



Twin Falls Historic Preservation Commission Agenda

Monday, April 7, 2025, 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: March 3, 2025.
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for exterior modifications and signage for property located at 147 Main Ave W. c/o Andy Hohweiler on behalf of Rudy's Cooks Paradise (PZ25-0035)
- 4) Old Business
 - a) **DISCUSSION:** 2025 Historic Walking Tour
By: Lisa Strickland, City Planner
- 5) New Business
- 6) Upcoming Meeting(s)
 - a) May 5, 2025
- 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, March 3, 2025, 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

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

2) Consent Calendar

- a) Request to approve minutes from the following meeting: February 3, 2025.
Commissioner Sipe made a motion to approve the consent calendar, as presented.
Commissioner Dowdle seconded the motion.

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for exterior modifications for property located at 152 2nd Ave S. c/o Float Magic (PZ25-0011)

Staff Presentation:

City Planner Strickland presented the request for a Certificate of Appropriateness for exterior modifications for property located at 152 2nd Ave S. c/o Float Magic (PZ25-0011). 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 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.

In February 2020 this property was approved for a Certificate of Appropriateness to allow for exterior alterations that included refacing the front exterior facade and displaying community artwork along the southwest wall adjacent to Hansen Street South. Later in August 2020 the property was approved for a wall sign. The current request is for exterior site modifications for landscaping, screening, wall art and a seating area.

This property is zoned CB, located within the Downtown Historic District, is non-contributing and was constructed circa 1984 as a steel-metal building for a retail space. In January 2025, a complaint regarding work being done in the alley behind Float Magic was made due to noise and vibrations. Staff verified the appropriate permits were issued for the work and did a site inspection. As part of the site inspection, it came to the staff's attention that alterations to the Float Magic site had been completed without the appropriate approvals. The applicant was notified that the changes made to the site

would require approval of a Certificate of Appropriateness and a fence taller than 7' requires an approved building permit for installation to ensure structural stability and correct installation. After clarifying with the applicant the information needed, she submitted her application on February 14, 2025.

The design guidelines applicable to this request are Downtown General Guidelines 2.1, 3.2 Site Furnishings, 3.3 Outdoor Amenity Space. The guidelines state that providing a friendly atmosphere and gathering areas like tables, chairs and/or benches is generally appropriate. The recommended materials are metal and wood and to use freestanding elements such as shading and fencing. The recommendation is to incorporate seating areas for small gatherings, using seasonal shading to reduce sun exposure and optimize the area for comfort, and to incorporate art pieces to attract and engage pedestrians. The applicant's narrative states they are using wood, metal, cement pavers, landscaping, art and shade. The photos provided in the application show what was installed, and it appears to be compatible with the design guideline recommendations. Upon conclusion, the Downtown General Guidelines 2.1 along with 3.2 Site Furnishings and 3.3 Outdoor Amenity Space apply to this request. Copies of the guidelines have been provided in the staff report packet. Staff would be in support of approving the request, as presented and would recommend the following conditions, should the commission approve the Certificate of Appropriateness.

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.

HPC/Questions & Comments:

Commissioner McCurdy asked about the back of the building.

Planner Strickland showed pictures of the building.

Commissioner Dowdle asked if it enhances the operation of the business.

Planner Strickland stated it's for customers to relax.

MOTION: Commissioner Shaffer moved to approve the request for a Certificate of Appropriateness for exterior modifications for property located at 152 2nd Ave S. c/o Float Magic (PZ25-0011). Commissioner Dowdle seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

4) Old Business

5) New Business

Commissioner Shaffer stated she has been going on walks for the tours to check the length of the walk and script.

Planner Strickland replied that if we need to make it a series to get through in a timely manner

then we can do that.
Discussion about fliers.

6) Upcoming Meeting(s)

a) April 1, 2025.

7) Adjournment

The meeting adjourned at 03:16 PM

Jody Green, Planning Technician

DRAFT



Date: Monday, April 7, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for exterior modifications and signage for property located at 147 Main Ave W. c/o Andy Hohweiler on behalf of Rudy's Cooks Paradise (PZ25-0035)

Time Estimate:

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

Background:

This is a request from Andy Hohweiler for a Certificate of Appropriateness to modify the exterior of the property and to update 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 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:

NA

Regulatory Impact:

Per City Code 10-13-1, it states for those properties located within the Twin Falls City Park, Downtown or Warehouse Historic District. a certificate of appropriateness shall be required whether a building permit is required.

Historic Design Guidelines are used to evaluate the request. 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:

There are two buildings associated with this request. The property addressed 147 Main Ave W was originally constructed in 1908 while the second building was constructed in 1911. They both have a history of being used for retail most recently Rudy's A Cooks Paradise.

Analysis:

The property is zoned CB; Central Business and is within the Downtown Historic District, listed as non-contributing on the National Historic Registry. While reviewing the request, consideration is given to determine if the proposed change would adversely affect the character of the building, of the district, and if the change is suitable and compatible with the guidelines specific to the proposed change. The general guidelines for the district refer to preservation and maintaining the architectural characteristics to ensure it is compatible in scale and in keeping with the historic building. Reviewing old photos of the downtown area reveals that projecting signs, awnings and window signs were very characteristic of the period.

The projecting sign and window signage proposed are made of recommended materials and use classic lettering in neutral colors. Because these are two separate buildings, the goal is to change the colors to a more muted and natural tone. While researching preservation techniques to achieve this, paint was the safest solution for maintaining the existing building and to avoid irreparable damage to the brick. The applicant has chosen a neutral paint palet and will be adding an awning to the front of both buildings to make the front of the building look more cohesive. The awning is proposed to be a black and white buffalo check and will be installed over the windows along the front and over the door along the back of the building. Photos have been provided to demonstrate the final design for the commission to review and ask any questions related to the changes being proposed.

Conclusion:

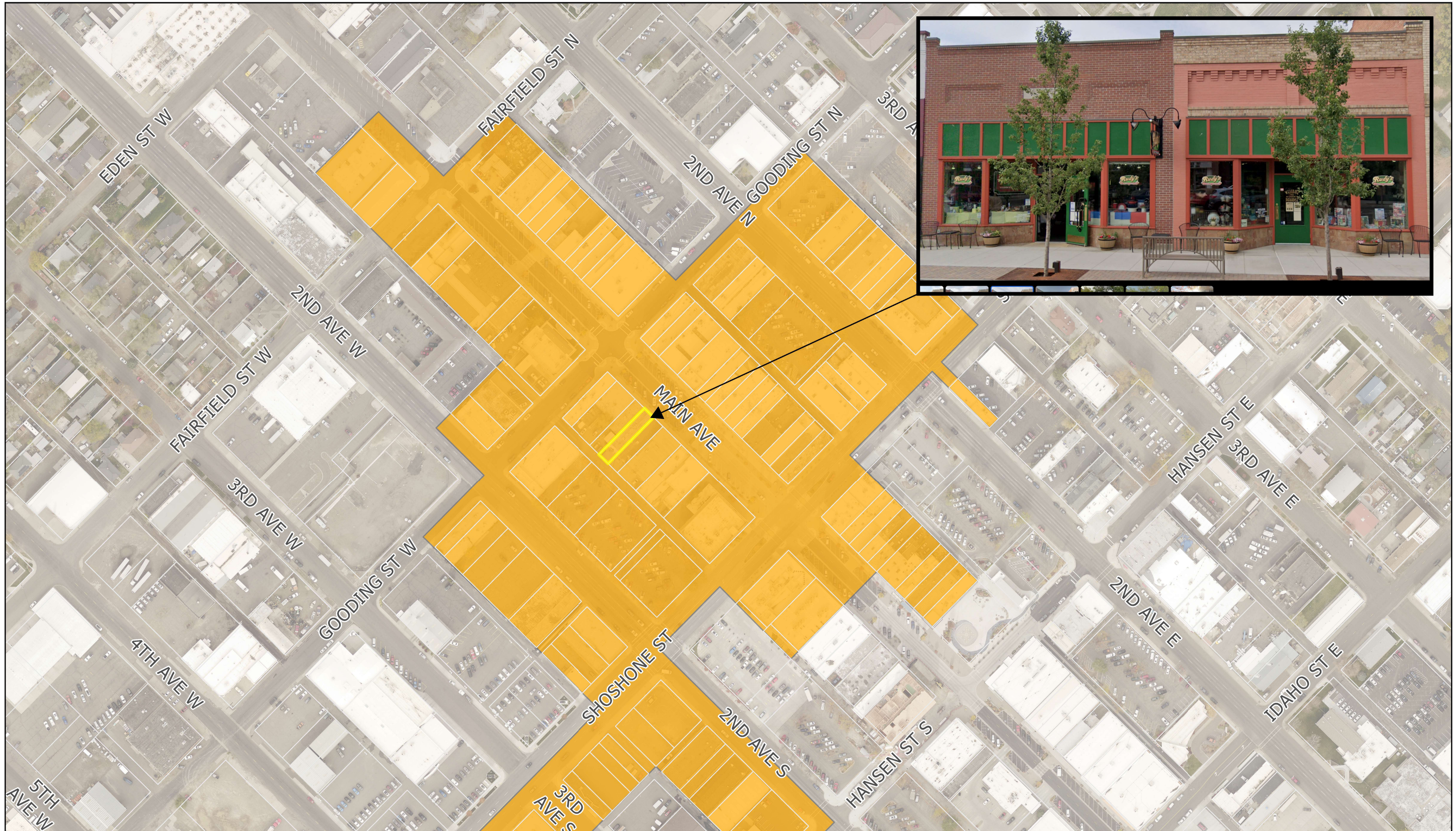
Per the Twin Falls Downtown Historic Guidelines,the following guidelines apply: 2.1.5 General Guidelines, 3.5 Signage, 3.6 Materials and Color and 4.1 Facade Improvements. These guidelines have been provided in the staff report packet. If approved, this does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project. Should the commission approve the request as presented, staff recommends approval be

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with City Codes and Standards.

Attachments:

1. PZ25-0035 Vicinity Map
2. PZ25-0035 Applicant Narrative
3. PZ25-0035 Canopy & Paint
4. PZ25-0035 Rear Entrance
5. PZ25-0035 Window Vinyl Signs
6. PZ25-0035 Projecting Sign
7. 2.1.5 Downtown General Guidelines
8. 3.5 Signage
9. 3.6 Materials & Colors
10. 4.1 Facade Improvements
11. PZ25-0035 National Registry Info

Vicinity Map



March 17, 2025

Lisa Strickland
Twin Falls Planning and Zoning
PO Box 1907
Twin Falls, ID 83303

Dear Ms. Strickland:

Enclosed is the application for the Certificate of Appropriateness regarding improvements made at 147 Main Ave West, Twin Falls, ID 83301.

The work is comprised of three components. First, a new coat of paint be applied to the exterior where paint is already in place. Second, a new sign will be hung where the existing sign resides. Third, in the spirit of the historic appearance of the retail stores on Main Avenue, we will install awnings.

The first two items, paint and signage, are more improvements and effort to maintain the quality appearance of the buildings and practice good preventative maintenance of the exterior. In the refreshing work at Rudy's, maintaining the historic nature of the building is very important. Operations at 147 Main Ave date back to 1904. And, according to former employees and community residents, retail operations at 147 Main Ave can boast the longest, continually operated retail presence in Twin Falls. After reviewing old photographs of Main Ave, we noticed nearly all store fronts had awnings. By adding back awnings, we aim to give the store front character and the charm of the past (referencing 2.1.5, bullet point #3 and encouraged in Section 4.1, bullet point 7)

The sign will be 12 sq/ft, as is currently in place. The new sign will utilize existing lighting and mounting frame. The sign will be metal, fabricated by Lytle Signs.

The paint is needed to refresh and maintain integrity the current exterior. No loud colors nor change to the areas currently painted.

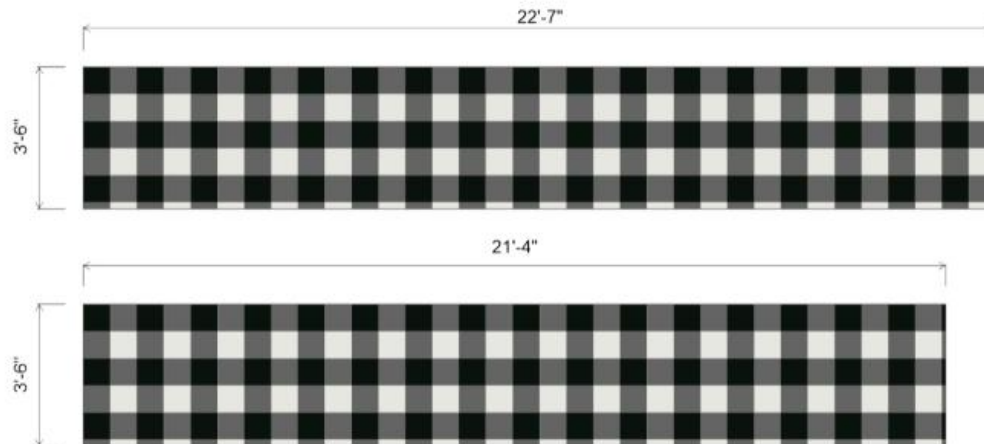
Enclosed you will find the requested renderings, applications, and proof of ownership of the property.

Thank you,

Andy Hohwieler



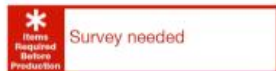
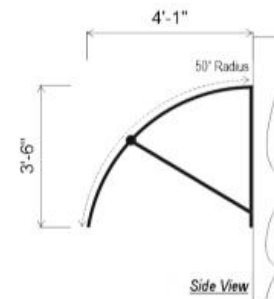
MAIN ENTRANCE ELEVATION



QTY: 1ea.

CRESCENT AWNINGS

Kravet Basics - 35371-81 AWNING FABRIC
STRETCHED OVER 1" METAL SQUARE TUBE FARMWORK
w/ OPEN ENDS

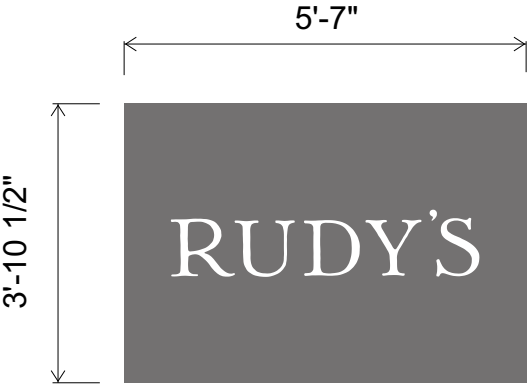


CLIENT:	Rudy's
ADDRESS:	Twin Falls, Idaho
DATE:	04 March 2025
SCALE:	3/8"=1'
ACCOUNT EXECUTIVE:	Brandon B.
DRAWN BY:	rba
FILE NAME:	...Rudy's\ReImage 2025 J14674...
JOB #:	J14674
REVISIONS:	06March2025 rev1 07March2025 rev2 11March2025 rev3 l/o
PAGE	2 OF 4
LYTLE SIGNS © 2025 ALL RIGHTS RESERVED	
Twin Falls P.O. BOX 305 1825 KIMBERLY RD. TWIN FALLS, ID 83303 208.733.1739 1.800.621.6836 fax 208.736.8853	
Boise/Meridian 2070 E. COMMERCIAL ST. MERIDIAN, ID 83642 208.388.1739 fax 208.388.3966 lytlesigns.com	
WSA	
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



REAR ENTRANCE ELEVATION



QTY: 2

WINDOW VINYL

PERFORATED VINYL w/DIGITALLY PRINTED PMS 242 C GRAY
COPY REMAINS WHITE



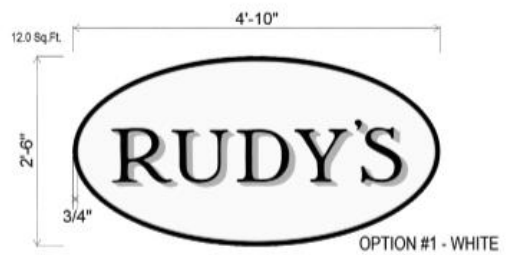
AN EMPLOYEE OWNED COMPANY

CLIENT:	Rudy's
ADDRESS:	Twin Falls, Idaho
DATE:	04 March 2025
SCALE:	3/8"=1'
ACCOUNT EXECUTIVE:	Brandon B.
DRAWN BY:	rba
FILE NAME:	...\Rudy's\Relmage 2025 J14674 Production...
JOB #:	J14674
REVISIONS:	06March2025 rev1 07March2025 rev2 19March2025 Prod.
PAGE	2 OF 2
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Boise/Meridian 2070 E. COMMERCIAL ST. MERIDIAN, ID 83642 208.388.1739 fax 208.388.3966	
lytlesigns.com	
	

APPROVED BY:
DATE:

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





A D/F FLAG MOUNT SIGN

(2) S/F .080 ALUMINUM FACES PAINTED WHITE / BLACK BACKGROUND
MOUNTED ON 1" SQUARE TUBE FRAMEWORK

1/4" FLAT CUT COPY PAINTED WHITE / BLACK
MOUNTED ON 1/4" STANDOFFS

INSTALLED w/ EXISTING HARDWARE AND EXTERNAL LIGHTING



PROPOSED



AN EMPLOYEE OWNED COMPANY

CLIENT:	Rudy's
ADDRESS:	Twin Falls, Idaho
DATE:	04 March 2025
SCALE:	3/4"=1'
ACCOUNT EXECUTIVE:	Brandon B.
DRAWN BY:	rba
FILE NAME:	...Rudy'sReImage 2025 J14674...
JOB #:	J14674
REVISIONS:	06March2025 rev1 +/- 07March2025 rev2 mat. 11March2025 rev3
PAGE	1 OF 4
LYTLE SIGNS © 2025 ALL RIGHTS RESERVED Twin Falls P.O. BOX 305 1925 KIMBERLY RD. TWIN FALLS, ID 83303 208.733.1739 1.800.651.6836 fax 208.736.8653 Boise/Meridian 2070 E COMMERCIAL ST. MERIDIAN, ID 83642 208.388.1739 fax 208.388.9966 lytlesigns.com 	
APPROVED BY:	
DATE:	

UNAUTHORIZED USE, REPRODUCTION AND/OR DISSEMINATION OF THIS INFORMATION IS PROHIBITED. FOR UP TO \$10,000 IN STATUTORY DAMAGES AND COSTS PER VIOLATION. THIS RENDERING IS CONCEPTUAL — COLORS MAY NOT REPRESENT ACTUAL FINISH — ILLUMINATED AND DAY/LIGHT COLORS WILL VARY

2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT

IT IS GENERALLY APPROPRIATE TO:



Appropriate restoration of building.



Appropriate 'streetwall' with zero setbacks.



Appropriate visual break at floor break.



Appropriate complementary detail on addition.



Acceptable screening of off-street parking.

- 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.
- 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.

IT IS GENERALLY NOT APPROPRIATE TO:

- 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.



Inappropriate material selection.



Inappropriate material selection.



Inappropriate screening of off-street parking.

3.5 Signage (Amended 03-08-21)

Policy

Signs should support the character of the district, helping support its 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. Refer to City Code Title 10 Chapter 9 for sign code regulations.

IT IS GENERALLY APPROPRIATE TO:

- Locate signs such that they fit within the architectural features of a façade, such as the panel band above the transom windows, about entryways, awnings, display windows or projections from these areas.
- Line up signs with other signs along the block.
- Scale and orient signs based on pedestrian traffic.
- Use painted/enamel metal, wood, sign grade foam, Extria 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.

IT IS GENERALLY NOT APPROPRIATE TO:

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

SIGN INSTALLATION

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

SIGN TYPES

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

3.5 Signage (Amended 03-08-21)

AWNING SIGN

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



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

HANGING SIGNS

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



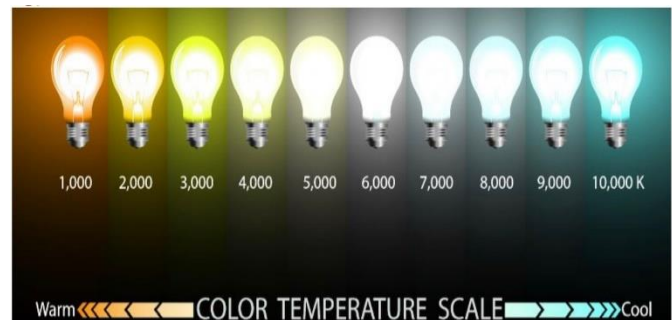
- Only one hanging sign allowed per tenant.
- A hanging sign should be mounted perpendicular to the building façade.
- A hanging sign shall be no more than 8 sq. ft. in size.

ILLUMINATED SIGNS

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



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



3.5 Signage (Amended 03-08-21)

PROJECTING SIGN

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



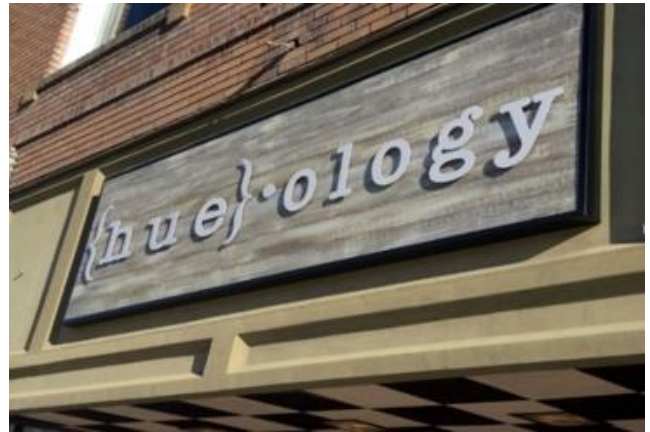
- Size and placement of projecting signs should not overwhelm the appearance of the building, or obscure key architectural features.
- Multi-tenant projecting signs should be installed in groups that are proportionate to the building.



WALL SIGNS

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

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



WINDOW SIGNS

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



- Window sign materials should be made of materials easily removable such as paint, clings or vinyl and easily maintained.
- Window signs should not cover more than 75% of the window surface.
- Electronic signs located on the inside of the window that are designed to be visible from the right of way is discouraged within the district.



Addition with complementary use of sandstone.



Addition materials respect historic building.



Inappropriate use of fake stone veneer.



Inappropriate use of E.I.F.S. veneer.

3.6 Materials and 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.

IT IS GENERALLY APPROPRIATE TO:

- 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.

IT IS GENERALLY NOT APPROPRIATE TO:

- 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.

CHAPTER 4: DESIGN GUIDELINES FOR FACADE IMPROVEMENTS AND MINOR ADDITIONS

In an effort to encourage minor building improvements while preserving the historical character of buildings within the district, this chapter provides guidelines for facade improvements and minor additions. This chapter is in addition to general information provided in chapters 2 and 3 and construction information included in chapter 8.

4.1 Facade Improvements

POLICY

Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.

IT IS GENERALLY APPROPRIATE TO:

- 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.

IT IS GENERALLY NOT APPROPRIATE TO:

- 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.



Appropriate historic window replacement.



Appropriate bay in-fill. Appropriate materials.



Appropriate historic bay in-fill.

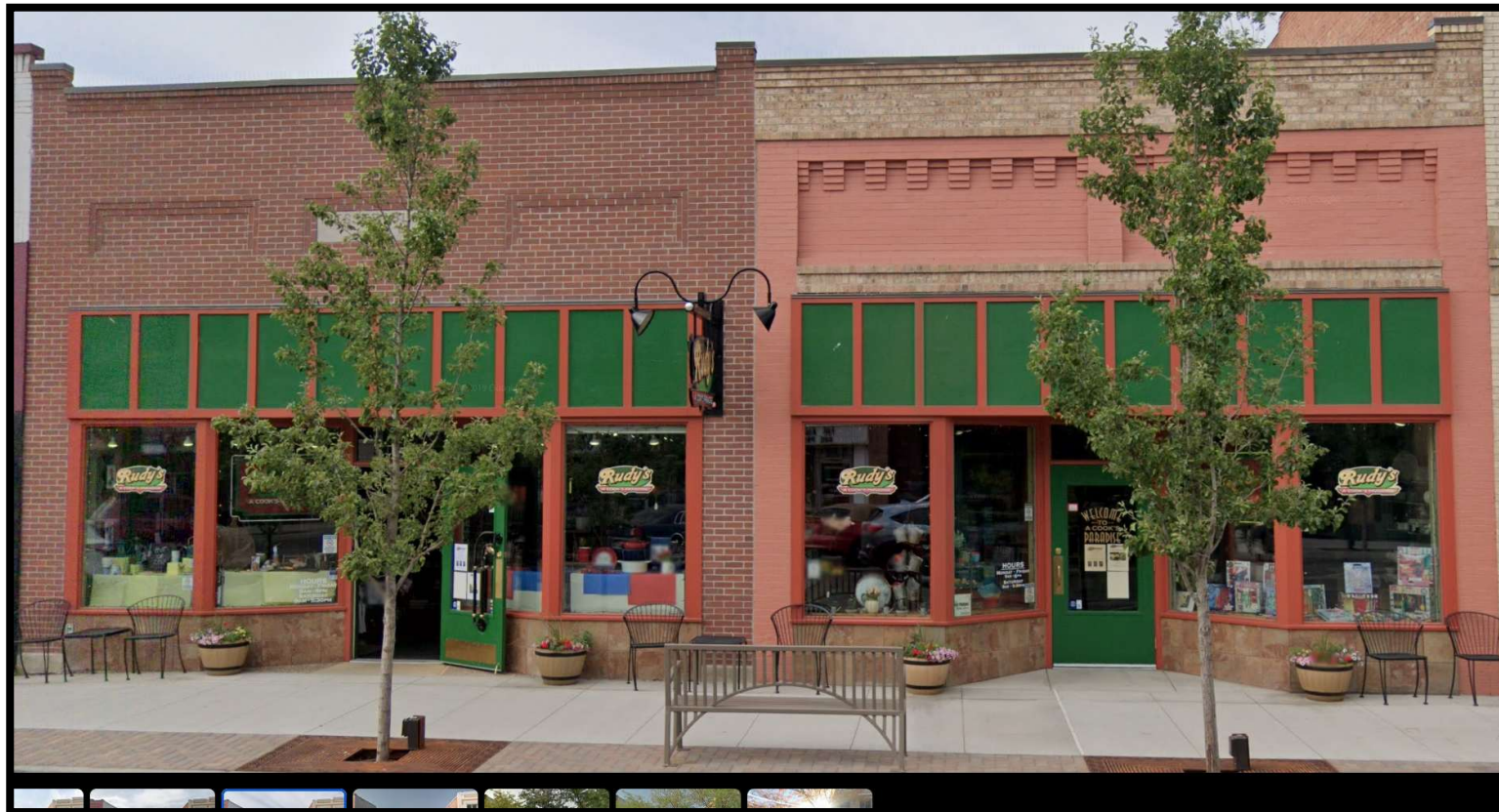


Inappropriate window replacement style.



Inappropriate material and scale for opening.

147 Main Ave W



National Historic Registry Information

49. 151 Main Avenue W. 83-18028
Non-contributing
1911

This is a one-story building with a recessed entry. Corrugated metal obscures the upper half of the building.

During its early years this structure housed the First Premium Bakers before becoming the Thos. J. Woods Real Estate Loans office in 1918. Subsequent businesses seem to have come and gone quickly. The Public Works Administration (PWA) guide to Idaho, published in 1937, mentions the Weaver Museum, featuring a "collection of guns, fossils, curios and mummified remains," at this address. The name of the museum refers to a physician who had an office at this location during the mid-1930s.³¹ During the 1950s and 1960s Beck's Shoes was located here, followed by Royal Optical

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Date: Monday, April 7, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

DISCUSSION

Request:

2025 Historic Walking Tour

Time Estimate:

Approximately 5-10 minutes with discussion and questions to follow.

Background:

May is Idaho's Historic Preservation Month. In the past, the Historic Preservation Commission has hosted a walking tour of one of the city's historic districts on a Saturday during the month of May as a tribute to historic preservation month.

Approval Process:

NA

Budget Impact:

NA

Regulatory Impact:

NA

History:

NA

Analysis:

NA

Conclusion:

The commission decided at the last meeting the tour would be for the downtown historic district. Commissioner Shaffer offered to work on the presentation information and to create a flyer to advertise the event.

The proposal is to do the tour on May 10, 2025, and to possibly break it up into two sections. The first tour would be at 10:30 am to learn about the buildings on Main Ave on the north side of Shoshones St and the second tour at 1:00 pm for the buildings on Main Ave south of Shoshone St.

Things to consider:

1. Does May 10, 2025 work?
2. Do we want to do one or two tours?
3. Who wants to help pass out the fliers?
4. Who wants to do the presentation(s)?

Attachments:

1. Walking Tour Flyer



*City of Twin Falls Historic Preservation
Commission Presents*

DOWN TOWN WALKING TOUR

Join the Historic Preservation Commission to explore the rich history of Historic Downtown Twin Falls. We will talk about a variety of buildings and businesses that turned our city into what it is today.

May 10, 2025

10:30 AM -11:30 AM

1:00 PM- 2:00 PM

Starting at the corner of Main Avenue and Shoshone Street.

The 10:30 am tour will be about buildings along Main Avenue north of Shoshone Street.

The 1:00 pm tour will be about buildings along Main Avenue south of Shoshone Street.

