



Twin Falls Historic Preservation Commission Agenda

Monday, February 8, 2021, 3:00 PM

203 Main Ave E Twin Falls, ID
Amended Agenda

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

Council Liaison: Craig Hawkins

- 1) Call In Instructions
- 2) Confirmation of Quorum/Call Meeting to Order
- 3) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: January 11, 2021
- 4) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for a Façade Change to property located at 125 Main Avenue West c/o Ken Fitzgerald. (PZ21-0011)
 - b) **ACTION ITEM:** Request for a Certificate of Appropriateness for signage on property located at 125 Main Avenue West c/o Cory Paulson on behalf of Perrine Man Press. (PZ20-0140)
 - c) **ACTION ITEM:** Request for a Certificate of Appropriateness for a Facade Change to property located at 135 Main Ave W c/o EHM Engineers, Inc (PZ21-0012)
- 5) Old Business
 - a) **DISCUSSION:** Hildverda McRae - Appeal
 - b) **ACTION ITEM:** Sign Design Guideline Amendment - Update
 - c) **DISCUSSION:** Grant Update
- 6) New Business
- 7) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Monday, March 1, 2021 at 3:00 pm
- 8) 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, January 11, 2021, 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 03:02 PM

A quorum was present.

Members Present: Culum, Baughman, Maas, Easterling

Liaison: Hawkins

Staff Present: Hart, Ebersole, Strickland

2) Consent Calendar

MOTION: Commissioner Baughman made a motion to approve the consent calendar, as presented. Commissioner Maas seconded the motion.

Unanimously Approved by a vote of 4-0

a) Approval of Minutes from the following meeting: January 4, 2021

3) Certificate of Appropriateness

a) Procedure

City Planner Strickland presented the procedure for a Certificate of Appropriateness. A Certificate of Appropriateness is brought to the Historic Preservation Commission when there is a request to alter the exterior of a building in one of the three City of Twin Falls historic districts (Downtown, Warehouse, City Park)

- Chairperson Culum asked for clarification between contributing and noncontributing buildings in a historic district.
- City Planner Strickland clarified a contributing building in the historic districts still appear to be as originally built. Noncontributing buildings in the historic districts have had alternations made that have removed the historic characteristics of the building.
- Chairperson Culum asked what happens when a noncontributing building in the historic districts want to make changes.
- City Planner Strickland stated any building in the historic districts wanting to alter the exterior of the building must come to the Historic Preservation Commission.
- Commissioner Baughman stated they would look at the district as a whole to see if the changes of the noncontributing building will have an adverse affect on the district as a

whole.

- Commissioner Baughman stated the original townsite is not a codified district that the commission oversees.
- Chairperson Culum stated a survey of the residential district was done in 2000, but the commission does not any oversight over changes to those properties.
- Chairperson Culum asked the response rate to applicants.
- City Planner Strickland clarified the review timeline.

4) New Business

a) Local Historic District Information – Dan Everhart

Dan Everhart, Outreach Historian for the Idaho State Historic Office, gave a presentation on local Historic Districts. He gave an overview of the Certified Local Government (CLG) grant process. He discussed the creation process of historic districts.

- City Planner Strickland asked Mr. Everhart for a recommendation for the cycle of surveying properties.
- Mr. Everhart stated there is no hard and fast regulation, but it is appropriate to survey for contributing and noncontributing buildings every 15 - 25 years for districts where there is not a lot of change. He stated there is no reason not to survey other areas outside of the current districts, as there are a lot of historic buildings in Twin Falls.
- City Planner Strickland shared the history how the Historic Preservation Commission was established. She reviewed how new districts come in to existence.
- Mr. Everhart agreed that Idaho State law does not allow residents to make their own historic district with their own oversight of district. Districts must be generated by City and/or County government, being responsive to the citizens desires.
- Mr. Everhart stated city's guidelines can be more specifically tailored to the city. Local government will reference the Secretary's of Interior's standards while creating design guidelines. He spoke to the Secretary of Interior standards. Design guidelines are specific to the city.
- Vice Chair Baughman spoke to the Secretary of Interior guidelines used as the starting foundation to a city's design guidelines.
- Mr. Everhart stated the period of significance for the original townsite contributing retaining integrity is 1904 - 1950. He stated there is an allowance under State law for local landmarks within city limits that does not allow for a local design review.

5) Upcoming Meeting(s)

a) Monday, February 8, 2021 at 3:00 pm.

6) Adjournment

The meeting adjourned at 4:05 pm.

Kelli Ebersole, Administrative Assistant



Comprehensive Staff Report

To: Historic Preservation Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to allow for proposed façade improvements on property located at 125 Main Avenue West.

Application: PZ21-0011

Applicant & Representative:

Eric & Sheri Evans
c/o Idaho Premier Builders, LLC
125 Main Ave W
Twin Falls, ID 83301

Public Meeting: February 8, 2021

Background:

The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District.

The request is for approval of a façade change removing an existing window to replace with a man door and removing two other windows and replacing with a glass panel garage door.

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.

Approval Process:

The Certificate of Appropriateness process requires a public meeting the Historic Preservation Commission shall review the "design guidelines" 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 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:

These changes are being made to an existing building that is non-contributing and in good repair. The applicable design review sections area as follows.

2.1.4 states the design goals for the Twin Falls Downtown District is to maintain and enhance the unique historic character and pedestrian scale of the buildings and their relationship to each other and the

street. The policy is to 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.

3.6 states the policy is to create cohesion throughout the district with the use of era-appropriate materials and colors found within the district. Generally, materials extracted locally should be used.

4.1 states the policy is to encourage storefront and façade improvements while preserving the historic character, proportion, and rhythm of existing buildings within the district.

8.2.4 states entrance other than storefronts are used to access upper floor uses as well as non-store first floor uses. Often, they were recessed with highly detailed surrounds composed of piers or engaged columns, temple fronts, pediments or other ornate detailing. Entrances are irreplaceable parts of the district's character and historic fabric.

8.2.7 states "Block form"
commercial buildings have unique
character-defining elements,
including historic storefronts and
their basic elements: bulkheads,
piers, display windows, transoms,
doors, entrances, and friezes. These
elements should be identified,
retained and preserved regardless
of first floor uses.

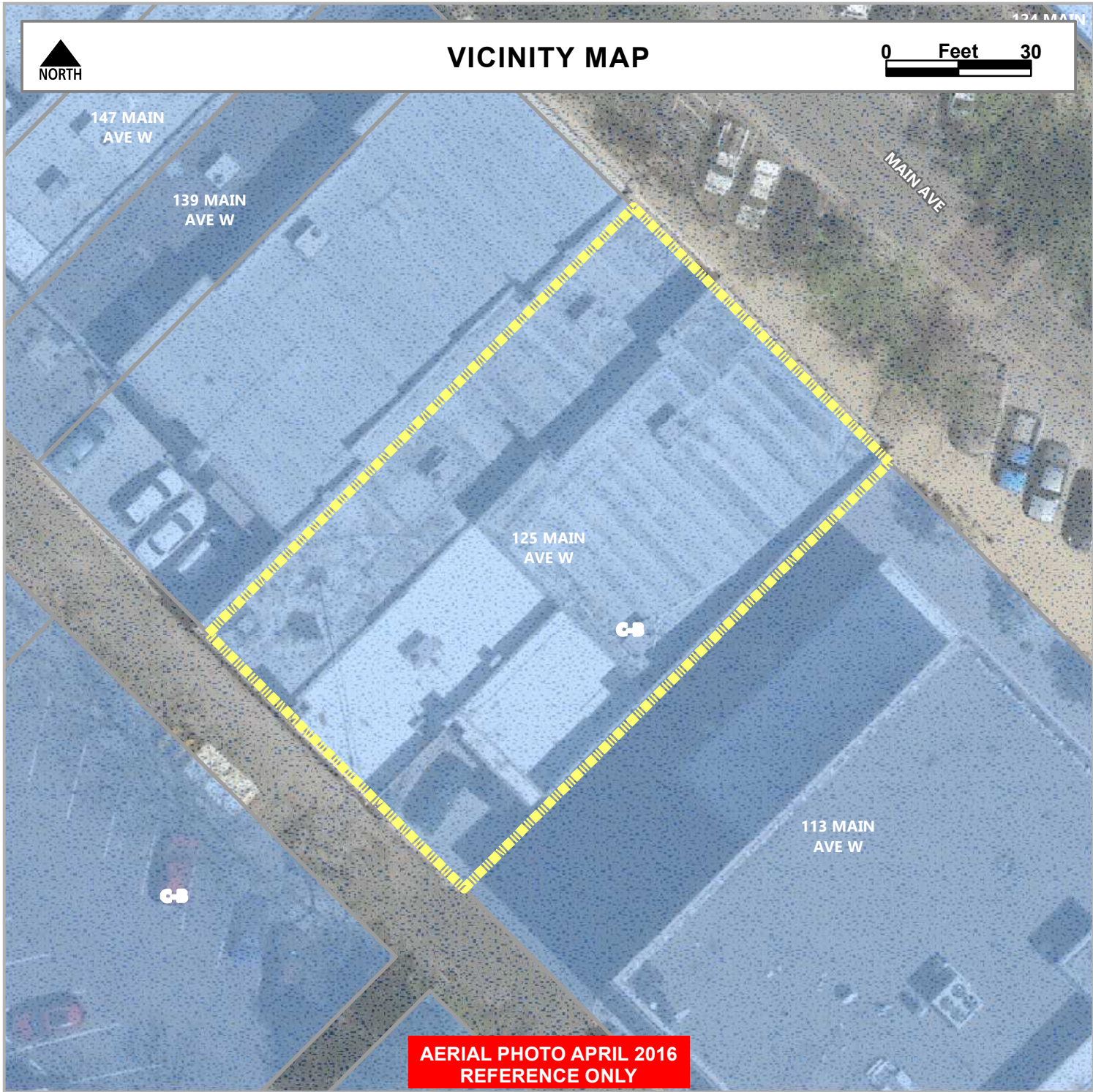
Conclusion:

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

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

To whom it my concern,

Improvements to 125 Main Avenue West...

New Front Man Door was replaced with a black fiberglass window paned door which is deemed generally appropriate according to Section 6.8 of the Historic Guidelines.

New Roll-Up Garage Door was placed in original entrance openings. As with every storefront in the vicinity, Original Steel IBeams structurally hold the façade above. The materials(black metal) style Glass Paned & Rollup would be deemed generally appropriate according to Section 6.8, as well as deemed congruent to neighboring contributing buildings.

New Signage to be placed on front of building as noted.

No new stone or façade materials were necessary for the installation.

Ken Fitzgerald
Idaho Premier Builders, LLC



OPEN



Closed

COMING SOON



TFC 1041

RESERVED PARKING





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.				

<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: _____



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

Application No: PZ21-0011

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

Application No. _____

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.

3.6 MATERIALS & COLORS

POLICY Create cohesion throughout the district with the use of era-appropriate materials and colors found within the district. Generally, materials extracted locally should be used.

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

Date: _____

Signature: _____



CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET
Application No: PZ21-0011

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.				

PZ21-0011

<u>NOT</u> Appropriate				
• Replace windows or doors with vinyl or clear finish aluminum.				
• Replace windows or doors with incongruent sizes or shapes for their historic openings.				
• Re-configure ground floor storefronts to be out of proportion with the building's historic use.				
• Add awnings and sunshades of plastic or vinyl material.				

Signature: _____

Date: _____



CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET
Application No: PZ21-0011

**DOWNTOWN & CITY PARK HISTORIC DISTRICT
GENERAL GUIDELINES**

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.

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GENERAL GUIDELINES 8.2.4 ENTRANCES				
<u>Appropriate</u>	<u>Meets</u>	<u>Does Not Meet</u>	<u>N/A</u>	<u>Comments</u>
• Preserve and repair the features of a building's entrance, including piers, pilasters, columns and above-door entablatures, rather than replace them.				
• Preserve and repair the existing door and hardware; or, if necessary and little or no evidence is found for the original construction, replace with compatible materials and configuration.				
<u>NOT Appropriate</u>				
• Radically alter, reduce or enlarge a building's entrance. If the entrance is recessed, it should remain so. The Commission recognizes that, based on modern needs and uses, in certain circumstances, some alteration of the entrance might be required.				
• Use aluminum or steel doors and surrounds if not appropriate to the style and period of the building.				

Date: _____

Signature: _____



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
 Historic Preservation Commission
 Application No. PZ21-0011

DOWNTOWN & CITY PARK HISTORIC DISTRICT CHAPTER 8: GENERAL GUIDELINES FOR REPLACEMENT METHODS

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.

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GENERAL GUIDELINES 8.2 APPROPRIATE METHODS FOR REPLACEMENT OF HISTORIC ELEMENTS				
STOREFRONTS				
Appropriate	Meets	Does Not Meet		Comments
Preserve and restore original storefronts and all their character-defining components.				
Recreate components if there is sufficient physical, pictorial or architectural evidence to support their recreation. The replacement should match the original in terms of design, materials and configuration.				
Replace missing components in keeping with the size, scale, style and materials of the building, and then only if there is little or no evidence of the original construction. In such cases, the design should be a contemporary and compatible design rather than one that tries to replicate an "old" look.				
Look to the original building for guidance on consistent materials, including wood, brick and stone, when replacing a component becomes necessary.				
NOT Appropriate				
Obscure or cover up original components and details with unsympathetic materials (faux stone, brick, rough or sawn wood and similar products) is not appropriate				
Use stained or leaded glass unless it is appropriate for the				



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
Historic Preservation Commission
Application No. PZ21-0011

style and period of construction.				
Use glass block to fill openings, unless it is appropriate for the style, as it will obscure the interior and is not compatible. If the display window needs to be replaced, the new window should match the existing in terms of size, material and configuration.				
- Use steel-covered hollow core doors or aluminum doors as they have an incompatible finished appearance. The Commission will allow a degree of flexibility - in the materials used for doors as long as the contemporary material conveys the same visual appearance of the traditional material.				
Obscure the frieze with aluminum, or otherwise cover up this area. Installing an awning into the frieze is not appropriate. Instead, awnings should be installed below the frieze (and transom windows if present).				
The use of plywood or rough-sawn wood paneling is inappropriate due to deterioration and the need for constant maintenance and frequent replacement.				
Aluminum, vinyl, faux brick or stone are other materials that are inappropriate and should not be used.				

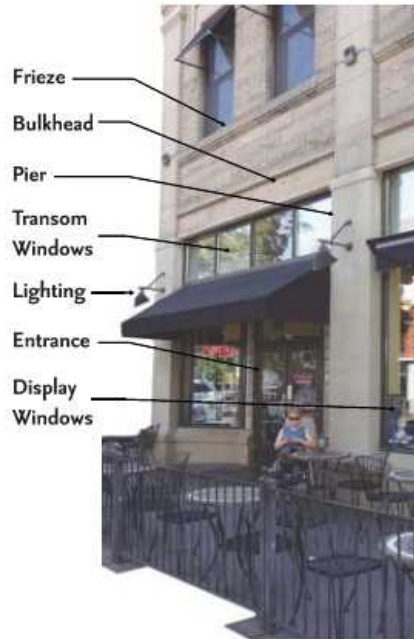
Date: _____

Signature: _____



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
Historic Preservation Commission
Application No. PZ21-0011

STOREFRONT COMPONENTS:



- The **bulkhead** is the base that supports the building over the transom windows. Bulkheads are typically brick and stone.
- **Display windows** are a single window or a series of windows designed to display goods within, usually extending from the transom to bulkhead and consisting of panes of glass.
- **Transoms**, or transom windows, are windows located above a door or display window, designed to let more daylight in above the door or display window.
- The **piers** are vertical elements that frame openings. Often designed as flat columns or pilasters, piers can be used to divide store fronts, display windows or other building entrances.
- A **frieze** is a horizontal band used to emphasize the horizontal division(s) of a building facade. Friezes are often used to divide the display windows or transoms of the ground floor from upper story windows and used for signage.
- Storefront **entrances** were recessed to create a welcoming transition area and more visibility to displays.
- **Doors** play an important role in defining the storefront and were often painted in more vivid tones and usually glazed with clear glass.
- Original **hardware** along with **lighting** reflect the specific design of the original period of construction.



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.



SHOWING CENTER AUTO PARKING
TWIN FALLS, IDAHO.

Other Photos of the Building





Comprehensive Staff Report

To: Historic Preservation Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to allow for signage on property located at 125 Main Ave W

Application: PZ20-0140

Applicant & Representative:

Perrine Man Press
125 Main Ave W
Twin Falls, ID 83301

Public Meeting: February 8, 2021

Background:

The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District.

This is a request for an approval to install a wall sign and a window sign for property located at 125 Main Avenue West.

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.

Approval Process:

The Certificate of Appropriateness process requires a public meeting. The Historic Preservation Commission shall review the "design guidelines" 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 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:

These changes are being made to an existing building that is non-contributing and in good repair. The applicable design review sections area as follows.

2.1.4 states the design goals for the Twin Falls Downtown District is to maintain and enhance the unique historic character and pedestrian scale of the buildings and their relationship to each other and the street. The policy is to 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.

3.5 states 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.

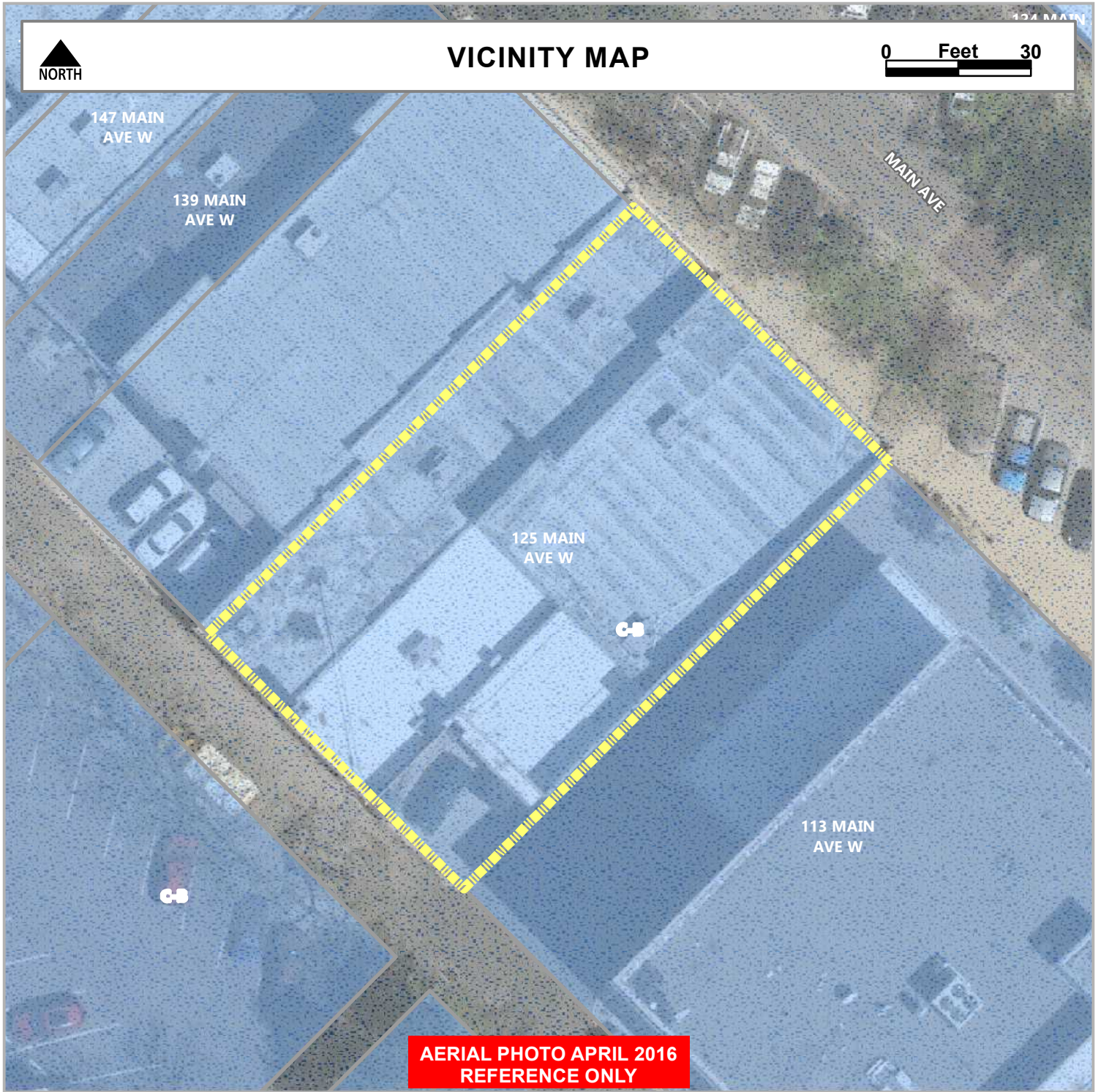
Conclusion:

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

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

To Whom It May Concern,

We would like to apply for a Certificate of Appropriateness for a new sign for Perrine Man Press located at 125 Main Ave West in the Downtown Historic District of Twin Falls. This is to add 1 sign to the front Northeast of the building. The reason for the sign is to advertise the new business. The property owner, WESLE, LLC has given permission for the proposed sign.

The Wall sign on the front elevation will be black sign paneling as pictured. The sign will be manufactured and designed to replicate the attached renditions and images noted in accordance with the Historic Guidelines.

There are also two window signs. These are hung inside the window. The signs are also designed to be within the guidelines of the Twin Falls City sign ordinances.

Sincerely,

Cory Paulson

Perrine Man Press





Perrine Man PRESS





25'

5'

Perrine Man
PRESS

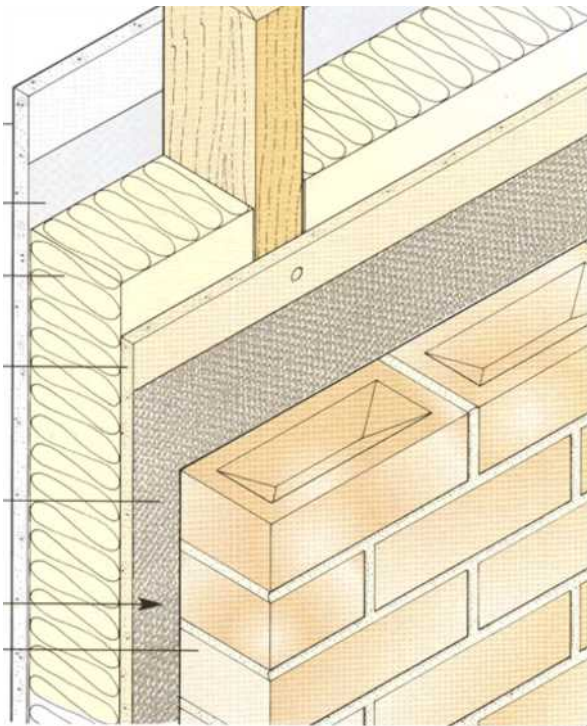
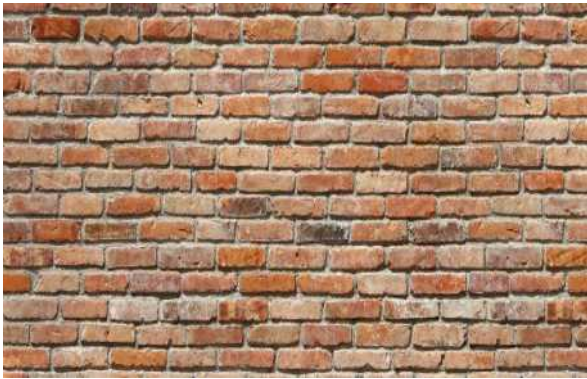
OPEN



Open

SIGN MOUNTED TO EXTERIOR WALL

- .5" Stucco
- 1'3" Brick
- Interior Studs
- Sign to be held by .5 through bolt





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.				

<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: _____



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: _____



National Register of Historic Places Registration Form

125 Main Avenue W.
Non-contributing
C. 1907

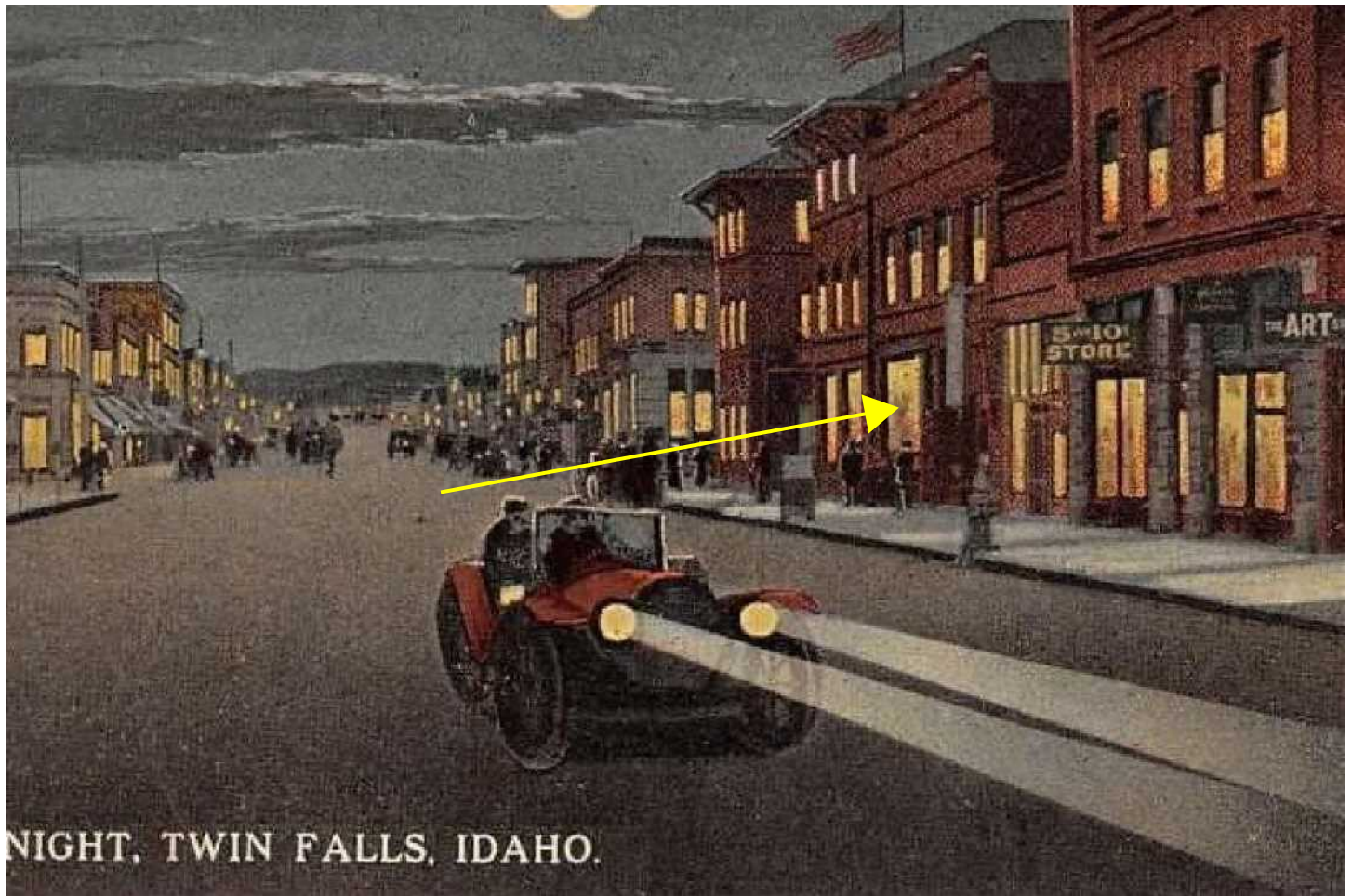
Sanborn maps indicate that this two-story building is as old as 1907. It occupied the eastern half of two city lots and originally served as an annex for the Perrine Hotel. Any vestige of its historic appearance, however, is completely hidden from the street by the application of a metal, perforated 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.



SHOWING CENTER AUTO PARKING
TWIN FALLS, IDAHO.

Other Photos of the Building





Comprehensive Staff Report

To: Historic Preservation Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to allow for proposed façade improvements on property located at 125 Main Avenue West.

Application: PZ21-0012

Applicant & Representative:

TFOZ, LLC
c/o EHM Engineers, Inc.
621 North College Rd, Ste 100
Twin Falls, ID 83301

Public Meeting: February 8, 2021

Background:

The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District.

The request is for approval of a façade change removing an existing window to replace with a man door.

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.

Approval Process:

The Certificate of Appropriateness process requires a public meeting the Historic Preservation Commission shall review the "design guidelines" 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 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:

These changes are being made to an existing building that is non-contributing and in good repair. The applicable design review sections area as follows.

2.1.4 states the design goals for the Twin Falls Downtown District is to maintain and enhance the unique historic character and pedestrian

scale of the buildings and their relationship to each other and the street. The policy is to 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.

3.6 states the policy is to create cohesion throughout the district with the use of era-appropriate materials and colors found within the district. Generally, materials extracted locally should be used.

4.1 states the policy is to encourage storefront and façade improvements while preserving the historic character, proportion, and rhythm of existing buildings within the district.

8.2.4 states entrance other than storefronts are used to access upper floor uses as well as non-store first floor uses. Often, they were recessed with highly detailed surrounds composed of piers or engaged columns, temple fronts, pediments or other ornate detailing. Entrances are irreplaceable parts of

the district's character and historic fabric.

8.2.7 states "Block form" commercial buildings have unique character-defining elements, including historic storefronts and their basic elements: bulkheads, piers, display windows, transoms, doors, entrances, and friezes. These elements should be identified, retained and preserved regardless of first floor uses.

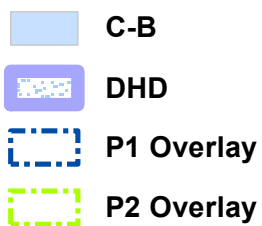
Conclusion:

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



135 Main Ave W

1. Existing building is to be divided into two retail spaces. Existing window/store front as shown on attached plans to be removed and replaced with new glass entryway door and windows. Existing non-bearing walls and two non-structural posts to be removed.

One new partition wall to be constructed to create larger restroom area. Two new partition walls to be constructed to divide retail spaces. Walls will be constructed using traditional methods (i.e. wood stud and gypsum wall board). Please see attached plan.

2. While recognizing the historical significance and role of this building as outlined in Chapter 2.1 pg. 8 of the Twin Falls Downtown and City Park Historic Design Guidelines, it's our plan to make minor improvements to the store front that will appeal to the public, and bring additional commerce and revenue to the historical district of Twin Falls.

Changes made to the store front will maintain the historical and architectural qualities of the district because the only visual difference in the building will be a portion of the storefront window being replaced with a matching store front glass door. In accordance to Chapter 3.6 pg. 20, materials used in the storefront improvement will be matched to the existing doors and windows in the vicinity, such as the Contributing Building the Orpheum, in order to maintain cohesion within the historical district.

The proposed improvements to this building will focus on the storefront only. Chapter 4.1 pg. 23 declares the need to maintain and preserve the façade as much as possible. Nearly every detail in the existing facade will be retained except for the window storefront, which we intend to replace with a matching new glass door and glass window.

By creating a secondary retail space, there is a need for an entrance into said retail space. Proposed alterations to the existing window complies with Chapter 8.1 pg. 46 in that the storefront replacement will duplicate and match the existing

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049

3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

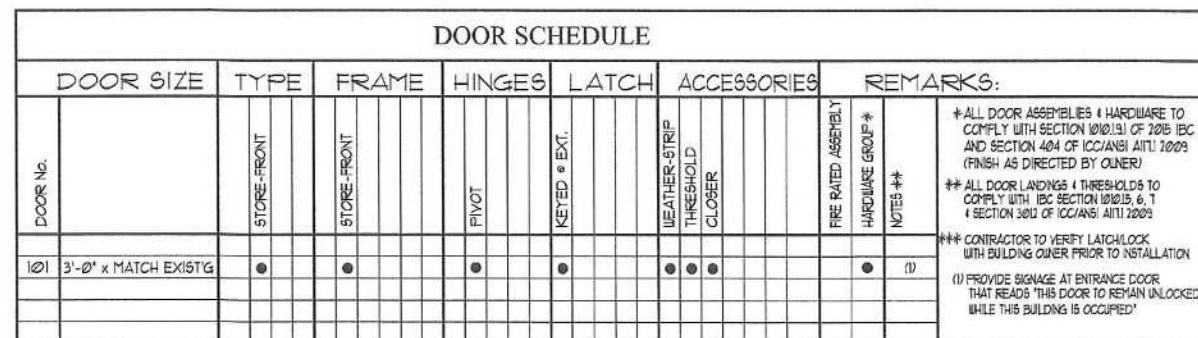
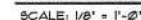
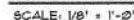
materials of a glass door and glass windows with aluminum mullions. The new storefront configuration will maintain a unified appearance within the district. Historical features will be preserved as outlined in Chapter 8.2.4 pg. 50. Pilasters, window openings, and other architectural details will be protected. The existing window will be replaced with a matching entryway door and glass window. The proposed improvements will also comply with Chapter 8.2.7 pg. 52 in that the existing bulkheads, display windows, and transom windows will be retained and preserved. The proposed improvement of a glass entryway door and a glass window for a secondary retail space will bring an appealing, cohesive design to the historical district of Twin Falls.

3. Supporting Materials/Documents:
 - a. Please see attached.
 - b. Please see attached.
 - c. Please see picture of existing building.
 - d. Not applicable at this time.
 - e. Signs are excluded from the scope of proposal work at this time.
4. Please see attached Warranty Deed for proof of legal interest.

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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.

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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.				

<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: _____



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

Application No: PZ21-0011

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

Application No. _____

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.

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3.6 MATERIALS & COLORS

POLICY Create cohesion throughout the district with the use of era-appropriate materials and colors found within the district. Generally, materials extracted locally should be used.

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

Date: _____

Signature: _____



CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET
Application No: PZ21-0011

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.				

PZ21-0011

<u>NOT</u> Appropriate				
• Replace windows or doors with vinyl or clear finish aluminum.				
• Replace windows or doors with incongruent sizes or shapes for their historic openings.				
• Re-configure ground floor storefronts to be out of proportion with the building's historic use.				
• Add awnings and sunshades of plastic or vinyl material.				

Signature: _____

Date: _____



CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS ACTION SHEET
Application No: PZ21-0011

**DOWNTOWN & CITY PARK HISTORIC DISTRICT
GENERAL GUIDELINES**

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.

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GENERAL GUIDELINES 8.2.4 ENTRANCES				
<u>Appropriate</u>	<u>Meets</u>	<u>Does Not Meet</u>	<u>N/A</u>	<u>Comments</u>
• Preserve and repair the features of a building's entrance, including piers, pilasters, columns and above-door entablatures, rather than replace them.				
• Preserve and repair the existing door and hardware; or, if necessary and little or no evidence is found for the original construction, replace with compatible materials and configuration.				
<u>NOT Appropriate</u>				
• Radically alter, reduce or enlarge a building's entrance. If the entrance is recessed, it should remain so. The Commission recognizes that, based on modern needs and uses, in certain circumstances, some alteration of the entrance might be required.				
• Use aluminum or steel doors and surrounds if not appropriate to the style and period of the building.				

Date: _____

Signature: _____



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
 Historic Preservation Commission
 Application No. PZ21-0011

DOWNTOWN & CITY PARK HISTORIC DISTRICT

CHAPTER 8: GENERAL GUIDELINES FOR REPLACEMENT METHODS

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.

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GENERAL GUIDELINES 8.2 APPROPRIATE METHODS FOR REPLACEMENT OF HISTORIC ELEMENTS				
STOREFRONTS				
Appropriate	Meets	Does Not Meet		Comments
Preserve and restore original storefronts and all their character-defining components.				
Recreate components if there is sufficient physical, pictorial or architectural evidence to support their recreation. The replacement should match the original in terms of design, materials and configuration.				
Replace missing components in keeping with the size, scale, style and materials of the building, and then only if there is little or no evidence of the original construction. In such cases, the design should be a contemporary and compatible design rather than one that tries to replicate an "old" look.				
Look to the original building for guidance on consistent materials, including wood, brick and stone, when replacing a component becomes necessary.				
NOT Appropriate				
Obscure or cover up original components and details with unsympathetic materials (faux stone, brick, rough or sawn wood and similar products) is not appropriate				
Use stained or leaded glass unless it is appropriate for the				



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
Historic Preservation Commission
Application No. PZ21-0011

style and period of construction.				
Use glass block to fill openings, unless it is appropriate for the style, as it will obscure the interior and is not compatible. If the display window needs to be replaced, the new window should match the existing in terms of size, material and configuration.				
- Use steel-covered hollow core doors or aluminum doors as they have an incompatible finished appearance. The Commission will allow a degree of flexibility - in the materials used for doors as long as the contemporary material conveys the same visual appearance of the traditional material.				
Obscure the frieze with aluminum, or otherwise cover up this area. Installing an awning into the frieze is not appropriate. Instead, awnings should be installed below the frieze (and transom windows if present).				
The use of plywood or rough-sawn wood paneling is inappropriate due to deterioration and the need for constant maintenance and frequent replacement.				
Aluminum, vinyl, faux brick or stone are other materials that are inappropriate and should not be used.				

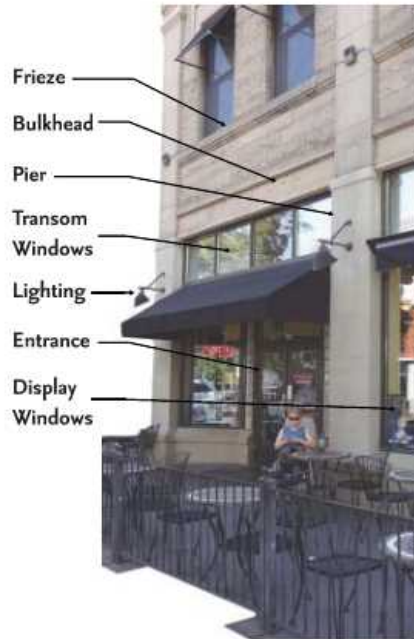
Date: _____

Signature: _____



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Historic Preservation Commission
Application No. PZ21-0011

STOREFRONT COMPONENTS:



- The **bulkhead** is the base that supports the building over the transom windows. Bulkheads are typically brick and stone.
- **Display windows** are a single window or a series of windows designed to display goods within, usually extending from the transom to bulkhead and consisting of panes of glass.
- **Transoms**, or transom windows, are windows located above a door or display window, designed to let more daylight in above the door or display window.
- The **piers** are vertical elements that frame openings. Often designed as flat columns or pilasters, piers can be used to divide store fronts, display windows or other building entrances.
- A **frieze** is a horizontal band used to emphasize the horizontal division(s) of a building facade. Friezes are often used to divide the display windows or transoms of the ground floor from upper story windows and used for signage.
- Storefront **entrances** were recessed to create a welcoming transition area and more visibility to displays.
- **Doors** play an important role in defining the storefront and were often painted in more vivid tones and usually glazed with clear glass.
- Original **hardware** along with **lighting** reflect the specific design of the original period of construction.

46. The Gem Building 83-18025
137 Main Avenue W. (133-137 Main Avenue W.)
Contributing
c. 1909

This is a two-story, brick structure with a high parapet on the street elevation. Decorative features include two rows of stepped bricks that emphasize the parapet and step down at the corners, as well as outline two horizontal boxes above the four second-story windows. These openings are one-over-one, double-hung sash with concrete surrounds and lug sills. Two entirely dissimilar treatments separate the stories: to the southeast is the space-aged, arched, concrete awning described under site 45, and to the northwest is a shallow, metal awning and a flat band of vertical, corrugated siding also used on the facade of the one-story building next door (site 47). Plate-glass windows in metal frames and 1950s-era tiles compose the remaining street level wall.

The Twin Falls Grocery and Mercantile Company occupied part of this structure in 1910; by 1914 the Twin Falls Floral Company is listed at no. 137. Young's Hardware occupied the structure during the 1920s. In 1932 the city directory lists the first story as vacant but mentions renters in the rooms above. Twin Falls Glass and Paint Co. occupied the store front at no. 133 from 1942 to 1945; Sav-Mor Drug occupied no. 137 from 1942 to 1960. The pharmacy is currently in business next door at site 47.



IT IS GENERALLY APPROPRIATE TO:

- Locate signs such that they fit within the architectural features of a façade, such as the panel band above the transom windows, about entryways, awnings, display windows or projections from these areas.
- Line up signs with other signs along the block.
- Scale and orient signs based on pedestrian traffic.
- Use painted/enamel metal, wood, sign grade foam, Extruded or materials that are durable and do not have the appearance of plastic. Other materials may be considered with sufficient documentation of durability and appropriate use within the district.
- Create one collective sign, or grouped area, for multi-tenant signage.
- Limit the number of colors used on a sign, in general no more than three accent colors may be appropriate.
- Typefaces should be in keeping with those seen in the district.
- Material should be high quality, colorfast and sun fade resistant.
- Any two-sided signs should be designed to be back to back.
- Use of effective bird control products to prevent roosting and destroying signs is recommended.
- Special consideration for sign and font types can be given when proven to be historically correct for the period specific to the building.

IT IS GENERALLY NOT APPROPRIATE TO:

- Install electronic displays or reader boards.
- Install internally lit/backlit plastic signs
- Include illuminated signs with intermittent moving, flashing, rotating or brightness changing elements.
- Install free standing or roof mounted signs.
- Highly reflective materials shall not be used.
- ~~Use of plastic or vinyl for~~ **Use of plastic as a substitute material** for exterior sign elements.
- Obscure the view of any windows, existing signs, and/or adjacent buildings to an unreasonable extent.
- Obstruct historic features of a building.

SIGN INSTALLATION

- Sign attachment anchor points and hardware should be reused in their original location to protect the original building material when feasible.
- Minimize the number of anchor points when feasible.
- When reuse of the existing anchor points is not feasible covering previous anchor points shall be done.
- New sign brackets/hardware should be designed with reuse in mind and should be decorative or complementary to the historic character of the building.
- Maintain, protect, and repair the features, material surfaces and details of historic signs.

SIGN TYPES

The following types of signs are predominantly found in these historic districts and would be considered the preferred types. However, this does not limit the ability for other signs to be reviewed and approved based on the general guidelines set forth.

AWNING SIGN

An "awning sign" is a sign which is applied to, attached, or painted on an awning or other roof like cover, intended for protection from the weather or as a decorative embellishment, projecting from a wall or roof of a structure over a window, walk, door, or the like.



- Lettering shall be centered on the awning with a typeface found within the district.
- Nylon, canvas, vinyl or other similar materials are encouraged.

HANGING SIGNS

A hanging sign is a sign that hangs from the underside of a building projection and does not employ ground support in any manner.



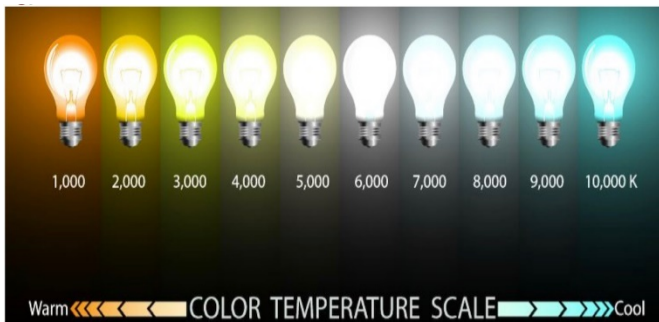
- Only one hanging sign allowed per tenant.
- A hanging sign should be mounted perpendicular to the building façade.
- A hanging sign shall be no more than 8 sq. ft. in size.

ILLUMINATED SIGNS

A sign which has characters, letters, figures, designs, or outlines illuminated by electric lights, luminous tubes, or other means as part of the sign itself.



- Signage with single tube neon or warm colored bulbs may be considered if proven to be historically correct for the period specific to the building.
- Lighting should be warm in nature and not more than 6000 K on the temperature scale.



PROJECTING SIGN

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



- Size and placement of projecting signs should not overwhelm the appearance of the building, or obscure key architectural features.
- Multi-tenant projecting signs should be installed in groups that are proportionate to the building.



WALL SIGNS

A sign installed parallel to and attached to or painted on the outside of a building.

- Preserve or lightly repaint faded or "ghost signs" on brick exteriors.
- Wall signs should project no more than six (6) inches from the main façade, excluding architectural details of the building.
- In general wall signs should be pedestrian oriented and fixed on a lower section of the building.



WINDOW SIGNS

A sign inside of or attached to a transparent or glazed surface (window or door) oriented to the outside of the building containing advertisement content.



- Window sign materials should be made of materials easily removable such as paint, clings or vinyl. ~~on the inside a window to minimize exposure to the elements and reducing maintenance issues.~~
- Window applications need to be kept in good repair and free from peeling or cracking.
- 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.

FY20 Certified Local Government "CLG" Grant Timeline

Project: Re-allocated funds for Virtual Tour Warehouse and Downtown Districts FY20

Amount Requested: \$1728

Total Budgeted Cost: \$1875

Total Granted: \$3603

Application Discussion: July 29, 2019

Commission Approval to Apply for the Grant December 2, 2019

City Council Approval December 16, 2019

Application Due December 31, 2019

Application Submitted December 17, 2019

Grant Awarded February 11, 2020

Draft publication due to SHPO May 31, 2021

Project Completion Deadline August 16, 2021

Reimbursement Request Deadline September 1, 2021

Project Manager: Samra Culum

Project:

The original request for education and to attend a conference in Seattle, WA and Pocatello, ID.

Due to COVID a re-allocation request was submitted to create a Mobile App with Visit Southern Idaho to create a virtual tour of the City Park District and make it available through their website.

FY21 Community Enhancement Grant “CEG” Grant Timeline

Project: Rock Creek Canyon Watershed Interpretive Signage

Amount Requested: \$1375.00

Total Budgeted Cost: \$2814.10

Total Granted: \$1375.00

Application Discussion June 15, 2020

Commission Approval to Apply for the Grant July 6, 2020

Application Administrative Approval July 15, 2020

Application Due July 17, 2020

Application Submitted July 16, 2020

Grant Awarded October 9, 2020

Project Draft Verbiage History February 8, 2021

Project Completion Deadline: May 10, 2021

Reimbursement Request Deadline: May 15, 2021

Project Manager: Samra Culum

Project:

To create an interpretive sign that explains the significance of the Rock Creek Canyon Watershed.