



Twin Falls Historic Preservation Commission Agenda

Monday, November 2, 2020, 3:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

AMENDED

Members: Samra Culum Chairperson, Doug Baughman Vice Chairperson, Jennifer Shaffer, Ben Woodbury, Lisa Maas, Allen Easterling

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: October 19, 2020
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness to install a projecting sign on property located at 205 Shoshone Street North c/o Lytle Signs on behalf of Milner's Gate. (PZ20-0125)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Certificate of Appropriateness to install two wall signs and one projecting sign on property located at 125 Main Avenue West c/o Lytle Signs on behalf of Plant Therapy (PZ20-0128)
By: Lisa Strickland, City Planner
- 4) Old Business
 - a) **DISCUSSION:** Future Lobby Photo Displays
By: Lisa Strickland, City Planner
 - b) **DISCUSSION:** Grant Updates
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** November 16, 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, October 19, 2020, 3:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members: Samra Culum Chairperson, Allen Easterling, Doug Baughman, Jennifer Shaffer, Ben Woodbury, Lisa Maas

Council Liaison: Craig Hawkins

1) Confirmation of Quorum/Call Meeting to Order

Commissioner Baughman called the meeting to order at 3:00 pm.
A quorum was present.

Members Present: *Baughman, Woodbury, Shaffer, Culum, Easterling*

Staff Present: *Strickland, Zollinger, Hart, Ebersole, Hafer*

- a) Election of Vice Chairperson
Commissioner Easterling made a motion to nominate Commissioner Baughman as Vice Chairman.
Commissioner Woodbury seconded the motion.

Unanimously approved by a vote of 5-0

2) Consent Calendar

Commissioner Easterling made a motion to approve the consent calendar, as presented.
Commissioner Shaffer seconded the motion.

Unanimously approved by a vote of 5-0

- a) Approval of minutes from the following meeting: October 5, 2020

3) Certificate of Appropriateness

none

4) New Business

- a) Past Forward Online Historic Preservation Conference Oct 27-Oct 30, 2020

Staff Presentation:

City Planner Strickland presented the announcement for the online conference Past Forward Online Historic Preservation Conference Oct 27-Oct 30, 2020

The commission could use some of the approved funding from the CLG Grant to pay the registration fee.

Interested: Commissioners Shaffer, Woodbury, Culum, and Councilman Hawkins.

Action Item: City Planner Strickland to email interested members conference session topics.

5) Old Business

a) 2020-2021 FY CEG Grant Update

Staff Presentation:

City Planner Strickland shared on October 12, 2020 staff was notified that the commission has been awarded the grant in the amount of \$1375.00 and that the deadline to submit for reimbursement is May 14, 2021.

The next step in the process will be researching and developing the historic information we would like to have displayed on the sign, contacting the sign company for design and installation of the sign.

Action Item: Commissioner Woodbury to team with Chairperson Culum for sign development.

b) CLG Grant update

- Commissioner Baughman is meeting with videographer on Wednesday, October 21st at 2:00 pm.
- Chairperson Culum received input from the Twin Falls Library on some of the historic buildings and Commissioner Baughman was able to incorporate into the script.

c) Sign Design Guideline - final review

Staff Presentation:

City Planner Strickland created a final draft for sign design guidelines for the commission to review and approve.

She included a lighting sample in the manual as a guide for light temperature range. It was discussed that 1000 – 4000K range is the appropriate lighting range.

Projecting/Blade sign verbiage was combined.

Window signage was discussed and reviewed.

The spelling for Extira was corrected.

Neon lighting was addressed, and it was decided to leave the verbiage in the guidelines, with special consideration.

Motion:

Commissioner Easterling made a motion to approve the Sign Design Guidelines, with the addition of the light temperature guide, with the approved scale between 1000 – 4000K.

Commissioner Shaffer seconded the motion

Unanimously approved by a vote of 5-0

Next step: Take to City Council for approval.

6) Upcoming Meeting(s)

a) Monday, November 2, 2020

Update: Lobby Photo Display - prepped and ready for printer.

Action Item: Bring ideas for future displays to next meeting.

7) Adjournment

The meeting adjourned at 3:30 pm.

Kelli Ebersole, Administrative Assistant



Date: Monday, November 2, 2020
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness to install a projecting sign on property located at 205 Shoshone Street North c/o Lytle Signs on behalf of Milner's Gate. (PZ20-0125)

Time Estimate:

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

Background:

This is a request to grant a Certificate of Appropriateness for the property located at 205 Shoshone Street North for a projecting sign. The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District. The projecting sign will be for Milner's Gate.

The sign will be approximately 11.53 sq. ft. installed on the corner elevation along Shoshone Street North. The sign will be an aluminum painted cabinet with Milner's Gate routed out and will have a perimeter white LED Halo Illumination.

Approval Process:

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

The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness.

The Commission may approve, approve with conditions, or deny the request.

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 states for those properties located within the Twin Falls Downtown Historic District.

A certificate of appropriateness shall be required whether a building permit is required.

History:

The building was constructed by BPOE in 1922 to serve as the Elks Lodge. Over time the storefronts have housed various businesses, including Hoosier Furniture and the Public Library during the 1930's. It is listed on the National Register of Historic Places as a contributing property.

The Commission has issued several Certificate of Appropriateness permit for this property for: Façade Changes, Signs, Patio Improvements, and Patio Awnings.

Analysis:

Per the Twin Falls Downtown Historic Guidelines the following apply: Chapter 2 General Downtown Guidelines, General Guidelines for Signs, and Guidelines for Façade Improvement. These sections have been provided in the staff report packet.

The Commissions charged with using these guidelines to approve, approve with conditions, or deny the request.

Conclusion:

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

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

Attachments:

1. PZ20-0125 HPC Staff Report
2. Vicinity Map
3. Narrative
4. Site Plan
5. Proposed Sign
6. National Register Information
7. DT Historic District Guideline Worksheets



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to install a projecting sign on property located at 205 Shoshone Street North.

Application: PZ20-0125

Applicant & Representative:

Milner's Gate
205 Shoshone St N
Twin Falls, ID 83301

Lytle's Signs c/o Brandon Byce
P.O. Box 305
Twin Falls, ID 83301

Public Hearing: November 2, 2020

Analysis:

This is a request to grant a Certificate of Appropriateness for the property located at 205 Shoshone Street North for a projecting sign. The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District. The projecting sign will be for Milner's Gate.

The sign will be approximately 11.53 sq. ft. installed on the corner elevation along Shoshone Street North. The sign will be an aluminum painted cabinet with Milner's Gate routed out and will have a perimeter white LED Halo Illumination.

History:

The building was constructed by BPOE in 1922 to serve as the Elks Lodge. Over time the storefronts have housed various businesses, including Hoosier Furniture and the Public Library during the 1930's. It is listed on the National Register of Historic Places as a contributing property.

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Approval Process:

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

The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness.

The Commission may approve, approve with conditions, or deny the request.

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.

Applicable Regulations or Codes:

Per City Code 10-13-1 states for those properties located within the Twin Falls Downtown Historic District. A certificate of appropriateness shall be required whether a building permit is required.

Applicable Design Guidelines:

Per the Twin Falls Downtown Historic Guidelines the following apply: Chapter 2 General Downtown Guidelines, General Guidelines for Signs, and Guidelines for Façade Improvement. These sections have been provided in the staff report packet.

The Commissions charged with using these guidelines to approve, approve with conditions, or deny the request.

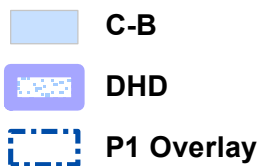
Conclusions:

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

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

Attachments:

1. Vicinity Map
2. Narrative
3. Site Plan
4. Proposed Sign
5. National Register Information
6. Design Guidelines





October 13, 2020

City of Twin Falls
Historical Committee
203 Main Ave E
Twin Falls, ID 83303

RE: Sign addition for Milner's Gate

To whom it may concern:

We would like to apply for a Certificate of Appropriateness for a sign addition for Milner's Gate located at 205 Shoshone Street North in the Downtown Historic District in Twin Falls. This is to add an additional period style sign to the Northeast corner of the building. The reason for the additional sign is to increase visibility of the location on Shoshone Street. The property owner, Summit Creek Development has given permission for the proposed sign

The sign will be an aluminum cabinet with routed out panels for push thru letters that will be backlit to form "halo" effect illumination. The cabinet will be painted in the colors of white, cork wedge (beige), honied white and gecko per the call out sheet on the sign drawing. The sign will be installed on the building at a 90-degree angle and mounted with decorative mounting panels and 3" x 3" square metal tubing. The sign will have 11.53 square feet of copy area on a sign cabinet with an overall size of 3'6" x 12' 3".

The sign will be designed and manufactured to replicate the examples of signs noted on page 19 of the Historic Guidelines. The sign will be manufactured by Lytle Signs, and professionally installed by Lytle Signs. The sign will have a professional appearance and will be designed to complement the aesthetics of the existing building. The sign 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 sign is also designed to be within the guidelines of Twin Falls City sign ordinances.

Sincerely,

Robert Reeder

Lytle Signs

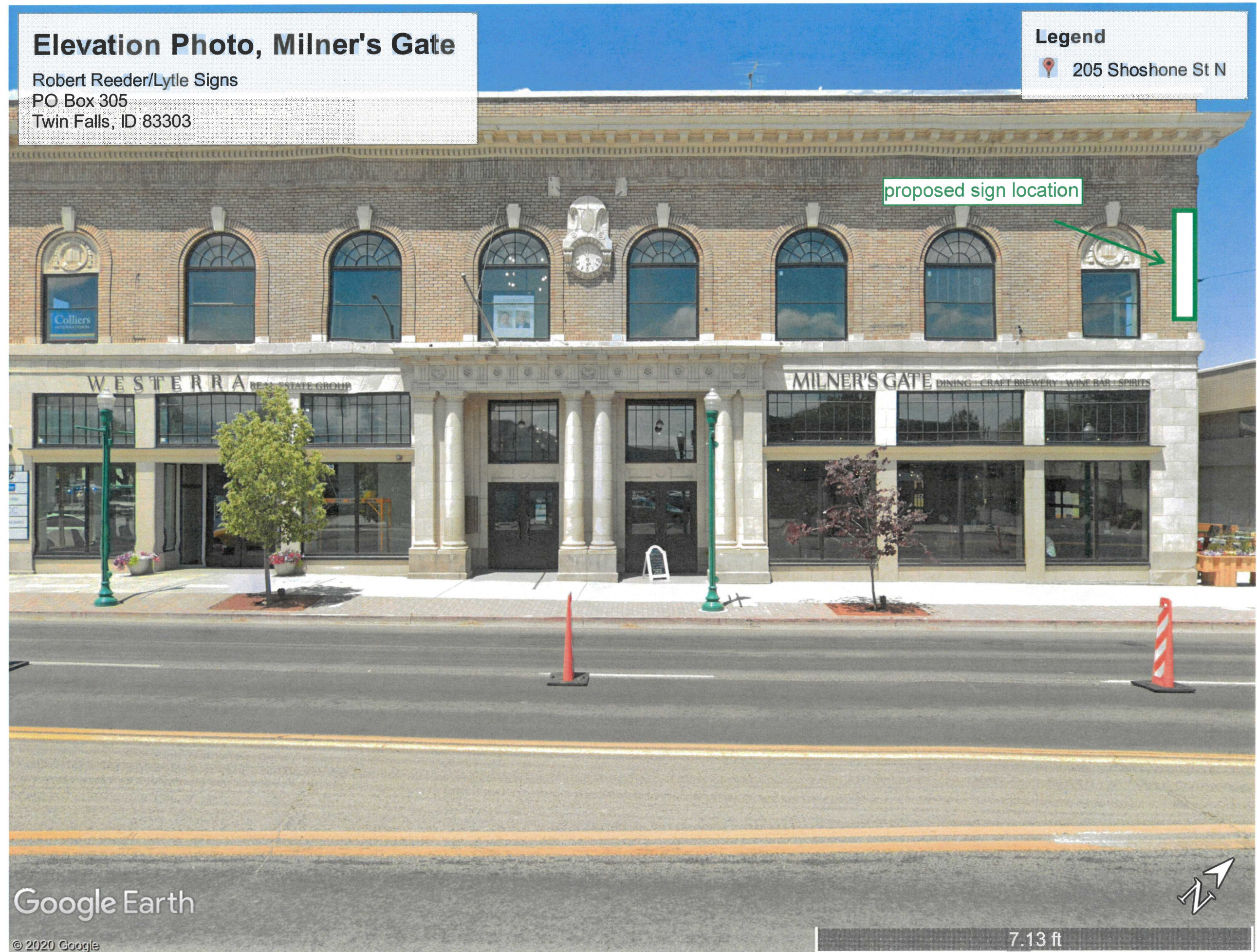
Elevation Photo, Milner's Gate

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

Legend

 205 Shoshone St N

proposed sign location

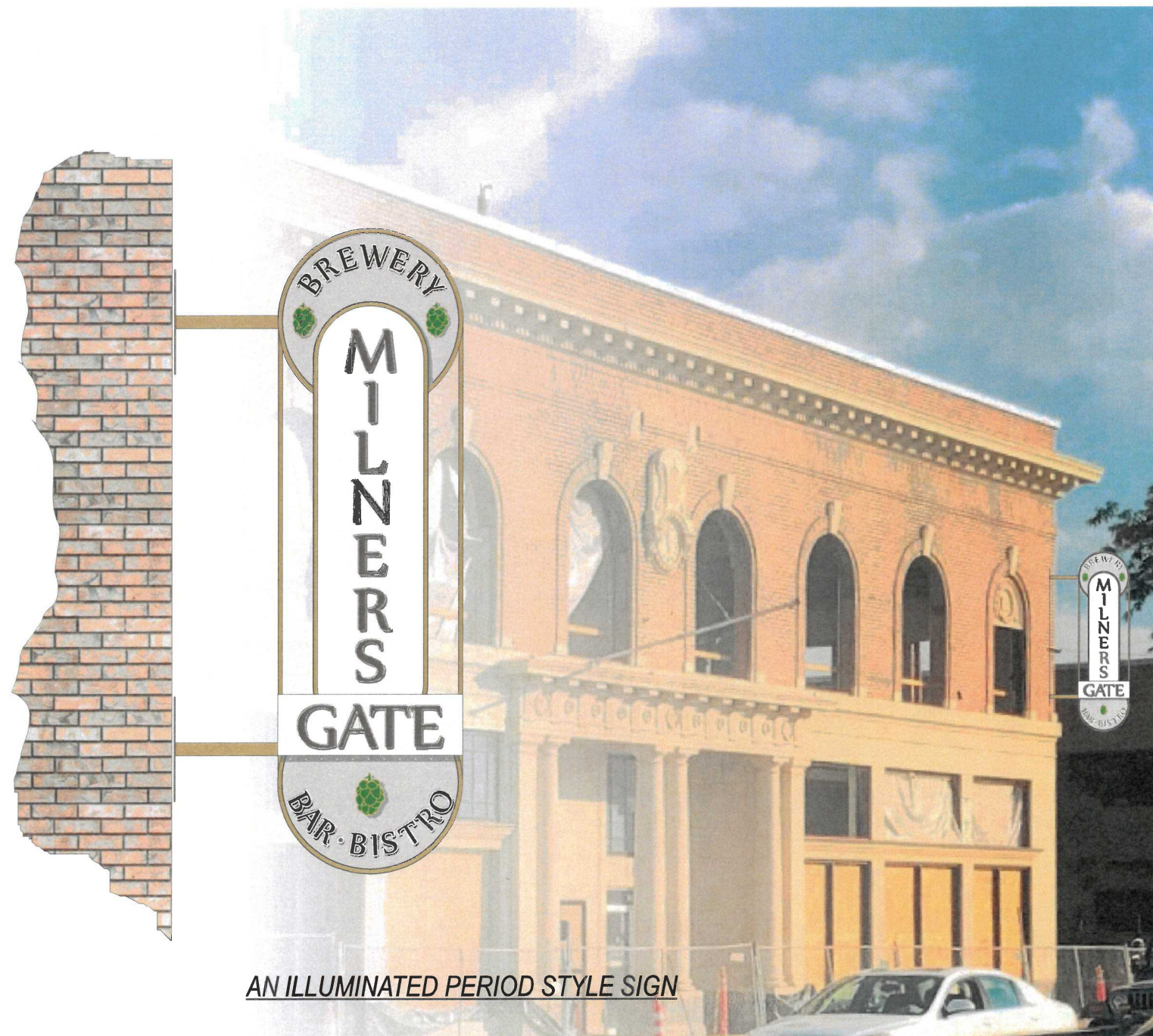


Google Earth

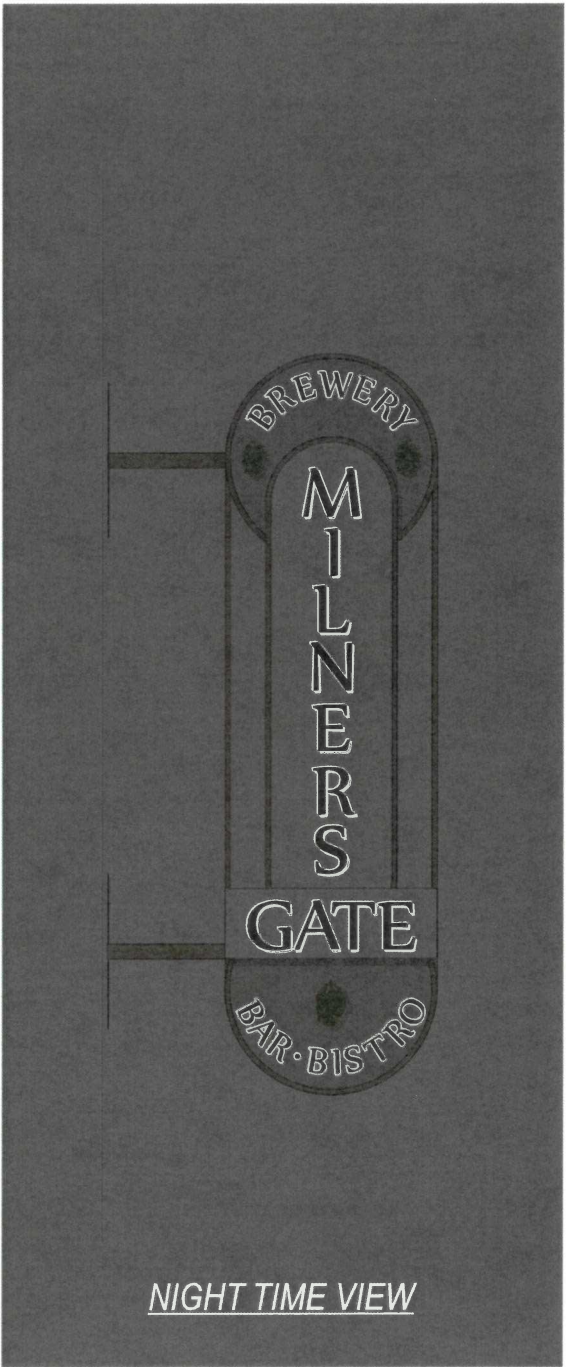
© 2020 Google

7.13 ft

PG 3 of 5



AN ILLUMINATED PERIOD STYLE SIGN

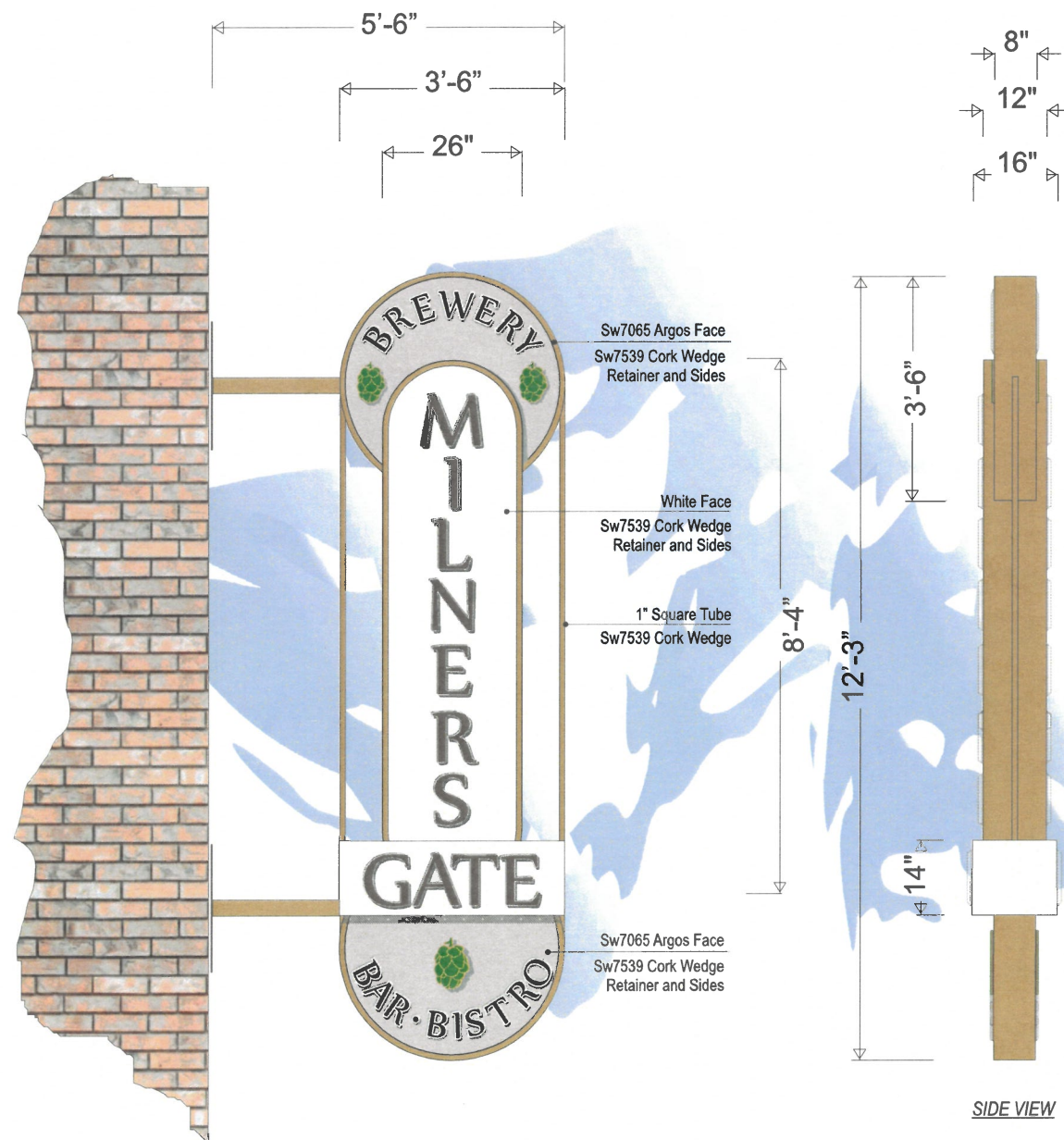


NIGHT TIME VIEW

Approved By: _____
Date: _____

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

CLIENT:	Milner's Gate
ADDRESS:	205 Shoshone St. N. Twin Falls, Idaho
DATE:	18May2020
SCALE:	n/a
ACCOUNT EXECUTIVE:	Brandon B.
DRAWN BY:	rba
FILENAME:	...Milners Gate\Flag Mounted Sign 42343 rev6...
QUOTE #:	42343
REVISIONS:	21May2020 rev1 22May2020 rev2 31Aug2020 rev3 08Sept2020 rev4 09Sept2020 rev5-6 21Sept2020 placement
LYTLE SIGNS © 2020 ALL RIGHTS RESERVED	
 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	
	



D/F ILLUMINATED PERIOD STYLE SIGN

(see color key & sketch call outs)

ALUMINUM CABINETS PAINTED

FACES ARE ROUTED OUT W/PUSH THRU

1" MAIN COPY AND 3/4" SECONDARY

OVERLAY'S OF PRE-FINISHED BRONZE ALUMINUM

LEAVING 1/8" GLOW LINE AROUND THE PERIMETER

WHITE LED HALO ILLUMINATION

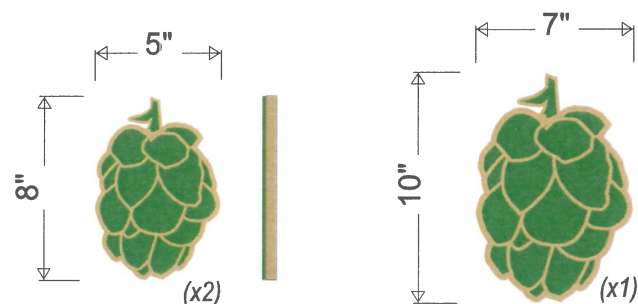
TOP & BOTTOM HOPS BUD

WATER-JET CUT / ROUTED OUT PLATED ALUMINUM

PAINTED AND FLUSH MOUNTED

1" SQUARE TUBE SIDE TRIM PAINTED

3X3 SQUARE TUBE MAST ARMS W/PLATE STEEL BRACKETS



(3) HOPS BUD Scale: 1-1/2"=1'

WATER-JET CUT / ROUTED OUT PLATED ALUMINUM

PAINTED
1/8" OVERLAY Sw6719 Gecko
1/2" Sw7539 Cork Wedge

FLUSH MOUNTED

8" two on top
12" bottom

5.5" x 34"	1.30
BREWERY	
MILNERS	
81" x 11.5"	6.47
GATE	
10.25" x 33"	2.35
BAR · BISTRO	
5.5" x 37"	1.41
Total Sq. Ft. 11.53	

COLOR KEY

Sw7539 Cork Wedge (SATIN)	Sw7106 Honied White (SATIN)
Sw7065 Argos Grey (SATIN)	Sw Sw6719 Gecko (SATIN)

Approved By: _____
Date: _____

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THIS RENDERING IS CONCEPTUAL---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT:
Milner's Gate

ADDRESS:
205 Shoshoen St. N.
Twin Falls, Idaho

DATE:
18May2020

SCALE:
3/8"=1'

ACCOUNT EXECUTIVE:
Brandon B.

DRAWN BY:
rba

FILENAME:
...Milners Gate\Flag Mounted
Sign 42343 rev6...

QUOTE #:
42343

REVISIONS
21May2020 rev1
22May2020 rev2
31Aug2020 rev3
08Sept2020 rev4
09Sept2020 rev5-6
21Sept2020 placement

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AN EMPLOYEE OWNED COMPANY

Twin Falls Office

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MERIDIAN, IDAHO 83642

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fax 208.388.3966

www.lytlesigns.com
sales @lytlesigns.com





National Register of Historic Places Registration Form

B.P.O.E.
122 Second Avenue N.
Contributing
1920

Constructed of concrete and faced with a yellow-brown brick on the second story, the B. P. O. E. building displays the classical ornamentation that prevails in this district. These embellishments include a series of arched windows on the second level with keystones, modillions and a dentil molding under the projecting cornice, and Doric columns with a full entablature over the recessed entrance on Shoshone Street N. A cartouche on the second story is centered over the entrance, and smaller versions are placed in the tympanum of the corner windows.

The windows of both stories have suffered the most extensive alterations. All the upper story openings, with the exception of the corner windows, are masked with paneling from the springline to the top of the arch, and some have been completely covered. An early photograph depicts the windows as one-over-one, double-hung sash windows with a fanlight.² On the first story, horizontal wood siding obscures all the transoms and almost all of the street-level windows. Originally, the transoms were multiple panes of prismatic glass with large display windows below.

The Elks originally planned to spend \$300,000 for a five-story building, but scaled back their scheme, resulting in a two-story structure costing \$110,000. It was designed by local architect Ernest Gates. The B.P.O.E. chapter of Twin Falls continues today at this location. Over time the storefronts have housed various businesses, including Hoosier Furniture and the public library during the 1930s.



**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.				
NOT Appropriate				
• Demolish viable historic structures.				
• Remove existing buildings for surface parking				
• Use incongruous materials such as unfaced 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.

3.5 SIGNAGE

POLICY Signs should support the character of the district, helping support its particular identity. Signs should generally enhance the architectural features of the building and be of an appropriate pedestrian scale: flat or (minimally shaped), wall mounted or perpendicular from wall, enameled or painted.

Appropriate	Meets	Does Not Meet	N/A	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.				
<u>NOT Appropriate</u>				
• 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.				

Application No: _____

Signature: _____

Date: _____



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

**DOWNTOWN & CITY PARK HISTORIC DISTRICT
CHAPTER 4: DESIGN GUIDELINES FOR FAÇADE IMPROVEMENTS & MINOR ADDITIONS**

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.

4.1 FAÇADE IMPROVEMENTS				
POLICY Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• 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				



CERTIFICATE OF APPROPRIATENESS ACTION
SHEET
APPLICATION PZ19-00##

City of Twin
Falls Historic
Preservation
Commission

storefronts to be out of proportion with the building's historic use.				
• Add awnings and sunshades of plastic or vinyl material.				

Application No: _____

Signature: _____

Date: _____



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

**DOWNTOWN & CITY PARK HISTORIC DISTRICT
CHAPTER 4: DESIGN GUIDELINES FOR FAÇADE IMPROVEMENTS & MINOR ADDITIONS**

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.

4.1 FAÇADE IMPROVEMENTS				
POLICY Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• 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				



CERTIFICATE OF APPROPRIATENESS ACTION
SHEET
APPLICATION PZ19-00##

City of Twin
Falls Historic
Preservation
Commission

storefronts to be out of proportion with the building's historic use.				
• Add awnings and sunshades of plastic or vinyl material.				

Application No: _____

Signature: _____

Date: _____



**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.				
NOT Appropriate				
• Demolish viable historic structures.				
• Remove existing buildings for surface parking				
• Use incongruous materials such as unfaced 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.

3.5 SIGNAGE

POLICY Signs should support the character of the district, helping support its particular identity. Signs should generally enhance the architectural features of the building and be of an appropriate pedestrian scale: flat or (minimally shaped), wall mounted or perpendicular from wall, enameled or painted.

Appropriate	Meets	Does Not Meet	N/A	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.				
<u>NOT Appropriate</u>				
• 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.				

Application No: _____

Signature: _____

Date: _____



Date: Monday, November 2, 2020
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness to install two wall signs and one projecting sign on property located at 125 Main Avenue West c/o Lytle Signs on behalf of Plant Therapy (PZ20-0128)

Time Estimate:

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

Background:

This is a request to grant a Certificate of Appropriateness for the property located 125 Main Ave West for a projecting sign and two wall signs. The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District. The projecting sign will be for Plant Therapy.

The plan is to install a wall sign on the front and back walls of the buildings. The projecting sign will be located on the front of the building,

Approval Process:

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

The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness.

The Commission may approve, approve with conditions, or deny the request.

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 states for those properties located within the Twin Falls Downtown Historic District.

A certificate of appropriateness shall be required whether a building permit is required.

History:

The building was constructed circa 1907. It served as an Annex for the Perrine Hotel.

National Register information has been provided about the property. The building has changed significantly over time.

Analysis:

Per the Twin Falls Downtown Historic Guidelines the following apply: Chapter 2 General Downtown Guidelines, General Guidelines for Signs, and Guidelines for Façade Improvement. These sections have

been provided in the staff report packet.

The Commissions charged with using these guidelines to approve, approve with conditions, or deny the request.

Conclusion:

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

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

Attachments:

1. PZ20-0128 HPC Staff Report
2. Vicinity Map
3. Narrative
4. Site Plan
5. Proposed Signs
6. National Register Information
7. DT Historic District Guideline Worksheets



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to install two wall signs and a projecting sign on property located at 125 Main Ave W.

Application: PZ20-0128

Applicant & Representative:

Plant Therapy
125 Main Ave W
Twin Falls, ID 83301

Lytle's Signs c/o Brandon Byce
P.O. Box 305
Twin Falls, ID 83301

Public Meeting: November 2, 2020

Analysis:

This is a request to grant a Certificate of Appropriateness for the property located 125 Main Ave West for a projecting sign and two wall signs. The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District. The projecting sign will be for Plant Therapy.

The plan is to install a wall sign on the front and back walls of the buildings. The projecting sign will be located on the front of the building,

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The building was constructed circa 1907. It served as an Annex for the Perrine Hotel.

National Register information has been provided about the property. The building has changed significantly over time.

Approval Process:

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

The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness.

The Commission may approve, approve with conditions, or deny the request.

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.

Applicable Regulations or Codes:

Per City Code 10-13-1 states for those properties located within the Twin Falls Downtown Historic District. A certificate of appropriateness shall be required whether a building permit is required.

Applicable Design Guidelines:

Per the Twin Falls Downtown Historic Guidelines the following apply: Chapter 2 General Downtown Guidelines, General Guidelines for Signs, and Guidelines for Façade Improvement. These sections have been provided in the staff report packet.

The Commissions charged with using these guidelines to approve, approve with conditions, or deny the request.

Conclusions:

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

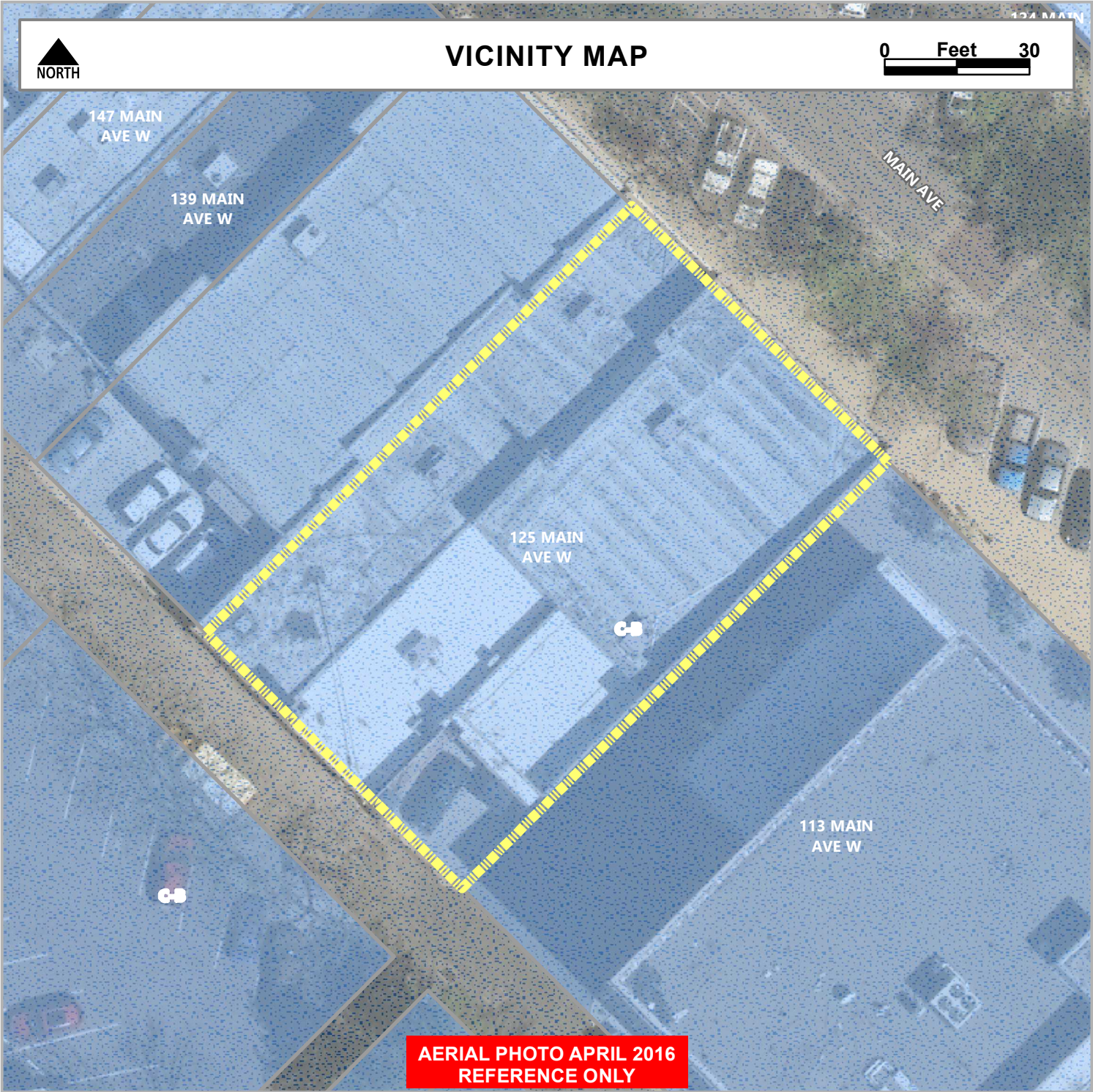
1. Subject to site plan amendments as required by City Code Standards.
2. Subject to the applicant obtaining permits as required by City Code Standards.

Attachments:

1. Vicinity Map
2. Narrative
3. Site Plan
4. Proposed Sign
5. National Register Information
6. Design Guidelines

VICINITY MAP

0 Feet 30



- C-B
- DHD
- P1 Overlay



October 28, 2020

City of Twin Falls

Historical Committee

203 Main Ave E

Twin Falls, ID 83303

RE: Sign addition for Plant Therapy

To whom it may concern:

We would like to apply for a Certificate of Appropriateness for a new sign package for Plant Therapy located at 125 Main Ave West in the Downtown Historic District in Twin Falls. This is to add (3) signs to the front (Northeast) and rear (Southwest) elevations of the building. The reason for the signs is to advertise the new business. The property owner, WESLE, LLC has given permission for the proposed signs.

The projecting sign on the front elevation will be a white aluminum panel with direct print in the colors of green and bronze. The wall sign on the front elevation will be aluminum channel letters that will be backlit with a "halo" effect illumination on an aluminum backer panel painted black. The wall sign on the rear elevation will be a non-illuminated set of channel letters mounted directly to the fascia. The colors of the wall signs will be green and white. The projecting sign area will be 5 square feet, the wall sign on the front will be 38.77 square feet and the wall sign on the rear will be 7.46 square feet.

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 aesthetics 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

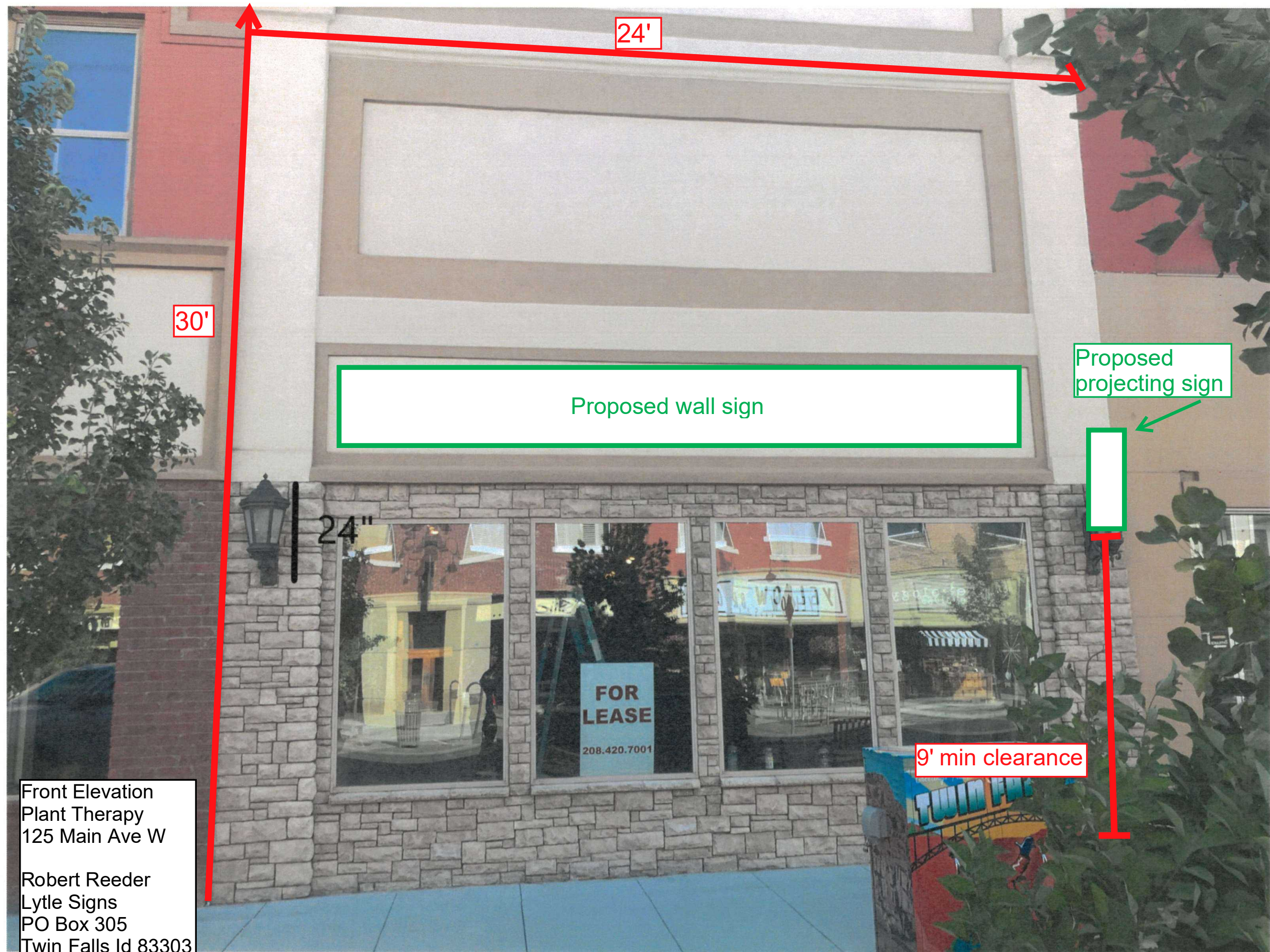
Site Plan, Plant Therapy

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

Legend

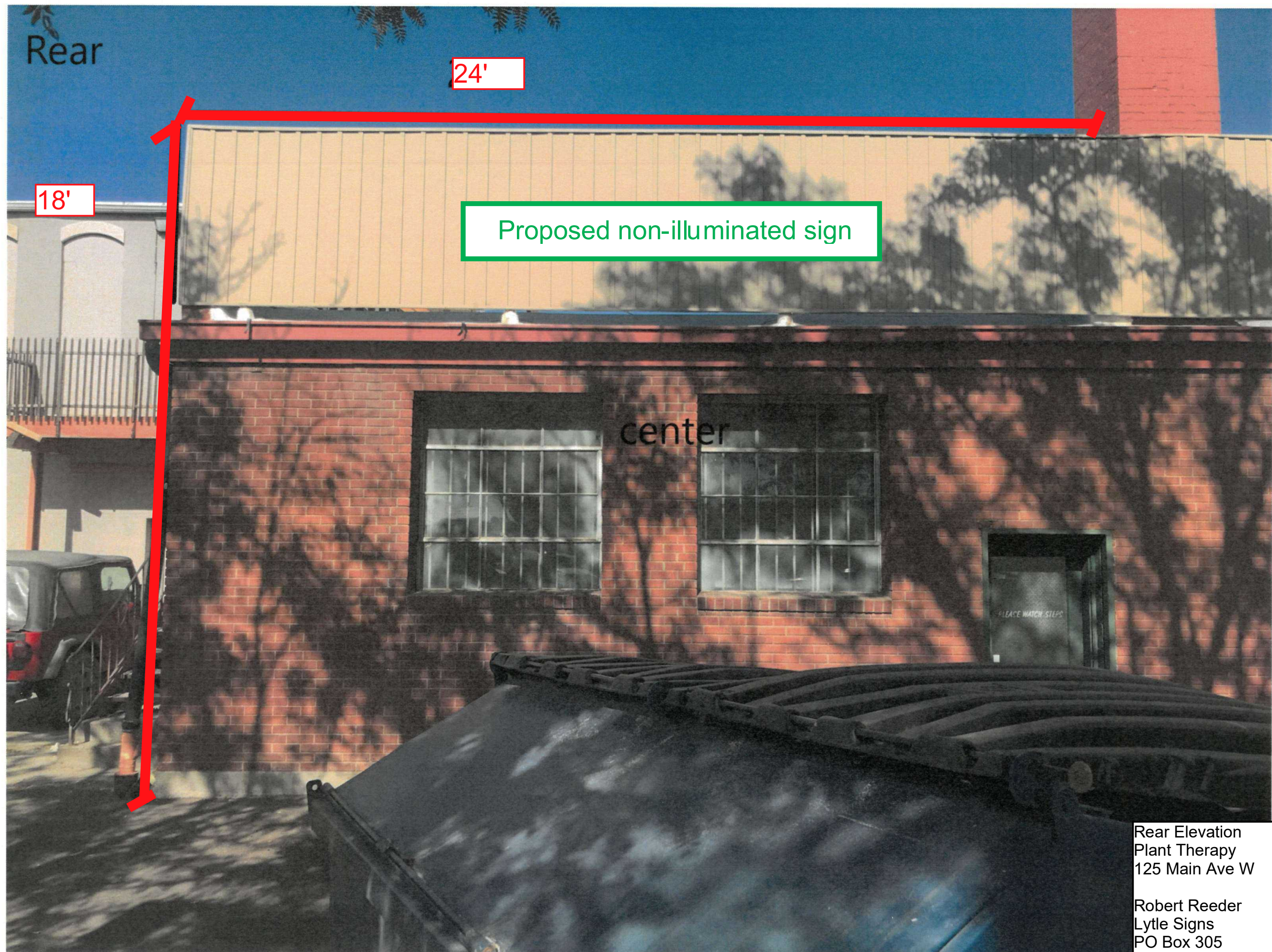
📍 125 Main Ave W





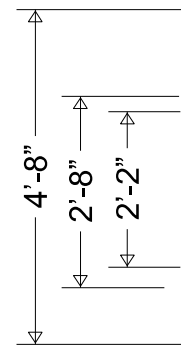
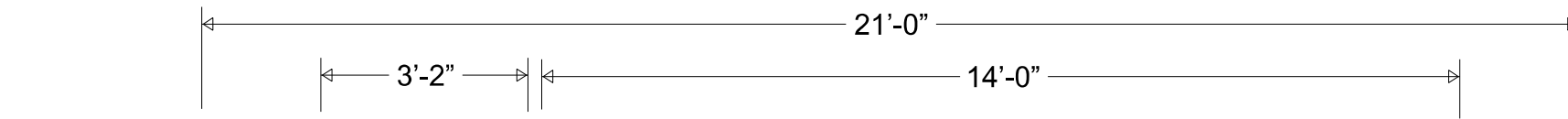
Front Elevation
Plant Therapy
125 Main Ave W

Robert Reeder
Lytle Signs
PO Box 305
Twin Falls Id 83303



Rear Elevation
Plant Therapy
125 Main Ave W

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

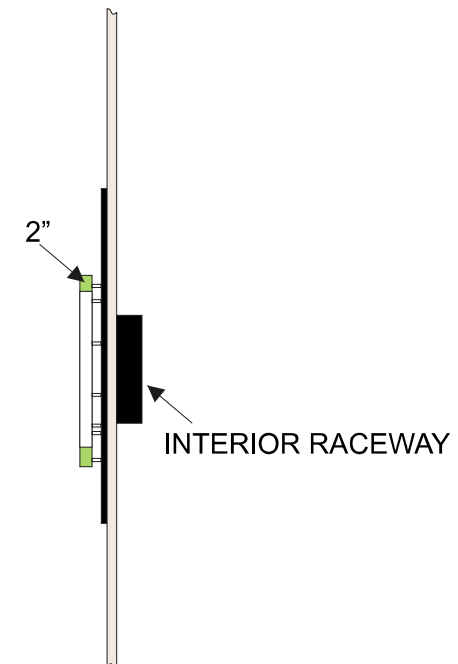


8.44 SQ FT

30.33 SQ FT

38.77 overall SQ FT

SIDE VIEW



(1) ILLUMINATED WALL SIGN

BACKER:

.080 ALUMINUM PANEL
REC. TUBE FRAME
PAINTED BLACK (SATIN FINISH)

“LEAF” - REV. PAN CHANNEL ELEMENT:

2” ALUMINUM RETURNS w/ ALUMINUM FACES
PAINTED GREEN (PMS 367 C)
INTERNAL WHITE HALO L.E.D ILLUMINATION
MOUNTED TO BACKER WITH 1 1/2” STANDOFFS

“PLANT THERAPY” - REV. PAN CHANNEL LETTERS:

2” ALUMINUM RETURNS w/ ALUMINUM FACES
PAINTED WHITE
INTERNAL WHITE HALO L.E.D ILLUMINATION
MOUNTED TO BACKER WITH 1 1/2” STANDOFFS

FLUSH MOUNTED TO BUILDING FASCIA
INTERNAL ALUMINUM RACEWAY PAINTED MATTE BLACK



SIMULATED
NIGHT VIEW
TO DEMONSTRATE
ILLUMINATION

Approved By: _____
Date: _____

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

CLIENT:
Plant Therapy

ADDRESS:
125 Main St.
Twin Falls, ID 83301

DATE:
9/14/2020

SCALE:
3/8" = 1'

ACCOUNT EXECUTIVE:
BB

DRAWN BY:
AS

FILENAME:
Plant Therapy\Plant Therapy -
43638 R3

QUOTE #:
43638

REVISIONS:
9/22/2020
10/2/2020
10/20/2020

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ALL RIGHTS RESERVED



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

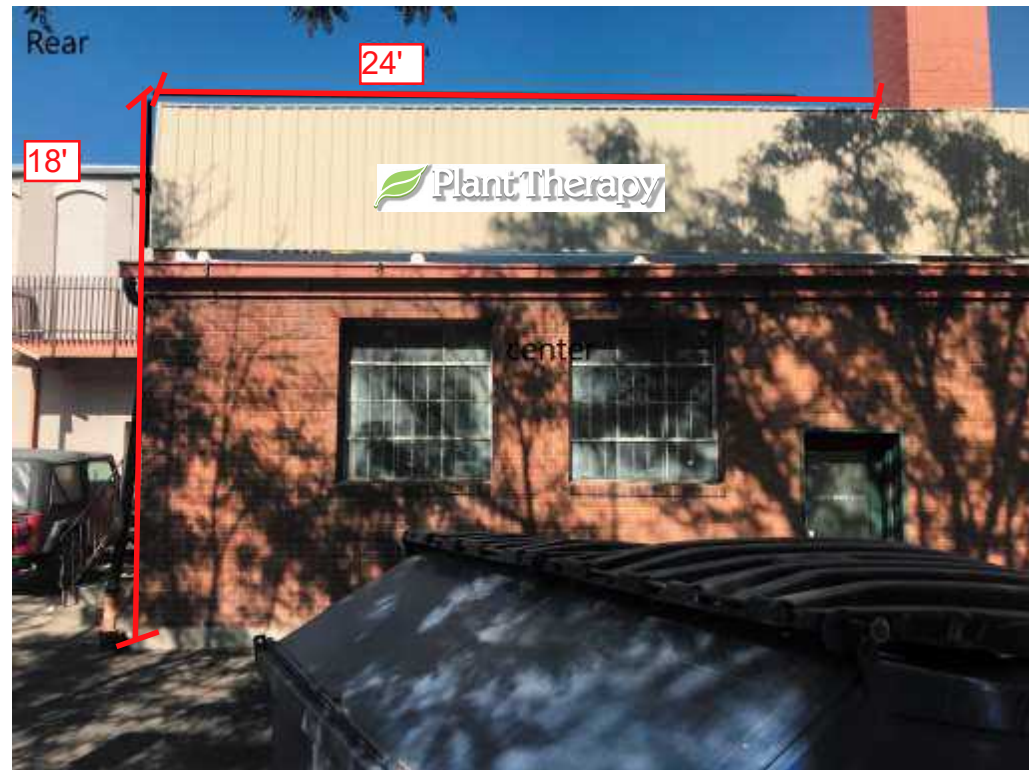
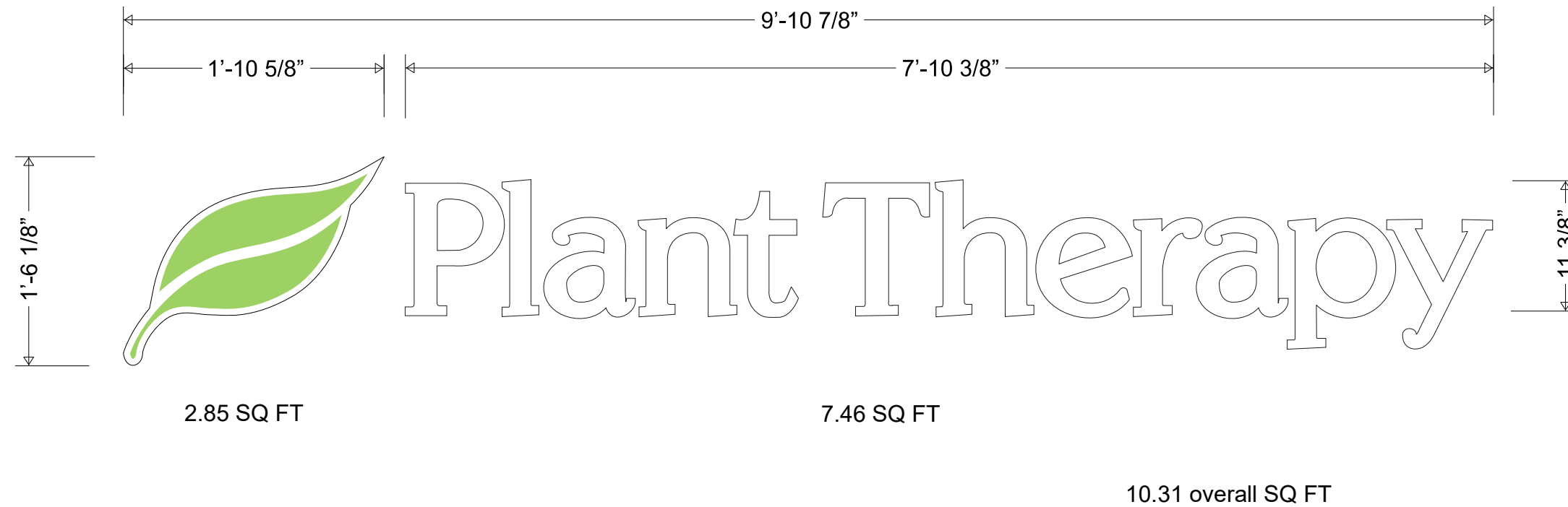
Boise/Meridian Office

2070 E. COMMERCIAL ST.
MERIDIAN, IDAHO 83642

208.388.1739
fax 208.388.3966

www.lytlesigns.com
sales @lytlesigns.com





(1) EXISTING NON-ILLUM. SIGN INSTALL
STUD MOUNT EXISTING LETTER SET TO CORRUGATED FASCIA

Approved By: _____
Date: _____

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

CLIENT:
Plant Therapy

ADDRESS:
125 Main St.
Twin Falls, ID 83301

DATE:
9/14/2020

SCALE:
1" = 1'

ACCOUNT EXECUTIVE:
BB

DRAWN BY:
AS

FILENAME:
Plant Therapy\Plant Therapy -
43638 R3

QUOTE #:
43638

REVISIONS:
9/22/2020
10/2/2020
10/20/2020

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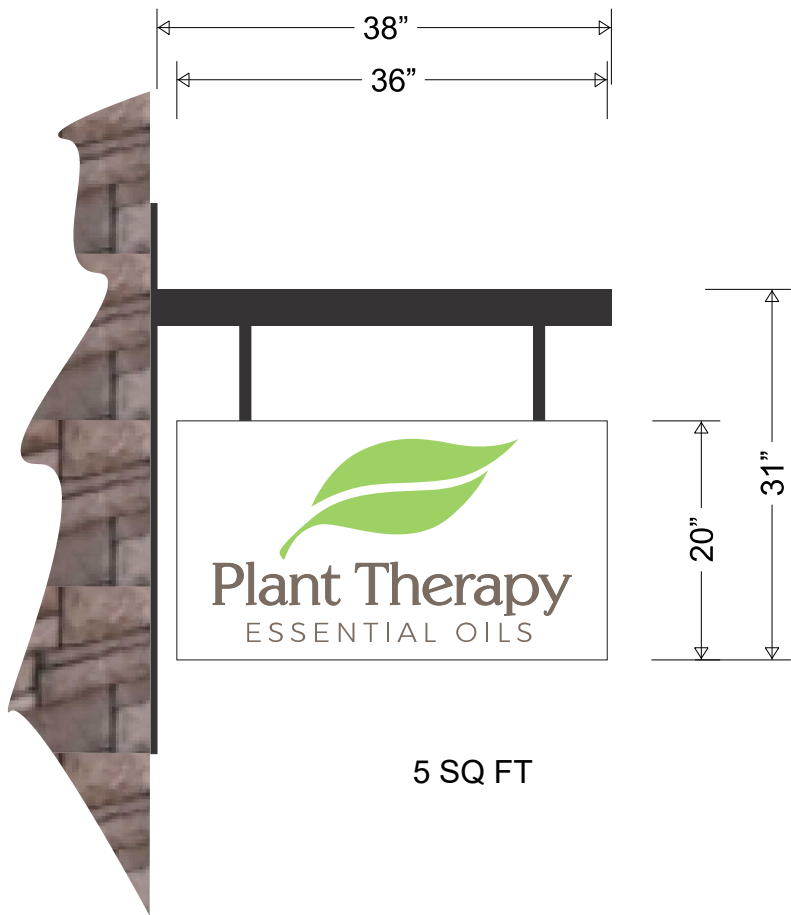
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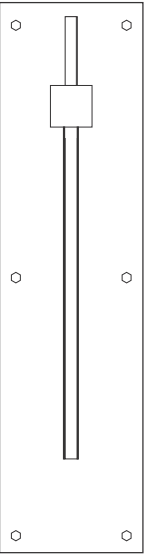


SIDE VIEW



5 SQ FT

END VIEW



(1) D/F NON-ILLUM. FLAG MOUNT SIGN

SQ. TUBE MAST ARM w/CAP AND STEEL WALL PLATE
PAINTED DURANODIC BRONZE

ALUMINUM FACES
PAINTED WHITE
COPY AND GRAPHICS APPLIED

SQ. TUBE FRAME
PAINTED DURANDOIC BRONZE

FLAG MOUNTED TO BUILDING FASCIA



COLOR KEY

PMS 367 C 
PMS 7589 U 

Approved By: _____
Date: _____



EXISTING



PROPOSED

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:	Plant Therapy
ADDRESS:	125 Main St. Twin Falls, ID 83301
DATE:	9/14/2020
SCALE:	3/4" = 1'
ACCOUNT EXECUTIVE:	BB
DRAWN BY:	AS
FILENAME:	Plant Therapy\Plant Therapy - 43638 R3
QUOTE #:	43638
REVISIONS:	9/22/2020 10/2/2020 10/20/2020

LYTLE SIGNS © 2020
ALL RIGHTS RESERVED

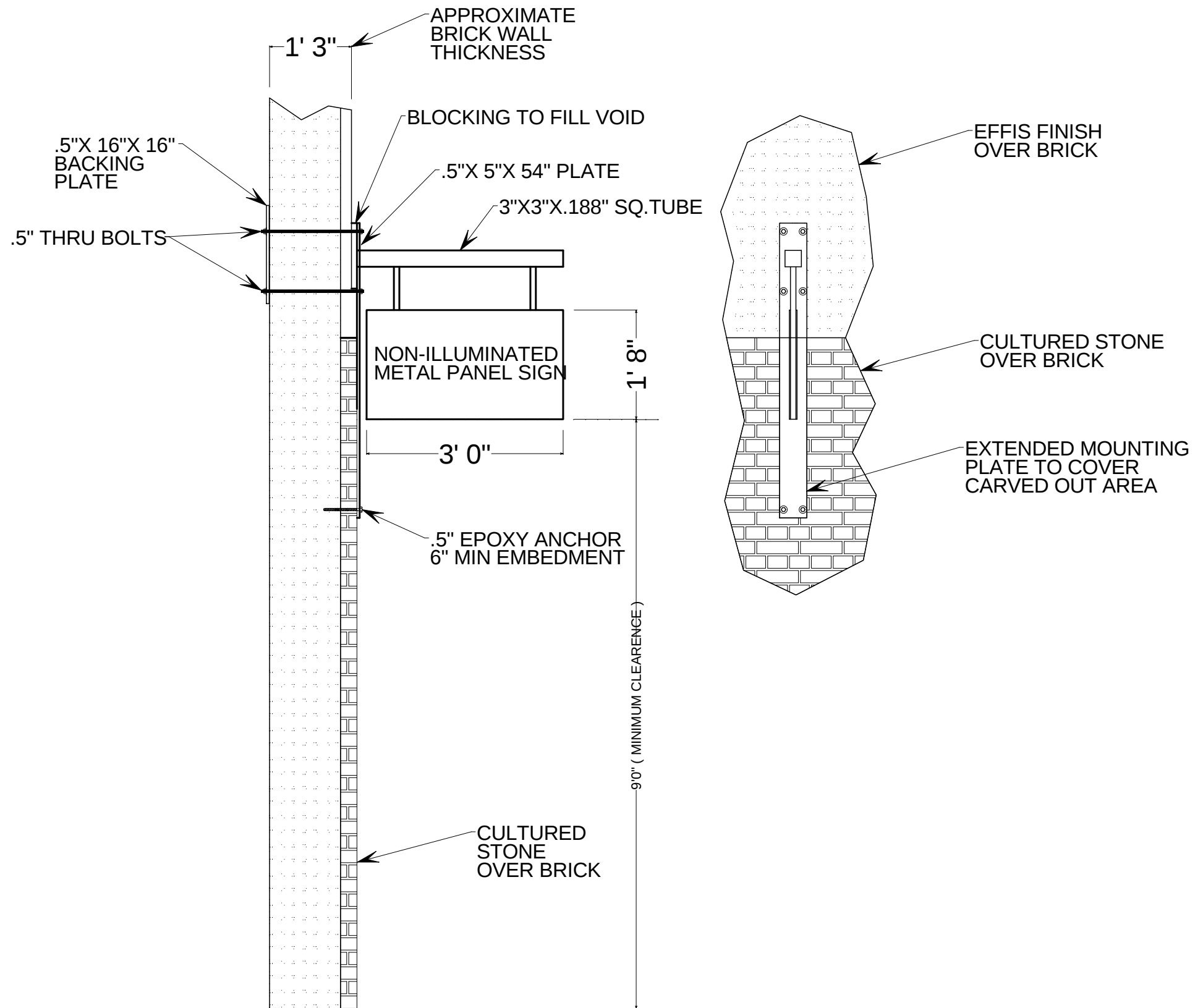


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fax 208.388.3966
www.lytlesigns.com
sales @lytlesigns.com





LYTLE SIGNS©2020

CLIENT: PLANT THERAPY	DATE: OCT 26, 2020		DRAWN BY: MLS
ADDRESS: 125 MAIN ST., TWIN FALLS, ID	SCALE:	WO #: 102828.1	PATH: VOL 4/ ALL JOBS .../site

THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF LYTLE SIGNS INC THEY MAY NOT BE USED IN PART OR IN WHOLE WITHOUT THE EXPRESS WRITTEN CONSENT OF SAID COMPANY THE SALE OF THE DESIGNED MATERIALS DOES NOT CONSTITUTE THE TRANSFER OF OWNERSHIP OF DESIGN OR DRAWINGS



AN EMPLOYEE OWNED COMPANY



National Register of Historic Places Registration Form

125 Main Avenue W.
Non-contributing
C. 1907

Sanborn maps indicate that this two-story building is as old as 1907. It occupied the eastern half of two city lots and originally served as an annex for the Perrine Hotel. Any vestige of its historic appearance, however, is completely hidden from the street by the application of a metal, perforated screen on the upper story. This curtain includes a scalloped, concrete cornice that matches the tripartite-arched awning over the entrance. This arch is continued on the building next door to the north (135 Main Avenue W., site 46).

The street-level facade consists of plate-glass windows in metal frames. A wide, metal awning extends over the sidewalk. William Roper opened his first men's apparel store in nearby Burley, Idaho, in 1912, expanding into Rupert in the late 1920s and Buhl, Idaho in 1948. The next year he opened a branch at this location.



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

CHAPTER 2: DOWNTOWN HISTORIC DISTRICT DESIGN STANDARDS

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• 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**

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Appropriate	Meets	Does Not Meet	N/A	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.				
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• 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.				
<u>NOT Appropriate</u>				
• 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.				

Application No: _____

Signature: _____

Date: _____



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

**DOWNTOWN & CITY PARK HISTORIC DISTRICT
CHAPTER 4: DESIGN GUIDELINES FOR FAÇADE IMPROVEMENTS & MINOR ADDITIONS**

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.

4.1 FAÇADE IMPROVEMENTS				
POLICY Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• 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				



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storefronts to be out of proportion with the building's historic use.				
• Add awnings and sunshades of plastic or vinyl material.				

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CHAPTER 2: DOWNTOWN HISTORIC DISTRICT DESIGN STANDARDS

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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.				
NOT Appropriate				
• Demolish viable historic structures.				
• Remove existing buildings for surface parking				
• Use incongruous materials such as unfaced 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				

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

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3.5 SIGNAGE

POLICY Signs should support the character of the district, helping support its particular identity. Signs should generally enhance the architectural features of the building and be of an appropriate pedestrian scale: flat or (minimally shaped), wall mounted or perpendicular from wall, enameled or painted.

Appropriate	Meets	Does Not Meet	N/A	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.				
<u>NOT Appropriate</u>				
• 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.				

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