



Twin Falls Historic Preservation Commission Agenda

Monday, June 2, 2025, 3:00 PM

203 Main Ave East
Twin Falls, ID 83303

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) Approve minutes from the following meeting: May 5, 2025.
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness to install signage on property located at 136 Main Ave N. c/o Lytle Signs on behalf of West Wood Coffee & Social (PZ25-0057)
- 4) Old Business
- 5) New Business
- 6) Upcoming Meeting(s)
 - a) July 7, 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, May 5, 2025, 3:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

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: April 7, 2025.

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

Commissioner Sipe seconded the motion.

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for new signage to be installed on property located at 242 Main Ave N c/o Visionary Signs on behalf of The Stone Pony (app. PZ25-0048)

Staff Presentation:

Planner Strickland presented the request for a Certificate of Appropriateness for new signage to be installed on property located at 242 Main Ave N c/o Visionary Signs on behalf of The Stone Pony (app. PZ25-0048)

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

The building was constructed circa 1960 and is listed as non-contributing on the National Historic Registry from 2000. The building has had several modifications done, starting with roof trusses being added to the original flat roof in 2016, prior to the approval of the Historic Downtown Design Guidelines. In 2018, the building was reviewed by the commission for a request for a Certificate of Appropriateness to modify the rear of the building to convert the storage area to a living space. The request approved the removal of the roll-up door to be replaced with windows. In 2020, a certificate of appropriateness was approved for the commercial portion of the building to have a sign for a martial arts studio. At the end of last year, this business relocated, and its signs were removed. The new tenant, Stone Pony, would like to use the existing frame and hardware to install signs for their business at this location. Approval of a Certificate of Appropriateness is required by the Commission, a copy of the design guidelines worksheet was provided to the applicant. The applicant has taken the time

to review and comment on the guidelines related to signs. After review of these guidelines the signs seem to be compatible with other signs found within the district are constructed of durable materials and are going to be installed using existing hardware to reduce compromising the architectural character and structure of the building. The sign is neutral in color and fairly simple in design helping it to blend well with the building facade and the downtown district. Staff does not foresee any negative impacts should the request be approved, as presented.

Per the Twin Falls Downtown Historic Guidelines, the following guidelines apply: 2.1 Downtown General Guidelines and 3.5 General Guidelines for Signs. 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.

HPC/Questions & Comments:

Commissioner McCurdy asked how many signs and where they are placing them. Planner Strickland replied they are hanging signs to replace what is there. Commissioner Sipe asked if there will be any lights changing. Planner Strickland replied they are not.

MOTION: Commissioner Dowdle moved to approve the request for a Certificate of Appropriateness for new signage to be installed on property located at 242 Main Ave N c/o Visionary Signs on behalf of The Stone Pony (PZ25-0048). Commissioner McCurdy seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

4) Old Business

a) Walking Tour Details

Discussion about the walking tour and doing a practice run on Friday the 16th.

5) New Business

6) Upcoming Meeting(s)

a) June 2, 2025

7) Adjournment

The meeting adjourned at 03:12 PM



Date: Monday, June 2, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness to install signage on property located at 136 Main Ave N. c/o Lytle Signs on behalf of West Wood Coffee & Social (PZ25-0057)

Time Estimate:

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

Background:

Request for a Certificate of Appropriateness to allow for new signage.

Approval Process:

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard, with regards to the application. The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness.

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

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-13-1 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 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 building was considered a contributing building on the National Historic Registry and was constructed as an addition to the Cotillion Hall (aka The Paris Building) in 1915. This structure has housed a multitude of businesses, most recently a restaurant.

Analysis:

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.

Conclusion:

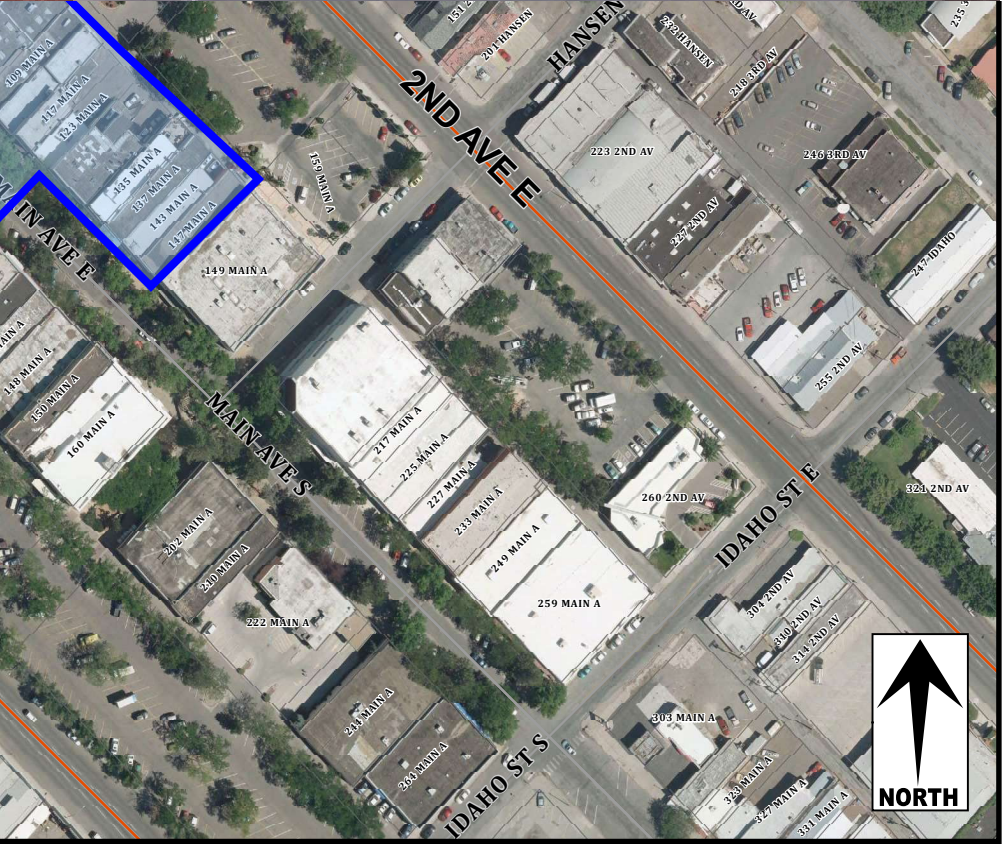
Per the Twin Falls Downtown Historic Guidelines the following guidelines apply: 2.1 General Guidelines and 3.5 Signs are applicable to this request. These guidelines have been provided by staff and used to review the request.

While signs are required to be reviewed for properties in the historic districts, it is important to understand that signs are somewhat of a temporary change to buildings when compared to changing the structure. When reviewing this type of request, staff takes into consideration the character of the district, the proposed materials and the design of the sign. The proposed sign will consist of an aluminum background, powder-coated with copper logo, and halo illumination around the border of the sign offering a small amount of soft lighting. The materials are considered durable with a compatible design that seems appropriate for the building and the district.

Attachments:

1. Vicinity Map
2. Applicant Narrative
3. Sign Rendering
4. 2.1 Downtown General Guidelines
5. 3.5 Sign Guidelines Approved Amendments 03-08-21
6. National Historic Registry Information

Twin Falls Downtown Historic District





May 2nd, 2025

City of Twin Falls
Historical Committee
324 Hansen Street East
Twin Falls, ID 83303

Re: New Signage for West Wood

To Whom it May Concern:

We would like to apply for a Certificate of Appropriateness for a wall sign for West Wood located at 136 Main Ave N, in the historic district. The property owner is the client and has given permission for the sign installation.

The wall sign background will be a white aluminum panel with flat cut out letters that will be the color bronze. The sign will not be illuminated. The sign will be 70.89 SQ FT.

The sign will be manufactured by Lytle Signs, and professionally installed by Lytle Signs. There will be no hand lettering or painting and no plastic will be used. It will have a professional appearance and will replace the existing sign. The new sign will be designed to complement the neighboring businesses and will not have a negative impact on the uniformity of the historical district requirements.

Sincerely,

Peyton Lookingbill
Lytle Signs



NON-ILLUMINATED WALL SIGN

REVERSE PAN .080 ALUMINUM BACKGROUND WITH 1 1/2” RETURNS
PAINTED BLACK
WHITE L.E.D. HALO ILLUMINATION AROUND BORDER

6" DEEP ALUMINUM RACEWAY BEHIND BACKGROUND

.250" FCO ALUMINUM MAIN COPY & LOGO POWDER COATED COPPER
MOUNTED TO BACKER WITH 1/2" STAND OFFS

.080" FCO ALUMINUM SECONDARY COPY & LINES POWDER COATED COPPER
FLUSH MOUNTED TO BACKER

DISPLAY INSTALLED ON BUILDING OVER ENTRANCE



ILLUMINATION VIEW



AN EMPLOYEE OWNED COMPANY

CLIENT:	West Wood
ADDRESS:	136 Main Ave. N. Twin Falls, ID
DATE:	03-04-2025
SCALE:	1/2"=1'
ACCOUNT EXECUTIVE:	CL
DRAWN BY:	RL
FILE NAME:	West Wood\ wall sign J14685.
JOB #:	J14685
REVISIONS:	03-11-2025 03-27-2025 04-02-2025 04-04-2025 04-21-2025
PAGE	1 OF 1
LYTLE SIGNS © 2025 ALL RIGHTS RESERVED	
Twin Falls P.O. BOX 305 1925 KIMBERLY RD. TWIN FALLS, ID 83303 208.733.1739 1.800.621.6836 fax 208.736.8653	
Boise/Meridian 2070 E. COMMERCIAL ST. MERIDIAN, ID 83642 208.388.1739 fax 208.388.3966	
lytlesigns.com	
WSA WORLD SIGN ASSOCIATION	
APPROVED BY:	
DATE:	

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



CHAPTER 2: HISTORY OF DISTRICTS WITH GENERAL GUIDELINES

This section contains a brief history of both the Twin Falls Downtown Historic District and the Twin Falls City Park Historic District from the historic surveys. The chapter also provides general guidelines for the districts in terms of building orientation, height, materials, and parking.



2.1 Twin Falls Downtown Historic District

2.1.1 STATEMENT OF SIGNIFICANCE (From the 1999 National Registry)

The Twin Falls Downtown Historic District is located in the heart of the original town of Twin Falls in Twin Falls County, Idaho. The district is situated a few blocks north of the Union Pacific railroad tracks and abuts the southern boundary of the Twin Falls City Park Historic District. To the north and east are low-density, residential neighborhoods. The district consists of commercial buildings in an eleven-block area that is bisected by the downtown's major streets: Main Avenue (southeast to northwest); and Shoshone Street (southwest to northeast). The streetscapes of Main Avenue on either side of Shoshone were almost completely filled in by 1911, but many lots in the district have remained empty since the townsite was platted in 1904, and thus the edges of the downtown have always had an empty appearance.



Although numerous buildings have been modified, the alterations have been confined to the street-level storefronts and consist of siding or plastic awnings over the transoms and the application on the bulkheads with ceramic tiles. Most of the alterations are reversible, however, and few historic structures have been demolished, with the exception of the Perrine Hotel (see site 44). The upper stories are largely intact, displaying double-hung windows, elaborate cornices, stepped parapets and the original materials (brick, concrete block and terra cotta). The prevailing style consists of classical variants; some examples are very ornate examples of Renaissance and Neo-Classical Revival while modest buildings display classical elements such as modillions, dentils or blind arched cornices. In the 1970s, the city expanded the sidewalks into a curvilinear pattern, planted trees and installed street furniture. Despite the alterations imposed on some of the buildings and the change to the sidewalk design, the overall streetscape retains a consistency achieved by the buildings' similar heights (one to three stories), designs, massings, and abutments to the sidewalk. The district continues to convey its role in the development of the city from 1905 to 1949.



Image Credits: National Park Service Survey



2.1.2 TWIN FALLS DOWNTOWN HISTORIC DISTRICT MAP

2.1.3 RECENT TRENDS

Although some buildings in the Twin Falls Downtown Historic District have been preserved and retain their historic appearances, many buildings have undergone facade alterations such as ground floor storefront changes and the application of non-era siding over the historic material.

As the pictures to the right demonstrate, many buildings within the historic have had their ground floor voids filled or altered. While these changes are not prohibited, these changes can compromise the historic nature and character of the building. Further, the application of non-era materials over historic materials hides, rather than enhances, the historic nature of a building.

2.1.4 DESIGN GOALS

Maintain and enhance the unique historic character and pedestrian scale of the buildings and their relationship to each other and the street.

POLICY

Ensure preservation of the unique character with improvements that respect the historic scale and materiality of existing historic structures, with focus on preservation of key details in high-style buildings.



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.



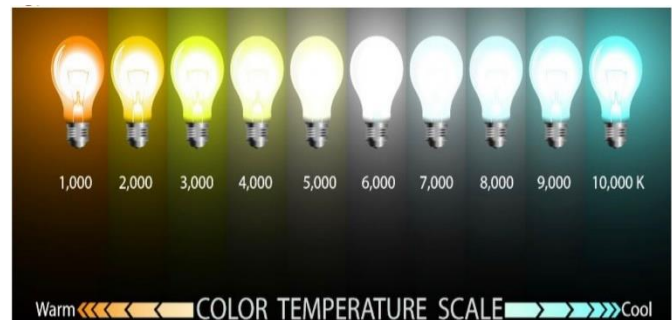
- Only one hanging sign allowed per tenant.
- A hanging sign should be mounted perpendicular to the building façade.
- A hanging sign shall be no more than 8 sq. ft. in size.

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.



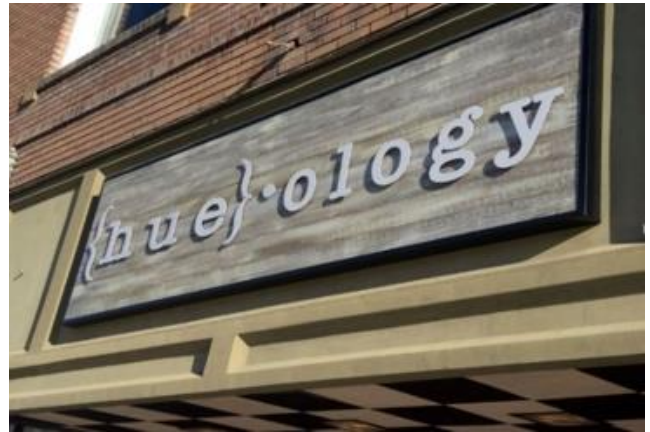
- Size and placement of projecting signs should not overwhelm the appearance of the building, or obscure key architectural features.
- Multi-tenant projecting signs should be installed in groups that are proportionate to the building.



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.

27. **Model Building** 83-3579
136 Main Avenue N.
Contributing
c. 1921

A two-story, brick building, this structure has little ornamentation. Outset bands of bricks provides detail below the roofline, and horizontal, masonry panels are placed above the two fixed, single-pane windows on the second floor. A wide, metal panel separates the two stories; this is the only feature that significantly detracts from the building's historic integrity. The street-level elevation consists of plate-glass windows and mosaic tiles.

Little information is available concerning the history of the Model Building. In 1932 an engineer, Ellis Bjorling, the Christian Science Reading room, the T.F.A. Company, and the Vulcan Mines occupied the structure. For several years, beginning in 1953, Lloyd's Jewelry was located here.

