



Twin Falls Historic Preservation Commission Agenda

Monday, April 19, 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
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: April 5, 2021
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for signage on property located at 202 Shoshone Street East c/o Lytle Signs on behalf of Elegant Gowns and Tuxedos (PZ21-0045)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Certificate of Appropriateness for façade improvements to property located at 250 Main Avenue North c/o Sequoia Schmidt on behalf of DiAngelo Publications. (PZ21-0048)
By: Lisa Strickland, City Planner
- 4) Old Business
 - a) **DISCUSSION:** FY20 CLG Update
By: Lisa Strickland, City Planner
 - b) **DISCUSSION:** FY20 CEG Update
By: Lisa Strickland, City Planner
 - c) **DISCUSSION:** Historic Preservation Month - May 2021
Showcase Virtual Tours
By: Samra Culum
 - d) **ACTION ITEM:** Future Lobby Display - Volunteers
By: Lisa Strickland, City Planner
- 5) New Business
- 6) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Monday, May 3, 2021
- 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, April 5, 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) Call In Instructions

- a) To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 121 791 038#. Calls must be received between 2:50 pm - 3:00 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.

2) Confirmation of Quorum/Call Meeting to Order

Chairperson Culum called the meeting to order at 03:00 PM
A quorum was present.

Members Present: Culum, Baughman, Woodbury, Maas

Liaison Present: Hawkins

Staff Present: Strickland, Spendlove, Ebersole

3) Consent Calendar

MOTION: Commissioner Woodbury moved to approve the Consent Calendar, as presented.
Commissioner Maas seconded the motion.

Unanimously Approved by a vote of 4 to 0.

- a) Approval of Minutes from the following meeting: February 8, 2021

4) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness to modify the exterior façade on property located at 127 2nd Avenue West. c/o Susan Petruzzelli (PZ21-0034)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness to modify the exterior façade on property located at 127 2nd Avenue West. c/o Susan Petruzzelli (PZ21-0034).

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.

The building was constructed early 1920's with an expansion to the space taking place around the 1960s. It was once a Funeral Parlor and later was used for furniture retail. The applicant is planning to continue the retail use for a lighting business.

Per the Twin Falls Downtown Historic Guidelines the following apply: 2.1 Downtown General Guidelines and 3.4 exterior lighting, 3.5 Signage, 3.6 Materials & Colors, 4.1 Façade Improvements 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.

The applicants goal is to try and have the building be more cohesive with the surrounding area. Currently the applicant is not sure what issues will arise once the metal has been removed from the front of the building so the applicant has provided two options for the façade that are similar in appearance but use different materials. They are proposing a back lit sign to be placed on the front and side of the building with recessed lighting.

The Commission is charged with deciding if the proposed changes maintains the character of the downtown historic district and if the materials proposed are durable , compatible and appropriate.

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

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

HPC/Questions & Comments:

- Commissioner Woodbury asked staff about the wood feature with the company name.
- City Planner Strickland stated the applicant has been informed of the design guidelines, and she believes it is appropriate per the guidelines. She explained the signage and how it will wrap around the building. She stated the letters will be black metal with a back illumination. Commissioner Maas asked about the two different designs submitted. She stated she believes the stucco would be a better choice.
- City Planner Strickland explained that the chosen design depends on what is underneath the metal. She stated the applicant wants to blend with the design of the contributing building next door.
- Chairperson Culum stated she likes either design and believes it is a nice improvement to the neighborhood.
- Commissioner Woodbury stated this is a very thoughtful design.
- Vice Chair Baughman stated it is a vast improvement to what is currently there and is in favor of the project.

MOTION: Lisa Maas moved to approve the Certificate of Appropriateness to modify the exterior façade on property located at 127 2nd Avenue West. c/o Susan Petruzzelli (PZ21-0034). Commissioner Woodbury seconded the motion.

Unanimously Approved by a vote of 4 to 0.

5) Old Business

a) **Sign Design Guideline Amendment Update**

City Planner Strickland gave an update on the City Council vote on the Sign Design guideline amendment. She stated the website is updated and active as of March 8, 2021. She is currently working on updating the COA decision sheets.

b) **FY21 CLG Grant - Notice of Award**

City Planner Strickland gave an update on grant award. Money was awarded in February for the first video and for the Idaho Heritage Conference.

c) **Community Enhancement Grant Update - Rock Creek Watershed**

City Planner Strickland gave an update on the CEG Grant.

d) **Certified Local Government Grant- Virtual Walking Tours**

City Planner Strickland and Chairperson Culum gave an update on the Virtual Walking Tours. A final draft needs to be submitted for approval.

Action Item: Commission to draft ideas for 2021 grant.

e) **Lobby Photo Display**

Ideas for future displays: Cultures of the Magic Valley, Community Celebrations, Lost Buildings in Twin Falls.

6) New Business

Commissioner Woodbury asked for a working meeting regarding the Mobile Museum with Commissioner Baughman.

a) **Idaho Archeology and Historic Preservation Month - May 2021**

May 22 – Chairperson Culum doing a tour of CSI Community Ed. @ 11:00 am at Twin Falls City Park.

- Idea: Promote Virtual Walking Tours.

7) Upcoming Meeting(s)

- a) April 19, 2021 3:00 pm

8) Adjournment

The meeting adjourned at 03:51 PM



Date: Monday, April 19, 2021
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for signage on property located at 202 Shoshone Street East c/o Lytle Signs on behalf of Elegant Gowns and Tuxedos (PZ21-0045)

Time Estimate:

The presentation should take approximately 5-10 minutes with questions/comments to follow.

Background:

This is a request to install new signage on property located at 202 Shoshone Street East. The building is a contributing building located with the Downtown Historic District and is zoned CB, Central 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.

-

Budget Impact:

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:

See the attached National Registry of Historic Places Information

Analysis:

Staff does not anticipate any negative impacts related to this request. The applicable design guidelines have been attached to this staff report for the Commission.

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. PZ21-0045 HPC SR
2. Vicinity Map
3. Narrative
4. Exhibits
5. Exhibits -Sign
6. National Registry Information
7. Design Guideline Worksheets



Comprehensive Staff Report

Agenda Item 4.a.

To: Historic Preservation Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to allow for proposed signage on property located at 202 Shoshone St E

Application: PZ21-0045

Applicant & Representative:

Elegant Gowns and Tuxedo
202 Shoshone St E
Twin Falls, ID 83301

Public Hearing: April 19, 2021

Background:

This is a request to grant a Certificate of Appropriateness for the property located at 202 Shoshone St E.

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

Approval Process:

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

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

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

Any conditions placed by Commission shall be specifically listed on the Certificate and shall be completed as part of the approval.

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

Applicable 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 Downtonw Historic Guidelines the following apply: 2.1 General Guidelines Downtown and 3.6 Signage 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.

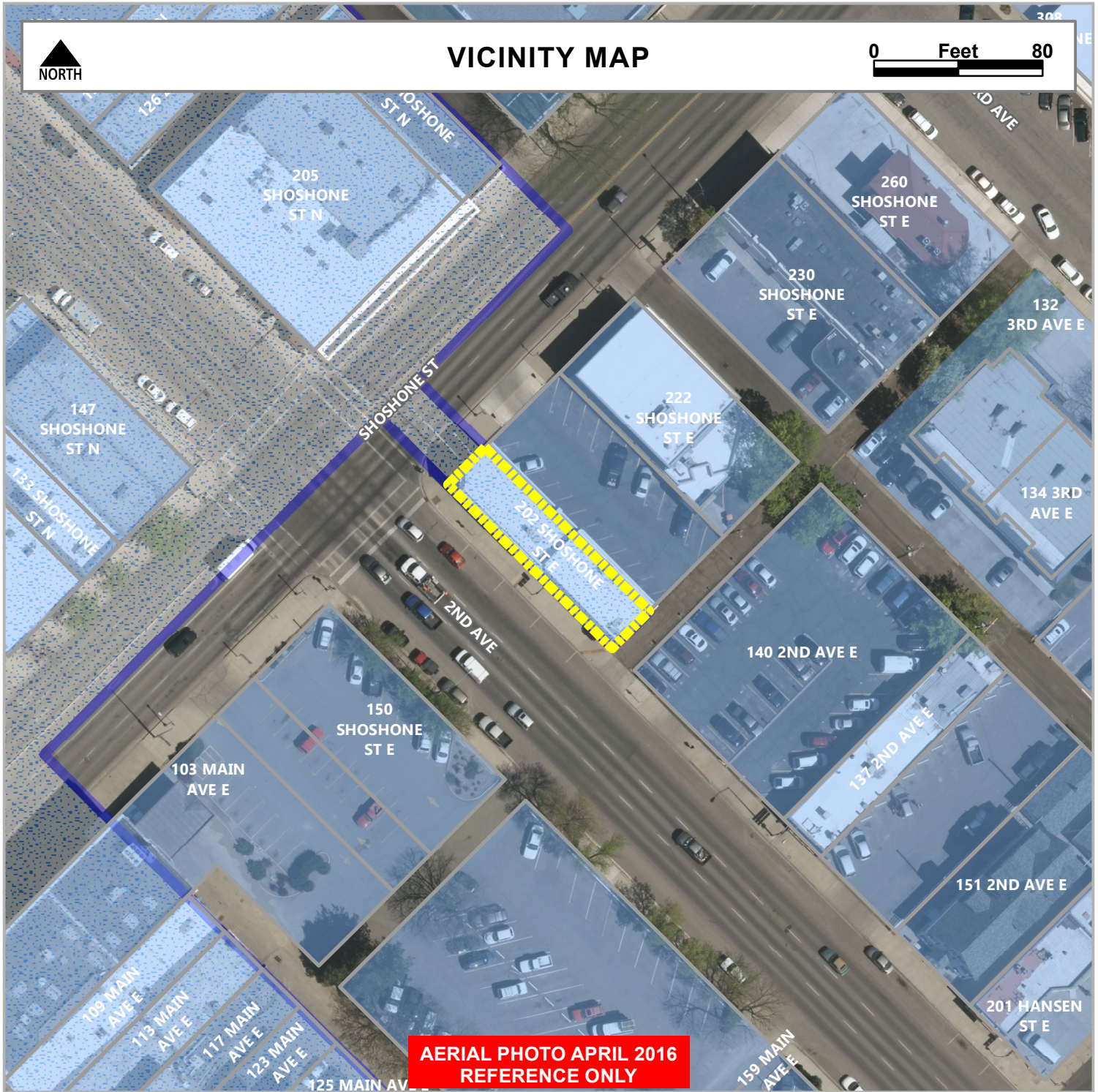
Conclusion:

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 Worksheets
5. National Registry Information



- C-B
- DHD



March 29, 2021

City of Twin Falls

Historical Committee

203 Main Ave E

Twin Falls, ID 83303

RE: New signage for Elegant Gowns and Tuxedo's

To whom it may concern:

We would like to apply for a Certificate of Appropriateness to replace (3) existing signs for Elegant Gowns and Tuxedos located at 202 Shoshone Street East in the Downtown Historic District in Twin Falls. The new signs will replace existing wall signs. The reason for the change is a change of ownership of the business. The new signs will be in the same location as existing. The owner of the property has given consent to allow the replacement of the signs.

The sign on the North elevation will be a 124 SQ FT non-illuminated aluminum panel painted in silver with digitally printed graphics in the colors of blue and red applied. The wall sign on the south will be identical but measure 47.53 SQ FT. Both signs will be mounted on 1" tube framework. The wall sign on the West elevation will be an aluminum panel painted silver with a 4" band painted black. The letters will be cut out aluminum painted blue and red. The letters will have white LED halo illumination. The signs will be designed and manufactured to replicate the examples of signs noted in section 3.5 of the Historic Guidelines. The signs are designed to fit within the architectural features of the façade of the building.

The signs will be manufactured by Lytle Signs, and professionally installed by Lytle Signs. There will be no hand lettering or plastic letters. The signs will have a professional appearance and will be designed to complement the business and neighborhood. 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

Existing North Elevation, Elegant Gowns and Tuxedo's

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

Legend

202 Shoshone St E



Existing South Elevation, Elegant Gowns and Tuxedo's

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

Legend

📍 202 Shoshone St E



Google Earth

© 2021 Google

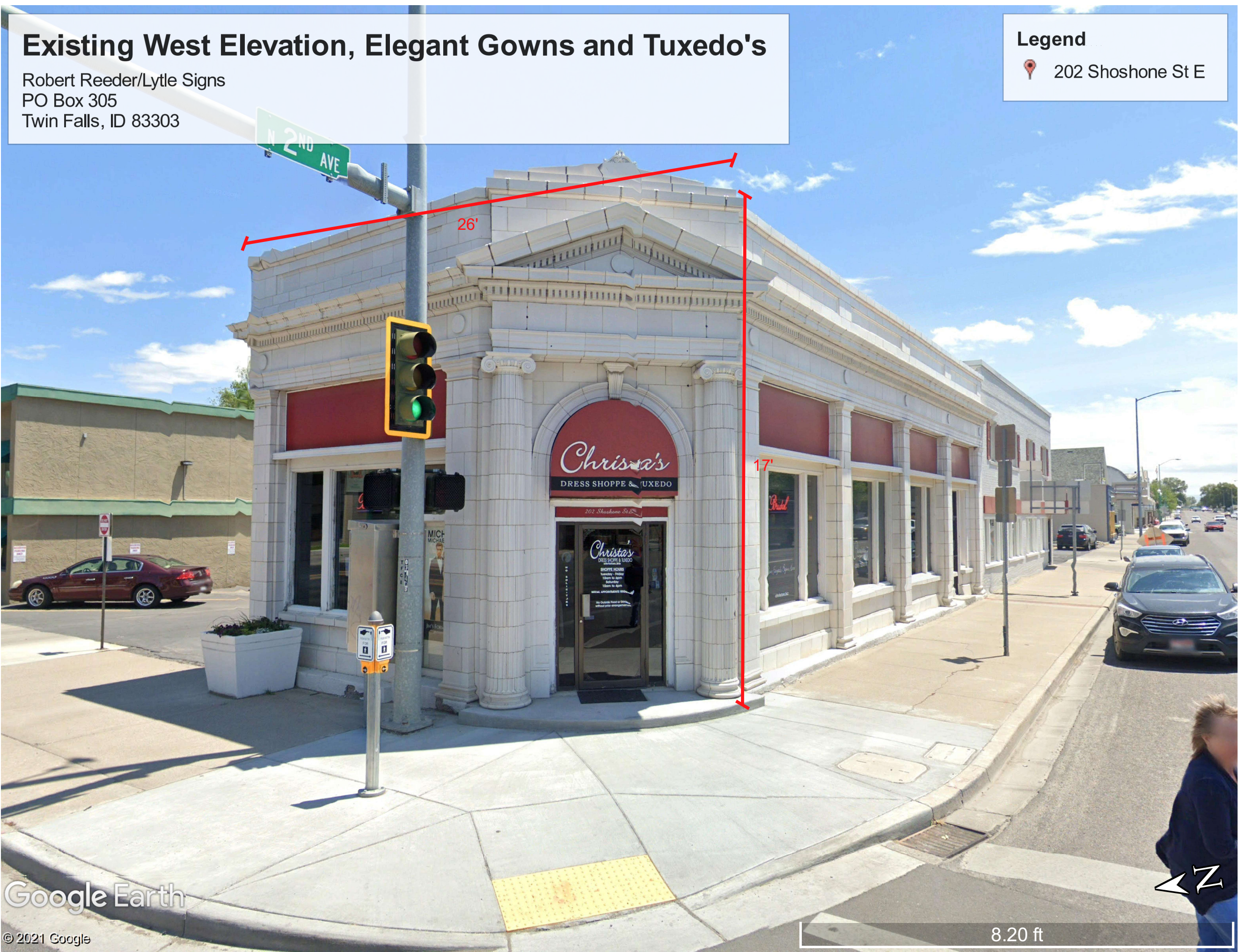
8.29 ft

Existing West Elevation, Elegant Gowns and Tuxedo's

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

Legend

202 Shoshone St E



Google Earth

© 2021 Google

8.20 ft

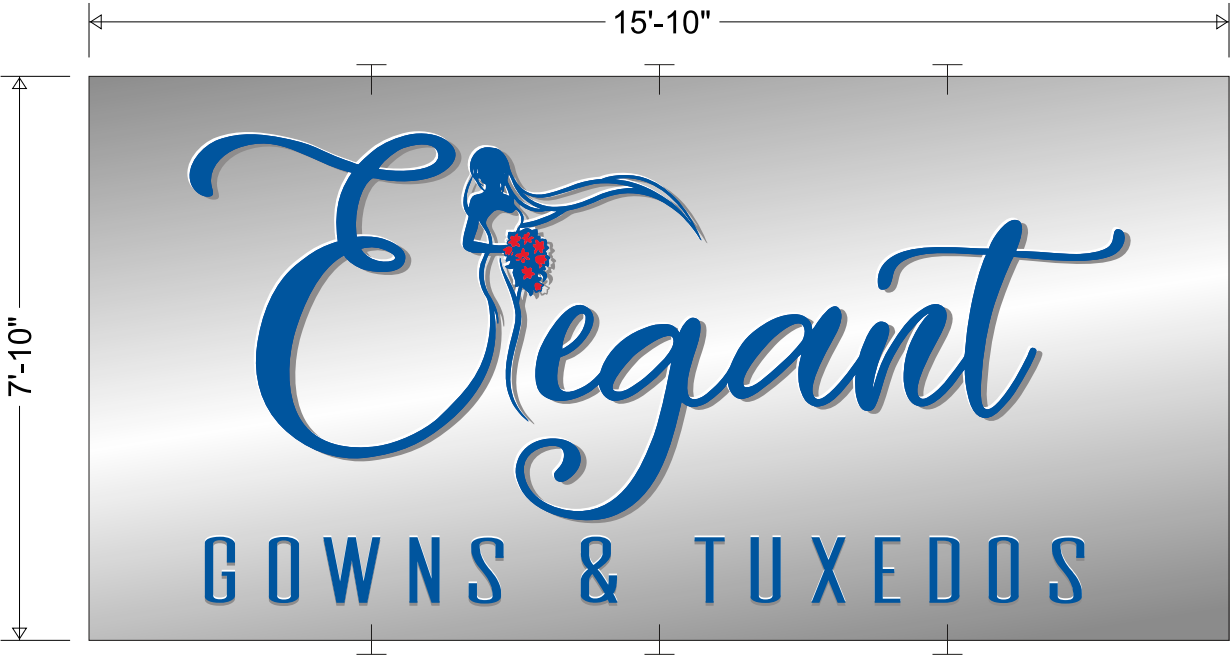


PROPOSED NEW SIGNAGE

North Elevation



EXISTING SIGNAGE



124.03 SQ FT

A S/F NON-ILLUMINATED WALL SIGN

PRE-PAINTED ALUMINUM FACE

FULL COLOR DIGITALLY PAINTED

COPY AND GRAPHICS

PROTECTIVE LAMINATE

1" SQUARE TUBE FRAMEWORK AS NEEDED

FLUSH MOUNTED

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:	Elegant Gowns & Tuxedos
ADDRESS:	202 Shoshone St. East Twin Falls, Idaho
DATE:	11Feb2021
SCALE:	3/8"=1'
ACCOUNT EXECUTIVE:	C2
DRAWN BY:	rba
FILENAME:	...\\Elegant Gowns & Tuxedo Sign Pkg (Historical) Rev1 45051, 45270-71...
QUOTE #:	45051, 45270-71
REVISIONS:	03March2021 rev1 + additions 15March2021 rev2 03-26-2021 rev3 rl

LYTLE SIGNS © 2021
ALL RIGHTS RESERVED

Lytle
SIGNS
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





PROPOSED NEW SIGNAGE

South Elevation



EXISTING SIGNAGE



47.53 SQ FT

A S/F NON-ILLUMINATED WALL SIGN

PRE-PAINTED ALUMINUM FACE

FULL COLOR DIGITALLY PAINTED

COPY AND GRAPHICS

PROTECTIVE LAMINATE

1" SQUARE TUBE FRAMEWORK AS NEEDED

FLUSH MOUNTED

Approved By: _____
Date: _____

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

CLIENT:	Elegant Gowns & Tuxedos
ADDRESS:	202 Shoshone St. East Twin Falls, Idaho
DATE:	11Feb2021
SCALE:	1/2"=1'
ACCOUNT EXECUTIVE:	C2
DRAWN BY:	rba
FILENAME:	...\\Elegant Gowns & Tuxedo Sign Pkg (Historical) Rev1 45051, 45270-71...
QUOTE #:	45051, 45270-71
REVISIONS:	03March2021 rev1 + additions 15March2021 rev2 03-26-2021 rev3 rl

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sales @lytlesigns.com





REFACE A S/F ILLUMINATED WALL SIGN

A NEW SHAPED ALUMINUM FACE PAINTED SILVER
CABINET PAINTED TO MATCH AND A BLACK 4" BAND

ROUTED OUT COPY AND GRAPHICS
w/1" MAIN COPY & 1/2" SECONDARY PUSH-THRU
BACKED UP w/DIFUSER

OVERLAY'S OF ALUMINUM PAINTED
Sw6965 Hyper Blue
Sw6868 Real Red

WHITE L.E.D HALO ILLUMINATION



PROPOSED NEW SIGNAGE



NIGHT TIME VIEW OF SIGN



EXISTING SIGNAGE

Approved By: _____
Date: _____

Unauthenticated 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:
Elegant Gowns & Tuxedos

ADDRESS:
202 Shoshone St. East
Twin Falls, Idaho

DATE:
11Feb2021

SCALE:
3/4"=1'

ACCOUNT EXECUTIVE:
C2

DRAWN BY:
rba

FILENAME:
...\\Elegant Gowns & Tuxedo
Sign Pkg (Historical) Rev1
45051, 45270-71...

QUOTE #:
45051, 45270-71

REVISIONS:
03March2021 rev1 + additions
15March2021 rev2

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7. Twin Falls Title and Abstract 83-3589
202 Shoshone Street E.
Contributing
1917

Classical detailing and an extensive use of terra cotta characterize this small, one-story structure. Fluted columns with Ionic capitals, an entablature and a pediment emphasize the corner entrance. The frieze of the entablature extends along both street frontages. Below the frieze is a transom and plate-glass windows in a tripartite arrangement. The transoms now advertise the products of a national stock brokerage firm.

A two-story addition, fronting Second Avenue E., was constructed behind the Title and Abstract Company building. It appears to date from the 1940s. It is clearly distinguished from the original structure, which has maintained a very high degree of integrity.

Local architect Burton Morse designed this building in 1917.⁴ The Peavy-Tabor Insurance Company, established in 1910, occupied it from its construction until 1960.





DESIGN GUIDELINE WORKSHEETS

APPLICATION NO: PZ21-0045

City of Twin Falls Historic Preservation Commission

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.

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.

GENERAL GUIDELINES 2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT				
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.				
• When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape.				
GENERAL GUIDELINES 2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT				



DESIGN GUIDELINE WORKSHEETS
APPLICATION NO: PZ21-0045

City of Twin Falls
Historic
Preservation
Commission

Appropriate	Meets	Does Not Meet	N/A	Comments
• Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps.				
• Locate parking spaces to the rear of the property and/or screened from streets.				
• Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.				
• Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.				
NOT Appropriate				
• Demolish viable historic structures.				
• Remove existing buildings for surface parking				
• Use incongruous materials such as unfaced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.				
• Locate parking in front of the building on the property unless proven historically located.				
• Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2. I				

GENERAL GUIDELINES 3.5 SIGNAGE (amended 03-08-21)

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				



DESIGN GUIDELINE WORKSHEETS
APPLICATION NO: PZ21-0045

City of Twin Falls
Historic
Preservation
Commission

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/enamel metal, wood, sign grade foam, Extira 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.				
• Maintain, protect, and repair the features, material surfaces and details of historic signs.				
• Preserve or lightly repaint faded or "ghost signs" on brick exteriors.				
GENERAL GUIDELINES 3.5 SIGNAGE (amended 03-08-21)				
NOT Appropriate				
• Install electronic displays or reader boards.				
• Install internally lit/backlit plastic signs				



DESIGN GUIDELINE WORKSHEETS
APPLICATION NO: PZ21-0045

City of Twin Falls
Historic
Preservation
Commission

• Include illuminated signs with intermittent flashing, rotating or brightness changing elements				
• Use plastic on the exterior of a sign.				
• Install free standing or roof mounted signs.				
• Highly reflective materials shall not be used.				
• Obscure the view of any windows, existing signs and/or adjacent buildings to an unreasonable extent.				
• Obstruct historic features of a building.				

Signature: _____

Date: _____



Date: Monday, April 19, 2021
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for façade improvements to property located at 250 Main Avenue North c/o Sequioa Schmidt on behalf of DiAngelo Publications. (PZ21-0048)

Time Estimate:

The presentation should take approximately 5-10 minutes with questions/comments to follow.

Background:

This is a request to remove metal siding from a contributing building located at 250 Main Avenue North. The property is located with the Downtown Historic District and is zoned CB, Central 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.

Budget Impact:

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:

See attached National Registry of Historic Places Information.

Analysis:

Staff do not anticipate any negative impacts related to this request. The applicable design guidelines have been attached to this staff report for the Commission,

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. PZ21-0048 HPC SR
2. Vicinity Map
3. Narrative
4. Interior View of Windows
5. Design Guideline Worksheets
6. National Registry Info



Comprehensive Staff Report

Agenda Item 4.b.

To: Historic Preservation Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Certificate of Appropriateness** to allow for façade improvements on property located at 202 Shoshone Street East

Application: PZ21-0045

Applicant & Representative:

Sequoia Schmidt/Diangelo Publications
250 Main Ave N
Twin Falls, ID 83301

Public Hearing: April 19, 2021

Background:

This is a request to grant a Certificate of Appropriateness for the property located at 250 Main Avenue North.

The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District. The applicant is proposing removal of existing siding panels and installing new glass in the existing window frames.

Currently the plan is to remove the metal siding from the front of the building and replace the old glass in the existing window frames. The applicant is not sure what type of material is below the window frames on the second floor, but she has expressed that she wants to keep the building intact and maintain its existing features.

Staff has explained that if alterations, or repairs are required after the metal is removed approval for another Certificate of Appropriateness will be required prior to any work.

Approval Process:

The Certificate of Appropriateness process requires a public meeting in which

interested persons can be heard, with regards to the application.

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

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

Any conditions placed by Commission shall be specifically listed on the Certificate and shall be completed as part of the approval.

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

Applicable 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: 2.1.5 General Guidelines Downtown District along with 3.6 Project Materials & Colors and 4.1 Façade Improvements. 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 proposed 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.

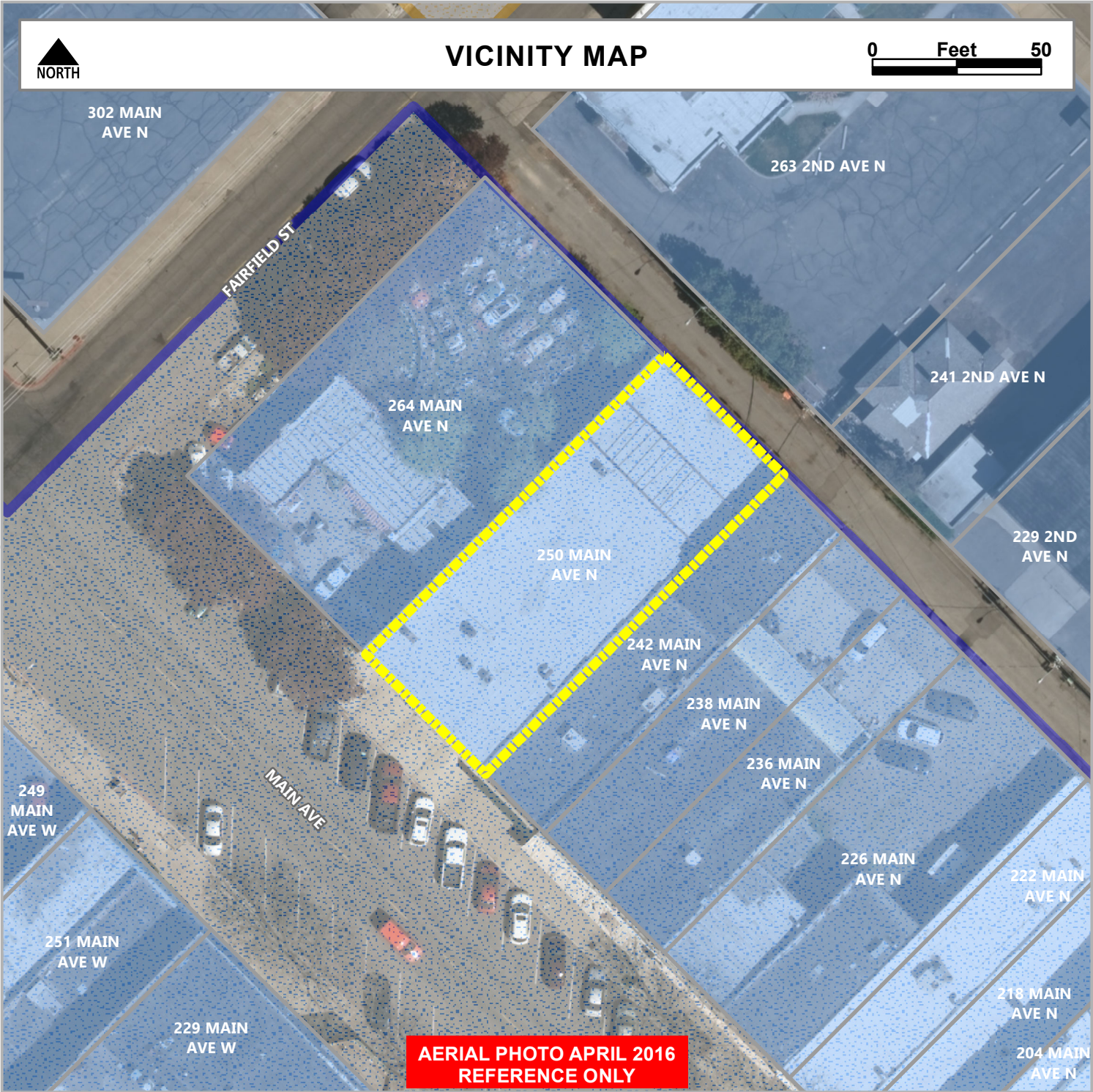
Attachments:

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



VICINITY MAP

0 Feet 50



- C-B
- DHD

I have hired a glass company to create double pane glass to insert in the window frames, they will need install them once the metal is off the front of the building.

The windows you see on the sketch - are already part of the original building. (see photos and rendering)

I am not proposing to make any adjustments to the building, simply remove the metal, we will not know what's underneath the metal until after it is removed.

We believe it is wood but are not sure, if it is wood, we will simply do a protective coat of seal and leave the rest as is. We are attempting to keep as much of the original feel and look of the building as possible.







DESIGN GUIDELINE WORKSHEETS
APPLICATION NO: PZ21-0048

City of Twin Falls
Historic
Preservation
Commission

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.

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.

GENERAL GUIDELINES 2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT				
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.				
• When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape.				



DESIGN GUIDELINE WORKSHEETS
APPLICATION NO: PZ21-0048

City of Twin Falls
Historic
Preservation
Commission

GENERAL GUIDELINES 2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps.				
• Locate parking spaces to the rear of the property and/or screened from streets.				
• Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.				
• Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.				
NOT Appropriate				
• Demolish viable historic structures.				
• Remove existing buildings for surface parking				
• Use incongruous materials such as unfaced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.				
• Locate parking in front of the building on the property unless proven historically located.				
• Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2. I				
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.				



DESIGN GUIDELINE WORKSHEETS
APPLICATION NO: PZ21-0048

City of Twin Falls
Historic
Preservation
Commission

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

GENERAL GUIDELINES 4.1 FAÇADE IMPROVEMENTS

Appropriate	Meets	Does Not Meet	N/A	Comments
• Maintain, preserve, and restore existing historic materials and details wherever possible.				



DESIGN GUIDELINE WORKSHEETS
APPLICATION NO: PZ21-0048

City of Twin Falls
Historic
Preservation
Commission

• Remove non-original, unsympathetic, out-of-scale, elements and those in poor repair.				
• Recreate components if there is sufficient physical/pictorial evidence.				
• Add awnings and sunshades of materials consistent with historical character and materials found in the district.				
• 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.				
NOT Appropriate				
• Cover up or block up original components and details. If such coverings/blockages exist, they should be removed and replaced appropriately.				
• Infill openings with glass block, obscure glass, reflective glass, or leaded glass, unless appropriate to the original style of the building.				
• Remove or cover historic wall materials with non-era materials such as wood, vinyl, or E.I.F.S.				
• Replace windows or doors with vinyl or clear finish aluminum.				
• Replace windows or doors with incongruent sizes or shapes for their historic openings.				
• Re-configure ground floor storefronts to be out of proportion with the building's historic use.				
• Add awnings and sunshades of plastic or vinyl material.				

Signature: _____

Date: _____



14. J.A. Barrett Auto Co. 83-18004
250 Main Avenue N.
Contributing
c. 1921

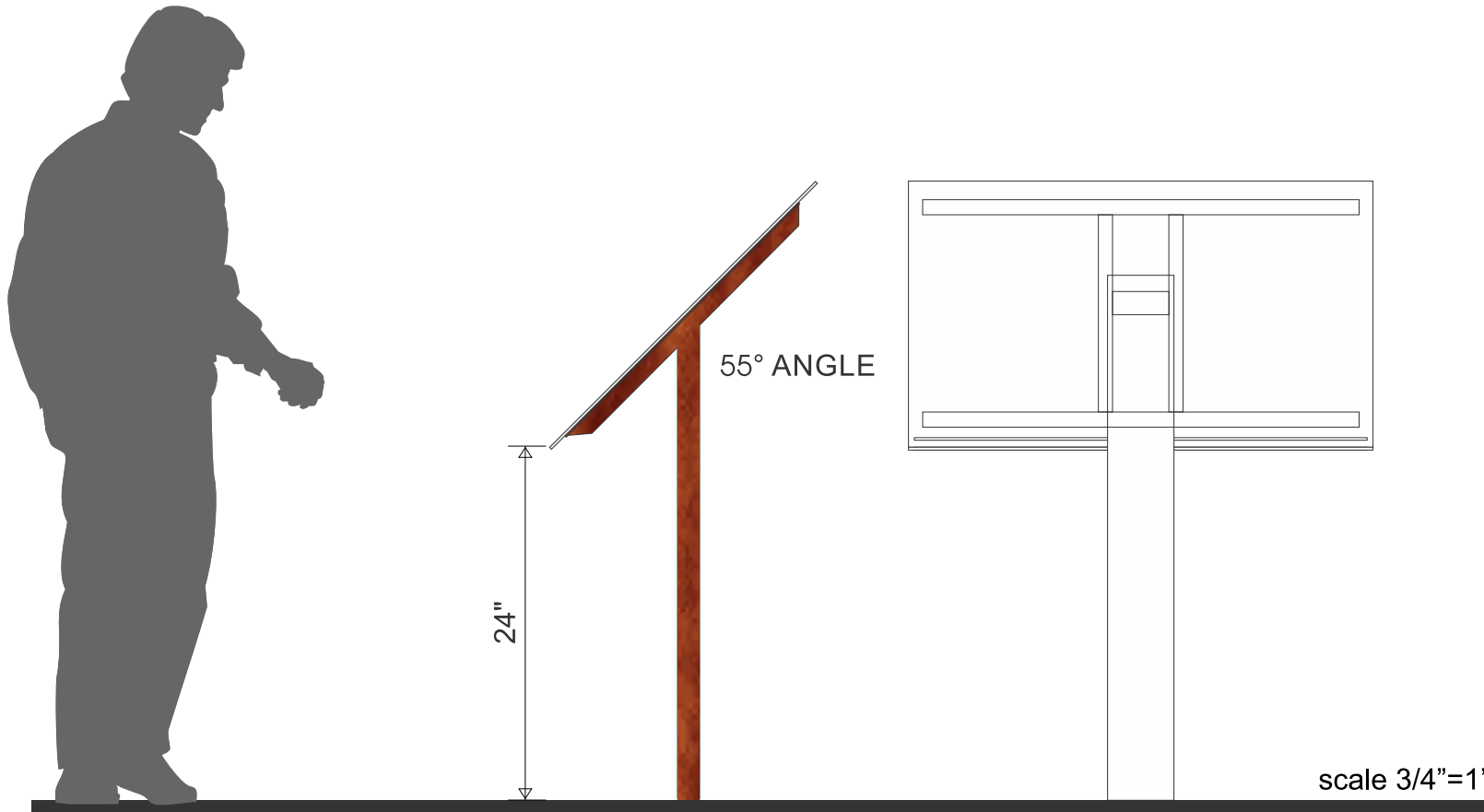
The physical integrity of this building has been compromised by the application of vertical wood siding over original wall openings. Today only a four-panel display window and two glass doors remain in what was once most likely a large expanse of glass. Despite this recent siding, the building's unusual masonry ornamentation is still evident: squares and diamond patterns in the frieze, quoins, and inset horizontal panels on the piers. Because the massing and the original brick design is visible, the building is considered contributing.

Born in Morgan, Utah in 1882, John A. Barrett moved to Twin Falls in 1912 to work for a Studebaker car dealership. The 1918 city directory mentions his name under "J.A. Barrett Studebaker

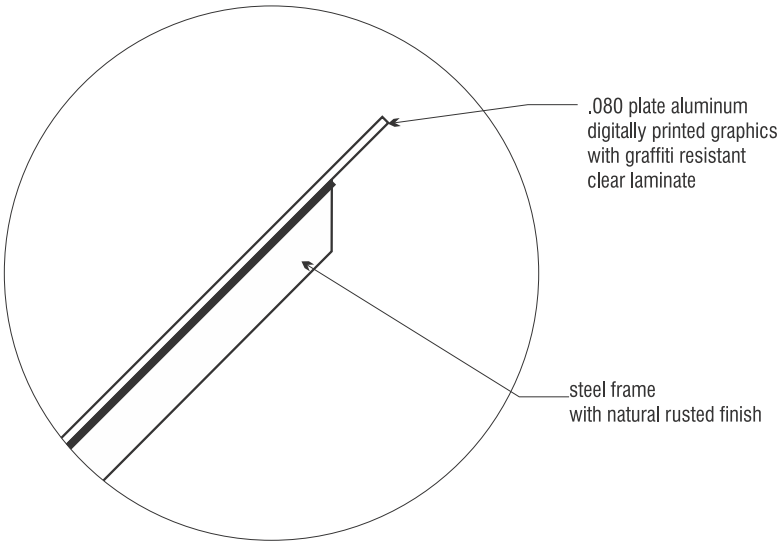
Bros. Co. of Utah," although his business was not this address. By 1922 the Sanborn map indicates the existing building with his name, but apparently Barrett's was not here long as it fails to appear after 1926 in the directory. His obituary states that he moved to Long Beach, California after living in Twin Falls, so perhaps he moved to that community during the late 1920s.⁵

The building's use during the 1930s is unclear; from 1941 until 1960 it was used as the "Bowladrome." For a few years in the early 1960s it sat vacant, until 1965 when the D & B Supply Co. Inc., an agricultural implement firm, occupied the building. Today a printing company is located here.





SIDE VIEW FOR DETAIL ONLY
NOT TO SCALE

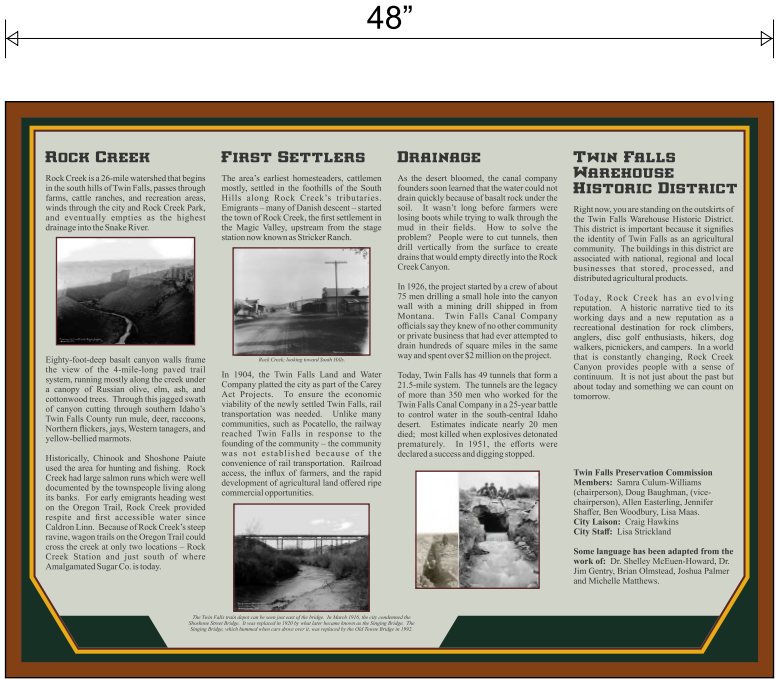


FREE-STANDING INTERPRETIVE DISPLAY

STEEL CONSTRUCTION – FRAMEWORK AS NEEDED AND 2”x6” RECTANGLE TUBE POST
w/a NATURAL RUST FINISH

S/F INTERPRETIVE PANEL – DIGITALLY PRINTED COPY AND GRAPHICS APPLIED
TO .080 PLATE ALUMINUM PANEL
w/GRAFFITTI RESISTANT LAMINATE
(SEE PAGE 2 FOR GRAPHICS PROOF)

INSTALLATION BY DIRECT BURIAL IN CONCRETE FOOTING



scale 1”=1’

Approved By: _____ Date: _____

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

CLIENT:	TWIN FALLS HISTORIC PRESERVATION COMMISSION
ADDRESS:	324 HANSEN ST. EAST TWIN FALLS, ID
DATE:	04-12-2021
SCALE:	AS NOTED
ACCOUNT EXECUTIVE:	MIKE S.
DRAWN BY:	RL
FILENAME:	TWIN FALLS HISTORIC COMMISSION/ROCK CREEK INTERPRETIVE PANEL 45673.CDR
QUOTE #:	45673
REVISIONS:	04-15-2021



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Rock Creek

Rock Creek is a 26-mile watershed that begins in the south hills of Twin Falls, passes through farms, cattle ranches, and recreation areas, winds through the city and Rock Creek Park, and eventually empties as the highest drainage into the Snake River.



Eighty-foot-deep basalt canyon walls frame the view of the 4-mile-long paved trail system, running mostly along the creek under a canopy of Russian olive, elm, ash, and cottonwood trees. Through this jagged swath of canyon cutting through southern Idaho’s Twin Falls County run mule, deer, raccoons, Northern flickers, jays, Western tanagers, and yellow-bellied marmots.

Historically, Chinook and Shoshone Paiute used the area for hunting and fishing. Rock Creek had large salmon runs which were well documented by the townspeople living along its banks. For early emigrants heading west on the Oregon Trail, Rock Creek provided respite and first accessible water since Caldron Linn. Because of Rock Creek’s steep ravine, wagon trails on the Oregon Trail could cross the creek at only two locations – Rock Creek Station and just south of where Amalgamated Sugar Co. is today.

First Settlers

The area’s earliest homesteaders, cattlemen mostly, settled in the foothills of the South Hills along Rock Creek’s tributaries. Emigrants – many of Danish descent – started the town of Rock Creek, the first settlement in the Magic Valley, upstream from the stage station now known as Stricker Ranch.



Rock Creek; looking toward South Hills.

In 1904, the Twin Falls Land and Water Company platted the city as part of the Carey Act Projects. To ensure the economic viability of the newly settled Twin Falls, rail transportation was needed. Unlike many communities, such as Pocatello, the railway reached Twin Falls in response to the founding of the community – the community was not established because of the convenience of rail transportation. Railroad access, the influx of farmers, and the rapid development of agricultural land offered ripe commercial opportunities.



The Twin Falls train depot can be seen just east of the bridge. In March 1916, the city condemned the Shoshone Street Bridge. It was replaced in 1920 by what later became known as the Singing Bridge. The Singing Bridge, which hummed when cars drove over it, was replaced by the Old Towne Bridge in 1992.

Drainage

As the desert bloomed, the canal company founders soon learned that the water could not drain quickly because of basalt rock under the soil. It wasn’t long before farmers were losing boots while trying to walk through the mud in their fields. How to solve the problem? People were to cut tunnels, then drill vertically from the surface to create drains that would empty directly into the Rock Creek Canyon.

In 1926, the project started by a crew of about 75 men drilling a small hole into the canyon wall with a mining drill shipped in from Montana. Twin Falls Canal Company officials say they knew of no other community or private business that had ever attempted to drain hundreds of square miles in the same way and spent over \$2 million on the project.

Today, Twin Falls has 49 tunnels that form a 21.5-mile system. The tunnels are the legacy of more than 350 men who worked for the Twin Falls Canal Company in a 25-year battle to control water in the south-central Idaho desert. Estimates indicate nearly 20 men died; most killed when explosives detonated prematurely. In 1951, the efforts were declared a success and digging stopped.



Twin Falls Warehouse Historic District

Right now, you are standing on the outskirts of the Twin Falls Warehouse Historic District. This district is important because it signifies the identity of Twin Falls as an agricultural community. The buildings in this district are associated with national, regional and local businesses that stored, processed, and distributed agricultural products.

Today, Rock Creek has an evolving reputation. A historic narrative tied to its working days and a new reputation as a recreational destination for rock climbers, anglers, disc golf enthusiasts, hikers, dog walkers, picnickers, and campers. In a world that is constantly changing, Rock Creek Canyon provides people with a sense of continuum. It is not just about the past but about today and something we can count on tomorrow.

Twin Falls Preservation Commission

Members: Samra Culum-Williams (chairperson), Doug Baughman, (vice-chairperson), Allen Easterling, Jennifer Shaffer, Ben Woodbury, Lisa Maas.
City Liaison: Craig Hawkins
City Staff: Lisa Strickland

Some language has been adapted from the work of: Dr. Shelley McEuen-Howard, Dr. Jim Gentry, Brian Olmstead, Joshua Palmer and Michelle Matthews.

Approved By: _____
Date: _____

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PAGE 2 OF 2

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