



Twin Falls Historic Preservation Commission Agenda

Tuesday, August 25, 2020, 4:00 PM

203 Main Avenue East
Twin Falls, ID 83301

SPECIAL MEETING

Members: Samra Culum Chairperson, Shane Cook Vice Chairperson, Allen Easterling, Doug Baughman, Jennifer Shaffer

Council Liaison: Craig Hawkins

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for a wall sign on property located at 152 2nd Avenue South c/o Robert Reeder, Lytle Signs on behalf of Float Magic.
By: Lisa Strickland
- 3) Upcoming Meeting(s)
 - a) Monday, September 21, 2020
- 4) 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.



Date: Tuesday, August 25, 2020
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for a wall sign on property located at 152 2nd Avenue South c/o Robert Reeder, Lytle Signs on behalf of Float Magic.

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

The property is located within the C-B Zoning District and the Twin Falls Downtown Historic District. The request is for the applicant to install a sign. The sign will be designed to be channel letters with halo illumination and is approximately 59.79 square feet in size.

Approval Process:

The Certificate of Appropriateness process requires a public meeting in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall hear the request within ten (10) days of City Staff receiving a complete application. Any conditions placed by Commission shall be specifically listed on the Certificate, and shall be completed as part of the approval. Any decision of the Commission may be appealed to the City Council

Budget Impact:

N/A

Regulatory Impact:

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

History:

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

Analysis:

Staff has determined that the request does follow the Downtown/City Park Historic Guidelines. The applicable design guideline sections that are applicable to this request are:

- 2.1 General Guidelines
- 3.8 Signs

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. PZ20-0101 HPC Staff Report
2. Vicinity Map
3. Narrative
4. Photo
5. Sign
6. Site Plan
7. 2.1 DOWNTOWN HISTORIC DISTRICT GENERAL GUIDELINES
8. 3.8 GENERAL DESIGN GUIDELINES FOR ALL PROJECTS-PARKING AREAS



Comprehensive Staff Report
To: Historic Preservation Commission
Presenter: Lisa Strickland, City Planner
Request: A **Certificate of Appropriateness** for a sign to be installed on property located at 152 2nd Avenue South.

Application: PZ20-0101

Applicant:
 Float Magic
 152 2nd Ave S
 Twin Falls, ID

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

Public Meeting: August 17, 2020

Analysis

The property is located within the C-B Zoning District and the Twin Falls Downtown Historic District. The request is for the applicant to install a sign. The sign will be designed to be channel letters with halo illumination and is approximately 59.79 square feet in size.

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 Downtown Historic District, therefore approval of a Certificate of Appropriateness is required. It is currently being used as a retail space.

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 request does follow the Downtown/City Park Historic Guidelines.

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

- 2.1 General Guidelines
- 3.8 Signs

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



August 4, 2020

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

RE: New signage for Float Magic

To whom it may concern:

We would like to apply for a Certificate of Appropriateness to install a new illuminated wall sign and reface an existing pole sign for Float Magic located at 152 2nd Ave S in the Downtown Historic District. The new wall sign will be a halo-illuminated sign installed on the North (front) elevation. The pole sign will have new faces and will be repainted. The property owner is also the business owner and has given consent to allow the new wall sign and changing the existing pole sign.

The area of the wall sign face will be 59.79 square feet. The sign letters will be aluminum flat cut out letters with 2" returns and painted black and blue. The logo in the word "FLOAT" will be an aluminum panel with digital print which involves printing directly on the aluminum panel. The letters will be mounted to aluminum backer panels painted white. The letters will have internal illumination that will direct the illumination on the backer panels to reflect the illumination in a "halo" effect.

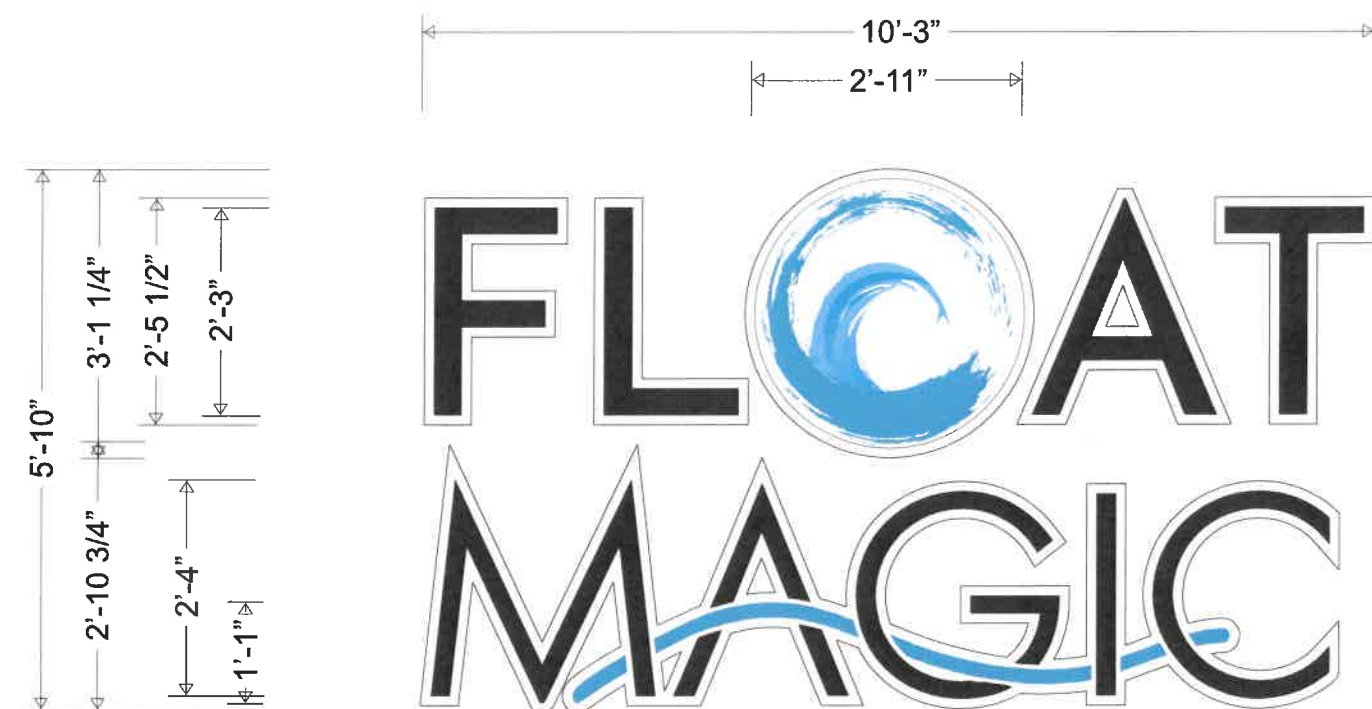
The existing freestanding sign is 44 SQ FT and will have new white aluminum panels with Extral 1" cut out letters painted black and blue and a digitally printed logo in the same design as the wall sign. Extral is an environmentally weather resistant compressed wood product designed to be routed into sizes and shapes to add dimension to the sign. The lower reader board will be updated with a new white aluminum panel with new tracks to allow for (4) lines of 8" changeable copy but it will not change in appearance as what was existing. The existing sign cabinets will be painted white and the pole will be painted black. The freestanding sign will not be illuminated.

The signs will be designed and manufactured to replicate the examples of signs noted on page 19 of the Historic Guidelines. The signs will be manufactured by Lytle Signs, and professionally installed by Lytle Signs. The signs will have a professional appearance and will be designed to complement the new remodel of the existing building. The signs will also be designed to match the theme of the requirements of the Historical District Guidelines and will not have a negative impact on the uniformity of the historical district requirements. The signs are also designed to be within the guidelines of Twin Falls City sign ordinances.

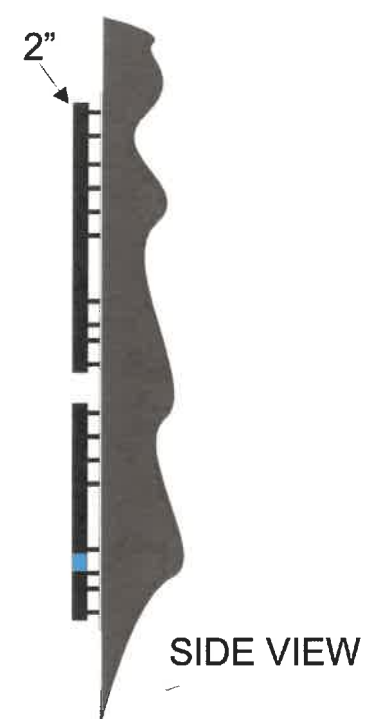
Sincerely,


Robert Reeder
Lytle Signs

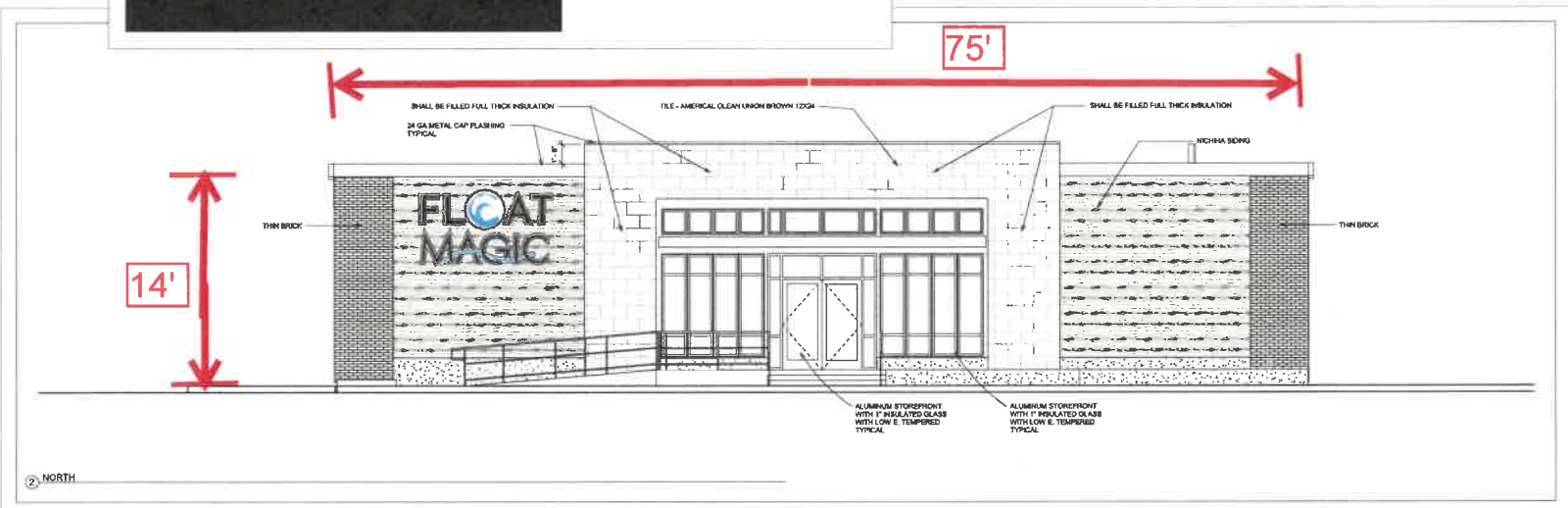




59.79 SQ FT



SIMULATED
NIGHT VIEW
TO
DEMONSTRATE
ILLUMINATION



(1) ILLUMINATED WALL SIGN

REV. PAN CHANNEL LETTERS:
ALUMINUM FACES & 2" ALUMINUM RETURNS
PAINTED BLACK (SATIN FINISH)
PAINTED BLUE TO MATCH LOGO
DIGITAL PRINT LOGO GRAPHIC ON WHITE HP VINYL OVERLAY
INTERNAL WHITE HALO L.E.D ILLUMINATION
MOUNTED TO BACKERS WITH 1 1/2" STANDOFFS

BACKER PANELS:
ALUMINUM PANELS
PAINTED WHITE
FLUSH MOUNTED TO BUILDING FASCIA

Approved By: Shawnee M. Powers
Date: July 30, 2020

THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

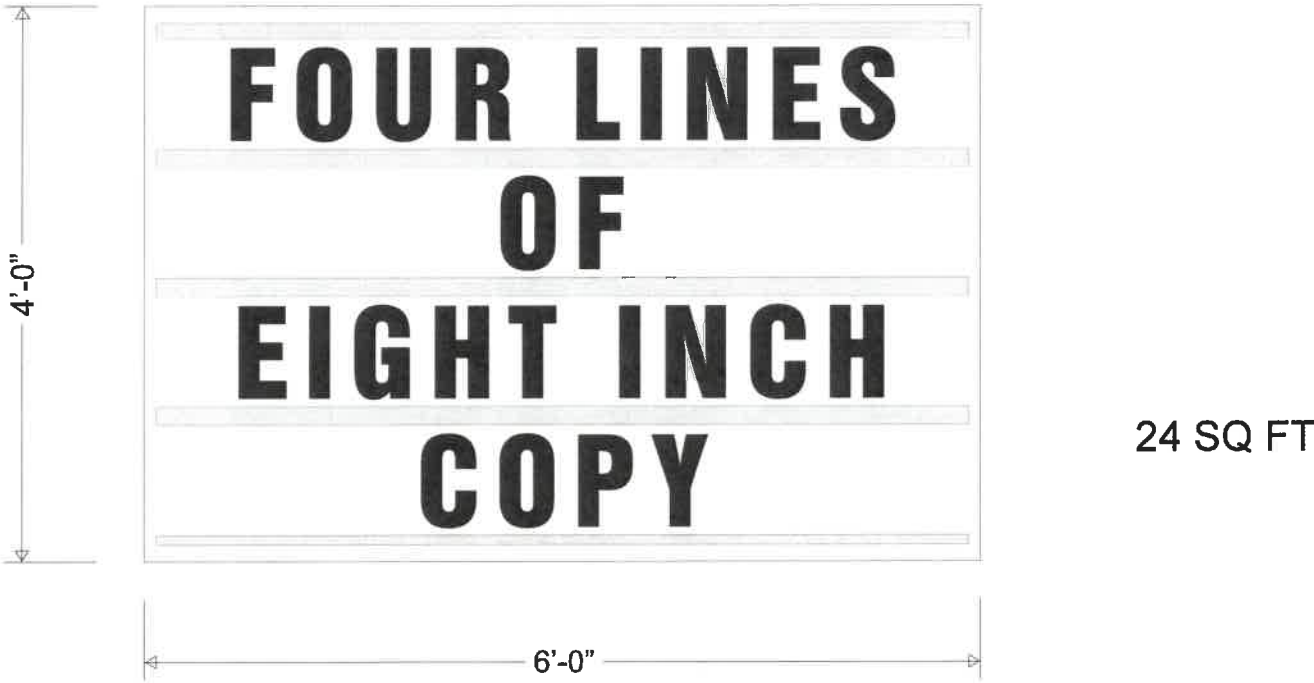
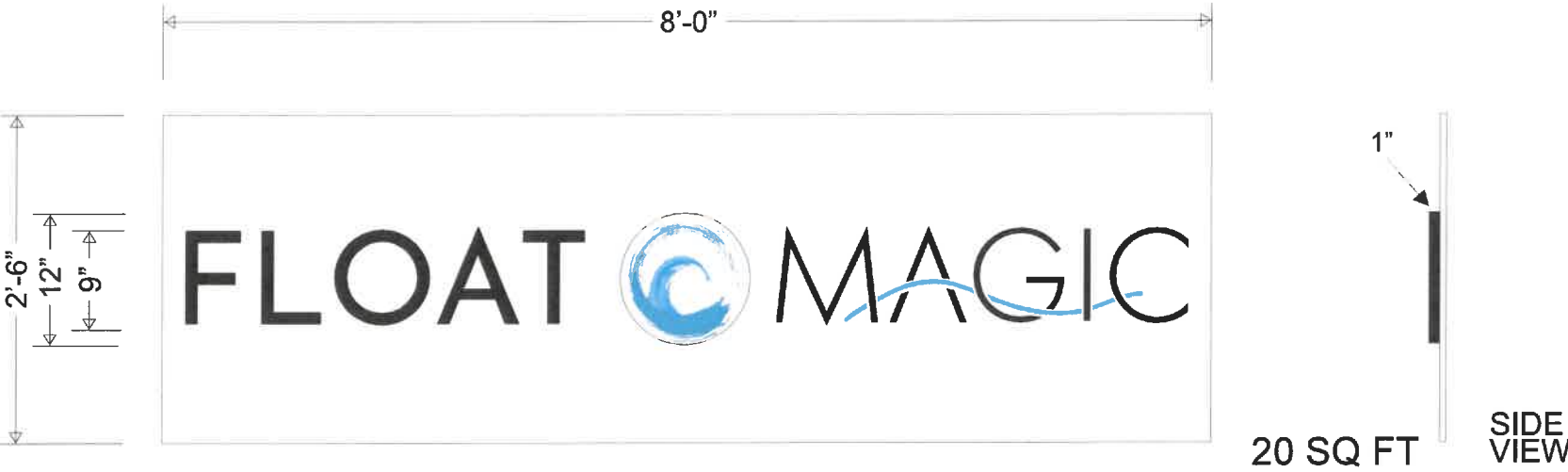
CLIENT	Float Magic
ADDRESS	152 2nd Ave. S. Twin Falls, ID 83301
DATE	7/7/2020
SCALE	1/2" = 1'
ACCOUNT EXECUTIVE	BB
DRAWN BY	AS
FILENAME	Float Magic\Float Magic - 42807 R5
QUOTE #	42807
REVISIONS	7/9/2020 7/24/2020
PAGE 1 OF 3	
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AN EMPLOYEE OWNED COMPANY	
Twin Falls Office	
P.O. BOX 305 1925 KIMBERLY RD. TWIN FALLS, IDAHO 83303 208.733.1739 1.800.621.6836 fax 208.736.8653	
Boise/Meridian Office	
2070 E. COMMERCIAL ST. MERIDIAN, IDAHO 83642 208.388.1739 fax 208.388.3966 www.lytlesigns.com sales @lytlesigns.com	
	



EXISTING



PROPOSED



(1) NON-ILLUM. POLE SIGN REFURB.

- UPPER CABINET:
- REMOVE EXISTING FACES & REPAINT CABINET WHITE
 - NEW WHITE ACM FACES
 - NEW FCO LOGO:
 - 1" EXTRA MATERIAL
 - PAINTED BLACK
 - PAINTED BLUE TO MATCH LOGO
 - DIGITAL PRINT DECORATION ON WHITE HP VINYL
 - FLUSH MOUNTED TO NEW CABINET FACES
- LOWER CABINET:
- REMOVE EXISTING FACES & REPAINT CABINET WHITE
 - NEW WHITE ACM FACES
 - TRACK APPLIED FOR (4) LINES OF 8" CHANGEABLE COPY
- REPAINT POLE BLACK

Approved By: *Shawna M. Powers Kyle*
Date: **July 30, 2020**

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

CLIENT
Float Magic

ADDRESS
152 2nd Ave. S.
Twin Falls, ID 83301

DATE
7/7/2020

SCALE
3/4" = 1'

ACCOUNT EXECUTIVE
BB

DRAWN BY
AS

FILENAME
Float Magic\Float Magic -
42807 R5

QUOTE #
42807

REVISIONS:
7/9/2020
0720:2020 RL
0722:2020 RL
7/24/2020

PAGE 3 OF 3
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AN EMPLOYEE OWNED COMPANY

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www.lytlesigns.com
sales @lytlesigns.com

WSA
WALL SIGN ASSOCIATES

Site Plan, Float Magic

Robert Reeder/Lytle Signs
PO Box 305
Twin Falls, ID 83303

Legend

📍 152 2nd Ave S





**CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET**

CHAPTER 2: DOWNTOWN HISTORIC DISTRICT DESIGN STANDARDS

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.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

2.1.4 DESIGN GOALS

Maintain and enhance the unique historic character and pedestrian scale of the buildings and their relationship to each other and the street.

GENERAL GUIDELINES 2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT				
POLICY Ensure preservation of the unique character with improvements that respect the historic scale and materiality of existing historic structures, with focus on preservation of key details in high-style buildings.				
Appropriate	Meets	Does Not Meet	N/A	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.				

Appropriate	Meets	Does Not Meet	N/A	Comments
• 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.				
<u>NOT Appropriate</u>				
• 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 Standards for Rehabilitation as state in Chapter 1.2. I				

Application No: _____

Signature: _____

Date: _____



CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET

DOWNTOWN & CITY PARK HISTORIC DISTRICT CHAPTER 3: DESIGN GUIDELINES FOR ALL PROJECTS

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.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

3.8 PARKING AREAS

POLICY On-site parking should be located in ways that minimize disruption of the pedestrian experience

Appropriate	Meets	Does Not Meet	N/A	Comments
• Locate parking at the rear of buildings, accessed from the alley.				
• Screen parking from view from the public right-of-way with plantings and site walls.				
• Locating parking in structures at the rear of the ground floor, allowing commercial uses at the street sides.				
• Create secure bicycle parking.				
NOT Appropriate				
• Locate parking lots on the street sides of buildings.				
• Locate parking in structures on the ground floor on the street side.				
• Tear down historic buildings and replace entirely with on-site parking.				