



Twin Falls Historic Preservation Commission Minutes

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

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

Members Attending: Baughman, Shaffer, McCurdy, Dowdle, Sipe

Staff Attending: Strickland, Green

2) Consent Calendar

- a) Approval of minutes from the following meeting: March 3, 2025.

Commissioner Dowdle made a motion to approve the consent calendar, as presented.

Commissioner Shaffer seconded the motion.

3) Certificate of Appropriateness

- a) 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)

Staff Presentation:

Planner Strickland presented the 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)

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. 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.

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.

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.

HPC/Questions & Comments:

- Commissioner McCurdy asked about the difference in buildings
- Planner Strickland they are both brick, but the coloring is different and they are trying to make it look more cohesive. Signage will make it more characteristic of the district. Commissioner Shaffer asked about the difference in colors.

Applicant Presentation:

Andy Hohweiler is the applicant and explained that they are going to change the green and red on the soffits and awnings to black and green. He would like to take the paint off the building, but no one is comfortable doing that. They will just paint the building and have the awnings match.

- Commissioner Shaffer asked if they were going to keep the original vinyl or change it.
- Andy Hohweiler replied that the signage and logos will change. What is being presented is what it will look like.
- Commissioner Sipe asked if the outside is lit.
- Andy Hohweiler responded that they do. They are only changing the awnings, paint and signage.
- Commissioner Dowdle asked if they serve food there.
- Andy Hohweiler stated they will have specialty foods but won't serve food.
- Chairperson Baughman asked about the signage.
- Andy Hohweiler replied that it will be similar to the boutique. Like an LED but not neon. They wanted to keep elements of the original but make it more fresh.
- Commissioner Dowdle asked if the planter boxes and furniture out front will be replaced.
- Andy Hohweiler answered that they will.
- Chairperson Baughman asked staff about the 9' tall requirement if it is on the projecting signs or awnings.
- Planner Strickland explained it is on the signs above the sidewalk if they install hardware.
- Chairperson Baughman stated that back in the 1920's and 1955 quite a few had awnings but almost all had projecting signs.

MOTION: Commissioner Shaffer moved to approve the request for a Certificate of Appropriateness for exterior modifications and signage for property located at 147 Main Ave E. c/o Andy Hohweiler on behalf of Rudy's Coos Paradise (PZ25-0035). Commissioner McCurdy seconded the motion. Roll call vote showed all members present voted.
Approved 5 to 0.

4) Old Business

a) 2025 Historic Walking Tour

Staff Presentation:
 2025 Historic Walking Tour

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)?

May 10th will not work with it being Mother's Day weekend. The decision was made to have it on May 17th.

Commissioner McCurdy will print as many fliers as needed, and the tour will meet at 10 am on the corner of Shoshone and Main. Several commissioners are available and would like the practice.

5) New Business

6) Upcoming Meeting(s)

- a) May 5, 2025.

7) Adjournment

The meeting adjourned at 03:37 PM

Jody Green

Jody Green, Planning Technician