



Twin Falls Historic Preservation Commission Agenda

Monday, July 6, 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) Approval of minutes from the following meeting: June 15, 2020
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for exterior modifications to property located at 146 Main Avenue West. c/o Colby Ricks on behalf of The Orpheum Theater (App. PZ20-0081)
By: Lisa Strickland, City Planner
- 4) Old Business
 - a) **ACTION ITEM:** CEG Grant Application for Interpretive Sign along Rock Creek
By: Samra Culum, HPC Chairperson
 - b) **ACTION ITEM:** Design Guideline Amendment Discussion
By: Lisa Strickland, City Planner
- 5) Upcoming Meeting(s)
 - a) July 20, 2020
- 6) 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 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

Chairperson Culum called the meeting to order at 12:04 PM

A quorum was present.

Members Present: *Culum, Easterling, Shaffer, Reagan*

Liaison Present: *Hawkins*

Staff Present: *Spendlove, Strickland, Ebersole*

Commissioner Easterling excused himself from the meeting at this point.

2) Consent Calendar

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

Commissioner Shaffer seconded the motion.

Unanimously approved by a vote of 3-0

a) Approval of Minutes from the following meeting: June 1, 2020

3) Certificate of Appropriateness

a) 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 Buddecke. (PZ20-0069)

Staff Presentation:

City Planner Strickland presented the 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 Buddecke. (PZ20-0069)

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 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.

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.

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.

Applicant Presentation:

Colby Ricks, representing applicant, presented the 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.

He presented the exterior lighting plan and the outdoor patio/stage area for the building.

PZ/Questions & Comments:

- Chairperson Culum stated she likes the signs are painted on the building and good with the colors.
- Chairperson Culum asked for clarification on the lighting.
- Mr. Ricks explained where the lighting will be located and how it will be lit.
- Commissioner Reagan asked about the type of lighting to be used.
- Mr. Ricks answered the lighting is not LED lighting and can make it a more warm lighting.
- Commissioner Reagan asked the setback of The Yard.
- City Planner Strickland answered The Yard is not intended to sit in front of building, but to be flush or inset from the main building.
- Mr. Ricks stated the stage will not accessible from the outside.

Public Hearing: Opened and Closed without input

Discussions Followed: without concern

Motion:

Commissioner Reagan made a motion to approve the 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 Buddecke, as presented with staff recommendations.

(PZ20-0069)

Commissioner Shaffer seconded the motion.

Unanimously approved by a vote of 3-0

4) Old Business

a) Design Guideline Amendment Discussion

- Window Signs
- Wall Signs
- Projecting Signs

Window -

A discussion took place regarding updating language for the Design Guidelines for Window signs in the historic districts. There was discussion in regards to “window signs” vs. “window coverings”.

Action item:

Update language for the design guidelines for window signs (Lisa Strickland) and window coverings (Jonas Reagan) to be voted on at the next meeting.

Hanging/Projecting Signs

Discussion ensued regarding updating the design for hanging/projecting signs.

5) New Business

a) Community Enhancement Grant - Interpretive Sign

Discussion ensued regarding ideas for the Community Enhancement Grant. Grant application due 7/19/2020.

Chairperson Culum would like to have one interpretive sign for the Rock Creek, as it is a significant part of Twin Falls history. She stated the Parks Department is in support of a sign.

Action Item: Commission to vote on recommendation to City Council at next meeting.

b) New Construction Guidelines for TF Downtown Historic District

City Planner Strickland reviewed the construction guidelines for the TF Downtown Historic District.

c) Updates

Commissioner Reagan gave an update on the Women of the Magic Valley photo display for the lobby.

Action item: Vote on display at next meeting.

6) Upcoming Meeting(s)

a) Monday, July 6, 2020

7) Adjournment

The meeting adjourned at 1:10 PM

Kelli Ebersole, Administrative Assistant



Comprehensive Staff Report

To: Historic Preservation Commission

Presenter: Lisa Strickland, City Planner

Request: A request for a **Certificate of Appropriateness** for exterior alterations to property located at 146 Main Avenue West.

Application: PZ20-0081

Applicant & Representative:

The Orpheum Theater

c/o Colby Ricks

935 Shoshone St N

Twin Falls, ID 83301

208-736-8050

Public Meeting: July 6, 2020

Analysis

The property is zoned CB, Central Business and is located within the Downtown Historic District. The request for modifications to the theater include:

add new marquee signs
add a canopy
adding two ticket windows
enclose existing window
new projecting sign
replacing doors and window

Approval Process

The Certificate of Appropriateness process requires a public meeting in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall hear the request within ten (10) days of City Staff receiving a complete application. Any conditions placed by Commission shall be specifically listed on the Certificate, and shall be completed as part of the approval.

Any decision of the Commission may be appealed to the City Council.

History

According to the National Register of Historic Places the building was constructed in 1921 and is a contributing building.

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Applicable Regulations or Codes

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

Historic Guideline Compliance

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

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

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

Specific design guidelines that are applicable to this request are:

- General Guidelines Downtown Historic District
- General Guidelines for All Projects
- Facade Improvements

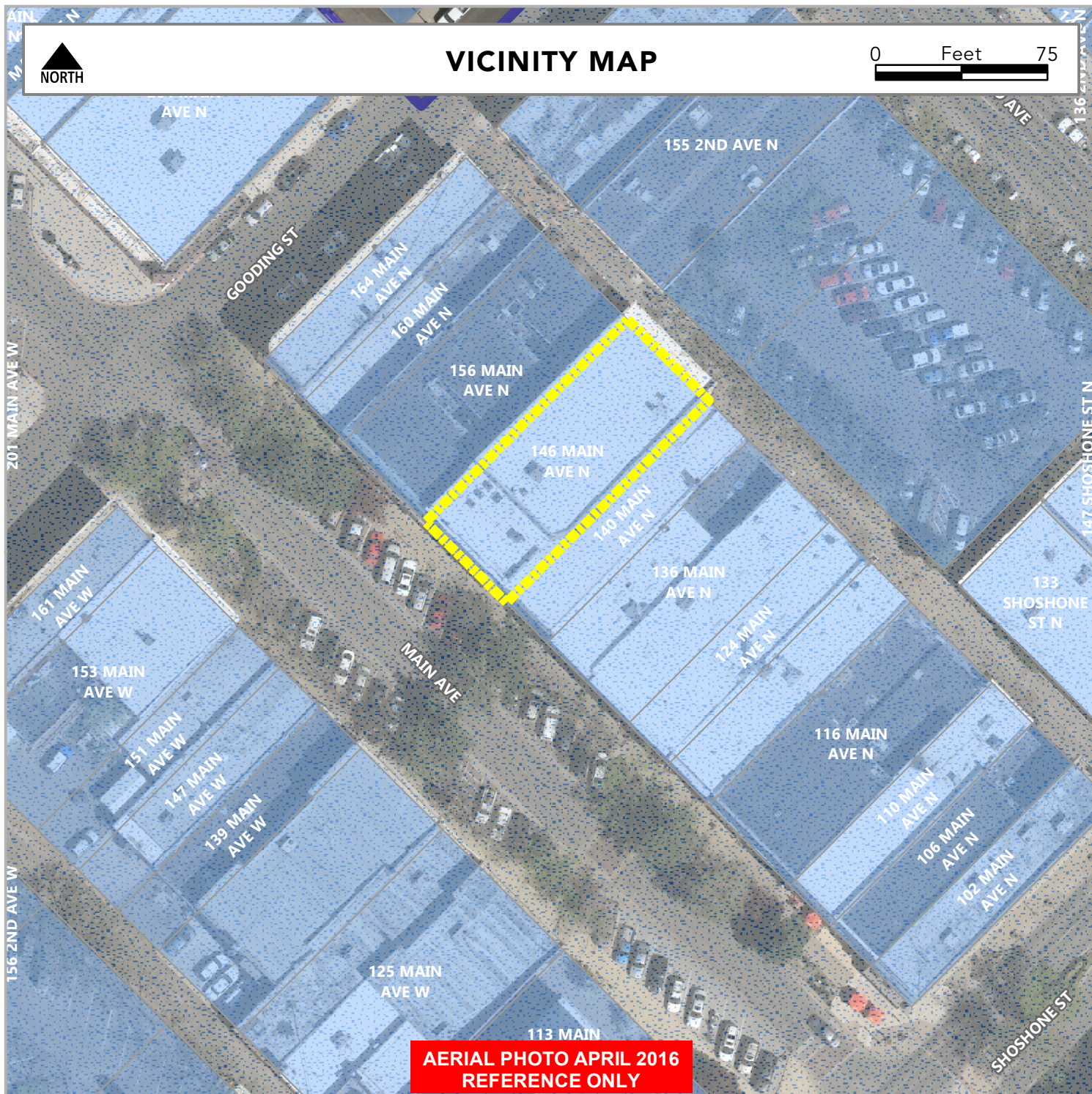
Conclusion

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

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

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Renderings
5. National Registry Information
6. Historic Photos
7. Photos



- C-B
- DHD
- P1 Overlay



935 Shoshone St. North
Twin Falls, ID 83301
208.736.8050

**Certificate of Appropriateness
Written Statement**

PROJECT: Ovation Performing Arts – Orpheum Theatre
To: City of Twin Falls Historical Preservation Commission

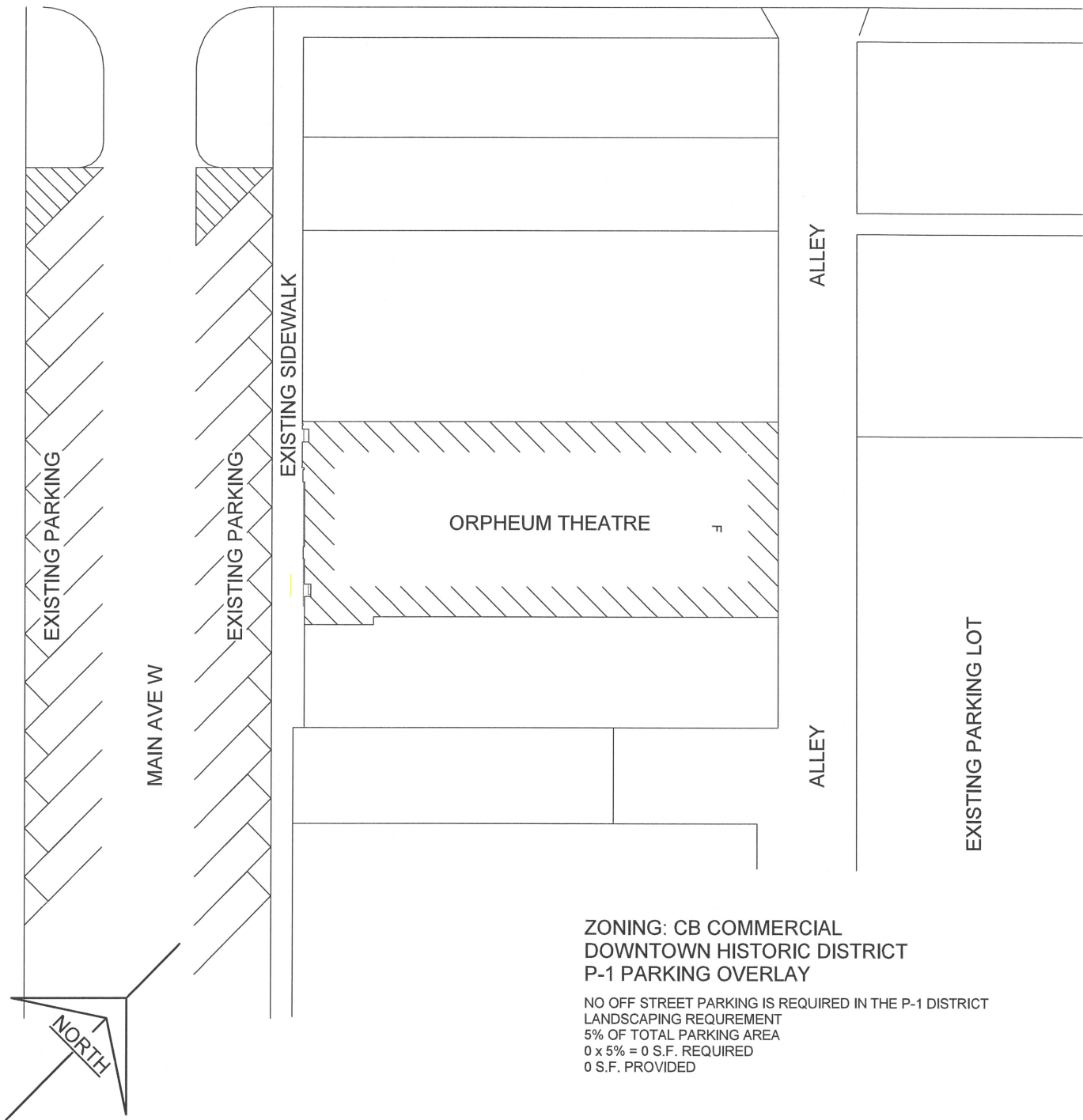
1. The reason for the request
 - a. Upgrade the existing façade and signage to be more functional and more like the historic photos of the building.
2. An evaluation of the effects on the adjoining property
 - a. This project will have a positive impact on the adjoining projects and those who use the facility. The proposed design is intended to duplicate and restore the existing façade and materials from the existing building.

Laughlin Ricks Architecture, LLC

BY: R. Colby Ricks

DATE: 6/18/20

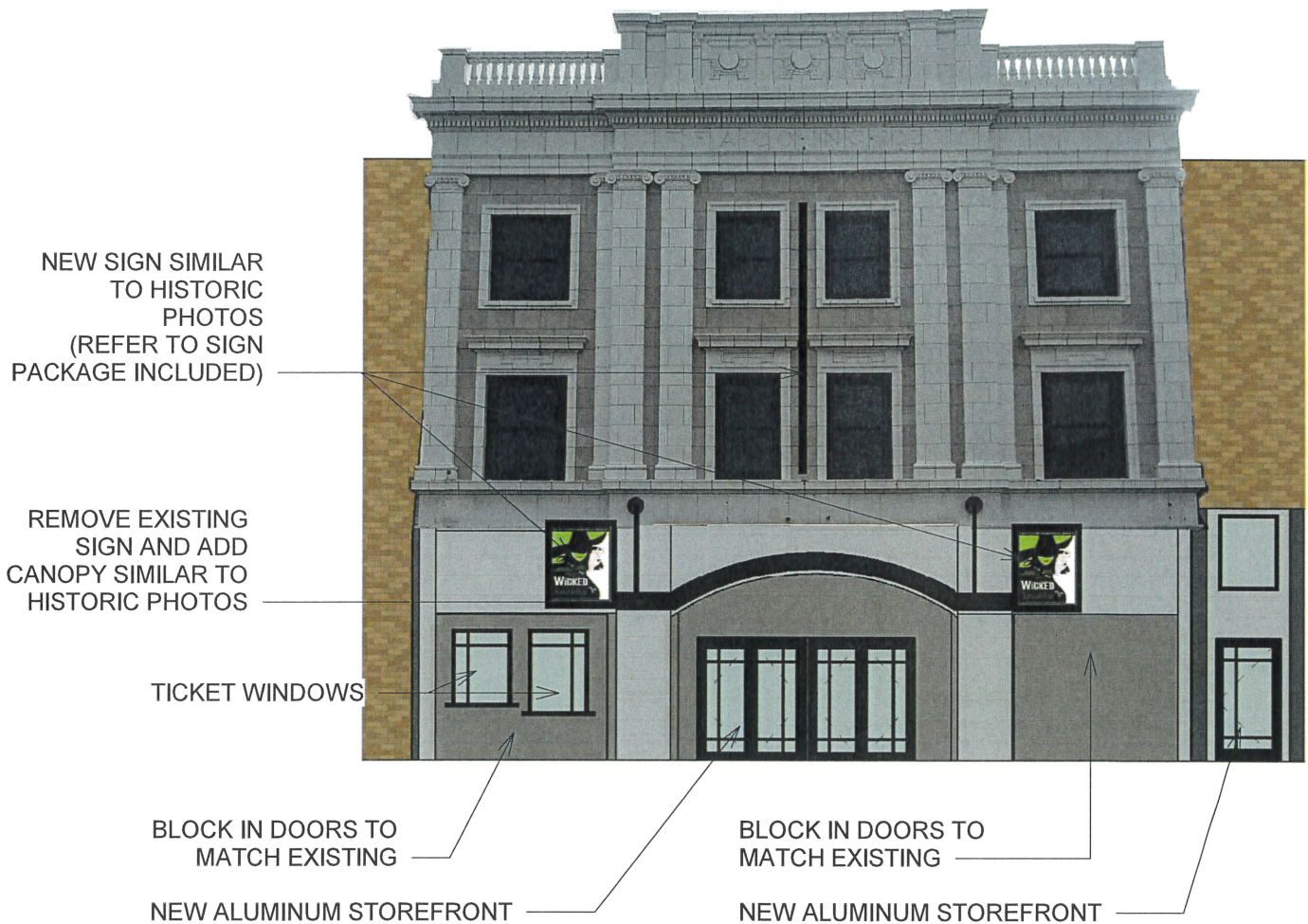
GOODING ST. N.



ZONING: CB COMMERCIAL
DOWNTOWN HISTORIC DISTRICT
P-1 PARKING OVERLAY

NO OFF STREET PARKING IS REQUIRED IN THE P-1 DISTRICT
LANDSCAPING REQUIREMENT
5% OF TOTAL PARKING AREA
0 x 5% = 0 S.F. REQUIRED
0 S.F. PROVIDED

Laughlin Ricks Architecture architecture/planning 935 Shoshone Street North * Twin Falls, Idaho 83301 (208) 736-8050 Fax: (208) 733-0950	Ovation Performing Arts		Certificate of Appropriateness	
	146 Main Ave W.			CA-001
	Twin Falls, ID 83301			
	Site Plan		Drawn by KM	
Applicant: LARRY JOHNSON 146 MAIN AVE TWIN FALLS, ID 83301 PH: 208-539-2335 EMAIL: larry@ovationpac.com			Checked by RCR	Scale 1" = 40'-0"



① West
3/32" = 1'-0"

Laughlin Ricks Architecture
—architecture/planning—

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

APPLICANT:

LARRY JOHNSON
146 MAIN AVE
TWIN FALLS, ID 83301
PH: 208-539-2335
EMAIL: larry@ovationpac.com

**OVATION PERFORMING
ARTS**

146 MAIN AVE W.
TWIN FALLS, ID 83301

PROPOSED ELEVATION

CERTIFICATE OF APPROPRIATENESS

Drawn by

KM

Checked by

RCR

CA-004

Scale 3/32" = 1'-0"



West

SCALE: 1/8" = 1'

NEW S/F EMC - (2)

SCALE: 1/8" = 1'
SIZE: 5'-3" X 4'-2.4" - 10MM
EMC MOUNTED ON FRAME TO ANGLE OUT TO SIDE

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

image national signs ...bringing your image to light! in TM 16265 Star Road Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020 www.imagenational.com UL UNDERWRITERS LABORATORIES LISTED SIGN NAMPA PLANT - UL #433195-001 U.S. & P.R. - All signs conform to UL-482/161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.	Client: Orpheum Theater	Design Number: INT-0401-20	File Name: Orpheum Theater-Twin Falls ID-R6-061920	Page No.
	Site: 146 Main Ave W	Date: 06-19-20	Drawing type: R6	2 of 6
	Twin Fall, ID 83301	Designer: Diane K		
		Account Manager: Mike Dardis		

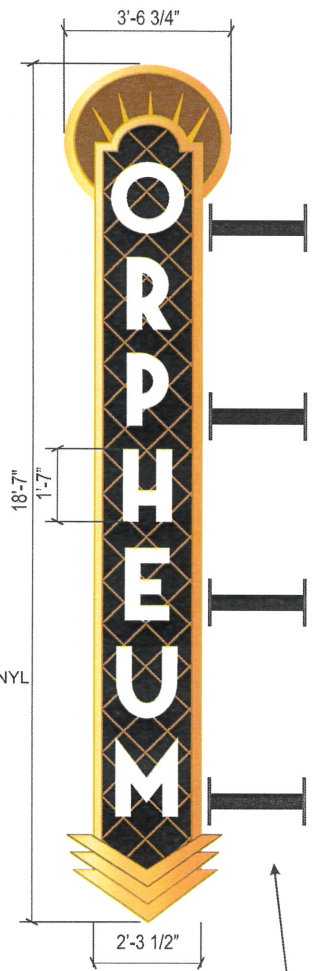
NEW BUILDING CABINET - D/F

SCALE: 3/8" = 1'
 SIZE: 18'-7" x 2'-3 1/2"
 LED ILLUMINATED CHANNEL LETTERS

CABINET:
 FACE: ALUMINUM W/ DIGITAL PRINT VINYL
 RETURNS: 10" GOLD
 RETAINER: 1" GOLD
 TOP: ROUTED OUT / BACKED
 BOTTOM: ACRYLIC WITH GOLD METALLIC TRANSLUCENT VINYL

LETTERS: 1'-7"
 FACE: ACRYLIC - WHITE
 RETURNS: 3" WHITE
 TRIMCAP: WHITE

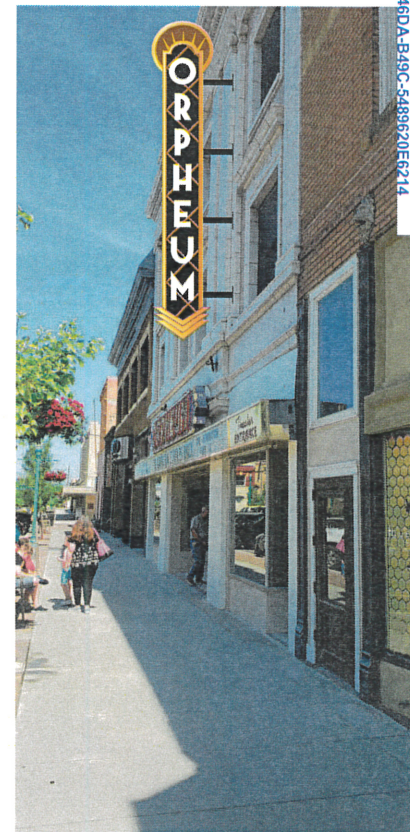
WALL ATTACHMENT:
 4 ATTACHMENT POINTS
 12" SQUARE; 1/2" THICK PLATE
 24" LONG, 4" SQUARE TUBING ATTACHING TO SIGN EDGE
 *EXACT PLACEMENT DETERMINED BY SURVEY



SIDE VIEW



NIGHT VIEW



ATTACHMENT HARDWARE

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NEW S/F EMC - (2)
SCALE: 3/4" = 1'
SIZE: 5'-3" X 4'-2.4" - 10MM
EMC MOUNTED ON FRAME TO ANGLE OUT TO SIDE



EXAMPLE OF WALL FRAME

LEFT SIDE



SCALE: 3/16" = 1'

RIGHT SIDE



It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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U.S. & P.R. - All signs conform to UL-48/2161 (labelled accordingly) & must comply with UL-41.1.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 15

Name of Property Twin Falls Downtown Historic District

County and State Twin Falls, Twin Falls Co., Idaho

26. Twin Falls Amusement (T.F.A.) building/Orpheum Theatre 83-3580
146 Main Avenue N. (144-148 Main Avenue N.)
Contributing
1921

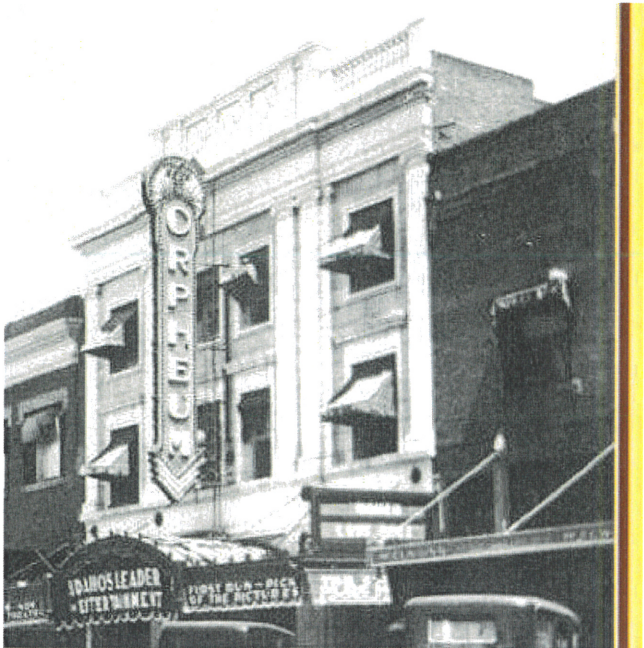
Constructed in 1921 at a cost of \$150,000, the Orpheum Theater remains the most elaborate building on Main Avenue. Its location in the center of the block, the heavy classical detailing, and the high parapet ensure its dominance of the streetscape. The upper two stories are faced with terra cotta and although the first floor has suffered the unfortunate application of a rock veneer, the upper levels remain intact.

The unadulterated portion of the facade is divided into four bays, separated by pilasters with Ionic capitals. The windows on the second story are a double-hung sash with heavy terra cotta surrounds, while the windows on the third story have simpler surrounds. These windows were originally double-hung but hoppers have been added to the bottom lights. The pilasters support a full entablature; the date and developer is indicated in the frieze and a dentil course decorates the cornice. The most outstanding feature of the facade, however, is the parapet, which consists of three disks recessed into the parapet wall between the pilasters and flanked by a balustrade of turned balusters.

Originally the Orpheum had a glass awning with a slight arch over the entrance. It could seat 800 people and was extolled as having an "absolutely fireproof" operating room that was constructed of solid concrete and steel. A ladies' dressing room and ladies' and gentlemen's restrooms were located on the second floor.¹⁰

The Twin Falls Amusement (T.F.A.) Company, incorporated in 1920, owned the Orpheum, of which early Twin Falls resident Alex R. Anderson was the president and manager. Carl J. Hahn and Harry Eaton, prominent officers of the Twin Falls Bank and Trust (site 43), were the vice-president and secretary-treasure, respectively. By 1930, the T.F.A. Company owned all three theaters in the city, including the Idaho (128 Shoshone Street E., demolished) and the Roxy (116 Main Avenue N., site 29).¹¹ With the exception of 1977, when the theater was listed as the Mall Cinema Theater, this building has always housed the Orpheum, and it continues to function as a movie theater.





Laughlin Ricks Architecture
—architecture/planning—

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Ovation Performing Arts
146 MAIN AVE W.
TWIN FALLS, ID 83301

HISTORIC PHOTOS

CERTIFICATE OF APPROPRIATENESS

Drawn by

KM

Checked by

RCR

CA-002

Scale



Laughlin Ricks Architecture
—architecture/planning—

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Ovation Performing Arts
146 MAIN AVE W.
TWIN FALLS, ID 83301

EXISTING ELEVATIONS

CERTIFICATE OF APPROPRIATENESS

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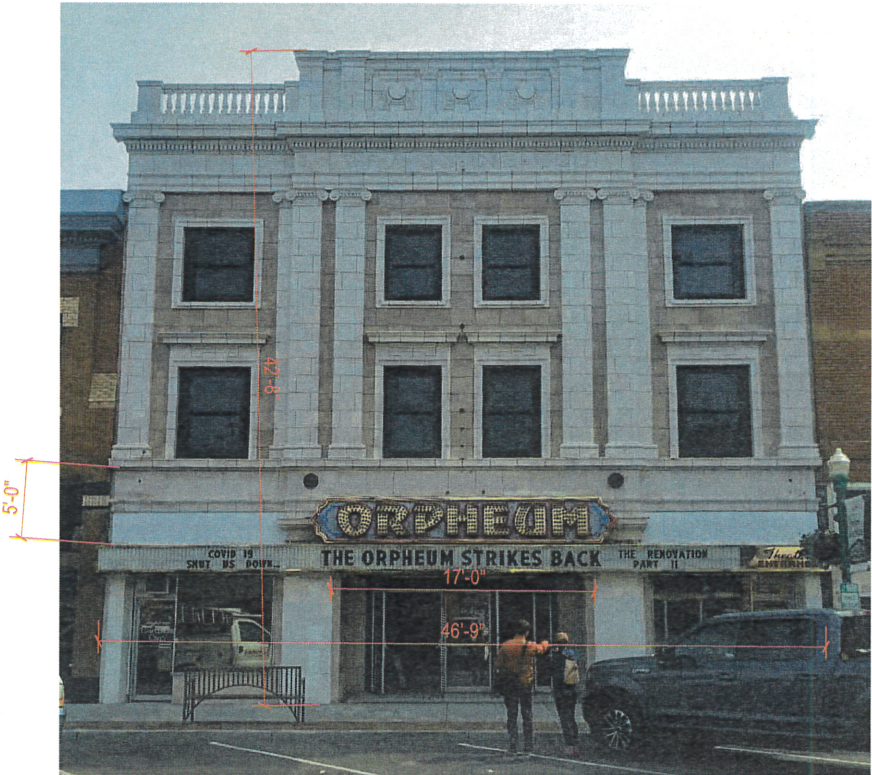
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CA-003

Scale



SCALE: 1/8" = 1'

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CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ20-0081

**City of Twin Falls
Historic
Preservation
Commission**

DOWNTOWN HISTORIC DISTRICT DESIGN STANDARDS

GENERAL GUIDELINES 2.1.5 DOWNTOWN HISTORIC DISTRICT			
Appropriate	Meets	Does Not Meet	Comments
• Repair and restore buildings before considering replacing them, highlighting key details.			
• Maintain the prevalent historic and architectural styles of the district.			
• When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.			
• Set the street facades with a zero setback to maintain a continuous 'streetwall' consistent with historic properties on the block.			
• Cultural and civic structures are allowed to have 'pride of place' with setbacks and form differences, while maintaining compatible human scale. elements at street level.			
• Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.			
• Maintain a visual horizontal break element on the facade between the first and second floors.			
• Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial 'depth' with materials and finishes found traditionally on the building or in the district.			
• When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape.			
• Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps.			
• Locate parking spaces to the rear of the property and/or screened from streets.			
• Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.			
• Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.			
NOT Appropriate			
• Demolish viable historic structures.			
• Remove existing buildings for surface parking			
• Use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.			
• Locate parking in front of the building on the property unless proven historically located.			
• Conflict with The Secretary of the Interior's			



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ19-00##

**City of Twin Falls
Historic
Preservation
Commission**

Standards for Rehabilitation as state in Chapter 1.2. I			
GENERAL GUIDELINES 3.5 SIGNAGE			
Appropriate	Meets	Does Not Meet	Comments
• 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.			
NOT Appropriate			
• 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.			
GENERAL GUIDELINES 3.6 MATERIALS & COLORS			
Appropriate	Meets	Does Not Meet	Comments
• Use exterior wall materials that are commonly present in the district.			
• Use natural brick and stone as dominant building material in new construction.			
• Ensure that the predominant texture of the building is consistent with the texture of historic materials in the district.			
• Paint and coat materials with muted natural colors; paint or coat doors in more vivid colors to celebrate the entry.			
• Use locally extracted materials.			
• Use materials that respect the historic building while representing their time.			
NOT Appropriate			
• Use faux or artificial materials			
• Use prefabricated or metal buildings.			
• Use vinyl plastic, and aluminum materials on new buildings.			
• Use stucco or Exterior Insulation and Finish System (E.I.F.S.) for dominant building material.			
• Use Concrete Masonry Unit (CMU) as dominant building material.			
• Paint or coat materials that ordinarily would not be painted.			
• Paint or coat surfaces in bright, neon, or reflective colors.			
GENERAL GUIDELINES 4.1 FAÇADE IMPROVEMENTS			
Appropriate	Meets	Does Not Meet	Comments



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ19-00##

**City of Twin Falls
Historic
Preservation
Commission**

• Maintain, preserve, and restore existing historic materials and details wherever possible.			
• Remove non-original, unsympathetic, out-of-scale, elements and those in poor repair.			
• Recreate components if there is sufficient physical/pictorial evidence.			
• Use materials and finishes appropriate for the historic period of the building.			
• Preserve and restore the original storefront, if it exists, with all of the original elements.			
• Replace windows and doors to match the original details.			
• Add awnings and sunshades of materials consistent with historical character and materials found in the district.			
NOT Appropriate			
• Cover up or block up original components and details. If such coverings/blockages exist, they should be removed and replaced appropriately.			
• Infill openings with glass block, obscure glass, reflective glass, or leaded glass, unless appropriate to the original style of the building.			
• Remove or cover historic wall materials with non-era materials such as wood, vinyl, or E.I.F.S.			
• Replace windows or doors with vinyl or clear finish aluminum.			
• Replace windows or doors with incongruent sizes or shapes for their historic openings.			
• Re-configure ground floor storefronts to be out of proportion with the building's historic use.			
• Add awnings and sunshades of plastic or vinyl material.			
GENERAL GUIDELINES 8.1 APPROPRIATE METHODS FOR WINDOW REPLACEMENT			
Appropriate	Meets	Does Not Meet	Comments
• Preserve and repair the window elements, rather than replacing them.			
• Replace window or window elements, if absolutely necessary duplicating the existing material, design, configuration and hardware. These windows should have true-divided lights with the			



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ19-00##

**City of Twin Falls
Historic
Preservation
Commission**

style and size of the muntin's to match the original windows.			
• Install or replace damaged weather stripping and caulking and/or install storm windows instead of replacing original glass with double-glazing for thermal upgrades. Match the mullions, muntin's, meeting rails, size and configuration of the storm to the primary window. Paint to match the building's trim color in 'house form' buildings. Paint to match the window in 'block form' buildings.			
NOT Appropriate			
• Cover over or infill window openings with materials other than similar to the original. Glass block (where it did not exist), plywood and other materials are not allowed.			
• Replace multi-sashed or a multi-light sash windows with a single span of glass.			
• Install false muntin's that only exist on the outside of glazing. For non-character-defining elevations, the Historic Preservation Commission will review window replacements on a case by case basis.			
• Use mirrored or tinted glass.			
• Avoid recreating missing elements unless strong pictorial, historical or physical documentation exists.			
• Use stained or leaded glass only if it was originally on the building.			
• Use vinyl or other non-historic materials.			
GENERAL GUIDELINES			
ENTRANCES			
Appropriate	Meets	Does Not Meet	Comments
• Preserve and repair the features of a building's entrance, including piers, pilasters, columns and above-door entablatures, rather than replace them.			
• Preserve and repair the existing door and hardware; or, if necessary and little or no evidence is found for the original construction, replace with compatible materials and configuration.			
NOT Appropriate			
• Radically alter, reduce or enlarge a building's entrance. If the entrance is recessed, it should remain so. The Commission recognizes that, based on modern needs and uses, in certain circumstances,			



CERTIFICATE OF APPROPRIATENESS ACTION SHEET APPLICATION PZ19-00##

City of Twin Falls
Historic
Preservation
Commission

some alteration of the entrance might be required.			
• Use aluminum or steel doors and surrounds if not appropriate to the style and period of the building.			
GENERAL GUIDELINES			
STOREFRONTS			
Appropriate	Meets	Does Not Meet	Comments
• Preserve and restore original storefronts and all their character defining components.			
• Recreate components if there is sufficient physical, pictorial or architectural evidence to support their recreation. The replacement should match the original in terms of design, materials and configuration.			
• Repair the original materials or, if absolutely necessary, replace with material that matches closely to the original.			
• Replace missing components in keeping with the size, scale, style and materials of the building, and then only if there is little or no evidence of the original construction. In such cases, the design should be a contemporary and compatible design rather than one that tries to replicate an "old" look.			
• Look to the original building for guidance on consistent materials, including wood, brick and stone, when replacing a component becomes necessary.			
NOT Appropriate			
• Obscure or cover up original components and details with unsympathetic materials (faux stone, brick, rough or sawn wood and similar products) is not appropriate.			
• Use stained or leaded glass unless it is appropriate for the style and period of construction.			
• Use glass block to fill openings, unless it is appropriate for the style, as it will obscure the interior and is not compatible. If the display window needs to be replaced, the new window should match the existing in terms of size, material and configuration.			
• Use steel-covered hollow core doors or aluminum doors as they have an incompatible finished appearance. The Commission will allow a degree of flexibility in the materials used for doors as long as the contemporary material conveys the same visual appearance of the traditional material.			
• Obscure the frieze with aluminum, or otherwise cover up this area. Installing an awning into the frieze is not appropriate. Instead, awnings should be installed below the frieze (and transom windows if present).			
• The use of plywood or rough sawn wood paneling is inappropriate due to deterioration and the need for constant maintenance and frequent replacement.			



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ19-00##

City of Twin Falls
Historic
Preservation
Commission

• Aluminum, vinyl, faux brick or stone are other materials that are inappropriate and should not be used.			
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Signature: _____

Date: _____





ORPHEUM

COVID 19 SHUT US DOWN... THE ORPHEUM STRIKES BACK THE RENOVATION PART II





ORPHEUM

COVID 19 SHUT US DOWN... THE ORPHEUM STRIKES BACK THE RENOVATION PART II

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COVID 19
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PART II

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THE ORPHEUM STRIKES BACK

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Theater
ENTRANCE

COVID 19
SHUT US DOWN...

WELCOME TO
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2 HOUR
PARKING
THIS
BLOCK

IS THIS
THE
AVENUE
DIRECTION

ORPHEUM
ENTRANCE
12pm - 10pm





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:

\$1,375

\$2,814.10

Brief Proposal Summary:

This application is seeking funds to develop one interpretive sign by the Twin Falls Historic Warehouse District. The goal of the interpretive signs is to educate the community of Rock Creeks' historic significance. The interpretive sign supports community sentiments of wanting to have cultural and historic places of recognition that is valued by residents and important to the identity of Twin Falls.

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 one outdoor interpretive sign of Rock Creek watershed. 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. Accessible to all.
What specifically will the project encompass?	Research and develop appropriate interpretive language and images, design layout, identify feasible location, and construct and install sign.
Why is the project important to your organization, or how does it preserve part of Idaho's history?	One of HPC goals is to educate the public about the town's historic past. This sign will give us the ability to discuss water and the creeks role in local history. In addition, it is our hope the interpretive signs will bring awareness to HPC and its work in the community.
Will the project create a lasting legacy?	Current and future residents who recreate will understanding the 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 and released images.

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 layout 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 standalone piece to a larger community initiative that was created by a local group called Friends of Rock Creek. Their goal is to bring cultural/historical awareness to 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, College of Southern Idaho 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: The Twin Falls Area " and is renowned as an expert local historian. Dr. Russ Tremayne has written multiple books, include one on the regions canal system.

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 sign. 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 a start. 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. In addition, these signs would help reinforce pedestrian character.

Section 5. Project Administration Budget and Timeline

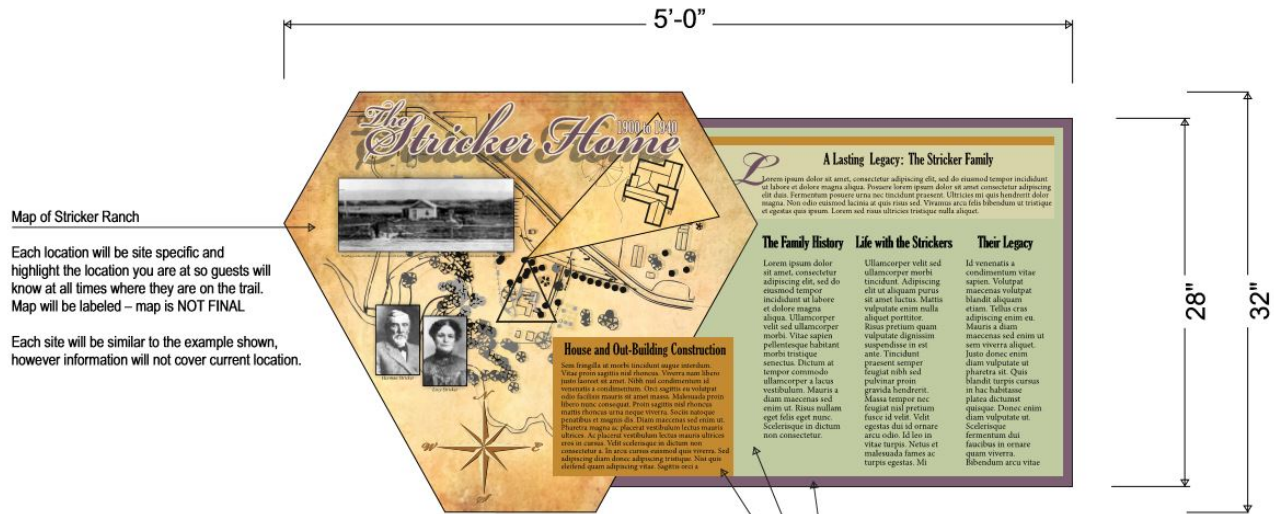
What is the projected timeline for the project? Is this timeframe realistic? (Please note the project must be completed and final report submitted by May 14, 2021.	☐ July-November 2020: Research/Develop Appropriate Language and Images ☐ November 2020-January 2021 Identify site locations, ensure signage 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 \$2,814.40 (\$1,375 for expenses and \$1,349.10 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 (30 hours x 22.14)		664.20	664.20
CSI History Faculty Research (10 hours x \$22.14)		221.40	221.40
Various City Staff Members (10 hours x \$22.14)		221.40	221.40
CSI Welding Department- Student/Instructor Labor (20 hours x\$22.14)		332.10	332.10
	\$0	\$1,439.10	\$1,439.10
Totals	Grant Award Expense	Match Expenses	Total
Grant Expenses Please list all paid grant expenses and amounts in the appropriate column. Total at the bottom.			
Steel sign panel itself with the direct printing and coting. (estimate by Lytle)	1300		
Raw metal material for frame of sign (\$75)	75		
	\$1,375	\$0.00	\$ 1,375
Totals	\$	\$1,439.10	\$ 1,439.10
Total Revenue	\$1,375		\$
Total Expenses		\$1,439.10	\$ 2,814.10
Difference (if any)			



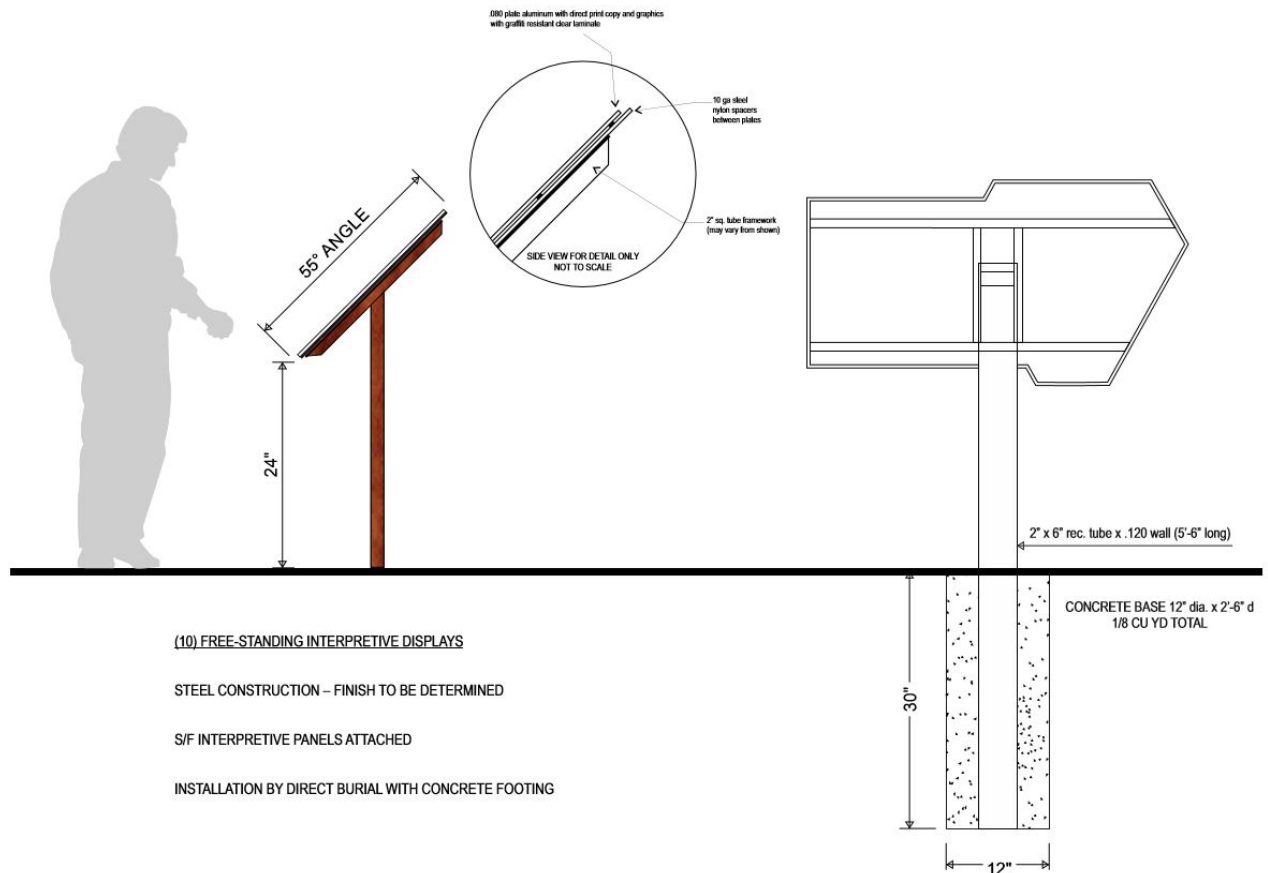


(10) INTERPRETIVE DISPLAYS

S/F INTERPRETIVE PANELS
w/DIRECT PRINT COPY AND GRAPHICS
PROTECTIVE VANDAL LAMINATE OVERLAY

CONTENT TO BE PROVIDED BY CUSTOMER

COLOR AND GRAPHICS TO BE DETERMINED





Date: Monday, July 6, 2020
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Design Guideline Amendment Discussion

Time Estimate:

Approximation 10 Minutes with questions/comments to follow.

Background:

As the commission continues to work with Certificate of Appropriateness requests for projects within the Downtown Historic District it has proven to be difficult at times to use the guidelines when reviewing for compliance with regards to signs.

Approval Process:

City Council has the final decision on the proposed amendments to the guidelines.

Budget Impact:

Regulatory Impact:

In order to move forward with a draft amendment the Commission will need to make a motion to make the project official.

History:

N/A

Analysis:

Staff has provided multiple examples of verbiage found around the country by other city's and would like for some input from the commission on moving forward with drafting amendments to be presented to City Council.

Conclusion:

Attachments:

1. General Guidelines_ Sign Character, Materials & Color - Google Docs

General Guidelines: Sign Character, Materials & Color

- Typefaces that are in keeping with those seen in the area traditionally are encouraged.
- Painted wood, sign-grade foam, metal are appropriate materials for signs.
- Other materials may be considered if the material is durable and does not have a plastic appearance.
- Highly reflective materials shall not be used.
- 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.
- It is inappropriate to include moving or rotating sign parts.

Sign Installation

- Minimize the number of anchor points when feasible.
- Maintain, protect, and repair the features, material surfaces, and details of historic signs.
- Wherever possible, avoid drilling new holes or creating new fixing positions on historic facades, by using existing holes and fixing positions.
- Sign attachment parts should avoid damaging any architectural details or features of the building, for example projecting signs or hardware must be drilled into the mortar to protect the historic brick.
- Only one awning sign or canopy sign, projecting or hanging sign is allowed per building.

Awning & Canopy Signs

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

- Appearance of a sign as viewed from an upper level out must be considered.
- An awning or canopy sign should not exceed the size of the awning or canopy surface to which it is applied.
- Consider sign lettering centered on a building canopy where a flush-mounted sign would obscure architectural details.
- Material should be high quality, colorfast and sun fade resistant.
- Nylon, canvas or other similar materials are suitable.
- Vinyl or plastic materials are not appropriate.

Hanging Signs

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

- A small hanging sign is easier for a pedestrian to read than other sign types and is encouraged.
- A hanging sign should be mounted to provide nine feet of clearance between the sidewalk and bottom of the sign.
- Signs should not obscure the view of any windows, existing signs, and/or adjacent buildings to an unreasonable extent.
- 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 one time to the reader.
- Reusing existing sign positions, fixing positions, or covering previous fixing positions shall be required.

Illuminated Signs

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

- Unless historically documented, intermittent, moving or flashing light sources should be avoided.
- It is appropriate to have light signage with single tube neon or warm colored bulbs.
- The plastic or vinyl faces used for internally illuminated signs are discouraged.
- It is inappropriate to install electronic message center displays or reader board signs.
- It is inappropriate to install a free standing, roof mounted or internally light- ed signs.

Projecting Signs

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

- 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.
- A projecting sign shall be scaled according to building height. A building 25 feet or less, shall have a projecting sign that is no more than eight square feet in size. A building 25 feet or greater shall have no more than twelve square feet in size. Smaller signs are preferred.
- Only one projecting or awning sign may be installed per building.
- A large, twelve square foot projecting sign is not permitted unless other types of signage are not appropriate for the building.

Wall Signs

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

- Do not obstruct character-defining features of a building with signage.
- Place the sign relatively flush with the building facade and align it with other signs.
- Place the sign in a manner that does not obstruct character-defining features of the building. Preserve historic painted signs in place as decorative features.
- Design a wall sign to sit within, rather than forward of, the fascia or other architectural details of the building.

Window Coverings

Window coverings are any opaque, translucent, or transparent material to any window of a building that contains business signage, advertisements, open signs, hours of operation, paper flyers, and other messages.

- Window coverings do not include translucent material that does not contain any business signage, advertisements, or other messages.
- Window coverings are not to account for more than 50% of any one window.
- No window shall be covered with any reflective material that is not business signage, advertisements, open signs, hours of operation, or other messages.

Window Signs

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.

- Electronic message center signs that are designed to be visible from the right-of-way are not allowed.
- No more than 40% of a window shall be covered by business signage, advertisements, open signs, hours of operation, and other messages.
- Signage is restricted to the first floor of a building.
- Window signs may be painted on the glass, attached with vinyl, hung just inside a window, or located within three feet of the inside of a window oriented to pedestrian traffic.