signs, plus one additional type.

Chairperson Culum: Wall signs

Commissioner Reagan: Hanging/Projecting signs

Commissioner Shaffer: Wall signs

Commissioner Baughman: All sign types

Commissioner Easterling: Wall signs

Commissioner McCue: Hanging/Projecting Signs

5) General Discussion

Commissioner McCue term ends at the end of June. A replacement will be needed.

Commissioner Shaffer has agreed to another three (3) year term.

Chairperson Culum asked the commission to submit recommendations for a new commissioner.

City Planner Strickland stated there may be a new project coming to the corner of Shoshone St and 2nd Ave South. Apartments made from storage containers. She asked the commission to review new construction guidelines in a historic district, as there may be items brought forward to the commission for approval

a) **Archway Discussion**

Chairperson Culum opened the floor for the commission to discuss concerns with the Archway sign on Shoshone Ave.

The commissioners discussed their concerns of not being included in the process of design approval since the Archway is in the Historic Parks District.

PZ Director Spendlove reviewed how the Archway Committee was commissioned by City Council and its timeline. He explained that the two commissions/committees were separate entities tasked with duties by City Council.

City Council Member Hawkins stated he will report back to City Council the commissions concerns.

Chairperson Culum stated HPC would like to have input on future projects in historic districts.

6) Upcoming Meeting(s)

a) Monday, June 15, 2020

Chairperson Culum asked the commission to look at grant options for next year. Bring any ideas to next meeting

7) Adjournment

The meeting adjourned at 01:00 PM

Kelli Ebersole, Administrative Assistant



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
 c/o Davie Buddecke
 210 2nd Ave S
 Twin Falls, ID 83301
Representative:
 Laughlin Ricks Architecture
 935 Shoshone St N
 Twin Falls, ID 83301
 208-736-8050

Public Meeting: June 15, 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:

- Adding Outdoor Stage
- Lighting
- Signage

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 shall comply with the

applicable Warehouse Historic Overlay District Design Guidelines specifically:

- General WHO Guidelines
- Outdoor Amenities
- New Signs
- Building Lighting

Conclusion

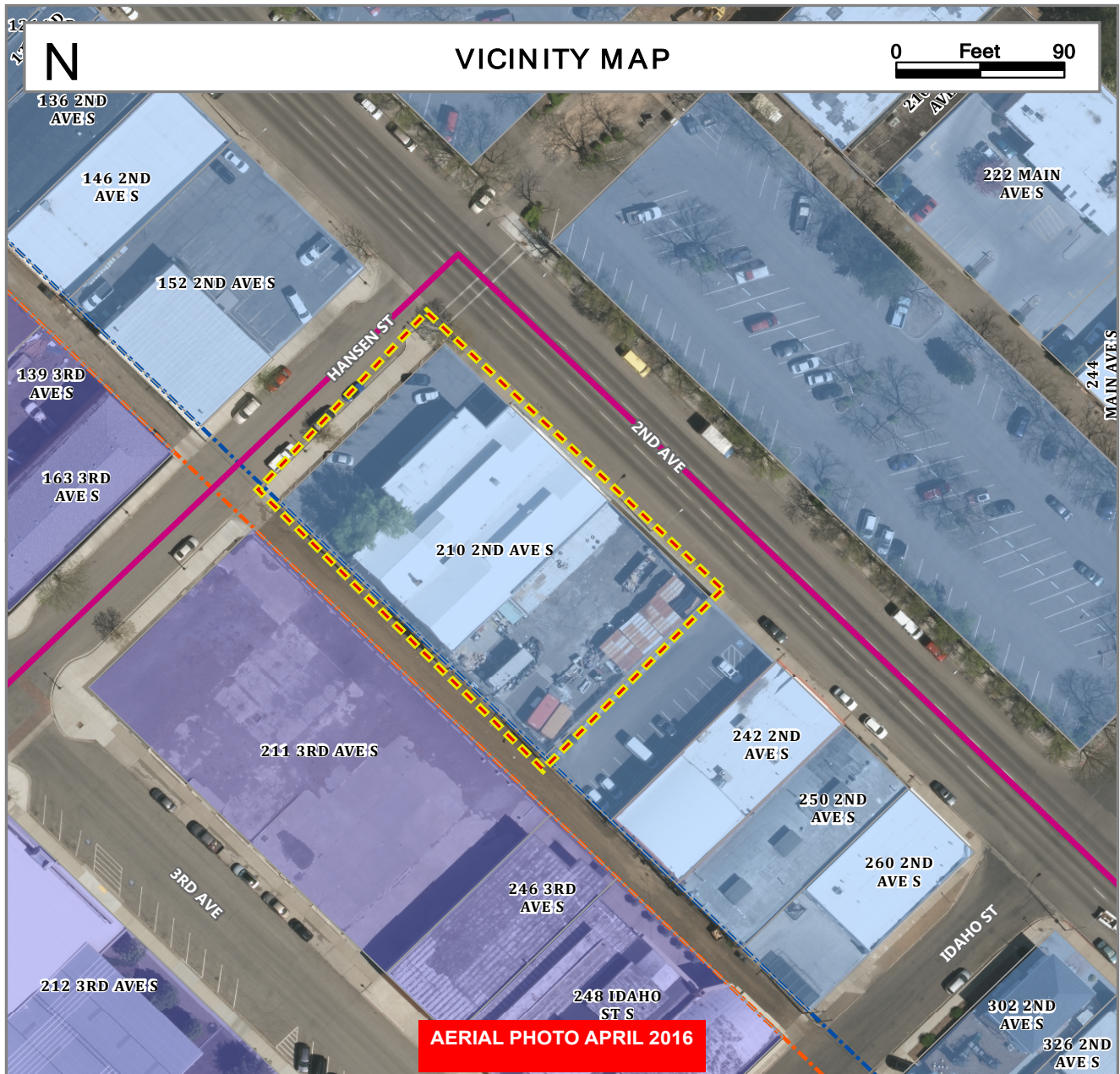
Upon conclusion should the Commission approve the request as presented staff recommends the following conditions:

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



- WHD
- P1 Overlay
- P3 Overlay
- C-B
- O-T

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

South: OT, P-3 Overlay, WHO

East: C-B, P-1 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**

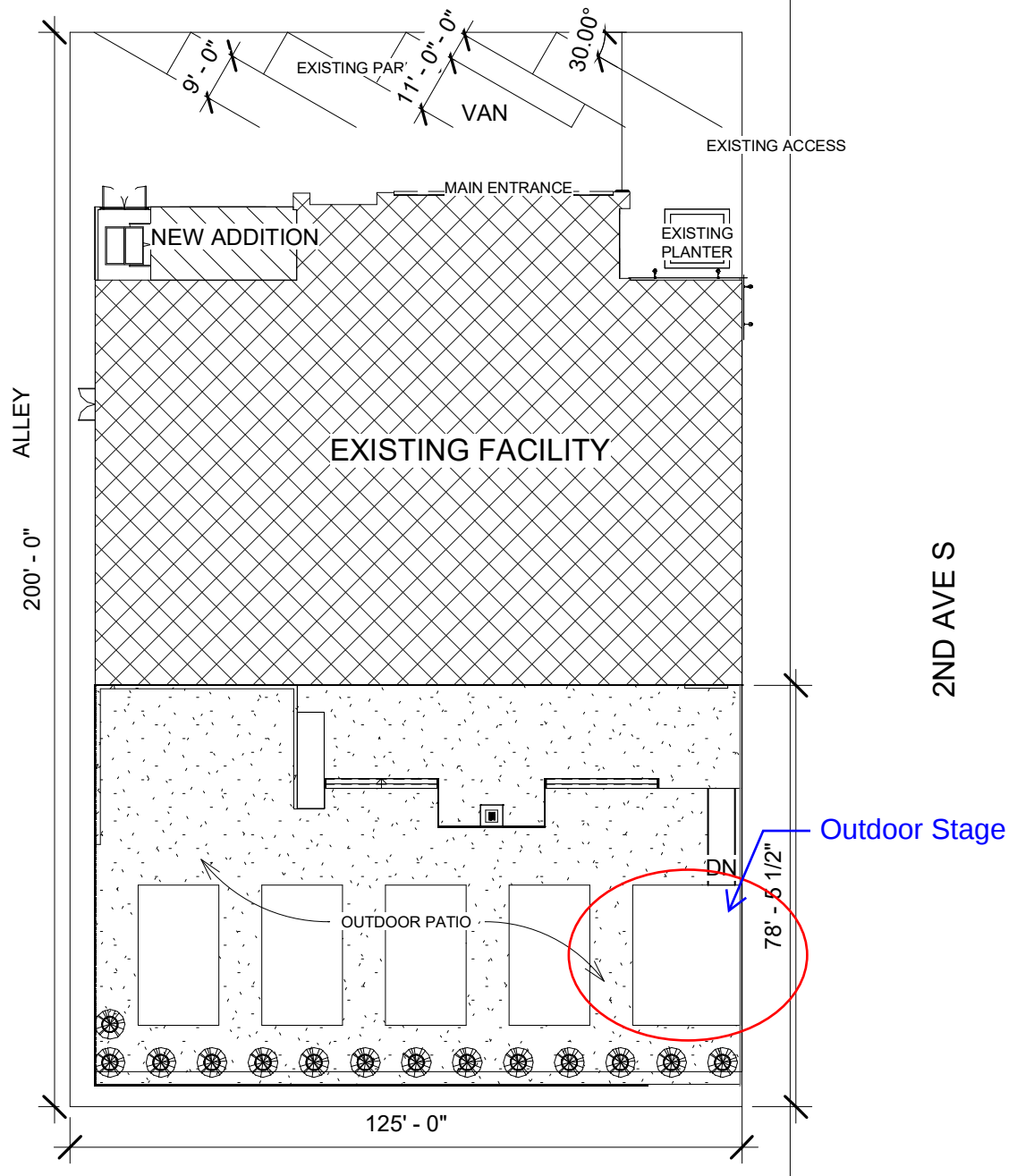
PROJECT: 2ND South Market
To: City of Twin Falls Historical Preservation Commission

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. This request is specifically for the exterior signage and lighting.
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 attached document has examples of the exterior lighting that we would like to utilize on this facility. All of new signage will be painted on the exterior finishes. The attached file has the proposed signage.

Laughlin Ricks Architecture, LLC

BY: R. Colby Ricks DATE: 6/2/20

HANSEN STREET S



1 Site
1/32" = 1'-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@EAGLECREKAIS.COM

2ND SOUTH MARKET

2ND SOUTH MARKET
TWIN FALLS, ID 83301

SITE PLAN

CERTIFICATE OF APPROPRIATENESS
APPLICATION

Drawn by

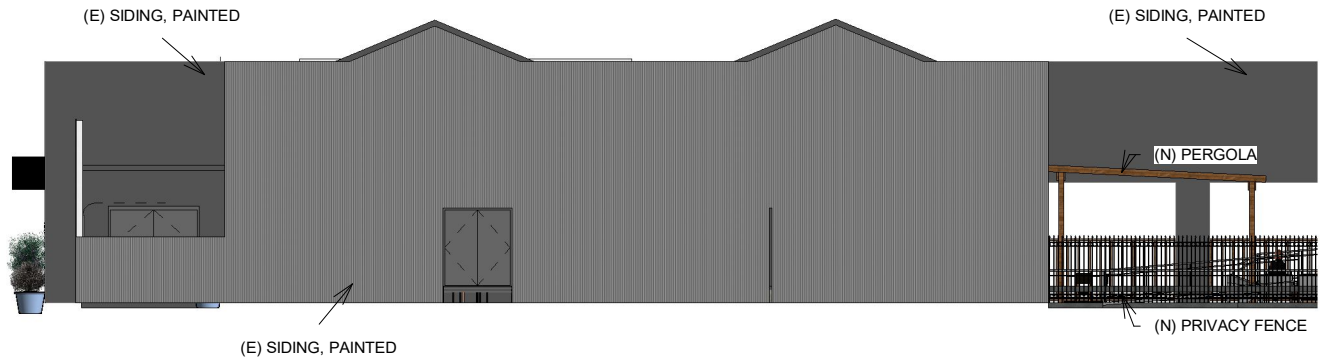
LMB

Checked by

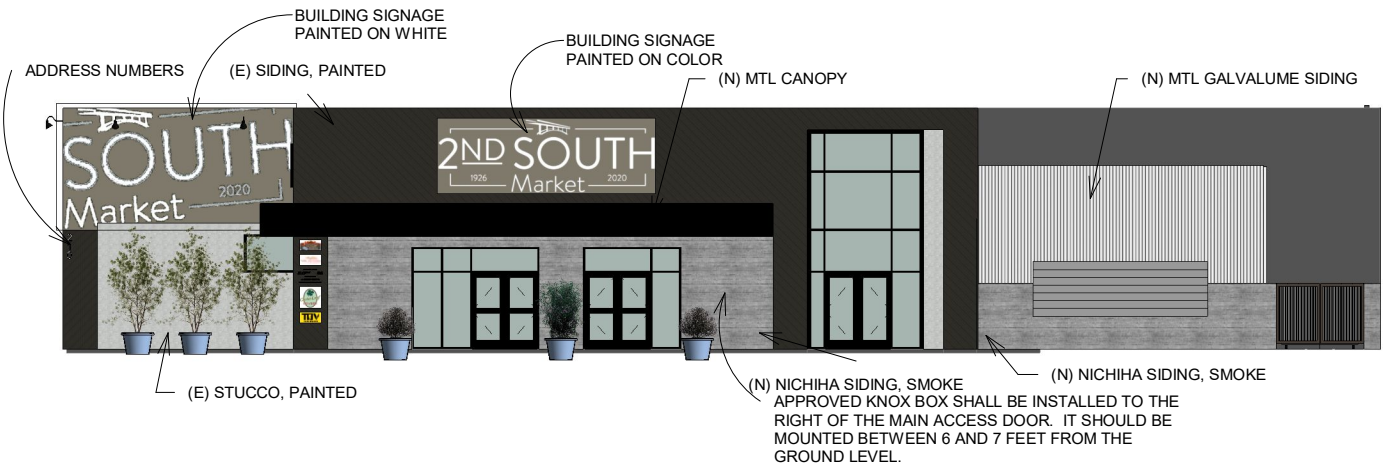
RCR

CA0.1

Scale 1/32" = 1'-0"



1 North
1/16" = 1'-0"

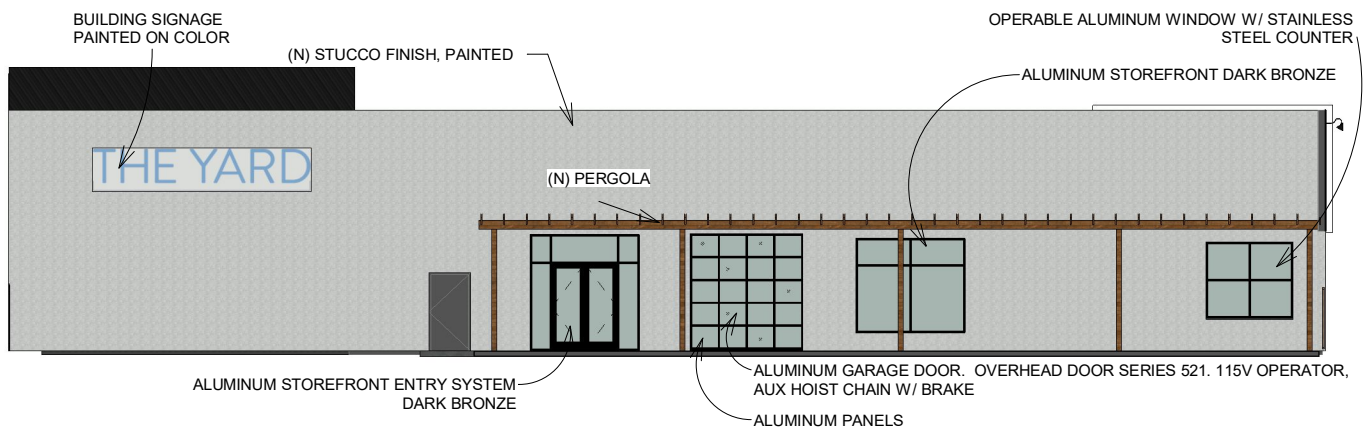


2 East
1/16" = 1'-0"

Laughlin Ricks Architecture —architecture/planning— 935 Shoshone Street North * Twin Falls, Idaho 83301 (208) 736-8050 Fax: (208) 733-0950 APPLICANT: DAVE BUDDACKE 313 HOWARD DRIVE TWIN FALLS, ID 83301 PH: 208-308-1673 EMAIL: DAVE@EAGLECREEKAIS.COM	2ND SOUTH MARKET		CERTIFICATE OF APPROPRIATENESS	
	2ND SOUTH MARKET			
	TWIN FALLS, ID 83301			
	PROPOSED ELEVATIONS		Drawn by LMB Checked by RCR	CA0.4 Scale 1/16" = 1'-0"



① South
3/64" = 1'-0"



② West
1/16" = 1'-0"

Laughlin Ricks Architecture —architecture/planning— 935 Shoshone Street North * Twin Falls, Idaho 83301 (208) 736-8050 Fax: (208) 733-0950 APPLICANT: DAVE BUDDACKE 313 HOWARD DRIVE TWIN FALLS, ID 83301 PH: 208-308-1673 EMAIL: DAVE@EAGLECREEKKAIS.COM	2ND SOUTH MARKET		CERTIFICATE OF APPROPRIATENESS	
	2ND SOUTH MARKET		CA0.5	
	TWIN FALLS, ID 83301			
	PROPOSED ELEVATIONS			
			Drawn by	LB
		Checked by	RCR	

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



① RENDER 2 6.1.20
12" = 1'-0"



② RENDER 3 6.11.2020
12" = 1'-0"



③ RENDER 5 6.1.20
12" = 1'-0"

Laughlin Ricks Architecture —architecture/planning— 935 Shoshone Street North * Twin Falls, Idaho 83301 (208) 736-8050 Fax: (208) 733-0950	2ND SOUTH MARKET 2ND SOUTH MARKET TWIN FALLS, ID 83301 PROPOSED PERSPECTIVES	CERTIFICATE OF APPROPRIATENESS	
		CA0.6	
		Drawn by	LB
		Checked by	RCR
APPLICANT:		Scale	12" = 1'-0"

EXTERIOR LIGHTING FOR 2ND SOUTH MARKET

- We would use 2 of these (large size) on each of the corners lighting the wrapped white logo on 2nd Ave and on Hansen, total of 4 lights.
- We would use 3 of these (large size) on the front of the building above the main entrance to light the full color logo painted on the Hansen side.
- We would use 1 of these (medium – large size) to light up the sign on the lower corner of the building, left of front window, to light up the sign showing vendors, hours. (See attached)
- We would use 2-3 of these (large size) to light up THE YARD.



- Add several mini cans under the front overhang to light front of building on Hansen and short side of 2nd Avenue.
- Add several mini cans along the windows/wall space along 2nd like this: (with or without the top skinny light)



- Add three pots – 1 large, 1 med, 1 small with greenery – on both sides of the front door entrance. Top canned lighting there.
- Three trees in tall blue pots against the white wall (where banners are now) with lights in trees and/or with bottom lights like:





**CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ20-0069**

**City of Twin Falls
Historic
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WAREHOUSE HISTORIC DISTRICT DESIGN STANDARDS

OUTDOOR AMENITY SPACE	MEETS	DOES NOT MEET	COMMENTS
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.			
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.			
NEW SIGNS			
A sign typically serves two functions: to attract attention and to convey information. All new signs should be developed with the overall context of the building and of the area in mind.			
SIGN CHARACTER	MEETS	DOES NOT MEET	COMMENTS
A sign shall be in character with the materials, colors and details of the building. The integration of the sign with the building or building facade is important and should be a key factor in its design and installation.			
4.21 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.			
SIGN MATERIALS	MEETS	DOES NOT MEET	COMMENTS
A sign should exhibit qualities of style, permanence, and compatibility with the natural and built environment			
4.22 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.			
SIGN COLOR	MEETS	DOES NOT MEET	COMMENTS
Color shall be used both to accentuate the sign design and message and also to integrate the sign or lettering with the building and its context.			
4.23 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 CONTENT	MEETS	DOES NOT MEET	COMMENTS
Sign content shall be designed to be visually interesting and			



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ20-0069

**City of Twin Falls
Historic
Preservation
Commission**

clearly legible.			
4.24 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 LIGHTING The sign illumination source shall be shielded to minimize glare. Light intensity shall not overpower the building or street edge. Small and discreet modern light fittings may provide an unobtrusive alternative to traditionally styled lamp units.	MEETS	DOES NOT MEET	COMMENTS
4.25 Use shielded lighting source on a sign			
Direct lighting at signage from an external, shielded lamp is appropriate			
A warm light, similar to daylight, is appropriate.			
4.26 Halo illumination may provide an effective and subtle form of lighting which can be used to accentuate both sign and building.			
This form of lighting can be used with either wall or sign panels or individual letters			
The light source shall not be visible.			
SIGN INSTALLATION The installation of a sign is an integral aspect in the retention of key architectural features and in minimizing damage to the building.	MEETS	DOES NOT MEET	COMMENTS
4.27 Avoid damaging or obscuring architectural details or features when installing signs.			
WALL SIGNS This is an attached sign painted on or attached to the wall or surface of a building or display surface which is parallel to the supporting surface.	MEETS	DOES NOT MEET	COMMENTS
4.30 Flush mounted wall signs may be considered.			
Place wall signs to align with nearby buildings.			
Do not obstruct character-defining features of a building with signage.			
4.31 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.			
DIRECTORY SIGN This is a small-scale sign located on the primary first-floor wall of any building containing multiple tenants to display the tenant name and location.	MEETS	DOES NOT MEET	COMMENTS
4.35 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.			



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ20-0069

City of Twin Falls
Historic
Preservation
Commission

BUILDING LIGHTING	MEETS	DOES NOT MEET	COMMENTS
The character and level of lighting that is used on a building is of special concern. Traditionally, exterior lights were simple in character and were used to highlight signs, entrances, and first floor details. Most fixtures had incandescent lamps that cast a color similar to daylight, were relatively low intensity and were shielded with simple shade devices. Although new lamp types may be considered, the overall effect of modest, focused, building light should be continued. When installing architectural lighting on a historic building, use existing documentation as a basis for the new design. If no documentation exists, use a contemporary light fixture. Building lighting should be installed in a manner so as not to damage the historic fabric of the building and should be reversible. Most historic lighting was subdued and directed at signs, entrances and building features.			
4.43 Use lighting to accent:			
• Building entrances			
• Signs			
4.44 Minimize the visual impacts of architectural lighting.			
• Use exterior light sources with a low level of luminescence			
• Use white lights that cast a similar color to daylight.			
• Do not wash an entire building facade in light.			
• Use lighting fixtures that are appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.			
4.45 Use shielded and focused light sources to prevent glare.			
• Provide shielded and focused light sources that direct light downward.			
• Do not use high intensity light sources or cast light directly upward.			

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.



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

City Code 10-9-9 (R)

Permit Not Required

(R) Window Signs:

1. Definition: A "window sign" is a sign that is visible from a public street or sidewalk and that is posted, attached, painted, placed, or affixed in or on a window or a sign that is located within three feet (3') of the inside of a window.
2. Window Signs Permissible: Window signs are permissible subject to the following conditions:
 - a. Time: No restrictions.
 - b. Place: Window signs are allowed only in conjunction with a nonresidential use.
 - c. Manner: The square footage of a window sign shall not exceed twenty five percent (25%) of the square footage of the window in which the sign is located.

Wall Sign

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



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

City Code 10-9-8 (T)

Permit Required

Wall Signs:

1. Definition: A "wall sign" is a sign painted on or erected parallel to and generally extending not more than twelve inches (12") from the facade of

any building to which it is attached, supported throughout its entire length by the building face.

2. Wall Signs Permissible: Wall signs are permissible subject to the following conditions:

a. Time: A sign permit shall not be issued to erect or place a wall sign on a property until a site plan and/or final plat has been approved by the city for development of the property and after the issuance of a building permit for a building on the property.

b. Place:

(1) Wall signs are permitted in conjunction with a nonresidential use.

(2) Wall signs shall not be allowed on any facade (other than the main front of the building) that faces property zoned, or designated on the future land use plan, for single-family uses if the sign is within one hundred fifty feet (150') of the property line of said residential property.

c. Manner:

(1) Each nonresidential use may have up to three (3) square feet of wall signage per linear foot of building width. The total square footage of allowed wall signage may be split into multiple signs.

(2) In no case shall a wall sign project above the roof line or parapet wall of any building.

(3) The maximum size of a wall sign located within a professional office overlay district shall be twenty five (25) square feet. (Ord. 2957, 12-8-2008)

Hanging Sign

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 manner.



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



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 manner. 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.

Projecting Signs-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 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.

intended for protection from the weather or as a decorative embellishment, projecting from a wall or roof of a structure over a window, walk, door, or the like.

2. Awning Signs Permissible: Awning signs are permissible subject to the following conditions:

a. Time: A permit shall not be issued to erect or place an awning sign on a property until a site plan and/or final plat has been approved by the city for development of the property.

b. Place:

(1) Awning signs are allowed in conjunction with a nonresidential use.

(2) Awning signs may project into public right of way for up to four feet (4'), but shall not project closer than two feet (2') to the face of the curb along an adjacent public street or alley.

c. Manner: The maximum percentage of the awning allowed to be covered with signage is fifty percent (50%) of the visible surface area.

(N) Projecting Signs:

1. Definition: A "projecting sign" is a sign attached to and projecting out from a building face or wall more than twelve inches (12"), generally at a right angle to the building.

2. Projecting Signs Permissible: Projecting signs are permissible subject to the following conditions:

a. Time: A sign permit shall not be issued to erect or place a projecting sign on a property until a building permit has been issued for the building on which the sign is to be attached.

b. Place:

(1) Projecting signs are permitted in conjunction with a nonresidential use.

(2) If a projecting sign is constructed over a sidewalk, a minimum of nine feet (9') shall be provided between the grade of the sidewalk and the lowest portion of the projecting sign.

c. Manner:

(1) Each building or tenant is allowed a maximum of one projecting sign per wall that faces a street, public way, or parking area.

(2) The maximum area of a projecting sign is twelve (12) square feet.

City Code 10-9-8 (N)

Permit Required

(A) Awning Signs: "Hanging Sign?"

1. Definition: An "awning sign" is a sign which is applied to, attached, or painted on an awning or other roof like cover,



Project Title: Interpretive Sign of Rock Creek Watershed

Organization: Twin Falls Historic Preservation Commission

Project Contact Person: Lisa Strickland

DUNS #

Address:

E-mail: lstrickland@tfid.org

Phone: 208-735-7269

Cell:

Tax Identification Number:

For 501(c) (3), current in filing 990s?

Amount Requested:

Total Budgeted Cost of Project:

\$2,500

\$5,000

Brief Proposal Summary:

This application is seeking funds to develop three interpretive signs by the Twin Falls Historic Warehouse District. The goal of the interpretive signs is to educate the community of Rock Creeks' historic significance. Hundreds of men worked for years to construct underground tunnels to alleviate flooding in the area. These interpretive signs would educate the public and support community sentiments of wanting to have cultural and historic places of recognition that is valued by residents and importance to the city's identity.

Project Period (beginning date and estimated completion):

Project Manager Signature and Title:

(Required)

Please print name:

Section 1. Project Summary Please provide a concise summary of the following information:

A description of the proposed project	Research, design, and construct three outdoor interpretive signs of Rock Creek watershed and its historic significance to the City of Twin Falls. The sign will follow, with city, county, state, and/or federal signage regulations, including environmental regulations.
Where will the project be located?	Project will be adjacent to the Twin Falls Warehouse District. Signs will be on public land.
What specifically will the project encompass?	Research and develop appropriate interpretive language and images, identify feasible location, and construct sign.
Why is the project important to your organization, or how does it preserve part of Idaho's history?	The goal of the commission is to educate the public about the historic area, and these signs will give the us the ability to specifically discuss the creeks role in local history. We hope the interpretive signs will bring awareness of the commission's role and work in the community.
Will the project create a lasting legacy?	Current and future residents who recreate will understanding the historical significance of the area.
If applicable, how will you ensure historical/cultural accuracy for your project?	We will work with local historians at the College of Southern Idaho (CSI) and Twin Falls Public Library to ensure accurate content.

Section 2. Financial Need

Are funds from the CEG program critical to the project's overall funding package?	The commission does not have other means to fund this project.
Will this award allow for the project to be completed?	This award will pay for the design and materials needed to construct the interpretive sign.
If this award is part of a larger project, indicate how this award will be beneficial should the additional funding not be awarded. Can this award be used as a "stand alone" part of a larger project?	This project is a stand along piece to a larger community initiative that was created by a local group called Friends of Rock Creek. Their goal of this group is to bring cultural/historical awareness of the area as well as encourage environmental stewardship of the creek.

Section 3. Collaboration (This section optional, depending upon the project)

Collaborative efforts are strongly encouraged. Describe the role of other entities that will be collaborating on your project. Letters of support from collaborators are encouraged.	Research Partners: Twin Falls Public Library, Twin Falls Preservation, and CSI faculty. Site Location Partners: Wendy Davis, Director of Parks and Recreation and Twin Falls City Staff to ensure rules and regulations are adhered to Material: Will work with CSI welding students to create frame. Will work with local business to design and create interpretive sign.
The assistance of scholars for projects involving interpretation is strongly encouraged. Identify the scholars, explain why they are qualified for your project, and describe their role.	Will work with local historians Dr. Russ Tremayne and Dr. Jim Gentry to ensure the accuracy of the content. Dr. Jim Gentry wrote a book about the Magic Valley "In the Middle and on the Edge" and is renowned as an expert local historian. Dr. Russ Tremayne has written multiple books, include one on the regions canal system and underground tunnels. Dr. Tremayne is involved with the Friends of Rock Creek Initiative.

Section 4. Anticipated Benefits

Describe how your project will benefit and assist your organization in better preserving part of Idaho's history.	City of Twin Falls, like many areas, is experiencing major population growth. As new people come into the community, it is important to discuss the topic of water and its relevance to the Magic Valley. Brining people to downtown, the original townsite, includes telling the story of water and the role Rock Creek has played in it.
Describe how your project will benefit the community, region, and/or state, particularly any lasting legacy benefits.	The 2020 Twin Falls County Comprehensive report came out and one of the questions asked to its residents was "what do you value most about living in Twin Falls County?". Top remarks included open space and access to public lands. In order to reinforce this community value, we believe this provides our commission an opportunity to educate the public through historic interpretive signs. The same report included the following key take-aways "there may be an opportunity-and need-to think about historic and cultural resources not so much in line with goals and requirements of the National Registry, but in terms of what resources are valued most by residents (i.e. landscapes, cultural sites important to Twin Falls County, historic agricultural operations, etc.) and develop a program of recognition that supports these and operations outside a state or federal structure". This interpretive sign is the start of future initiatives. City of Twin Falls Comprehensive Plan sites "historic landscapes, sites, structures, buildings and features are essential components of the city's identity". The development of these interpretive signs would reaffirm Rock Creeks' unique landscape and its importance to the city's identity. These signs would help reinforce pedestrian character.

Section 5. Project Administration Budget and Timeline

What is the projected timeline for the project? Is this timeframe realistic? (Please note the project must be completed and final report submitted by May 14, 2021.	☐ July-November 2020: Research/Develop Appropriate Language and Images ☐ November 2020-January 2021 Identify site locations, ensure signage regulations are followed, fill out all necessary paperwork ☐ January-March 2021: Design mockups of interpretive sign, construct necessary materials ☐ March -April 2021: Install interpretive sign at authorized sites.
What is the overall cost of the project? (Use budget template provided by ISHS.)	See Budget Form. Total expenses are \$5,046.10 (\$2,500 for expenses and \$2,541.10 for in-kind matching)



Please note that due to the nature and size of the grants indirect costs are not allowed as to maximize impact of limited funds.

Revenue Source <i>Please list all match sources and amounts in the appropriate column. Total at the bottom. Note: For volunteer labor, please include the hourly rate and number of hours in this column and the total amount in the In-kind/Volunteer Match column.</i>	Grant Award Revenue	In Kind Volunteer/Cash Match	Total
ISHS CEG – Award (this amount must be matched on a 1-to-1 basis through additional cash or in-kind revenues, please list below)			
Match Source			
Historic Preservation Commission Members- Time (45 hours x 22.14)		996.30	996.30
CSI History Faculty Research (20 hours x \$22.14)		442.80	442.80
Twin Falls Public Library (5 hours x 22.14)		110.70	110.70
Various City Staff Members (20 hours x \$22.14)		442.80	442.80
CSI Welding Department- Student/Instructor Labor (20 hours x \$22.14)		553.50	553.50
Totals	\$0	\$2,546.10	\$2,546.10
Grant Expenses Please list all paid grant expenses and amounts in the appropriate column. Total at the bottom.	Grant Award Expense	Match Expenses	Total
Design costs	450		
Raw metal material for frame of sign	1,000		
Material for Sign: Work w/City of Twin Falls Sign Shop	900		
Coding on Sign to protect from damage/graffiti	150		
Totals	\$2,500	\$0.00	\$ 2,500.00
Total Revenue	\$	\$2,546.10	\$
Total Expenses	\$2,500		\$
Difference (if any)	\$	\$	\$

Appendix

Base of Sign will be made of metal. Approx. 5 ft tall



CHAPTER 6: DESIGN GUIDELINES FOR NEW CONSTRUCTION

This chapter provides guidance for new construction in the historic districts, in addition to general information provided in chapters 2 and 3 and construction information included in chapter 8.

6.1 New Building Design in Historic Districts

POLICY

New construction in the historic districts should be congruous with both the immediate context in which the new construction is located, as well as the overall character of the district.

IT IS GENERALLY APPROPRIATE TO:

- Design new construction to be congruous with the character of the district in site design, building design, and materiality.
- Consider the height, proportion, mass, scale, form, texture, material, lot coverage, orientation, and alignment of new construction when designing within an historic district.

IT IS GENERALLY NOT APPROPRIATE TO:

- Duplicate or mimic historic buildings in the district.

6.2 Orientation and Lot Coverage

POLICY

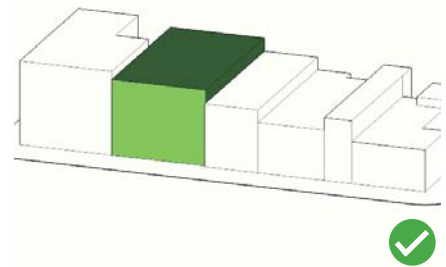
New construction should be located consistent with the established setbacks and existing character of the facades within a block.

IT IS GENERALLY APPROPRIATE TO:

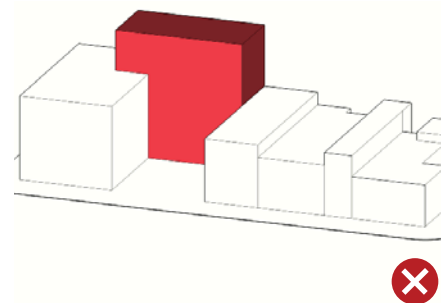
- Locate the primary facades at or near the same setback as contributing buildings on adjacent sites.
- Orient the primary facades parallel to the streets.
- Locate primary entrances on the street facade consistent with the prevailing pattern of the block.
- Create corner entries or plazas if they exist on the street intersection.
- Subordinate accessory buildings to the primary building on the site by placing the structure to the rear of the lot.
- Cover lot with buildings at similar ratio and setbacks as other contributing buildings on the block.

IT IS GENERALLY NOT APPROPRIATE TO:

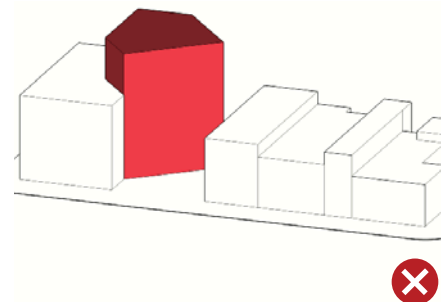
- Orient primary entrances to the rear or side when the prevalent pattern on the block is to orient entrances to the front.
- Locate a building on a site in a location that is greatly different from the location of buildings on adjacent lots.



Building matches front setback of adjacent sites.



Inappropriate setback.

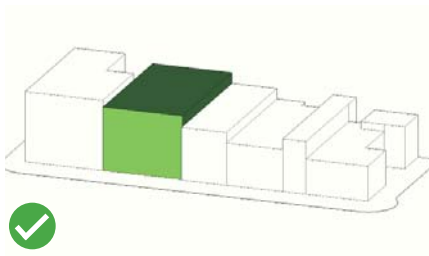


Inappropriate site orientation.

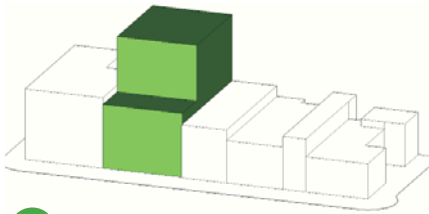
6.3 Height, Mass, and Form

POLICY

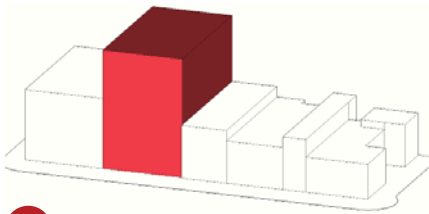
Design buildings to be compatible in height, massing and form with respect to adjacent contributing buildings.



Appropriate congruous building height.



Appropriate set back of additional stories.



Inappropriate and non-congruous height.

IT IS GENERALLY APPROPRIATE TO:

- Design a new building with front facade height similar to adjacent contributing buildings, and step back for additional height.
- Maintain the similarity of building and roof form traditionally found on the block when appropriate.
- Use massing and form similar to neighboring contributing buildings or the prevalent pattern on the block in new construction.
- Create roof forms, parapet lines, openings, towers, bays, porches, balconies, corner turrets, chimneys, and other design elements with massing and form characteristics commonly found in the district.

IT IS GENERALLY NOT APPROPRIATE TO:

- Use massing and building forms which are foreign to the historic districts.

6.4 Height-Width Ratio

POLICY

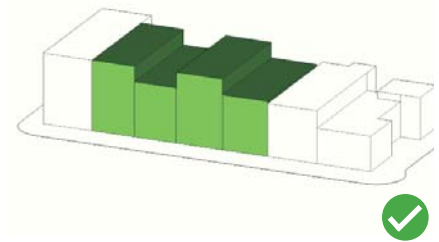
A similarity in building height and width is an important feature to maintain throughout the district. New building height and width should have similar proportions to neighboring buildings, such that the alignment features contributes to an overall sense of visual continuity along the street. Similarities in heights among building features such as porches are equally important.

IT IS GENERALLY APPROPRIATE TO:

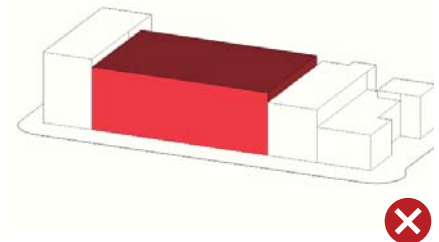
- Construct a new building on a site that has a similar front facade height as contributing buildings on adjacent sites and blocks within the district.
- Step additional stories back from the front facade.
- Divide the building mass to conform to building widths on neighboring properties.

IT IS GENERALLY NOT APPROPRIATE TO:

- Construct a new building to a site which does not maintain or blend with the front facade heights of buildings on adjacent sites.
- Construct a new building to a site which does not maintain or blend with the front facade height and widths of buildings on adjacent sites.



Appropriate division of building facade for context.



Inappropriate long building facade for context.

6.5 Proportion

POLICY

New building proportions and spacing of buildings should be consistent with contributing buildings on the block.



Appropriate division of long facade.



Appropriate entrance features.



Proportion relates to surrounding buildings.

IT IS GENERALLY APPROPRIATE TO:

- Use similar proportions as those of adjacent contributing buildings on the block.
- Maintain consistent alignment of the facade elements of a new building with the facades of existing buildings on adjacent sites.
- Locate new buildings with similar spacing relative to other buildings along the block.
- Divide a new wide facade vertically to suggest similar building masses, if consistent with the prevailing pattern on the block.
- Create a visual horizontal division between the lower and upper floors with architectural detailing.

IT IS GENERALLY NOT APPROPRIATE TO:

- Construct a new building that does not have consistent width proportions and spacing of buildings on adjacent sites within the block.
- Create primary facades of a new building out of alignment or rhythm with the existing buildings on the block.
- Design a primary or street facing facade without windows.

IT IS GENERALLY APPROPRIATE TO:

(continued)

- Provide an entrance that uses elements of a porch, canopy, or recess to create a transition from outside to inside.
- Design a porch or entrance with details of proportions similar to the details present on other contributing buildings in that district.
- Accentuate a main entrance, if there is one, with slightly larger opening proportions, and create a visual hierarchy among multiple entrances if intended for different uses.
- Use similar proportions in doors, windows, and window openings to those of contributing buildings on the block.
- Use a pattern and rhythm of windows and openings that is congruent to that of neighboring contributing buildings.

IT IS GENERALLY NOT APPROPRIATE TO:

(continued)

- Design an entrance that is simply a door, and provides little or no transition space from outside to inside.
- Design a facade with no vertical or horizontal visual divisions.
- Use doors, windows and window openings of dissimilar proportions than those of contributing buildings on the block.



Inappropriate openings on facade.



Appropriate architectural detail and ornament.



Appropriate division of first and second floor.



Appropriate segmenting of longer building facade.

6.6 Facades—Alignment, Rhythm, and Spacing

POLICY

Elements of facades should be consistent in alignment, rhythm, and spacing along the blocks of the districts.

IT IS GENERALLY APPROPRIATE TO:

- Align horizontal elements such as cornices, belt courses, windows, and awnings with adjacent contributing buildings.
- Create vertical bays of similar proportion to contributing buildings on the block.
- Design a projecting belt course below the second floor windows to differentiate first and second floors.
- Use window and door proportions similar to adjacent contributing buildings.
- Space windows and storefronts with similar spacing and rhythm as other contributing buildings on the block.

IT IS GENERALLY NOT APPROPRIATE TO:

- Create openings that are significantly out of proportion with those on adjacent sites.
- Use horizontally proportioned windows.
- Create flat, undifferentiated facades.
- Place the primary facade of a new building out of alignment or rhythm with the existing buildings on surrounding contributing sites.



Inappropriately proportioned openings.

6.7 Wall Materials

POLICY

Wall materials should be consistent with historical materials used in the district.

IT IS GENERALLY APPROPRIATE TO:

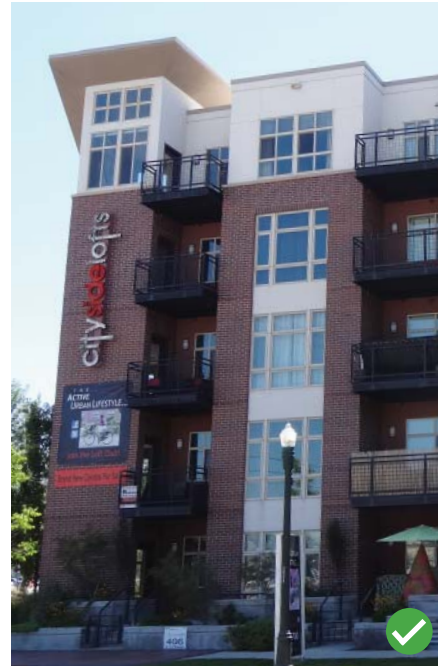
- Use exterior wall materials that are commonly present in the district.
- Use natural brick and stone as dominant building material in new construction.
- Include architectural detail and ornament that refers to the history of the district.
- Ensure that the predominant texture of the new building is consistent with the texture and scale of historic materials in the district.
- Generally paint and coat materials with muted colors; paint or coat doors in more vivid colors.

IT IS GENERALLY NOT APPROPRIATE TO:

- Use artificial or faux materials.
- Use prefabricated or metal buildings.
- Use vinyl and plastic materials on new buildings.
- Use stucco or Exterior Insulation and Finish System (E.I.F.S.) for dominant building material.
- Use CMU (Concrete Masonry Unit) as dominant building material.
- Paint or coat materials that would not ordinarily be painted, such as brick or stone.
- Paint or coat surfaces in bright, neon, or reflective colors.



Appropriate use of brick.



Appropriate dominate use of brick.



Inappropriate use of E.I.F.S. and vinyl windows.



Inappropriate use of E.I.F.S.



Acceptable proportion and scale of opening.



Acceptable style and proportion of openings.



Appropriate scale and proportion of openings.



Acceptable material, proportion, and style.

6.8 Doors, Windows, Storefronts, and Entrances

POLICY

Maintain the character of the historic district through the use of congruent materials, styles, and proportions of doors, windows, storefronts, and entries on new construction.

IT IS GENERALLY APPROPRIATE TO:

- Use a ratio of opening to wall that is similar to that found on neighboring contributing buildings.
- Use a pattern and rhythm of windows and openings that is congruent to that of neighboring contributing buildings.
- Use vertically proportioned windows and doors.
- Use windows and doors of a similar style and complexity to those found throughout the district in historic buildings.
- Create visual relief and shading through window and door opening depth.
- Accentuate the primary entrance with architectural surrounds, porticos, canopies, or other design features appropriate to the architectural style of the building.

IT IS GENERALLY NOT APPROPRIATE TO:

- Create a new building which does not maintain the proportions or patterns of windows and openings of neighboring historic buildings in the district.
- Use windows of much greater proportion than those of surrounding historic buildings.
- Use windows of incompatible style or function of those found in the district.
- Use window or door materials not generally found in the district or that do not appear to be compatible in finish to those of neighboring historic buildings.

IT IS GENERALLY APPROPRIATE TO:

(Continued)

- Use wood or similar looking materials such as painted aluminum with details, depth and texture similar in appearance to historic wood windows.
- Use windows and doors that are of similar proportion to those found on historic buildings.
- Provide glass windows and doors at storefronts and entrances.
- Recess main entrances in grand openings.
- Use sidelights and transom windows to allow more natural light at ground level storefronts.
- Recess storefronts and provide awnings and interior lighting to provide an inviting environment for shopping.
- Use materials below and surrounding storefront windows that are compatible with original contributing historic buildings in the district.

IT IS GENERALLY NOT APPROPRIATE TO:

(Continued)

- Use vinyl windows.
- Use many different window proportions throughout a new building.
- Place windows and doors in same plane as walls.
- Use glass block or obscure glass in ground floor openings.
- Add awnings and sunshades of plastic or vinyl material.



Inappropriate vinyl material.



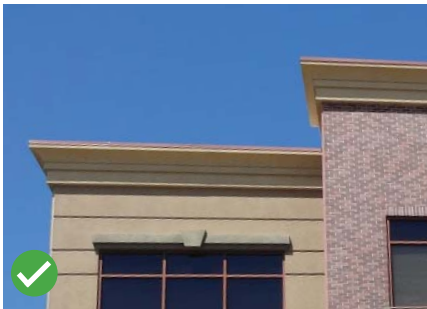
Inappropriate scale and proportion of opening.



Appropriate cornice detail.



Acceptable parapet detail.



Acceptable cornice and parapet details.



Acceptable parapet detail.

6.9 Roofs, Parapets, Cornices

POLICY

Use similar roof forms, slope ratios, and materials drawn from historic structures in the districts.

IT IS GENERALLY APPROPRIATE TO:

- Create a roof with parapet or cornice that is similar to the overall size, shape, slope, color, and texture of roofs on adjacent contributing buildings or in other areas of the district.
- Relate parapets and cornices to building form.
- Use materials similar to materials found on roofs, parapets, and cornices on contributing buildings in the district.
- Design parapet and cornices with 3-dimensional shapes compatible with adjacent and contributing buildings in the district.
- Articulate the center or corners of a parapet in a manner compatible with contributing buildings in the district.
- Differentiate the parapet or cornice with different material than the wall below.

IT IS GENERALLY NOT APPROPRIATE TO:

- Use a roof of a size, shape, or slope not typically seen on contributing buildings in the district.
- Use a standing seam or corrugated roof material, if not found on contributing buildings in the district.
- Use roof forms that detract from the visual continuity of the streetscape.
- Create parapets that lack detail or depth.
- Extend the parapet beyond the building face to incorporate business signage.

IT IS GENERALLY APPROPRIATE TO:

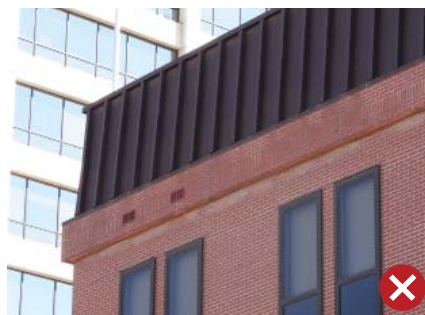
(continued)

- Minimize the visual impact of skylights and other rooftop devices visible to the public by locating them toward the rear of the building.
- Screen roof top equipment to the top of the equipment with materials compatible with building materials

IT IS GENERALLY NOT APPROPRIATE TO:

(continued)

- Allow mechanical vents, louvers or equipment to interrupt parapets or cornices.
- Allow un-screened mechanical equipment on the roof.



Inappropriate use of standing seam at roof.



Inappropriate lack of detail at parapet.



Inappropriate use of standing seam at roof.



Solar array is positioned to minimize the visual impact.

6.10 Utilities, Energy Generating Technologies

POLICY

While encouraging the use of energy efficiency technology in new construction, minimize the visual impact of utilities and equipment on the character of the historic district.

IT IS GENERALLY APPROPRIATE TO:

- Locate utilities and energy-conserving/ generating systems where they will not damage, obscure, or cause removal of historically significant features or materials.
- Minimize the visual impact of utilities and equipment by setting back and screening it from the primary facades.
- Conceal supporting hardware, frames, and utilities.

IT IS GENERALLY NOT APPROPRIATE TO:

- Locate utilities, energy-conserving or generating systems on primary facades or within view from the public right-of-way.



Utilities should be screened from pedestrian view.



Utilities should not be located on sidewalk.