



Twin Falls Historic Preservation Commission Agenda

Monday, September 9, 2024, 3:00 PM

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe

Council Liaison: Spencer Cutler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of minutes from the following meeting: May 6, 2024
 - b) Approval of minutes from the following meeting: May 20, 2024
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for exterior modifications to property located at 125 Main Ave W c/o Briten L Perron (PZ24-0096)
- 4) Old Business
- 5) New Business
- 6) Upcoming Meeting(s)
 - a) October 7, 2024
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

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, May 6, 2024, 3:00 PM

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe

Council Liaison: Spencer Cutler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Baughman called the meeting to order at 03:00 PM

A quorum was present.

2) Consent Calendar

a) Approve minutes from the following meeting: April 1, 2024

MOTION: Commissioner McCurdy moved to approve the consent calendar. Commissioner Shaffer seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

3) Certificate of Appropriateness

a) Request for a Certificate of Appropriateness for signage on property located at 119 2nd Ave W. c/o Lytle Signs on Behalf of Home Helpers. (PZ24-0037)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness for signage on property located at 119 2nd Ave W. c/o Lytle Signs on Behalf of Home Helpers. (PZ24-0037)

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard regarding 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 or deny the request. Any condition placed by the 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 is located within the Downtown Historic District. The property is zoned CB; Central Business. The space has been used as an office historically, which is the intended use for this business.

The building was constructed circa 1908 and is contributing and has retained a high degree of integrity. The signage being proposed is minimal and will replace a panel within an already existing wall sign frame and window signage at the base of the window. The placement of the window signage is compatible with the guidelines as it is pedestrian-friendly. The wall sign frame is located within the architectural features of the building at the entryway. Based on the design guidelines for signage within the downtown historic district, the signage seems to be suitable and is compatible with other signage in the district and does not adversely affect the architectural features of the building.

Per the Twin Falls Downtown Historic Guidelines, the following guidelines apply:

- 2.1 General Guidelines
- 3.5 Signs

These guidelines have been provided in the staff report packet. Should the commission approve the request staff recommends the approval be

1. Subject to amendments as required by City Codes and standards

2. Subject to the applicant obtaining permits as required by City Codes and standards

A Certificate of Appropriateness is required to be reviewed by the Historic Preservation Commission. Staff has provided the necessary information and the applicable guidelines for a decision to be made. The commission is charged with using the design guidelines to evaluate the request and to determine whether the request will negatively impact the characteristics of the district if the proposed materials are appropriate, durable and in keeping with the building and the guidelines.

PZ/Questions & Comments:

- Commissioner McCurdy asked what the signage would look like if more tenants are added to the building.
- Planner Strickland stated that if a request came through for more tenants, the individual signage would need to shrink to maintain the total square footage of the cabinet currently being used.
- Commissioner Dowdle asked about the signage that was originally used.
- Planner Strickland couldn't find the original signage. She stated that there just aren't any pictures that go that far back to reference.
- Chairman Baughman stated he found a picture with dirt roads and they had the awnings and the window signs.

Discussions Followed:

MOTION: Commissioner Dowdle moved to approve the request for a certificate of appropriateness for signage on property located at 119 2nd Ave W. c/o Lytle Signs on behalf of Home Helpers. Commissioner Shaffer seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- b) Request for a Certificate of Appropriateness for signage, lighting and door installation on property located at 248 2nd Ave S. c/o Matthew Lancaster dab The Gaslamp, LLC (PZ24-0038)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness for signage, lighting and door installation on property located at 248 2nd Ave S. c/o Matthew Lancaster dab The Gaslamp, LLC (PZ24-0038)

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard regarding 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 or deny the request. Any condition placed by the 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 is located within the Warehouse Historic District. The property is zoned CB-Central Business. This building has undergone several adaptive changes to allow for uses for which the building was not originally intended. In 2019, the building had an interior remodel to separate the building into a multi-tenant space. The first space was designed to house an ax throwing entertainment business. At the time, there were alterations made to the building approved by the Historic Preservation Commission to allow for new exits and signage for the business.

This request is for the middle tenant space that is being converted from a warehouse space to an event center. It was discovered that ADA-accessible bathrooms and the roll-up door were

installed prior to the applicant leasing the space. These changes were made without an approved Certificate of Appropriateness from the Historic Preservation Commission. The applicant/tenant was informed of this and was asked to submit an application for a Certificate of Appropriateness for the changes that were made and for the signage proposed for the event center.

The changes made without a Certificate of Appropriateness approval have been reviewed by staff. Although the design guidelines do not clearly address adaptive reuse of buildings within the district, the following criteria was considered by staff.

- Is the design characteristic of the district?
- Did the change impact the buildings' integrity?
- Are the materials used found within the district?

Life safety items take precedence over design per current code, and the changes made have not negatively impacted the buildings' architectural character.

An application for a sign permit has been submitted, and may be issued with an approved Certificate of Appropriateness from the Historic Preservation Commission. The sign is compatible with the design guidelines and is constructed of aluminum with black, white and gold details. The sign is similar to other signs found within the district and is constructed of materials found within the district. The size is minimal and blends well with the doorway architecture and has an elegant design. The sign will be illuminated from an overhead light source, which is typical for signage within the district as portrayed in the guidelines.

Upon conclusion, per the Twin Falls Warehouse Historic Guidelines, the following guidelines apply to this request.

IV. Doors

IV. New Signs

Staff has provided the necessary information and the applicable guidelines for a decision to be made. The commission is charged with using the design guidelines to evaluate the request and to determine whether the request will negatively impact the characteristics of the district if the proposed materials are appropriate, durable and compatible with the building and the guidelines. Should the commission approve the request, staff recommends the approval be subject to:

1. Plan amendments as required by City Codes and standards
2. The applicant obtaining permits as required by City Codes and standards

PZ/Questions & Comments:

- Commissioner McCurdy asked for clarification on the address.
- Planner Strickland explained it is 248 Idaho St S and why the mix-up happened. The building was originally one building and then split.
- Commissioner Sipe asked if the sign was already up.
- Planner Strickland stated they should have gone through the process before it was posted.
- Chairman Baughman wanted to pull up a map to show the old building with signs.
- Planner Strickland stated she couldn't find any pictures online with the previous tenant.
- Chairman Baughman talked about the concrete band and what was on the surface and make sure the brick was still under there.
- Planner Strickland stated that it was covered but still there.
- Commissioner Dowdle asked about the different districts and if they follow the same rules.
- Planner Strickland explained that each district has their own rules and design guidelines.

- Chairman Baughman stated the difference is the Downtown district is more pedestrian oriented.

Discussions Followed:

MOTION: Commissioner Shaffer moved to approve the request for a certificate of appropriateness for signage, lighting and door installation on property located at 248 2nd Ave S. c/o Matthew Lancaster dab The Gaslamp, LLC (PZ24-0038). Commissioner McCurdy seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

4) Old Business

5) New Business

6) Upcoming Meeting(s)

- a) June 3, 2024
City Planner Strickland would like to have a special meeting on May 20, 2024.
Commission decided to have the meeting.

7) Adjournment

The meeting adjourned at 03:39 PM

Jody Green, Planning Technician



Twin Falls Historic Preservation Commission Minutes

Monday, May 20, 2024, 3:00 PM

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe

Council Liaison: Spencer Cutler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Baughman called the meeting to order at 03:01 PM

A quorum was present.

2) Consent Calendar

- a) Approval of minutes from the following meeting: May 6, 2024
Will approve minutes at next meeting.

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for property located at 125 Main Ave W for signage. c/o Shane Cook (PZ24-0041)

Staff Presentation:

Request for a Certificate of Appropriateness for property located at 125 Main Ave W for signage. c/o Shane Cook (PZ24-0041)

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 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. As a non-conforming building, the property was constructed within the period of historic significance but has been altered to the degree in which its integrity and historical character has been compromised.

The request for signage is for a tenant space within the 125 Main Ave W building where the Sandwich Company has relocated. They would like to have a sign located on the front of the building where Magic Valley Brewing had their sign and along the back of the building facing the parking lot. The sign to be installed on the front of the building will be custom painted steel with halo lighting. The exhibit provided by the applicant shows the front of the building with the sign located above the building entryway.

The next set of signs proposed are window signs that are located on the main entrance and the door at the back of the building. The final sign being proposed would be installed along the back wall and would consist of wood/acrylic material.

The signs are proposed to be installed within the architectural feature of the facade, such as

the area above the entryway, awning and windows. They will be lined up with other signs along the street frontage and along the back of the building. They are scaled and oriented for pedestrian traffic and made of metal with some wood and acrylic materials.

Upon review of the signs, they seem to be compatible with the design recommendations for the downtown historic district. Staff does not foresee a negative impact on the building or the surrounding area should the commission choose to approve the signs as presented.

Historic Design Guidelines are used to evaluate the request and based on these guidelines the Commission is charged with deciding whether the project helps to preserve the character of the district, if the proposed materials are appropriate, durable, and compatible with the building and the district. Should the commission approve the request, Staff recommends the following conditions:

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

PZ/Questions & Comments:

Shane Cook stated that the sign is similar to the other signs in the area.

Commissioner Sipe asked about the lighting.

Shane Cook explained that the light is behind the letters.

Discussions Followed:

MOTION: Commissioner Sipe moved to approve the request for a Certificate of Appropriateness for property located at 125 Main Ave W for signage. c/o Shane Cook.

Commissioner Dowdle seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

4) Old Business

5) New Business

6) Upcoming Meeting(s)

- a) June 3, 2024
Training session

7) Adjournment

The meeting adjourned at 03:12 PM



Date: Monday, September 9, 2024
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for exterior modifications to property located at 125 Main Ave W c/o Briten L Perron (PZ24-0096)

Time Estimate:

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

Background:

Over time this property has undergone different renovations to the inside as well as the outside of the building. Most of these changes occurred prior to the adoption of design guidelines for downtown. The building consists of several different tenant space some finished and some unfinished. The most recent requests that have been reviewed and approved for Certificate of Appropriateness consist of façade changes for Perrine Man Press, Plant Therapy, and signage for these businesses. The most recent approval was for the Sandwich Co sib,

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 or deny the request. Any conditions placed by Commission shall be specifically listed on the Certificate and shall be completed as part of the approval. Any decision of the Commission may be appealed to the City Council.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-13-1 states for those properties located within the Twin Falls City Park, Downtown or Warehouse Historic District. a certificate of appropriateness shall be required whether or not a building permit is required. Historic Design Guidelines are used to evaluate the request and based on these guidelines the Commission is charged with deciding whether the project helps to preserve the character of the district, if the proposed materials are appropriate, durable, and compatible with the building and the district.

History:

This is a request to grant a Certificate of Appropriateness for property located at 125 Main Ave W. The building is located within the Downtown Historic District. The property is zoned CB. Originally, this building was constructed as an annex to the Perrine Hotel that was next door. Since then, it has been converted into tenant spaces for retail use. The proposed land use for this request is residential on the upper floor with commercial on the first floor. The building was constructed circa 1907 falling within the

period of significance for the historic district. However, the building has been altered to the degree in which its integrity and historical character has been compromised and deemed non-contributing.

Analysis:

The applicant is proposing to convert the upper level of the building into a residence. The changes made to the building over time have covered the existing window framing with stucco applied to the south wall. This request is to install windows back into the upper floor to offer natural light and ventilation for the proposed residential dwelling. The plan would be to install the windows along the upper floor and carry the scalloped design from the front of the building exterior to the side of the building to help blind the two walls.

The applicant is also proposing to replace a window on the front entrance of the building with a door allowing direct access from the sidewalk to the upper floor of the building, for more private access to the residential area.

Along the back of the building, the applicant would like to add a door and install windows where there are several plywood sheets covering holes where windows and a door were located. Once the modifications have been made, the roof area would be converted into an outdoor living space with a pergola, seating, ambient lighting and a staircase to meet life safety requirements for exiting.

Staff reviewed the request along with the photos provided by the applicant and their architect. The goal of historic preservation is to maintain existing buildings and, if possible, adapt them to a use that makes the properties more viable. By converting the upper floor of this building to a residence, it would help revitalize an existing structure within our historic downtown. Considering the current state of the rooftop area with holes covered by plywood, it stands to reason that installation of windows and doors would be a better approach to preservation. Staff would recommend that approval of the changes proposed would improve the integrity of the building helping to extend the life of the building.

Conclusion:

Approval of a Certificate of Appropriateness is required by the Commission, staff has provided the necessary information and the applicable guidelines for a decision to be made. Per the Twin Falls Downtown Historic Guidelines the following guidelines apply: 2.1 General Guidelines 4.1 Facade Improvements and 4.3 Miscellaneous Life Safety Improvements. These guidelines have been provided in the staff report packet.

Should the Commission approve the request, staff recommends the following conditions:

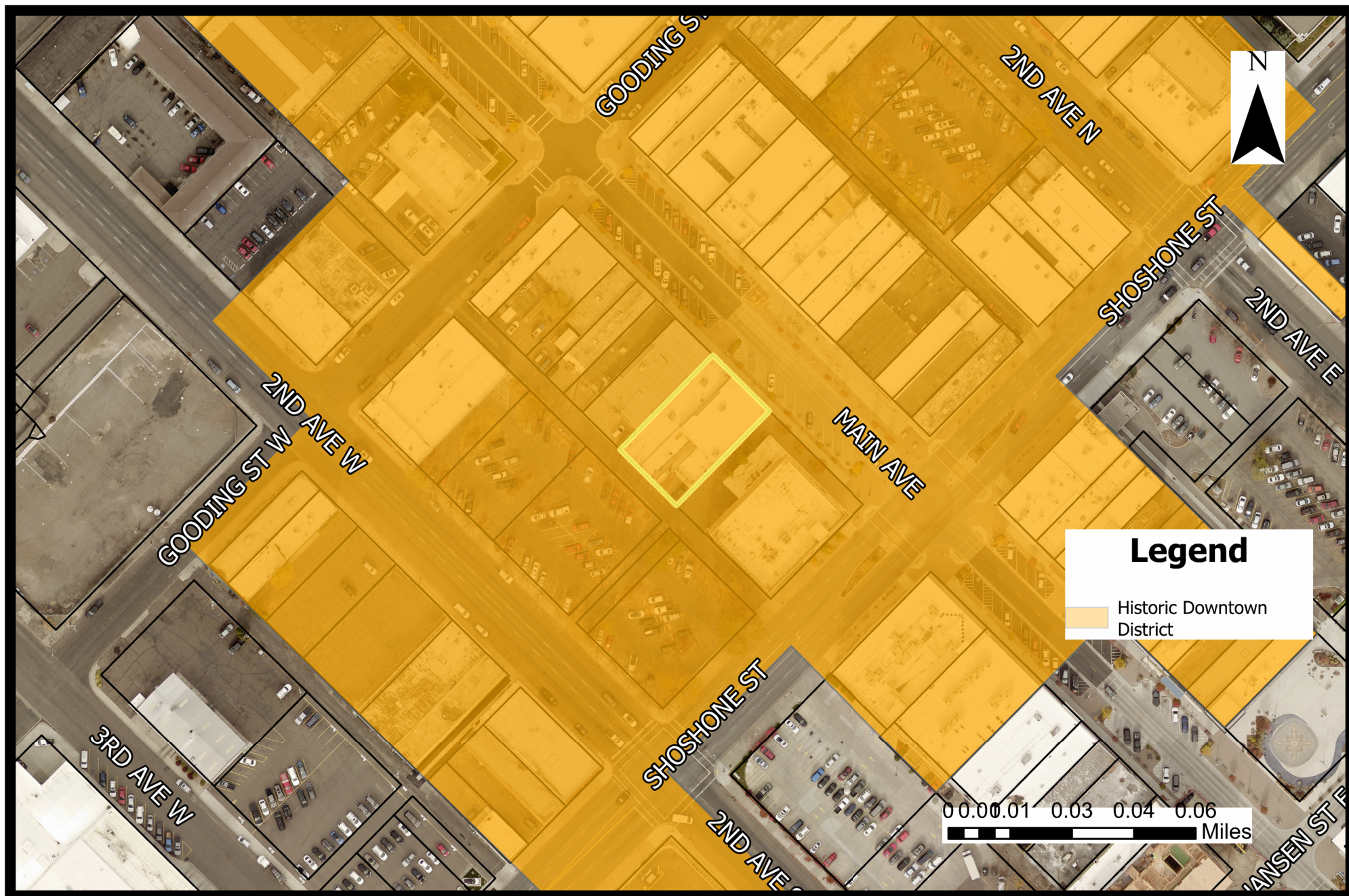
1. Subject to site plan amendments as required by City Codes and standards.
2. Subject to the applicant obtaining permits as required by City Codes and standards.

Attachments:

1. PZ24-0096 Zoning Layout
2. PZ24-0096 Vicinity Layout
3. PZ24-0096 Applicant Narrative
4. PZ24-0096 Site Plan
5. PZ24-0096 Street View - South Wall (Alleyway)
6. PZ24-0096 Final Rendering - South Wall
7. PZ24-0096 Street View - Front
8. PZ24-0096 Final Rendering Street View - Front
9. PZ24-0096 Street View - West (Rear of Building)
10. PZ24-0096 Applicant Site Photos

11. PZ24-0096 NHR Information
12. 2.1 DOWNTOWN HISTORIC DISTRICT GENERAL GUIDELINES
13. 4.1 DESIGN GUIDELINES-FACADE IMPROVEMENTS
14. 4.3 DESIGN GUIDELINES-MISC, LIFE SAFETY, ENERGY IMPROVEMENTS

Zoning Map



Request for a Certificate of Appropriateness for property locate at 125 Main Ave W for exterior modifications to the building. (PZ24-00096)



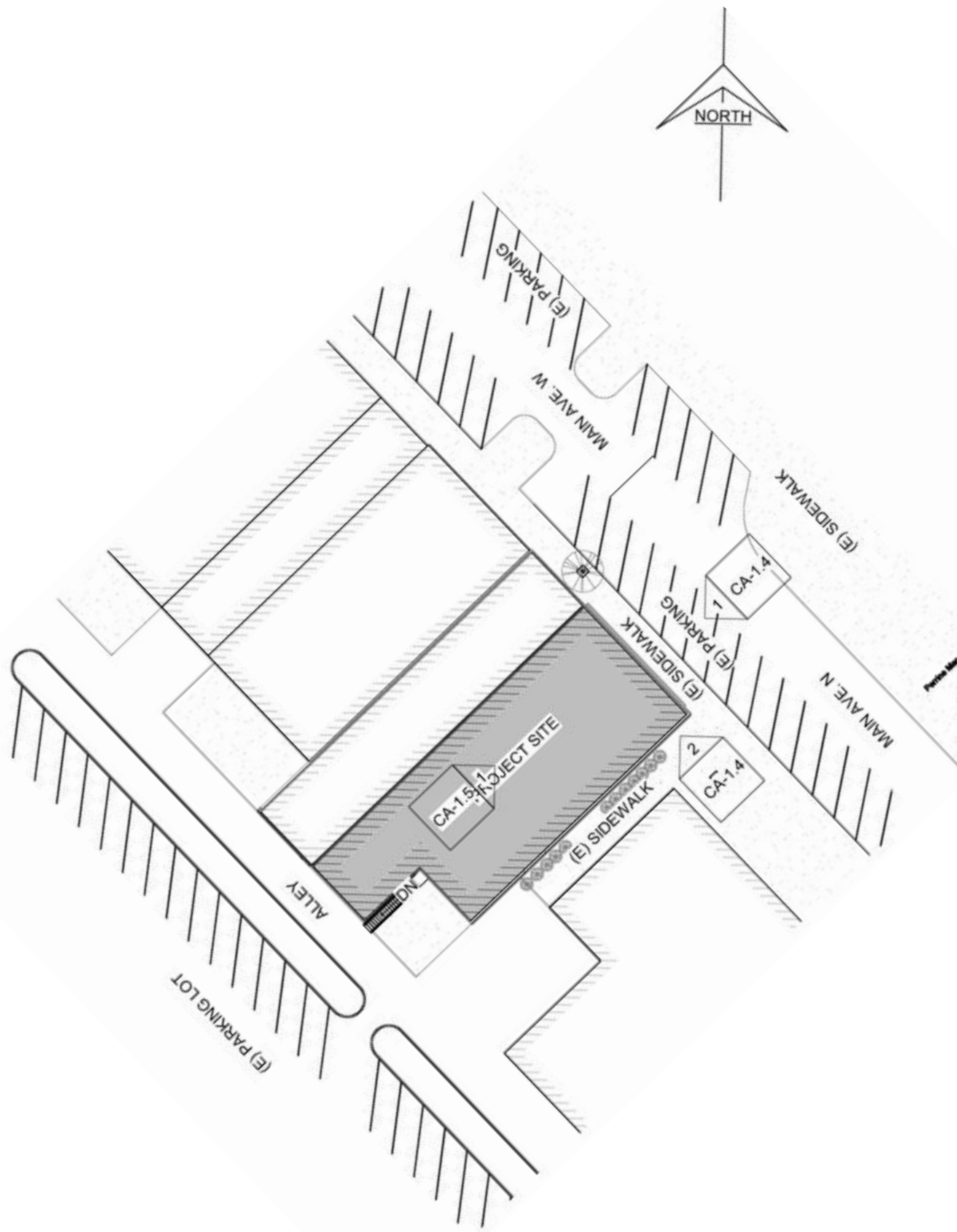


134 3rd Ave E.
Twin Falls, ID 83301

Certificate of Appropriateness Written Statement

PROJECT: 125 Main Ave. W.
To: City of Twin Falls Historical Preservation Commission

1. Description of work:
 - a. Remodeling the 2nd Floor into residential units.
 - b. East side - A new door to the East side of the building facing Main Street where there is currently a window.
 - c. South side - New windows are being added to the South side 2nd floor. Based on walking thru the building, there is evidence there were windows at this location at one time. A stucco band is being added to the windows to tie into the band that is on the front of the building. A new exterior stair is being added to replace the existing stair that does not meet code.
 - d. West side – This area is not visible from the street as it is behind the existing parapet. The existing opening is being infilled and a new door is being added to the current window location.
2. Reference the specific historic guidelines which you believe apply to this project: (list pages & guideline numbers)
 - a. Provide a detailed description of materials to be used, reference the specific historic guidelines you believe are applicable to this project and how the project meets the specific guidelines.
 - a. Twin Falls Downtown & City Park Historic Design Guidelines - Chapter 4
 - i. 4.1 FAÇADE Improvements
 1. We are using similar materials for the stucco band on an existing stucco wall and trying to match a similar look to the brick detail on the front of the building.
 2. We are putting windows in the exact locations and of a similar size to windows that were previously there.
 - ii. Miscellaneous, Life Safety Improvements, & Energy Generating Technologies
 1. We are locating a new stair in the location of the old stair in the rear of the building to provide egress .



1. Description of work:

- Remodeling the 2nd Floor into residential units.
- East side - A new door to the East side of the building facing Main Street where there is currently a window.
- South side - New windows are being added to the South side 2nd floor. Based on walking thru the building, there is evidence there were windows at this location at one time. A stucco band is being added to the windows to tie into the band that is on the front of the building. A new exterior stair is being added to replace the existing stair that does not meet code.
- West side – This area is not visible from the street as it is behind the existing parapet. The existing opening is being infilled and a new door is being added to the current window location.

2. Reference the specific historic guidelines which you believe apply to this project: (list pages & guideline numbers) a. Provide a detailed description of materials to be used, reference the specific historic guidelines you believe are applicable to this project and how the project meets the specific guidelines.

a. Twin Falls Downtown & City Park Historic Design Guidelines - Chapter 4

i. 4.1 FAÇADE Improvements

1. We are using similar materials for the stucco band on an existing stucco wall and

trying to match a similar look to the brick detail on the front of the building.

2. We are putting windows in the exact locations and of a similar size to windows

that were previously there.

ii. Miscellaneous, Life Safety Improvements, & Energy Generating Technologies

1. We are locating a new stair in the location of the old stair in the rear of the building to provide egress.



Laughlin Ricks Architecture
architecture/planning

134 3RD Ave. E. * Twin Falls, Idaho 83301
Phone: (208) 736-8050

APPLICANT: Briten Perron
1688 Kimberly Rd, Ste 1
Twin Falls, ID 83301
(208) 734-7700 ext 105
Britten@mfcidaho.com

125 MAIN AVE. W
TWIN FALLS, ID 83301

CA EXISTING PHOTOS

CA-1.2

Drawn by KM

Checked by RCR Scale



1 3D View 1

Laughlin Ricks Architecture architecture/planning 134 3RD Ave. E. * Twin Falls, Idaho 83301 Phone: (208) 736-8050 APPLICANT: Briten Perron 1688 Kimberly Rd, Ste 1 Twin Falls, ID 83301 (208) 734-7700 ext 105 Britten@mfcidaho.com	125 MAIN AVE. W TWIN FALLS, ID 83301	3D RENDERINGS	
			CA-1.8
		Drawn by KM	
		Checked by RCR	



Laughlin Ricks Architecture architecture/planning 134 3RD Ave. E. * Twin Falls, Idaho 83301 Phone: (208) 736-8050	125 MAIN AVE. W TWIN FALLS, ID 83301	CA - EXISTING PHOTOS	
		Drawn by KM Checked by RCR	CA-1.1 Scale

APPLICANT: Briten Perron
1688 Kimberly Rd, Ste 1
Twin Falls, ID 83301
(208) 734-7700 ext 105
Britten@mfcidaho.com



2 3D View 2

Laughlin Ricks Architecture architecture/planning 134 3RD Ave. E. * Twin Falls, Idaho 83301 Phone: (208) 736-8050	125 MAIN AVE. W TWIN FALLS, ID 83301	3D RENDEINGS	
		Drawn by KM Checked by RCR	CA-1.9 Scale

APPLICANT: Briten Perron
1688 Kimberly Rd, Ste 1
Twin Falls, ID 83301
(208) 734-7700 ext 105
Britten@mfcidaho.com



Laughlin Ricks Architecture architecture/planning 134 3RD Ave. E. * Twin Falls, Idaho 83301 Phone: (208) 736-8050	125 MAIN AVE. W TWIN FALLS, ID 83301	CA EXISTING PHOTOS	
			CA-1.3
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		Checked by rcr	Scale

APPLICANT: Briten Perron
 1688 Kimberly Rd, Ste 1
 Twin Falls, ID 83301
 (208) 734-7700 ext 105
 Briten@mfcidaho.com











Historic Property



45. 125 Main Avenue W
Non-contributing
C. 1907

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

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



Design Guideline Worksheets

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.				
Appropriate	Meets	Does Not Meet	N/A	Comments



Design Guideline Worksheets

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

Signature: _____

Date: _____



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.				



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<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: _____



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4.3 MISC., LIFE SAFETY IMPROVEMENTS, & ENERGY GENERATING TECHNOLOGIES				
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
• Create minimally invasive additions for compliance with building codes and accessibility requirements.				
• Provide barrier-free access to a building to promote independence for the disabled.				
• Locate additional exit stairways or elevator shafts to the rear of the building or set back from the primary facade.				
• Add features to a historic building to increase energy efficiency and comfort for the users.				
• Locate utilities and energy-conserving/generating systems where they will not damage, obscure, or cause removal of historically significant features or materials.				
• On the roof, set back energy generating equipment from the primary facades so they are not prominently visible.				
• Use screening devices to conceal energy generating equipment.				
NOT Appropriate				
• Make an addition on the street-facing facades of an existing building.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Locate new additions that detract				



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from the overall character of an historic building.				
• Overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, and roof lines.				
• Allow utilities and energy-conserving/ generating systems to visually detract from the historic resources on site.				