



Twin Falls Historic Preservation Commission Agenda

Monday, January 4, 2021, 3:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS
SPECIAL MEETING

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: December 7, 2020
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for Certificate of Appropriateness to allow for proposed signage on property located at 127 Main Avenue East c/o Lytle Signs on behalf of Kelly Real Estate (PZ20-0145)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Certificate of Appropriateness for a wall sign and tenant panels on property located at 124 Main Avenue North #200 c/o Lytle Signs on behalf of Hilverda McRae Law Offices. (PZ20-0146)
By: Lisa Strickland, City Planner
- 4) New Business
 - a) **ACTION ITEM:** CLG Grant for Education
By: Lisa Strickland, City Planner
- 5) Old Business
 - a) **ACTION ITEM:** Design Guideline Amendment Review Update
By: Lisa Strickland, City Planner
- 6) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Monday, January 11, 2021 at 3:00 pm
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Historic Preservation Commission Minutes

Monday, December 7, 2020, 3:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

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

Chairperson Culum called the meeting to order at 3:01 pm

A quorum was present.

Members present: Culum, Woodbury, Shaffer, Baughman, Easterling, Hawkins (Liaison)

Staff present: Hart, Ebersole, Spendlove

2) Consent Calendar

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

Commissioner Woodbury seconded the motion.

Unanimously approved by a vote of 5-0

a) Approval of Minutes from the following meeting: November 16, 2020

3) Certificate of Appropriateness -None

4) Old Business

a) FY20 CLG Project Timeline

- Senior Planner Hart reviewed the FY 20 CLG Grant timeline. Project must be completed by 8/16/21 to submit for reimbursement.
- Chairperson Culum discussed the draft video and asked for feedback from the commission.
- Feedback was given by the commissioners.

Action item: Chairperson Culum will continue to send video drafts out as ready for review and feedback.

b) Mobile App Signage at Visitors Center - Melissa Barry

- Commissioner Woodbury reviewed the previous discussion of the launching of

the walking tours.

- Melissa Barry reviewed the work of Southern Idaho Tourism/Visit Southern Idaho.
- Discussion ensued on how to advertise and utilize a QR code for the walking tours.
- Arnel Culum explained how the QR code could be scanned to download the app, and direct people to different locations and to the walking tours. He stated the QR code will be created by Visit Southern Idaho.
- Chairperson Culum asked if there is a way to notify the public of the tours at the district locations. Also advertise on Visit Southern Idaho's social media pages.
- Arnel Culum stated there can be a plaque placed at the different locations.
- Melissa Barry stated utilizing the library with brochures.
- A possible link on the HPC page of the City of Twin Falls website was discussed.

c) FY21 CLG Grant Application Update

- Senior Planner Hart gave update on FY21 CLG grant timeline for the proposed Downtown and Warehouse district walking tours.
- City Planner Strickland will present grant application to City Council for approval on the 12/14/20 agenda.
- Deadline for the application submission is 12/31/20, with the project needing to be completed by 9/1/21.

d) FY21 CEG Rock Creek CEG Grant Update

Senior Planner Hart reviewed the timeline for the FY21 CEG grant. Project is to be completed by 5/10/21.

e) History on Wheels Travel Museum Proposal

- Senior Planner Hart reviewed the discussion regarding the traveling museum from past meetings. The idea would need to be presented to City Council for approval to move forward with implementation.
- Chairperson Culum stated she would like a proposal put together to bring to City Council in January. She mentioned possible partnership with other entities to help with cost.
- PZ Director Spendlove shared with the commission the city budget process.

Action Item: Commissioners Woodbury and Baughman to work together on preliminary proposal for City Council.

5) New Business

a) Senior Project Mentoring

Commissioner Woodbury presented the senior project mentoring proposal. Discussion ensued on HPC projects that could possibly become Senior Projects for local students.

b) Twin Falls Residential Avenues

- Chairperson Culum introduced the desire of residents of wanting a historic residential district recognized by the city.
- Citizen, Kate Lopez, advocated for a residential historic district. She asked HPC to put together the educational process to get a historic district and record it for the neighbors to reference. She stated that the State Historic Preservation Office (SHPO) is interested in participating as well. She requested it be recorded and to be completed sometime in January.
- Chairperson Culum stated a review of the Certificate of Appropriateness (COA) process could be an agenda item in January.
- Senior Planner Hart stated a basic presentation of the COA process can be done at a future meeting.
- PZ Director Spendlove confirmed that the present COA process could be presented at a future meeting. He stated that a lists of past meeting dates with COA agenda items could be created for reference.
- PZ Director Spendlove reviewed the Historic District process.

Action Item: Add the COA process review to a future agenda.

6) Upcoming Meeting(s)

- a) January 11, 2021 3:00 PM

7) Adjournment

The meeting adjourned at 04:05 PM



Date: Monday, January 4, 2021
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for Certificate of Appropriateness to allow for proposed signage on property located at 127 Main Avenue East c/o Lytle Signs on behalf of Kelly Real Estate (PZ20-0145)

Time Estimate:

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

Background:

The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District. The projecting will be for a wall sign to be placed above the entrance.

The applicant is requesting approval to attach a non-illuminated wall sign above the entrance to the business.

Approval Process:

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. The building was occupied by the Twin Falls Times in 1910. The Shodair Hotel operated at this location from 1928-1953 and later the space became a jewelry store and investment company.

Analysis:

Per the Twin Falls Downtown/City Park Historic Guidelines the following apply: Downtown General Guidelines 2.1 and 3.5 Signs. These sections have been provided in the staff report packet.

Based on these guidelines the Commission is charged with deciding as to whether the project helps to preserve the character of the district. Whether the materials are durable, compatible, and appropriate.

The Commissions can approve the request, 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. PZ20-0145 HPC Staff Report Draft
2. Vicinity Map
3. Narrative
4. Exhibits
5. Guideline Worksheets
6. National Registry Information



Comprehensive Staff Report

To: Historic Preservation Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to allow for proposed signage on property located at 127 Main Avenue East.

Application: PZ20-0145

Applicant & Representative:

Kelly Real Estate
c/o Lytle Signs, Robert Reeder
P. O. Box 305
Twin Falls, ID 83301

Public Meeting: January 4, 2021

Background:

The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District. The projecting will be for a wall sign to be placed above the entrance.

The applicant is requesting approval to attach a non-illuminated wall sign above the entrance to the business.

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.

History

The building was constructed circa 1907. The building was occupied by

the Twin Falls Times in 1910. The Shodair Hotel operated at this location from 1928-1953 and later the space became a jewelry store and investment company.

Applicable Zoning Regulations:

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/City Park Historic Guidelines the following apply: Downtown General Guidelines 2.1 and 3.5 Signs. These sections have been provided in the staff report packet.

Based on these guidelines the Commission is charged with deciding as to whether the project helps to preserve the character of the district. Whether the materials are durable, compatible, and appropriate.

The Commissions can approve the request, approve with conditions, or deny the request.

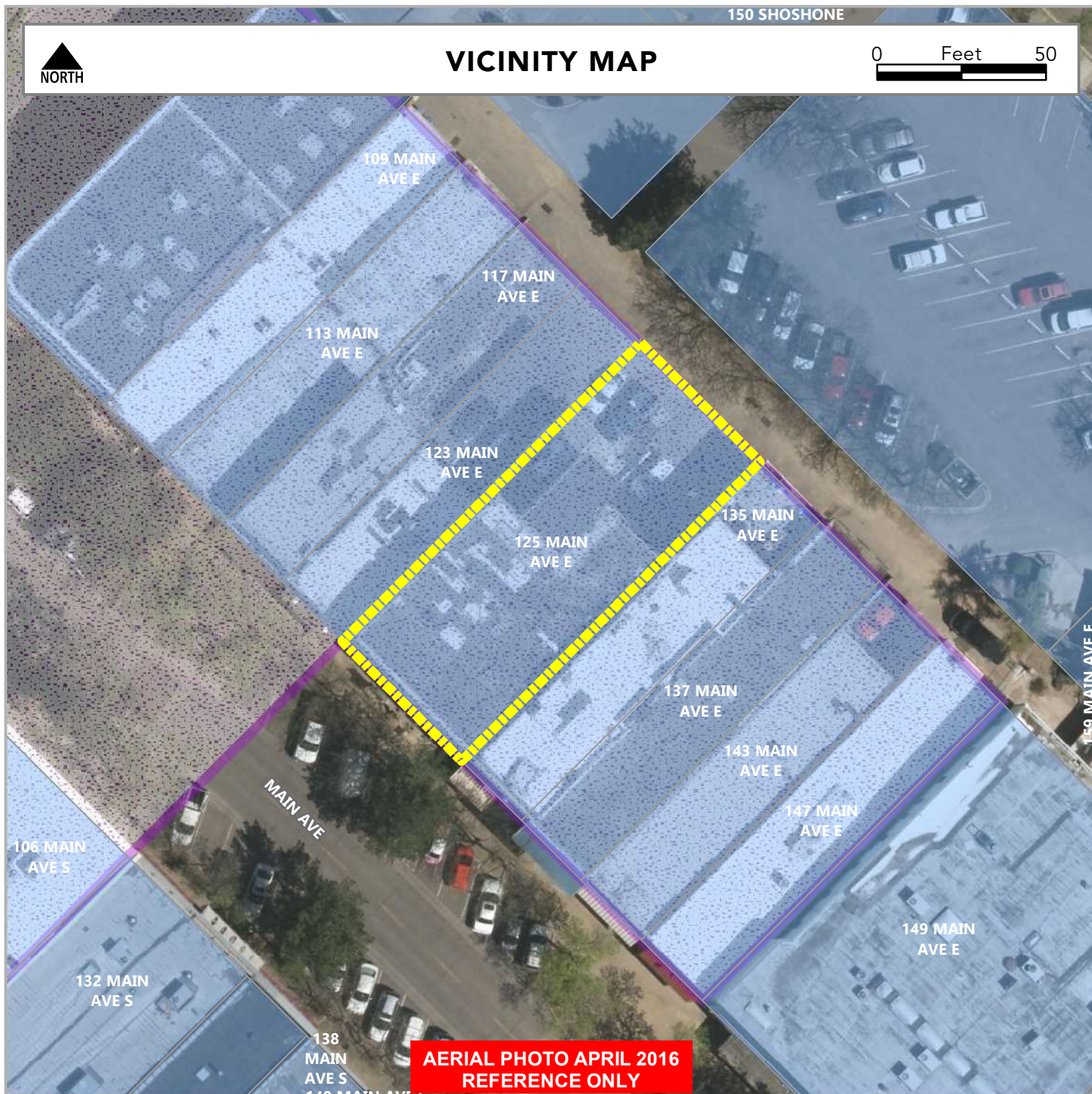
Conclusion:

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. Vicinity Map
2. Narrative
3. Exhibits
4. Guideline Worksheet
5. National Registry Information



- C-B
- DHD
- P1 Overlay



December 18, 2020

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

RE: New signage for Kelly Right Real Estate

To whom it may concern:

We would like to apply for a Certificate of Appropriateness for a new wall sign for Kelly Right Real Estate located at 127 Main Ave East in the Downtown Historic District in Twin Falls. This will be a new sign for a new business location. The wall sign will be installed over the leased tenant entrance on the front of the building. The owner of the property has given consent to allow the placement the proposed sign.

The area of the wall sign face will be 14.44 square feet. The wall sign background will be a white metal panel with direct print copy and graphics applied to the panel. The sign will be designed and manufactured to replicate the examples of signs noted on page 19 of the Historic Guidelines. The direct print process involves using a pre-painted aluminum panel with direct print copy. Direct print copy is a process that essentially prints ink directly on a metal background. This is as close to hand painting as you can get in today's manufacturing process. The sign will not be illuminated.

The sign will be manufactured by Lytle Signs, and professionally installed by Lytle Signs. There will be no hand lettering or plastic letters. The sign will have a professional appearance and will be designed to complement the neighboring businesses and are similar in size and style of existing signs in the Historical District. 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

Site Plan, Kelly Right Real Estate

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

Legend

 127 Main Ave. E





Existing store front
Kelly Right Real Estate
127 Main Ave E

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



14.44 SQ FT

Kendra A Jenks

dotloop verified
12/07/20 12:00 PM MST
RXMC-SOS7-WUGD-PVBO

12/07/2020

This sign approved by the owner signed below.

8' 6"



12'

(1) NON-ILLUM. WALL SIGN

(1X) WHITE ACM PANEL

COPY AND GRAPHICS APPLIED

FLUSH MOUNTED TO WOODEN FASCIA

Jeff Knight

dotloop verified
12/15/20 4:57 PM MST
2PGA-UI0W-ROBP-MVOV

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:	Kelly Right Real Estate
ADDRESS:	127 Main Ave. E. Twin Falls, ID 83301
DATE:	10/16/2020
SCALE:	3/4" = 1'
ACCOUNT EXECUTIVE:	BB
DRAWN BY:	AS
FILENAME:	Kelly Right\Kelly Right - 44002
QUOTE #:	44002
REVISIONS:	



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





CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET
Application No: _____

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.				



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

Application No: _____

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.				
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.				

Signature: _____

Date: _____

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

Signature: _____

Date: _____

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 22

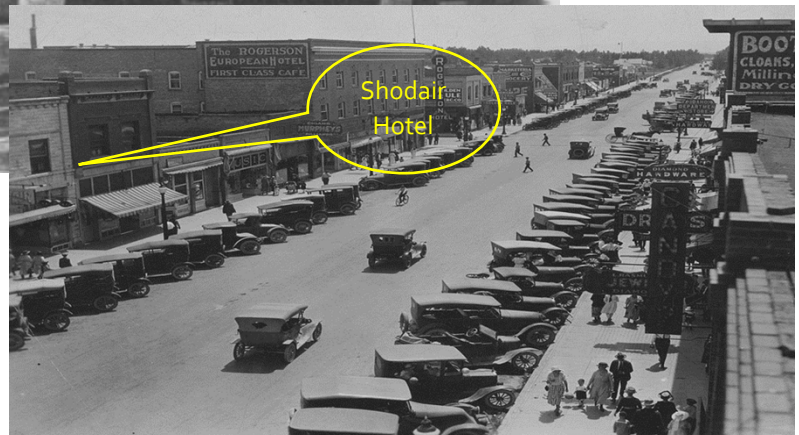
Name of Property Twin Falls Downtown Historic District

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

38. Gott building 82-18018
125 Main Avenue E.
Contributing
c. 1907

This concrete-block structure is similar to the Harder Bakery two doors away at 117 Main Avenue E. (site 36). Both buildings were constructed about the same time, have an outset horizontal band between the upper-story windows and the roofline, have a similar dentil course of rough-faced masonry and exhibit a decorative placement of rough-faced blocks. This building could accommodate three retail establishments at the street level; the center entrance in the facade provided ingress to offices and rental housing above. As with many structures in this district, most of the alterations have occurred at the first level, but despite the variety of wall treatments exhibited by each tenant, the facade is unified by one awning. These wall surfaces include wood, plastic, and metal siding.

A variety of businesses have occupied this structure. In 1910 it housed the *Twin Falls Times*, J.B. White and Bros. Real Estate, and the Bowman and Monroe shoe store. From 1914 to 1932 the Citizens Electric Co. was located at no. 125, and for a few years in the late 1920s Singer Sewing was located at no. 131 and the Idahome Hotel could be found on the second story. The Shodair Hotel had a longer life; it survived at no. 129 from 1928 until 1953. The City Cafe and Bertha Campbell's Ready-to-Wear were two other long-lasting establishments, operating from 1936 to the late 1960s. Beginning in 1955, Ms. Campbell lived above her store. Today a restaurant, a jewelry store and an investment company are located here.





Date: Monday, January 4, 2021
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for a wall sign and tenant panels on property located at 124 Main Avenue North #200 c/o Lytle Signs on behalf of Hilverda McRae Law Offices. (PZ20-0146)

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

1. PZ20-0146 HPC Staff Report
2. Vicinity Map
3. Narrative
4. Exhibits
5. Guideline Worksheets
6. National Registry Information



Comprehensive Staff Report

To: Historic Preservation Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to allow for proposed signage on property located at 124 Main Avenue North.

Application: PZ20-0146

Applicant & Representative:

Hilverda McRae Law
c/o Lytle Signs Mike Shirley
P.O. Box 305
Twin Falls, ID 83301

Public Hearing: January 4, 2021

Background:

The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District. The projecting will be for proposed signage.

The applicant is requesting approval to affix window signs on the door entering the building, attaching a non-illuminated wall sign on the second-floor wall of the building and lastly, they would like to replace an existing projecting sign panel with their proposed sign.

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.

History

The building was constructed circa 1920. It served as a Cotillion Hall and was occupied from 1932 until 1990s by the Paris Department Store. The building is contributing.

Applicable Zoning Regulations:

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: Downtown General Guidelines 2.1 and 3.5 Signs. These sections have been provided in the staff report packet.

Based on these guidelines the Commission is charged with deciding as to whether the project helps to preserve the character of the district. Whether the materials are durable, compatible, and appropriate.

The Commissions can approve the request, approve with conditions, or deny the request.

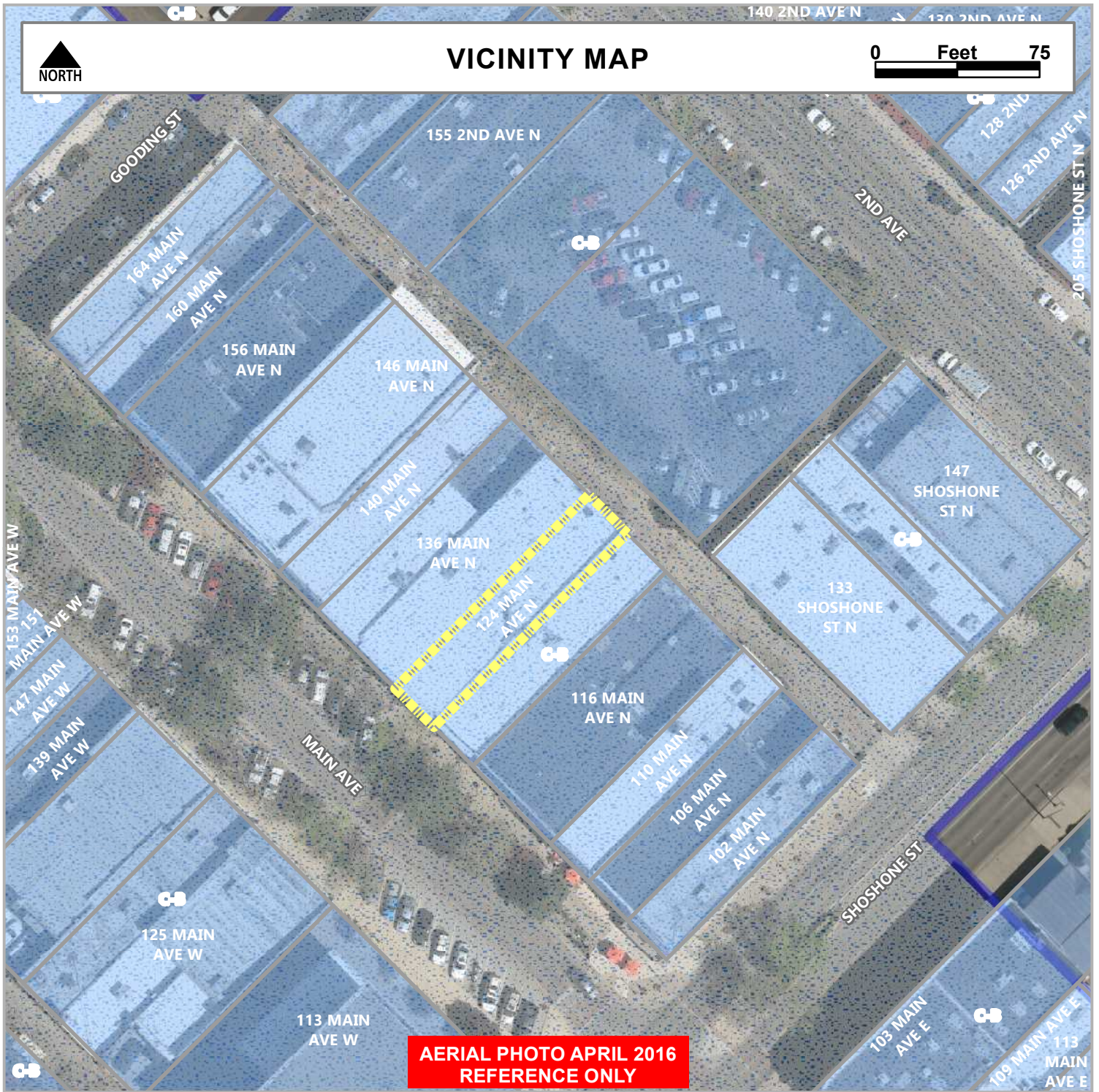
Conclusion:

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. Vicinity Map
2. Narrative
3. Exhibits
4. Guidelines Worksheets
5. National Registry Information



- C-B
- DHD
- P1 Overlay



December 22, 2020

City of Twin Falls
Historical Committee
324 Hansen Street East
Twin Falls, ID 83301

RE: New signage for Hilverda McRae Law Offices

To whom it may concern:

We would like to apply for a Certificate of Appropriateness for a new wall sign and (2) tenant panels for Hilverda McRae Law Offices located at 124 Main Ave N #200, in Downtown Twin Falls. We are also requesting to add new window signs to the entrance doors to the 2nd floor. The new wall sign will be installed on the second story wall area. The square footage of the wall sign will be 20.77 square feet and will be non-illuminated. The tenant panels will be 2.17 square feet and installed into the existing projecting sign in the area designated for the panels. The window signs will be installed on the 2nd story entrance doors and will essentially be directory signs for the business's located on the 2nd floor of the building. The owner of the property has given consent to allow the placement the proposed signs.

The wall sign will have a 1" square tube frame and a 1" x 2" metal tube border painted black. The copy area of the sign will be an aluminum panel in the color of white ivory. The letters will be 3/16" wood based routed letters painted black. The tenant panels will be the same aluminum white ivory panel with black digital print graphics applied. The wall sign and tenant panels will be designed to match existing signs on the building. The window signs will be applied graphics on the doors that will match the script of the existing tenant signs.

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, Hilverda McRae Law

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

Legend

 124 Main Ave N

Ave W

120'

 124 Main Ave N

74'

Proposed tenant
panels and door
window signs

Proposed non-illuminated wall sign

Main Ave N

Shoshone St E

Google Earth

© 2020 Google



100 ft



Proposed signs

Proposed
Window signs

Building Frontage
Hilverda McRae Law
124 Main Ave N

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

(1) NON-ILLUM. WALL SIGN

BLACK ACM BACKER PANEL

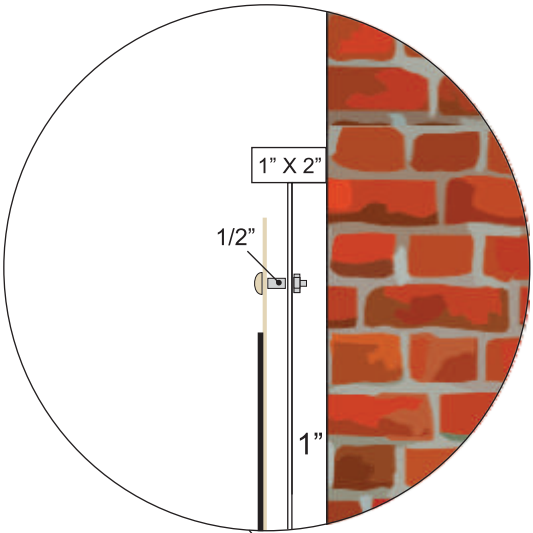
1" SQ. TUBE FRAME
PAINTED BLACK (SATIN FINISH)

1" X 2" REC. TUBE BORDER
PAINTED BLACK (SATIN FINISH)

1015 LT. IVORY ACM PANEL
BOLTED TO BACKER PANEL WITH 1/2" SPACERS

3/16" FCO WOOD BASED MATERIAL COPY AND GRAPHICS
PAINTED BLACK
FLUSH MOUNTED TO IVORY PANEL

FLUSH MOUNTED TO BRICK FASCIA



SIDE VIEW

Approved By: _____
Date: _____

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

CLIENT:	Hilverda McRae Law
ADDRESS:	124 Main Ave. North Twin Falls, ID 83301
DATE:	11/6/2020
SCALE:	3/4" = 1'
ACCOUNT EXECUTIVE:	MS
DRAWN BY:	AS
FILENAME:	Hilverda McRae Law\sign pkg 44139
QUOTE #:	44139
REVISIONS:	

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Since 1948

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

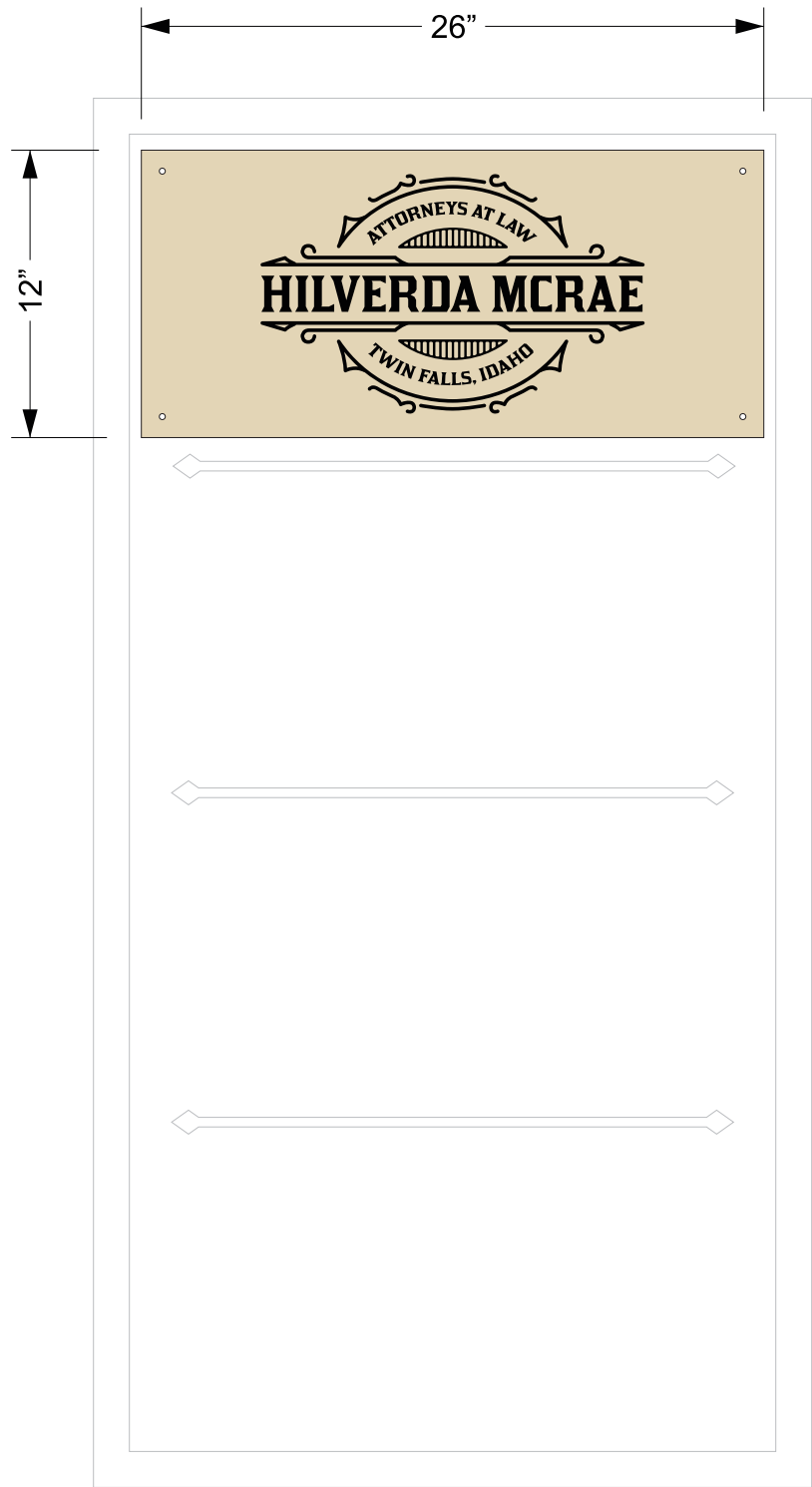
Boise/Meridian Office
2070 E. COMMERCIAL ST.
MERIDIAN, IDAHO 83642
208.388.1739
fax 208.388.3966
www.lytlesigns.com
sales @lytlesigns.com



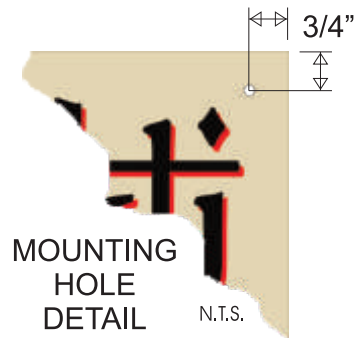


Items
Required
Before
Production

SURVEY REQUIRED



2.17 SQ FT



TENANT PANELS FOR D/F FLAG MOUNT SIGN

(2X) 1015 LT. IVORY ACM PANELS
(1X EACH SIDE)

BLACK HP VINYL COPY AND GRAPHICS APPLIED

HOLES DRILLED FOR MOUNTING TO EXISTING FLAG MOUNT SIGN

THROUGH-BOLTED TO FLAG MOUNT BACKER PANEL

Approved By: _____
Date: _____

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CLIENT:	Hilverda McRae Law
ADDRESS:	124 Main Ave. North Twin Falls, ID 83301
DATE:	11/6/2020
SCALE:	1 1/2" = 1'
ACCOUNT EXECUTIVE:	MS
DRAWN BY:	AS
FILENAME:	Hilverda McRae Law\sign pkg 44139
QUOTE #:	44139
REVISIONS:	

F

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sales @lytlesigns.com



WINDOW GRAPHICS

WHITE HP VINYL

CUT AND 1ST SURFACE APPLIED TO
(3X) ENTRANCE GLASS



Approved By: _____
Date: _____

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CLIENT:	Hilverda McRae Law
ADDRESS:	124 Main Ave. North Twin Falls, ID 83301
DATE:	11/6/2020
SCALE:	3/4" = 1'
ACCOUNT EXECUTIVE:	MS
DRAWN BY:	AS
FILENAME:	Hilverda McRae Law\sign pkg 44139
QUOTE #:	44139
REVISIONS:	12/7/2020

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CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET
Application No: _____

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.				



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

Application No: _____

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.				
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.				

Signature: _____

Date: _____

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

Signature: _____

Date: _____

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 22

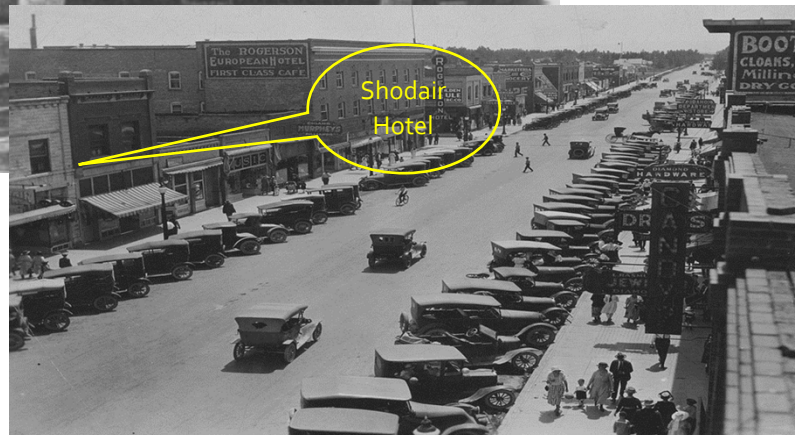
Name of Property Twin Falls Downtown Historic District

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

38. Gott building 82-18018
125 Main Avenue E.
Contributing
c. 1907

This concrete-block structure is similar to the Harder Bakery two doors away at 117 Main Avenue E. (site 36). Both buildings were constructed about the same time, have an outset horizontal band between the upper-story windows and the roofline, have a similar dentil course of rough-faced masonry and exhibit a decorative placement of rough-faced blocks. This building could accommodate three retail establishments at the street level; the center entrance in the facade provided ingress to offices and rental housing above. As with many structures in this district, most of the alterations have occurred at the first level, but despite the variety of wall treatments exhibited by each tenant, the facade is unified by one awning. These wall surfaces include wood, plastic, and metal siding.

A variety of businesses have occupied this structure. In 1910 it housed the *Twin Falls Times*, J.B. White and Bros. Real Estate, and the Bowman and Monroe shoe store. From 1914 to 1932 the Citizens Electric Co. was located at no. 125, and for a few years in the late 1920s Singer Sewing was located at no. 131 and the Idahome Hotel could be found on the second story. The Shodair Hotel had a longer life; it survived at no. 129 from 1928 until 1953. The City Cafe and Bertha Campbell's Ready-to-Wear were two other long-lasting establishments, operating from 1936 to the late 1960s. Beginning in 1955, Ms. Campbell lived above her store. Today a restaurant, a jewelry store and an investment company are located here.



**Idaho State Historic Preservation Office
Certified Local Government Subgrant Application
FY2021**

Application Coversheet

Applicant/Local Government

Name: _____
Address: _____
Address: _____
Telephone: _____
DUNS No.: _____

City/County Staff Contact

Name: _____
Address: _____
Address: _____
Telephone: _____
E-mail: _____

Grant Coordinator (if different from City/County Staff Contact)

Name: _____
Address: _____
Address: _____
Telephone: _____
E-mail: _____

Budget Summary

Total CLG Grant request: _____
Total Matching share: _____
Total cost of all project(s): _____
Source(s) of match: _____

Please provide a more detailed budget breakdown on the attached budget form.

Authorization

The undersigned certifies that he/she is authorized to apply for this subgrant on behalf of the local government, to commit local matching funds to the project, and to enter into a contract if the subgrant is awarded.

Signature: _____
City/County Chief Elected Official's signature

Date: _____

Print: _____

Title: _____

Project: _____

Applicant: _____

Part A: Proposed Project

Project Description

Complete a separate Part A: Project Description for **each** proposed project. Please state the objectives, the work to be performed, how the project relates to the goals set forth in the Idaho State Historic Preservation Plan, how the project relates to any local goals or objectives, and how the project will meet the Secretary of the Interior's Standards.

Final Products

CLG grant projects should result in a tangible product. Provide a detailed and specific list of the expected final products. Typical products include but are not limited to survey reports and forms; published document (e.g. walking tour guide); a National Register nomination; or similar. In some cases, the product may be an activity like a lecture or workshop. A short narrative describing the event must be submitted to the SHPO at the completion of the project. The narrative will describe the number of people attending, who composed the audience, and whether the project was carried out according to the proposal.

Project: _____

Applicant: _____

Timetable

Provide an anticipated timetable for carrying out the proposed project. Include significant milestones such as project commencement, issuing of RFPs, public engagement events, any necessary approvals, and projected completion.

Key Staff/Personnel

Provide a list of the key staff or personnel who will be involved in the proposed project, including a brief description of the roles and responsibilities for each member. Any anticipated subcontractors to be hired can simply be identified as such (e.g. – “consultant,” “architect,” “building contractor,” et cetera).

Attachments (Surveys, A&D, reprinting)

Attach any additional documents in support of this project application. Note: some project types have **required** attachments; please refer to Chapter VII of the Idaho CLG Grants Manual for details on these requirements.

Have you included any/all attachments for the project?

Yes _____ No _____

Applicant: _____

Applicant: _____

Project: _____

[illegible]



Date: Monday, January 4, 2021
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Design Guideline Amendment Review Update

Time Estimate:

Approximately 5 minutes with questions/comments to follow.

Background:

The proposal to amend the signage guideline will be presented at the City Council January 11, 2020 meeting. After a final review of the amendments one of the categories I would like to discuss is window signage vs window treatments. A sign is used to advertise a product, service or event in a public manner. Staff would like to remove the window treatment section from the amendment without advertisement of a product, service or event they would not be considered a sign. However, with this in mind staff would like to discuss the intent of this section and get feedback from the Commission on the removal of window treatments from the amendment proposal. Attached is the proposed language for both Window Signs and Window Treatments.

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Prior to presenting this information to council staff would like to review these two items to ensure the information is clearly defined and something the commission would like to regulate.

Attachments:

1. Window Signs and Treatments

WINDOW SIGNS

A sign inside of, or attached to the interior of a transparent glazed surface (window or door).



Window sign materials should be made of materials easily removable such as paint, clings or vinyl and attached on the inside of a window to minimize exposure to the elements and reducing maintenance issues.

- Window signs should not cover more than 75% of the window surface.
- Electronic signs located on the inside of the window that are designed to be visible from the right of way is discourage within the district.

WINDOW TREATMENTS

Treatments installed with the intent to reduce sunlight heat and UV ray impacts that do not include advertisement shall not cover more than 75% of the window surface.

- Shall be mounted on the inside of the window to minimize exposure to the elements and to reduce maintenance issues.

