



Twin Falls Historic Preservation Commission Agenda

Monday, May 17, 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 19, 2021
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for façade improvements on property located at 250 Main Avenue North c/o Sequoia Schmidt. (PZ21-0059)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Certificate of Appropriateness for signage on property located at 162 Main Avenue North c/o Linsey Higley. (PZ21-0061)
By: Lisa Strickland, City Planner
- 4) Old Business
 - a) **DISCUSSION:** CEG Grant Information
 - b) **DISCUSSION:** CLG Grant Information
- 5) New Business
- 6) Upcoming Meeting(s)
 - a) Monday, June 7, 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 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

Chairperson Culum called the meeting to order at 3:00 pm
A quorum was present.

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

Liaison Present: Hawkins

Staff Present: Ebersole, Strickland, Hart

2) Consent Calendar

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

Unanimously Approved by a vote of 6 to 0.

- a) Approval of Minutes from the following meeting: April 5, 2021

3) Certificate of Appropriateness

- a) 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)

Staff Presentation:

City Planner Strickland presented the 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)

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.

City Planner Strickland stated the signs will have Halo illumination and will be placed at the same locations as the previous signs. She stated these signs will be slightly larger, but still meet the design guidelines. She stated this is a contributing building in the Historic Downtown District.

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.

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.

Applicant Presentation:

Craig Lookingbill, Lytle Signs, applicant representative, presented the request for a Certificate of Appropriateness for signage on property located at 202 Shoshone Street East. He stated the signs are a bit larger to be seen better. There will be three signs total.

HPC Questions & Comments:

- Commissioner Easterling asked if there will be a sign on 2nd Avenue East.
- Applicant stated there will not be a sign on 2nd Avenue East at this time.
- Chairperson Culum asked the # of signs.
- Mr. Lookingbill stated there will be three signs.
- Commissioner Easterling asked if the temporary sign on 2nd Avenue East will come down.
- Applicant stated yes, the sign will come down.
- Commissioner Woodbury asked about the halo illumination.
- Mr. Lookingbill clarified the Halo illumination.

Discussion: without concerns

MOTION: Commissioner Easterling moved to approve the 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), as presented with staff recommendations. Commissioner Maas seconded the motion.

Unanimously approved by a vote of 6 to 0.

- b) 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)

Staff Presentation:

City Planner Strickland presented the 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)

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.

She stated this building is in the CB (Commercial Business) zone in the Historic Downtown District. She stated the metal siding will be removed from the front of building and the window panes will be replaced. The rest of the building will remain intact. She stated the goal is to bring back to what the building looked like prior to the metal on building.

City Planner Strickland clarified with the applicant that if any of the facade needs to be repaired or changed, a new Certificate of Appropriateness application will need to be submitted for approval.

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,

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.

Applicant Presentation:

Ashley Prantis, representing applicant, stated the goal is to remove the yellow tin and preserve what is underneath. She stated they will be replacing windows if they are broken or need to be repaired.

PZ/Questions & Comments:

- Commissioner Easterling asked for a picture of the original building, without the metal.
- City Planner Strickland stated they were not able to locate a picture without the metal.
- Commissioner Easterling asked what type of business will be run through the building.
- Applicant stated a printing and publishing business.

MOTION: Commissioner Woodbury moved to approve the 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), as presented with staff recommendations. Commissioner Easterling seconded the motion.

Unanimously approved by a vote of 6 to 0.

4) Old Business

a) FY20 CLG Update

City Planner Strickland sent link to the commission to the Virtual Walking Tour video, and stated she received positive feedback.

Commissioner Maas volunteered to contact the three churches in the video for interior shots to add to the video.

City Planner Strickland stated the deadline for submittal of final draft to state for review is May 31. She stated the video must be completed by 9/1/21 for the grant.

b) FY20 CEG Update

Lytle Signs sent in a quote for the mockup of the Interpretive Sign. The grant funds are for a total of \$1378.

Discussion ensued with the other costs incurred with this project.

Suggestions were given on how to improve the sign, by changing the verbiage and filling in with pictures.

Commissioner Baughman volunteered to create titles for the sign by the next HPC meeting.

Chairperson Culum volunteered to work on the text and get a budget from CSI for their part on the sign.

City Planner Strickland stated she needs all revisions/changes by 5/1/21.

The sign must be completed for submittal by 5/14/21.

c) **Historic Preservation Month - May 2021**

- **Showcase Virtual Tours**

Commission discussed showcasing the Virtual Walking Tours during the CSI Community Education Historic Park Tours on May 22.

d) **Future Lobby Display - Volunteers**

City Planner Strickland asked for a volunteer to put together next set of pictures and text for the next lobby display to be displayed in June. Commissioner Woodbury volunteered to do the next display -Lost and Found buildings in Twin Falls.

5) **New Business**

None

6) **Upcoming Meeting(s)**

a) Monday, May 3, 2021

7) **Adjournment**

The meeting adjourned at 04:05 PM



Date: Monday, May 17, 2021
To: Historic Preservation Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for façade improvements on property located at 250 Main Avenue North c/o Sequoia Schmidt. (PZ21-0059)

Time Estimate:

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

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 has received a Certificate of Appropriateness to remove the existing metal from the front of the building and to replace the glass in the existing windows on the second floor. This proposal is to update the façade to its original state by sandblasting the brick that has been painted white and is peeling. The applicant would also like to replace the aged wood and stain and seal it to match the existing window frames on the second floor. The last portion of the request is to place a vinyl sign on the door to display the business name.

After the last meeting the applicant has made arrangements to schedule the removal of the metal from the front of the building. The project should take approximately 2-3 days and will greatly improve the appearance of the building bringing it back to life helping it blend in with the character of the downtown.

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 National Historic Registry Information in packet

Analysis:

Per the Twin Falls Downtown Historic Guidelines the following apply: 2.1.5 General Guidelines Downtown District along with 3.5 Signage 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.

Conclusion:

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

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. PZ21-0059 HPC SR Packet



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 façade improvements on property located at 250 Main Ave N

Application: PZ21-0059

Applicant & Representative:

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

Public Hearing: May 17, 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 has received a Certificate of Appropriateness to remove the existing metal from the front of the building and to replace the glass in the existing windows on the second floor. This proposal is to update the façade to its original state by sandblasting the brick that has been painted white and is peeling. The applicant would also like to replace the aged wood and stain and seal it to match the existing window frames on the second floor. The last portion of the request is to place a vinyl sign on the door to display the business name.

After the last meeting the applicant has made arrangements to schedule the removal of the metal from the front of the building. The project should take approximately 2-3 days and will greatly improve the appearance of the building bringing it back to life helping it blend in with the character of the downtown.

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 3.5 Signage 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:

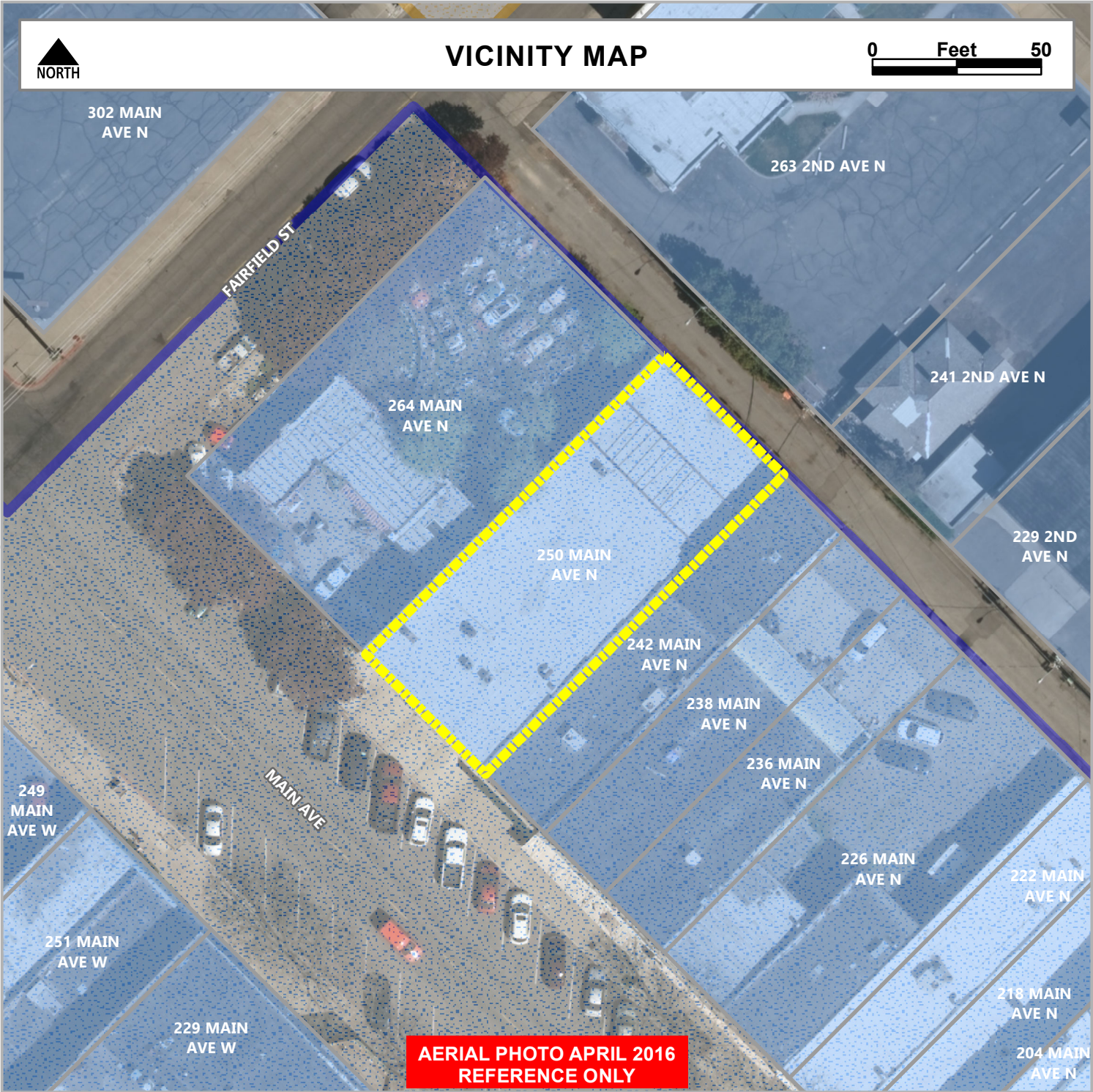
1. Subject to site plan amendments as required by City Code Standards.
2. Subject to the applicant obtaining permits as required by City Code Standards.

Attachments:

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



VICINITY MAP



-  C-B
-  DHD

Front Door Decal

We would like to add a small to medium sized vinyl logo to the front door. An example is provided as to size, color, and location. The example is slightly larger than actual size desired. (Reference Image #1)



1 May
Jett

Wooden Features

#1 Underneath the Tin are wooden 2x4s; however, the 2x4s do not cover the entirety of the building. We would like to add wood as to match what is already there and finish the empty/missing areas of wood. (Reference Image #2)

#2 We will then seal all wooden surfaces with high quality sealant as to protect and preserve original wood and wood that was used to fill in missing/open space.

#3 At the bottom of the building there is peeling paint and a few spots needing patchwork. We would like to patch what is needed and then cover with sealed wood to match the original color and style of wood already on the building.
(Reference Image #3 & #4)

Image #2



Image #3



Page #1

From: **Tiajah Nelson** distribution@diangelopublications.com
Subject: IMG_5887.jpeg
Date: April 28, 2021 at 2:30 PM
To: Tiajah Nelson distribution@diangelopublications.com



Removal of Paint

The original brick was painted over in white which is now peeling and somewhat incongruous with the rest of historic downtown. We would like to restore to original brick by means of sandblasting. Submitted images show the test area and how it was able to remove the paint without stripping the original brick. After the sandblasting is done we will be applying a lacquer sealant to the brick to prevent any decay and protect the brick itself. (Reference image #5 & #6)

From: Tiajah Nelson distribution@diangelopublications.com
Subject:
Date: April 28, 2021 at 2:47 PM
To: Distribution Center diangelodistribution@gmail.com

Image #5

TN



Magge #6





Design Guideline Worksheets

Application No: _____

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 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.				



Design Guideline Worksheets

Application No: _____

Appropriate	Meets	Does Not Meet	N/A	Comments
• When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape.				
• Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps.				
• Locate parking spaces to the rear of the property and/or screened from streets.				
• Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.				
• Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.				
NOT Appropriate				
• Demolish viable historic structures.				
• Remove existing buildings for surface parking				
• Use incongruous materials such as 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: _____



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

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.

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.				

Date: _____

Signature: _____



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

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.				



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ19-00##

City of Twin Falls
Historic
Preservation
Commission

<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: _____



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.





Date: Monday, May 17, 2021
To: Historic Preservation Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for signage on property located at 162 Main Avenue North c/o Linsey Higley. (PZ21-0061)

Time Estimate:

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

Background:

This is a request to grant a Certificate of Appropriateness for the property located at 162 Main Ave N to request approval of a proposed sign design.

The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District. The project will be for a projecting sign hung above the entrance to the building from existing hardware.

In 2019 the Historic Preservation Commission approved a Certificate of Appropriateness for the Unique Twist projecting sign, this will be an addition to this sign for Divine Style.

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 National Registry Information in packet

Analysis:

Per the Twin Falls Downtown Historic Guidelines the following apply: 2.1 General Guidelines and 3.5 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.

Conclusion:

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

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. PZ21-0061 HPC SR Packet



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 a proposed sign on property located at 162 Main Ave N

Application: PZ21-0061

Applicant & Representative:

Divine Style
c/o Linsey Higley
162 Main Ave N
Twin Falls, ID 83301

Public Hearing: May 17, 2021

Background:

This is a request to grant a Certificate of Appropriateness for the property located at 162 Main Ave N to request approval of a proposed sign design.

The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District. The project will be for a projecting sign hung above the entrance to the non-contributing building from existing hardware.

In 2019 the Historic Preservation Commission approved a Certificate of Appropriateness for the Unique Twist projecting sign, this will be an addition to this sign for Divine Style.

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 General Guidelines and 3.5 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



 **P1 Overlay**
 **C-B**

Current Zoning & Land Use:

C-B P-1 Parking Overlay

Comprehensive Plan Designation:

Central Business

Applicable Regulations or Codes:

10-13-1 Certificate of Appropriateness

Adjacent Zoning & Land Uses:

North: C-B; Commercial/Retail

South: C-B; Commercial/Retail

East: C-B; Main Ave E

West: C-B; Parking Lot

April 26th, 2021

To Whom It May Concern,

I am the building owner of 164 Main where Ms. Higley is a tenant. This letter is written permission for her to obtain a sign to hang on the building for her business, Divine Style. Please feel free to reach out to me with any questions or concerns.

Thank you
Nicole Gabiola
Boise Lofts, LLC
208-861-0507

A handwritten signature in black ink, consisting of a large, stylized 'N' followed by a horizontal line extending to the right.

4-26-2021



1 inch chain link



Divine Style sign=
1 foot



6 inch chain link



Unique Twist Jewelry sign=
2 foot

This allows a 11 foot clearance between the lowest hanging sign and the sidewalk.



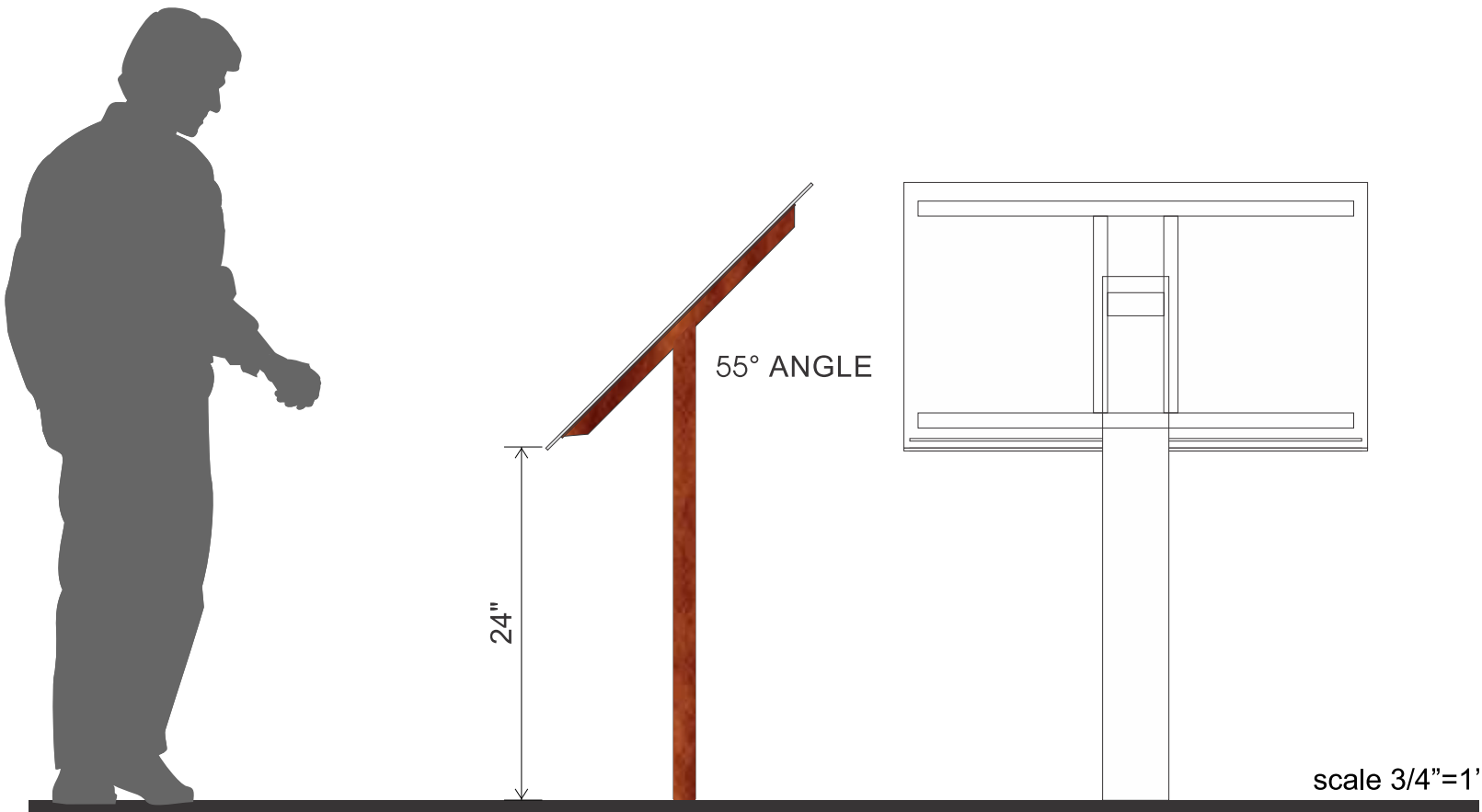


23. Idaho Power Company building 83-3342
 164 Main Avenue N.
 Non-contributing
 c. 1918

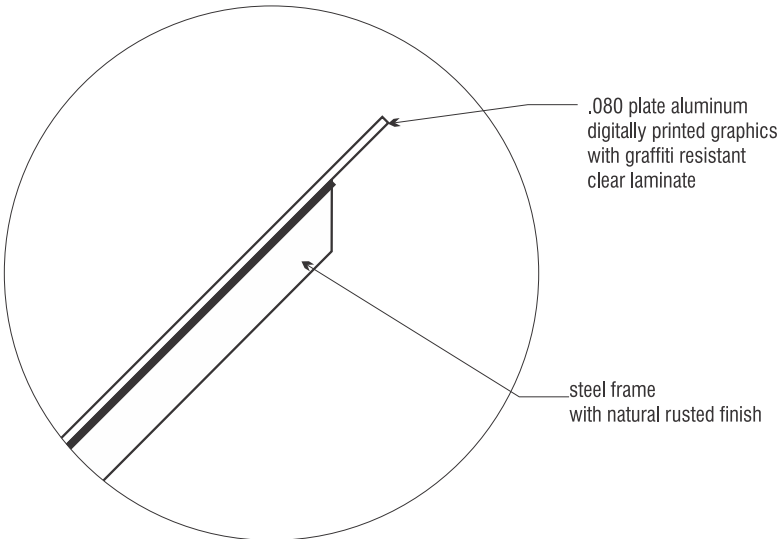
Only the rounded corner and a few second-story windows provide a link to this structure's earlier appearance. An early photograph, printed in a 1975 edition of the *Twin Falls Times News*, depicts a heavy terra cotta cornice and a series of closely paired, double-hung windows on the upper story. The first story featured plate-glass windows with a divided transom and masonry quoins. The Main Street facade is completely covered by a stucco veneer which wraps around the corner and extends on the first story on the Second Street N. elevation. Six sets of paired windows are evident on this secondary elevation, but the cornice is completely encased by a modern material and the first-story windows have been boarded or removed.

The Idaho Power Company occupied this structure from 1918 until 1962. It currently houses a Mexican restaurant.





SIDE VIEW FOR DETAIL ONLY
NOT TO SCALE

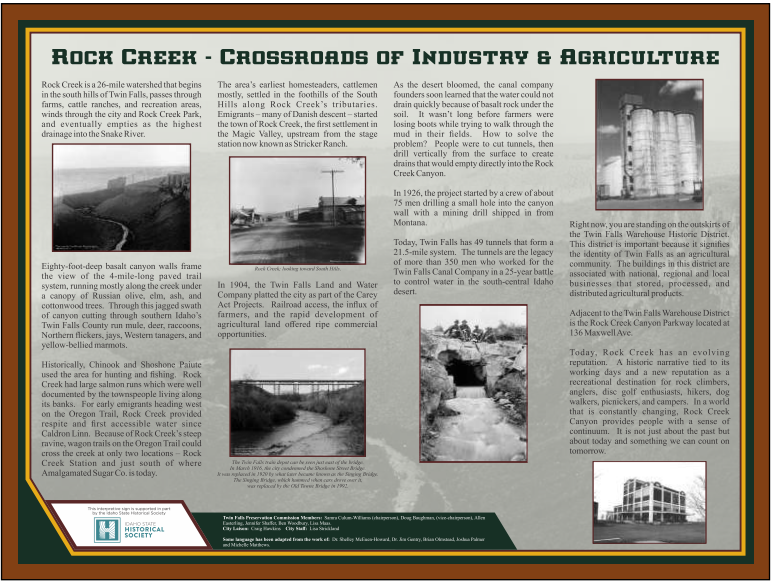
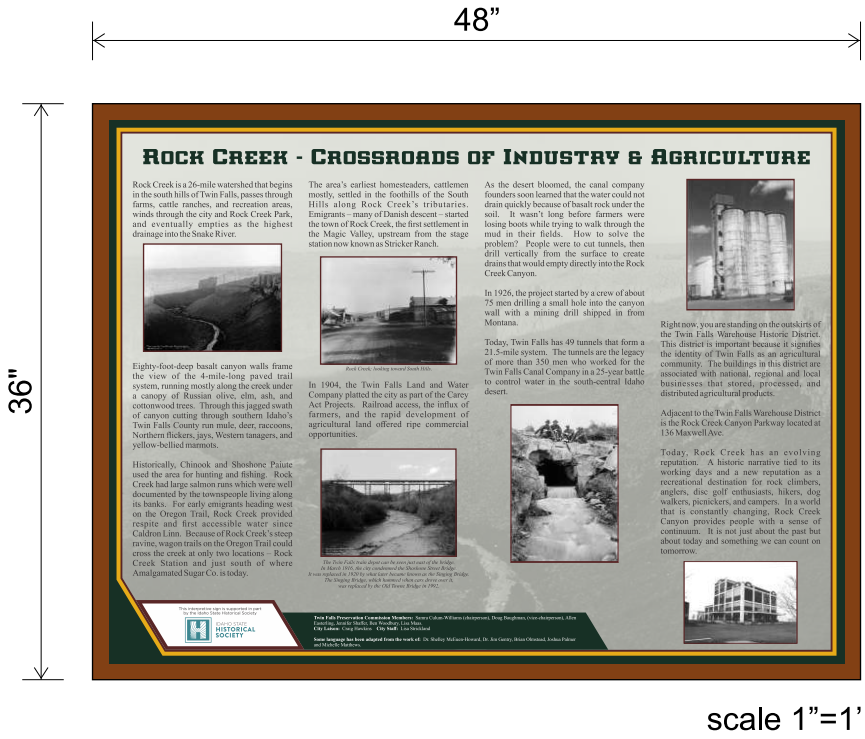


FREE-STANDING INTERPRETIVE DISPLAY

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/GRAFFITI RESISTANT LAMINATE
(SEE PAGE 2 FOR GRAPHICS PROOF)

INSTALLATION BY DIRECT BURIAL IN CONCRETE FOOTING



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:	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 05-06-2021



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



Rock Creek - Crossroads of Industry & Agriculture

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.

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. 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.

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.

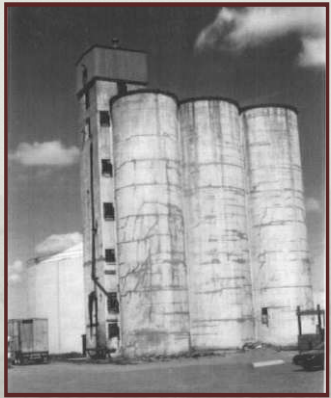
Today, Twin Falls has 49 tunnels that form a 21.5-mile system. The tunnels are the legacy of more than 350 men who worked for the Twin Falls Canal Company in a 25-year battle to control water in the south-central Idaho desert.



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.

Adjacent to the Twin Falls Warehouse District is the Rock Creek Canyon Parkway located at 136 Maxwell Ave.

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.



This interpretive sign is supported in part by the Idaho State Historical Society



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: _____

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:
TWIN FALLS HISTORIC
PRESERVATION COMMISSION

ADDRESS:
324 HANSEN ST. EAST
TWIN FALLS, ID

DATE:
04-12-2021

SCALE:
3" = 1'

ACCOUNT EXECUTIVE:
MIKE S.

DRAWN BY:
RL

FILENAME:
TWIN FALLS HISTORIC
COMMISSION/ROCK CREEK
INTERPRETIVE PANEL
45673.CDR

QUOTE #:
45673

REVISIONS:
04-15-2021
05-06-2021

PAGE 2 OF 2
LYTLE SIGNS © 2021
ALL RIGHTS RESERVED



AN EMPLOYEE OWNED COMPANY

Twin Falls Office
P.O. BOX 305
1925 KIMBERLY RD.
TWIN FALLS, IDAHO 83303
208.733.1739
1.800.621.6836
fax 208.736.8653

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

