



Twin Falls Historic Preservation Commission Agenda

Monday, June 23, 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) Request to approve minutes from the following meeting: June 2, 2025.
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a certificate of appropriateness to allow for a facade change to property located at 545 Shoshone St S. c/o Depot Grill (PZ25-0063)
 - b) **ACTION ITEM:** Request for a Certificate of Appropriateness for an exterior addition on property located at 330 4th Ave S. c/o Stonehouse
- 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, 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

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

2) Consent Calendar

- a) Approve minutes from the following meeting: May 5, 2025.
Commissioner McCurdy 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 to install signage on property located at 136 Main Ave N. c/o Lytle Signs on behalf of West Wood Coffee & Social (PZ25-0057)

Staff Presentation:

Planner Strickland presented the 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)

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.

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.

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 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.

Discussions Followed:

Commission likes the look and feels this is appropriate for this location.

MOTION: Commissioner Sipe moved to approve the 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). Commissioner Dowdle seconded the motion. Roll call vote showed all members present voted. Approved 4 to 0.

4) Old Business

The walking tour was a success with a good turnout. Maybe doing a different area to do the next walking tour.

5) New Business

Set up a special meeting for possibly 3 new applications on June 23.

6) Upcoming Meeting(s)

a) July 7, 2025.

7) Adjournment

The meeting adjourned at 03:11 PM

Jody Green, Planning Technician



Date: Monday, June 23, 2025
To: Historic Preservation Commission
From: Lisa Strickland, Lisa Strickland

ACTION ITEM

Request:

Request for a certificate of appropriateness to allow for a facade change to property located at 545 Shoshone St S. c/o Depot Grill (PZ25-0063)

Time Estimate:

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

Background:

This is a request to modify the exterior facade of the Depot Grill located at 545 Shoshone St S.

Approval Process:

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 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 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 building, the district and if the proposed materials are appropriate, durable, and compatible the historic guideline recommendations.

History:

This property is located within the Warehouse Historic District and is zoned CB. From the records that were found the building was constructed circa the 1940's and has always been a restaurant. In 1997 the Warehouse District was created and listed on the National Historic Registry. This building was categorized as non-contributing. In 2011 the City of Twin Falls chose to implement Historic Design Guidelines for the Warehouse District that would require the Historic Preservation Commission to review exterior changes made to a building in this district for a Certificate of Appropriateness. Using the guidelines this project will follow the new building track for review. (Chapters 4 & 5)

Analysis:

The applicant has provided a fairly comprehensive explanation of the changes proposed for the building. Using this information along with the guidelines, staff has completed the analysis of the project.

Chapter 4

The design guidelines for all projects highlight recommendations related to site improvements such as infrastructure, streetscapes, outdoor spaces, and color. Although this project involves an existing building where parking, landscaping, and infrastructure are not subject to changes, the review focuses on the outdoor seating area and color scheme for the project. The proposed open-to-the-sky seating area will be a paved patio at grade level along the rear of the building.

The seating area will consist of a concrete pad with picnic tables, creating an inviting pedestrian-oriented environment. Staff has reviewed the proposed changes in accordance with Chapter 4 of the Warehouse Historic District Manual and found them fitting. The façade change involves the rear masonry wall, with no alterations to the building's color, maintaining its use of traditional materials. The metal window and door finishes will have a matte low-luster black finish to match the surrounding area.

Following the general recommendations within this chapter, the proposed changes fit within the guidelines and will not detract from the building's or district's character.

Chapter 5

While preservation principles do not apply when reviewing this request, it is important to note that when a historic district is established, it is due to the buildings, neighborhood, or area's historical, cultural, or unique characteristics that give it a sense of place. The objective is to ensure the proposed changes are compatible with the building and do not negatively impact the district's sense of place.

This business has a long-standing history and a strong sense of place within the community. Although the National Historic Registry lists the building as non-contributing, old photos found during the review indicate several changes over the years. This being the first change requiring a certificate of appropriateness. The building is oriented at an angle, with the west side adjoining 6th Ave S and the east side adjoining a pocket park with historic grain elevators.

The proposal entails changing the rear façade by adding new exits, windows, and an outdoor seating area. The placement of doors and windows is designed to create an inviting, pedestrian-friendly addition to the building, breaking up a large, uninviting masonry wall. The chosen windows will be minimal in size, with one designated for food staging to serve the outside patio.

A counter and canopy will add visual interest, breaking up the wall of windows and doors. The canopy will feature white and green stripes to blend with the rest of the building and align with designs throughout the downtown district. The building's side currently has an open service area, which the applicant proposes to enclose with a wood fence and metal hardware, materials typically found in the industrial district.

The proposed seating area/patio will provide a pedestrian-friendly space for customers to enjoy meals, connecting the interior with the exterior through food service and seating.

In the future, the applicant will be completing another request for a certificate of appropriateness for signage once the design and placement of the signs have been determined. Any reference to signage is not included in this request.

Conclusion:

Upon reviewing the proposed changes alongside the final designs/renderings, staff concluded that the enhancements will both improve the building's appearance and maintain the sense of place associated with the restaurant, without adversely affecting the district. Should the commission approve the request as submitted, staff recommends the approval be subject to the following conditions:

1. Adherence to site plan amendments as required by city codes and standards.

2. Acquisition of the necessary permits and licenses to complete the project.

Attachments:

1. PZ25-0063 Vicinity Map
2. PZ25-0063 Applicant Narrative
3. PZ25-0063 Warehouse Design Guidelines
4. PZ25-0063 Site Plan
5. PZ25-0063 Applicant Analysis
6. PZ25-0063 Renderings
7. PZ25-0063 NHR Information
8. PZ25-0063 Old Photos

Vicinity Map



Item C.1 - Detail description of work to be conducted on site

For the Council's consideration, Applicant proposes new exterior openings in Existing modular brick masonry wall - to include 3 new operable transom windows with divided lites, 2 new storefront openings, and 1 new operable sliding window with associated exterior awning.

The proposed work intends to re-activate an underutilized space within the Depot Restaurant and create new visual and physical connections to the main parking areas. The resultant project will improve the existing conditions, encourage uses and connections consistent with the goals of the Historic District, and maintain the existing character of the structure and its surroundings.

On behalf of our entire project team, we thank you for your time and consideration in reviewing this Application for Appropriateness and look forward to your Decision.

Thank you,

Alex Porter
Principal, Model Shop Architecture Inc.

IV. DESIGN GUIDELINES FOR ALL PROJECTS

This chapter provides guidelines for historic infrastructure, outdoor amenity space, parking and other features. These guidelines apply to both historic properties and new construction as well as other urban improvements.

IN THIS CHAPTER:

A. Historic Infrastructure	86
Street Patterns	86
Alleys	87
Rail Lines	87
B. Streetscape	88
C. Connectivity	89
D. Outdoor Amenity Space	90
Small Public Plazas and Pocket Parks	90
Terraces, Patios & Deck Space	91
E. Site Furnishings	91
F. Public Art	92
G. Signs	93
Historic Signs	93
Historic Wall Signs	93
New Signs	94
Appropriate Sign Types	96
H. Color	99
I. Site Lighting	100
Building Lighting	100
J. Buffers	102
K. Service Areas	102
Building Equipment	103
L. Parking	104



Historic settlement patterns seen in street and alley plans often contribute to the distinct character of the historic district and therefore they should be preserved.

A. HISTORIC INFRASTRUCTURE

Historically significant features of early infrastructure should be preserved to the extent feasible. When this is not feasible, incorporate references to these features in a manner that respects the value of the resource and aids in interpretation of the history of the district.

4.1 **Preserve historic paving materials, when feasible; otherwise, provide new compatible materials.**

- Preserve historic materials, when feasible.
- Replace historic materials if they are too deteriorated to repair. Provide a compatible substitute material. For example, standard bituminous and concrete street materials are appropriate in most places.
- New or replacement paving materials that help with storm water management, such as porous pavers, should be considered.

STREET PATTERNS

Historic settlement patterns seen in street and alley plans often contribute to the distinct character of the historic district and therefore they should be preserved. These street plans influence the manner in which primary structures are sited and they also shape the manner in which secondary structures and landscape features may occur on the site.

4.2 **Respect historic settlement patterns.**

- Site a new building such that it is arranged on its site in a way similar to historic buildings in the area. This includes consideration of building setbacks and open space.

D. OUTDOOR AMENITY SPACE

Outdoor amenity space should occur as an accent along the street in several conditions: as an outdoor dining area, as a small public plaza or as a pocket park. The character and setting of the site or a historic building will influence the form, location or appropriateness of such a space. Outdoor amenity space should be integrated with the design of the site and the building.

4.10 Outdoor amenity space should meet all of the following requirements:

- Be open to the sky.
- Be paved or otherwise landscaped.
- Remain subordinate to the line of building fronts.

SMALL PUBLIC PLAZAS AND POCKET PARKS

Small accent public plazas and pocket parks may be considered.

4.11 A small public plaza or pocket park should contain features to promote and enhance its use.

These must be:

- Directly accessible to the public sidewalk.
- Level with the sidewalk.

They may have one or all of the following:

- Street furniture.
- Public art.
- Historical/interpretive marker.

TERRACES, PATIOS & DECK SPACE

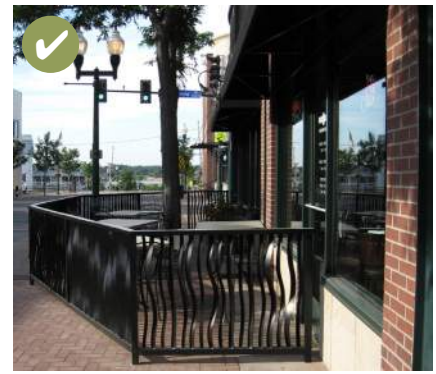
Improvements that provide areas for active outdoor use (i.e., dining) are welcome amenities, but they must be in character with Warehouse Historic District. There are typically two types: raised and at-grade.

4.12 Locate a raised dining area (deck) to minimize visual impacts on the streetscape.

- Placing it to the side or rear of a property is preferred.
- Rooftop decks are also accepted; however, they should be set back from the building facade.
- Seating areas are the only function that are allowed near the front facade setback line.
- Projecting/cantilevered decks are inappropriate in most settings. However, they may be allowed on the rear of the building if they do not negatively impact neighboring historic resources.

4.13 Locate an at-grade dining area to minimize impacts on the streetscape.

- Consider locating an at-grade dining area to the side or rear of a property.
- It is appropriate to locate an at-grade dining area in the public right-of-way in a street wall context. The dining area should be defined in this setting. It should allow for unobstructed circulation along the sidewalk.



The use of outdoor dining areas is encouraged throughout Warehouse Historic District.



The use of site furnishings is encouraged.

E. SITE FURNISHINGS

Site furnishings, such as transit stops, bike racks and similar features, are welcomed as amenities. They should be designed as an integral part of the urban environment, and strategically located to serve as accent to a streetscape, plaza, park or other public area.

4.14 The use of site furnishings is encouraged.

- Incorporate site furnishings to complement the context and character of the building, site and/or streetscape.

H. COLOR

Traditionally in the Warehouse Historic District materials were left exposed, and color schemes were relatively muted. A single base color was applied to the primary wall plane. Then, one or two accent colors were used to highlight ornamental features, as well as trim around doors and windows. Since many of the structures were brick, the natural color of the masonry became the background color. Sometimes a contrasting masonry was used for window sills and moldings. As a result, the contrast between the base color and trim was relatively subtle. These traditions of using exposed materials, limited numbers of colors, and muted ones, should be continued.

These guidelines do not specify which colors should be selected, but rather how they should be used.

4.37 The facade should “read” as a single composition.

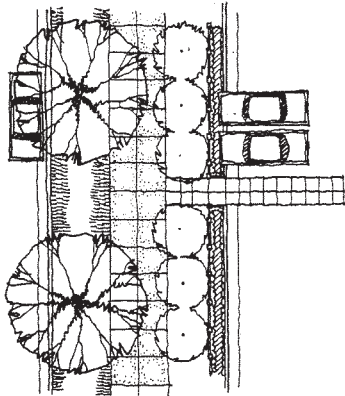
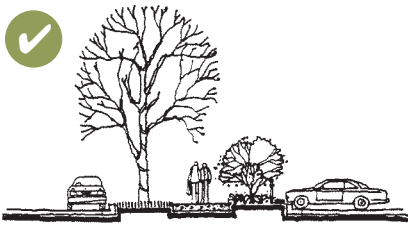
- Employ color schemes that are simple in character.
- Using one base color for the building walls and another for the roof is preferred.
- Using one to three accent colors for trim elements is also preferred.

4.38 Base or background colors should be muted.

- Building features should be muted, while trim accents can be either a contrasting color or a harmonizing color.
- An accent color should not contrast so strongly as to not read as part of the composition.
- Bright high-intensity colors are not permitted.
- Use matte or low luster finishes instead of glossy ones.
- Generally, non-reflective, muted finishes on all features is preferred.

4.39 Building elements should be finished in a manner similar to that seen traditionally. The following are recommended treatments:

- Brick and stone: unpainted, natural color
- Window frames and sash, doors and frame and store-fronts: painted wood; anodized metal or baked color.
- Wood siding: painted
- In most cases, highly reflective materials, weathered wood and clear finishes are inappropriate on large surfaces. A clear finish is appropriate on a wood entry door.



Consider the use of a landscaped strip or planter to provide a visual buffer where a parking lot abuts a public sidewalk.



Provide a visual buffer where a parking lot abuts a public sidewalk.

L. PARKING

The visual impact of surface parking should be minimized. On-site parking should be subordinate to other uses and the front of the lot should not appear to be a parking area.

4.52 Minimize the visual impact of surface parking.

- Locate a parking area at the rear or to the side of a site or to the interior of the block whenever possible. This is especially important on corner properties. Corner properties are generally more visible than interior lots, serve as landmarks and provide a sense of enclosure to an intersection.

4.53 Locate a surface lot in the interior of a block whenever possible.

- This acknowledges the special function of corner properties. They are generally more visible than interior lots, serve as landmarks and provide a sense of enclosure to an intersection.

4.54 Provide a visual buffer where a parking lot abuts a public sidewalk.

- This may be a landscaped strip or planter. A combination of trees and shrubs can be used to create a landscape buffer.
- Consider the use of a low or decorative wall as screen for the edge of the lot. Materials should be compatible with those of nearby buildings.

V. NEW CONSTRUCTION

This chapter provides guidelines for the design of new buildings in the Warehouse Historic District. These same guidelines also apply to improvements for existing, non-contributing structures. The intent is that these existing buildings should be compatible with the context, but preservation principles do not apply.

New buildings are anticipated throughout Warehouse Historic District as investment in the area continues. Within the district many opportunities exist for new infill projects. At the same time, it is important that development there contributes to an overall sense of continuity. Design principles that result in a compatible sense of scale, and an enhanced pedestrian-oriented environment are key, while also drawing upon the building traditions of the Warehouse Historic District at large as inspiration for new, creative designs.

IN THIS CHAPTER:

A. General Principles for New Construction	106
Building Orientation	106
Through Lot Conditions	106
Architectural Character	112
Primary Building Facade and Entrance	115
Materials	117
Energy Conservation and Generation	118

A. GENERAL PRINCIPLES FOR NEW CONSTRUCTION

BUILDING ORIENTATION

Traditionally, the primary entrance of a building faced the street, and loading docks faced to the side or rear. These traditional development patterns should be continued.

5.1 Maintain the traditional orientation of a building to the street.

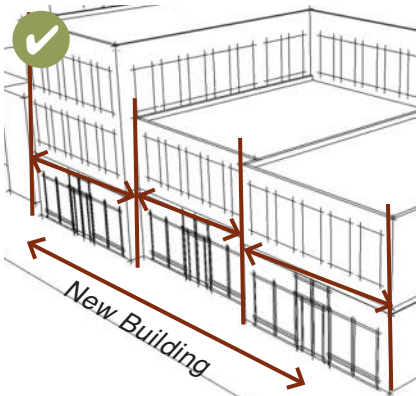
- Locate the primary entrance to face the street.
- In some cases, the front door itself may be positioned perpendicular to the street. In this case, the entry should still be clearly defined with a walkway, stoop or canopy.

THROUGH LOT CONDITIONS

In some cases, zoning regulations may allow for two primary buildings on a “through lot,” which extends from one street in “front” to another in the “rear.” In these cases, two “primary” buildings may each face one of the two streets. If an existing building on the site is a contributor, step down the new building to reduce the impacts on the historic structure.

5.2 Two primary buildings may be permitted on through lots.

- Each structure should provide a primary building front facing the respective street.
- A new building should step down to a historic building, where one exists on the site.



New facade widths should reflect the traditional range of the building widths seen on the block.

MASS AND SCALE

A new building should reflect the massing of traditional warehouse buildings. Because of the diversity of building sizes exhibited throughout the warehouse area, a variety of building sizes will be suitable for development.

A sense of human scale is achieved when one can reasonably interpret the size of a building by comparing features of its design to comparable elements in one's experience. Using a building material of a familiar dimension such as traditional brick is an example, as is using windows of similar dimensions.

To ensure that human scale is achieved in new development, it is important to focus design attention on aspects most directly experienced by pedestrians, such as the scale of buildings and architectural details at the street level. For example, providing a series of vertical pilasters and a band of windows creates a human scale.

Some of the largest traditional warehouses included interesting fenestration which created visual interest, and is partially why the older industrial buildings are so visually appealing. These features are some of the important characteristics of the warehouse area and should be respected in all new construction.

5.5 Maintain the traditional size of buildings as perceived at the street level.

- Facade heights of new buildings should fall within the established range of the block, and respect the traditional proportions of height to width.
- Floor-to-floor heights should appear similar to those of traditional buildings in the area, especially those at ground level.

5.6 Maintain traditional spacing patterns created by the repetition of uniform building widths along the street.

- A new facade should reflect the established range of the traditional building widths seen in the Warehouse Historic District.
- Where a building must exceed this width, use a change in design features to suggest the traditional building widths. Changes in materials, window design, facade height or decorative details are examples of techniques that may be used.

5.7 A new building should incorporate a base, a middle and a cap.

- Traditionally, buildings were composed of these three basic elements. Interpreting this tradition in new buildings will help reinforce the visual continuity of the area.

5.8 Establish a sense of human scale in building designs.

- Use vertical and horizontal articulation to break up large facades.
- Incorporate changes in color, texture and materials in building designs to help define human scale.
- Use architectural details that create visual interest and convey a three-dimensional facade.
- Use materials which help to convey scale through their proportions, detailing and form.

5.9 Position taller portions of a structure away from neighboring buildings of lower scale.

- A taller new building should step down in height to lower scaled neighbors, especially adjacent to historic buildings.
- The taller portion of a new structure should be located to minimize looming effects and shading of lower scaled neighbors.

5.10 A facade should reflect dimensions similar to traditional buildings in the area.

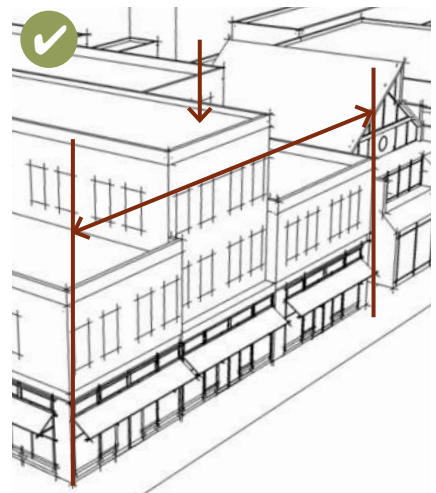
- Facade heights of new buildings should respect the traditional proportions of height to width.
- Floor-to-floor heights should appear similar to those of traditional residential buildings.

5.11 Detached accessory structures should remain subordinate, in terms of mass and scale, to the primary structure on the lot.

- Structures that are one to one-and-a-half stories in height are preferred.



Use architectural details that create visual interest and convey a three dimensional facade.



Position taller portions of a structure away from neighboring buildings of lower scale.



Flat roofs are appropriate.

BUILDING AND ROOF FORM

One of the most prominent unifying elements of the Warehouse Historic District is the similarity in building form. Simple rectangular forms are predominant. New buildings should reflect the forms of traditional buildings and the elements that provide a human scale to the buildings.

5.12 The primary industrial building form should appear similar to those seen traditionally.

- Simple rectilinear building forms are appropriate. Avoid the use of highly complex forms.
- The facade should appear as predominantly flat, with any decorative elements and projecting or setback “articulations” appearing to be subordinate to the dominant form.

5.13 Roof forms should be similar to those used traditionally.

- Flat, and low-pitch roofs are appropriate. In some cases a low barrel roof may be appropriate.
- “Exotic” roof forms, including mansards and A-frames, are inappropriate.

Horizontal Alignment

A strong alignment of horizontal elements exists along many streets. Alignment is found among cornices, window sills and headers. Where it exists, this alignment of horizontal features on building facades is a strong characteristic of the street and should be preserved. It is important to note, however, that slight variations do occur, which add visual interest. Major deviations from these relationships, however, disrupt the visual continuity of the street and are to be avoided.

5.14 The general alignment of horizontal features on building fronts should be maintained.

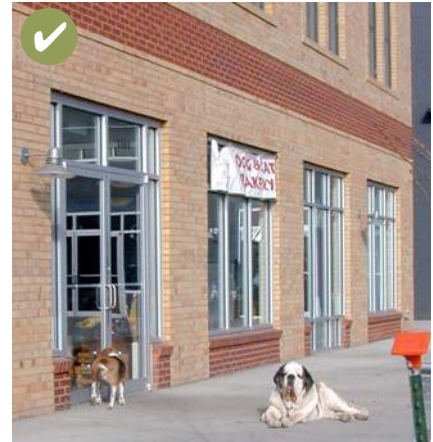
- Typical elements that align include window moldings, cornices, copings and parapets at the tops of buildings.

Solid-to-void

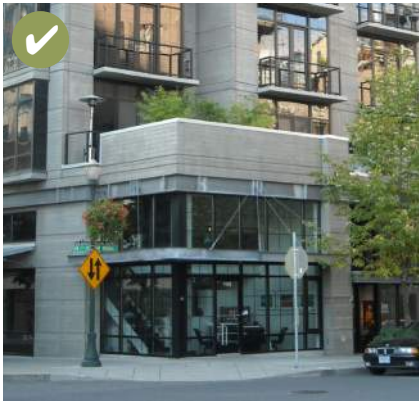
A typical building appeared to be a rectangular solid, with holes “punched” in the walls for windows and doors. Most warehouse buildings have similar amounts of glass, resulting in a relatively uniform solid-to-void ratio. This ratio on a new building, the amount of facade devoted to wall surface as compared to that developed as openings, should be similar to that of traditional buildings within the neighborhood.

5.15 Use a ratio of solid-to-void (wall-to-window) similar to that found on traditional warehouse structures.

- Large surfaces of uninterrupted glass may be inappropriate. Divide large glass surfaces into smaller panes similar to those seen traditionally.



Providing openings with industrial glass similar in size to traditional loading doors is appropriate.



Contemporary interpretations of traditional designs and details are encouraged where they are distinguishable as being new.

ARCHITECTURAL CHARACTER

In order to assure that historic resources are appreciated as authentic contributors to the Warehouse Historic District, it is important that new buildings be distinguishable from them. Therefore, new construction should appear as a product of its own time, while also being compatible with the historically significant features of the area.

5.16 Design a new building to reflect its time, while respecting key features of its context.

- See guidelines for the design of new commercial, civic and residential building types.
- In the Twin Falls Warehouse Historic District, relating to the context and respecting broader traditional development patterns is important.
- New buildings should maintain the industrial building character of the area.

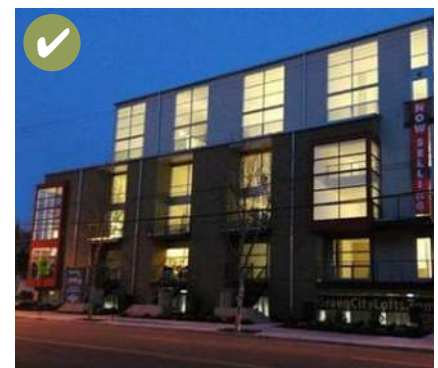
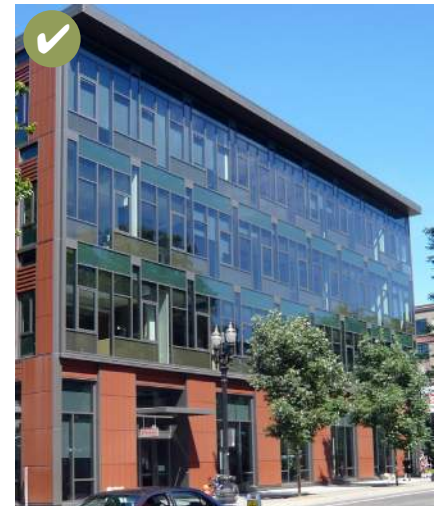
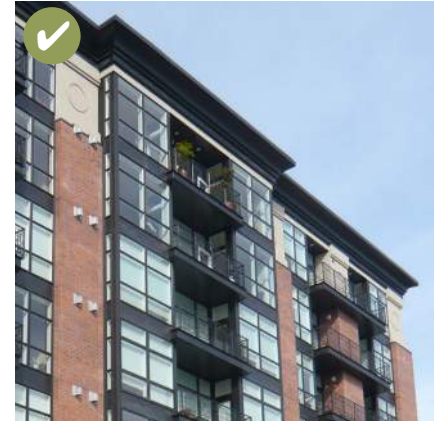
5.17 The exact imitation of historic styles is inappropriate for new construction.

- This blurs the distinction between old and new buildings and makes it more difficult to visually interpret the architectural evolution of the district.

5.18 Contemporary interpretations of traditional designs and details may be considered.

- An interpretation of a historic style that is authentic to the district may be considered if it is distinguishable as being new.
- New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new.
- Contemporary details for new storefronts or reinterpretations of loading doors also can be used to create interest while expressing a new, compatible style.

The following are examples of appropriate new buildings in industrial warehouse contexts. These include retail, offices, and residential uses.



The following are examples of multifamily buildings that draw upon some industrial forms and materials.



The following are examples of new storefronts and loading areas that are contemporary, but compatible with an industrial context.



PRIMARY BUILDING FACADE AND ENTRANCE

The primary entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards and other public spaces.

The street level floors of historic industrial buildings are clearly distinguishable from the upper floors. The first floor is punctuated with large operable openings, entrances and in some cases large industrial windows. The large first floor windows allow additional light into the ground floor space and the operable doors allow for loading and unloading of goods. The use of loading docks with a series of operable doors and canopies are also seen. The upper floor are punctuated with a series of smaller windows. The design patterns these buildings elements establish is encouraged on new construction.

5.19 Design the main entrance(s) of a building to be clearly identifiable.

- Provide a sheltering element such as a porch, stoop or portico.

5.20 Orient the primary entrance of a building to face a street, plaza or pedestrian way.

- Focusing an entrance toward a parking lot without also addressing the street is inappropriate.
- Consider using a “double-fronted” design where entrances from parking are at the rear.

5.21 Design the front of the building to provide interest to pedestrians.

- Large expanse of blank wall or garage doors is inappropriate on the primary facade that faces a public way.
- Garages, when used, should be located to the rear.
- Maintain the established sequence of public-to-private spaces when planning a multifamily building along the street or public park.



Design the main entrance(s) of a building to be clearly identifiable.



Design the front of the building to provide interest to pedestrians.



Maintain the distinction between the street level and the upper floor.



Maintain the traditional spacing pattern created by upper story windows.

5.22 Maintain the distinction between the street level and the upper floor.

- The first floor of the primary facade should be predominantly transparent glass.
- Upper floors should be perceived as being more opaque than the lower floor.
- Highly reflective or darkly tinted glass is inappropriate.
- Express the distinction in floor heights between street levels and upper levels through detailing, materials and fenestration. The presence of a belt course is an important feature in this relationship.

5.23 Maintain the traditional spacing pattern created by upper story windows.

- Use traditional proportions of windows, individually or in groups.
- Headers and sills of windows on new buildings should maintain the traditional placement relative to cornices and belt courses.

5.24 Where used, a new storefront should incorporate traditional building components.

- Express a kickplate, display window and transom in a new storefront design.
- Storefront components and upper story windows should be similar in height and proportion to traditional downtown buildings.
- When portions of a storefront are folding, all of the storefront components should still be visible.

MATERIALS

Building materials for new structures and additions to existing buildings should appear similar to those seen traditionally and contribute to the visual continuity of the district. It is also desirable to use products which have minimal environmental footprints. Use green materials and those which improve environmental performance that have been proven effective in the Twin Falls climate.

5.25 Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.

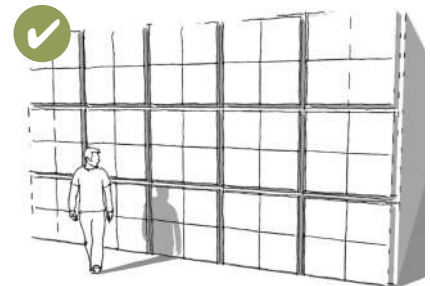
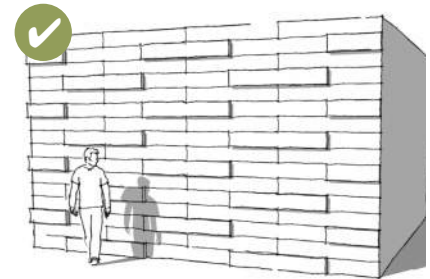
- Traditional materials, including wood and brick, are preferred.
- All wood siding should have a weather-protective finish.
- Stucco may be considered as a secondary building material or as an accent.
- Green materials are also appropriate where they are compatible with the historic context. These include materials which are: locally manufactured, easy to maintain, proven to be durable in the Twin Falls climate, have long life spans, recyclable, made from recycled or repurposed materials, not manufactured using harsh chemicals, and do not off-gas harsh chemicals.
- Avoid using synthetic materials, such as aluminum or vinyl siding, imitation brick or imitation stone and plastic, which are not proven to be durable, are difficult to repair and recycle or that employ harsh manufacturing methods.
- Avoid using materials that are out of scale with those seen historically, or that have a finish which is out of character.
- The use of highly reflective materials is discouraged.

5.26 New materials that are similar in character to traditional ones may be acceptable with appropriate detailing.

- For example, brick should have a modular dimension similar to that used traditionally.
- Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.
- It is appropriate to use changes in materials as an accent in building design. This can help to express individual modules or units.



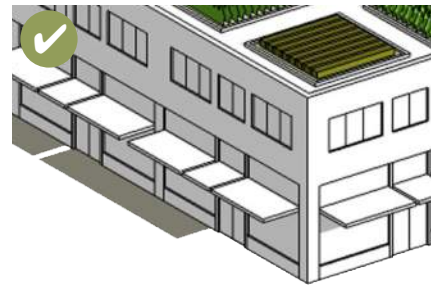
Building materials shall appear similar in scale, color, texture and finish to those seen historically in the context.



New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.

Windows

The design of windows and the manner in which they are arranged can help to manage environmental conditions and are often key factors in sustainable design. Configurations that are similar to those seen historically are encouraged. However, there may also be new configurations that will be effective in energy collection and daylighting schemes, such as thermal storage walls or other large areas of glass. These new arrangements can be more easily accommodated when visually subordinate, as seen from the primary facade.



Use exterior shading devices that are compatible with the historic district to manage solar gain.

5.31 Arrange windows to be compatible with the historic context.

- Use window patterns that are similar in character to those seen historically.
- Design and place windows to maximize daylighting and light penetration to interior spaces.
- Locate larger areas of glass which are less in character with the district, or different shapes and proportions, to be visually subordinate as seen from the street.
- Locate a thermal storage wall on a wall that is less visible from the street.

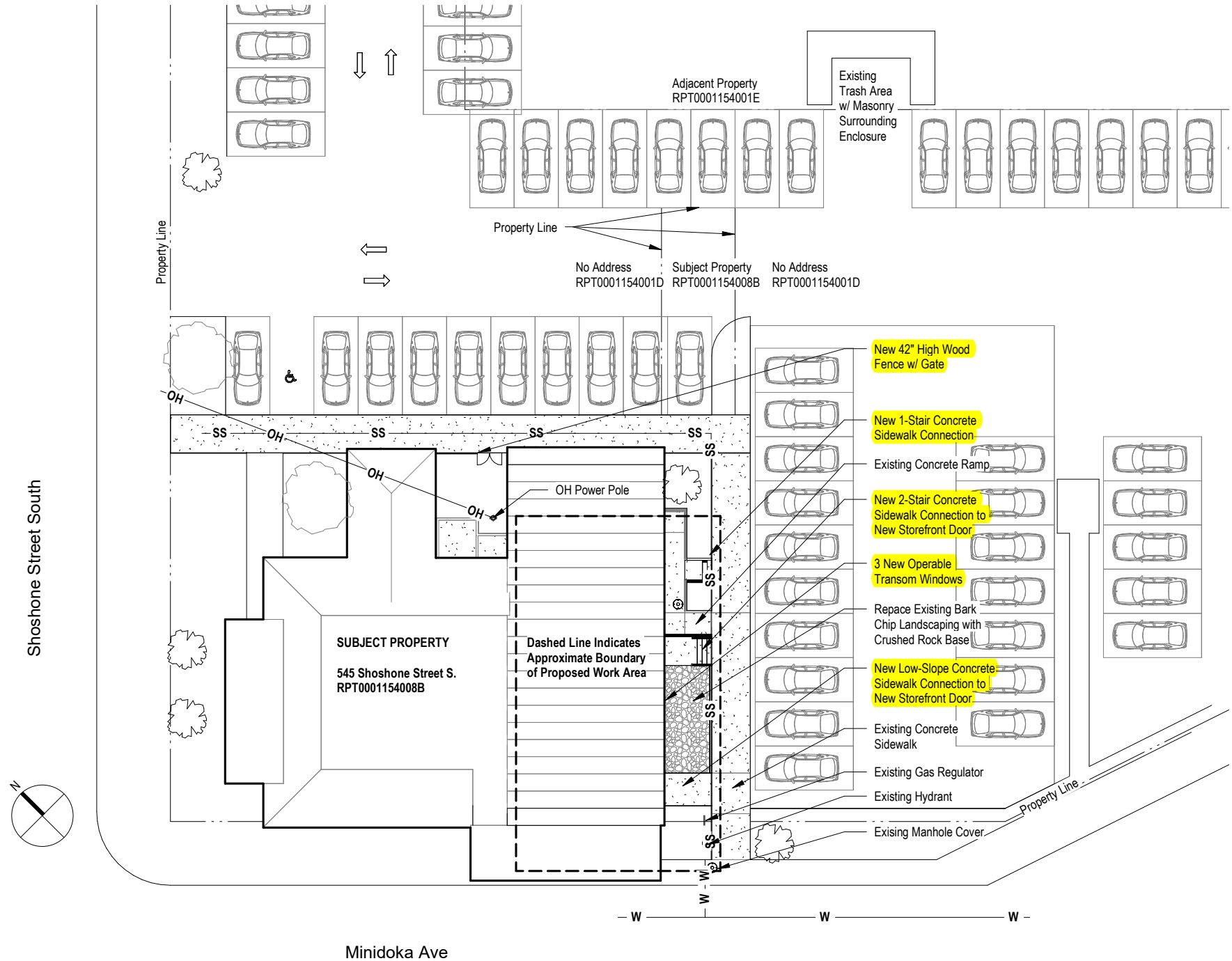
Shade Devices

A range of shade devices may be employed in the interest of moderating climatic conditions. These include traditional awnings, as well as overhanging eaves. With new infill, new interpretations may also be considered.

5.32 Use exterior shading devices that are compatible with the historic district to manage solar gain.

- Use operable or fixed awnings to moderate climatic conditions.
- New interpretations of traditional awnings may also be considered.

Item C.3.a - Site Plan



Chapter 4 - Design Guidelines for All Projects

Twin Falls Warehouse Historic District Guidelines Pages 85-104

4.1 Preserve historic paving materials when feasible; otherwise provide new compatible materials

- Preserve historic materials, when feasible.
- Replace historic materials if they are too deteriorated to repair. Provide a compatible substitute material. For example, standard bituminous and concrete street materials are appropriate in most places.
- New or replacement paving materials that help with storm water management, such as porous pavers, should be considered.

Applicant Response - All existing paving materials will be preserved as part of this Project, approximately 240sf of existing bark dust ground cover will be converted to crushed rock base and an additional 150sf converted to concrete sidewalks connecting new doors to the on site pedestrian pathways.

4.2 Respect historic settlement patterns.

- Site a new building such that it is arranged on its site in a way similar to historic buildings in the area. This includes consideration of building setbacks and open space.

Applicant Response - Not Applicable

4.3 Preserve an alley where feasible.

- The traditional scale and width of alleys should be continued.
- Maintain the traditional character and scale of an alley by locating buildings and fences along the alley edges to maintain the alley edge.
- Where an alley is not in use for the conveyance of freight or property access to and from buildings, the alleys may be adapted to provide public green space and amenities.

Applicant Response - Not Applicable

4.4 Existing non-active railroad corridors, spurs and tracks should be preserved in place when feasible

- Where they exist, incorporate railroad tracks into the project design

Applicant Response - Not Applicable

Chapter 4 - Design Guidelines for All Projects

4.9 Retain the historic network of streets and alleys.

- The network of streets and alleys should be retained as public circulation space and for maximum public access.
- Streets and alleys should not be enclosed or closed to public access.
- Link to existing public right-of-ways, when feasible.

Applicant Response - Not Applicable

4.11 A small public plaza or pocket park should contain features to promote and enhance its use. These must be

- Directly accessible to the public sidewalk.
- Level with the sidewalk.
- They may have one or all of the following:
- Street furniture.
- Public art.
- Historical/interpretive marker.

Applicant Response - Not Applicable

4.10 Outdoor amenity space should meet all of the following requirements

- Be open to the sky.
- Be paved or otherwise landscaped.
- Remain subordinate to the line of building fronts small public plazas and Pocket Parks
- Small accent public plazas and pocket parks may be considered.

Applicant Response - The approximately 240sf crushed rock base area will serve as a seasonal outdoor patio for The Depot, proposed to be open to the sky

Chapter 4 - Design Guidelines for All Projects

4.12 Locate a raised dining area (deck) to minimize visual impacts on the streetscape.

- Placing it to the side or rear of a property is preferred.
- Rooftop decks are also accepted; however, they should be set back from the building facade.
- Seating areas are the only function that are allowed near the front facade setback line.
- Projecting/cantilevered decks are inappropriate in most settings. However, they may be allowed on the rear of the building if they do not negatively impact neighboring historic resources.

Applicant Response - Not Applicable

4.13 Locate an at-grade dining area to minimize impacts on the streetscape.

- Consider locating an at-grade dining area to the side or rear of a property.
- It is appropriate to locate an at-grade dining area in the public right-of-way in a street wall context. The dining area should be defined in this setting. It should allow for unobstructed circulation along the sidewalk.

Applicant Response - The proposed patio area is located to the side-rear of the property, and is surrounded on 3 sides by private property sidewalk connecting to the public right-of-way

4.14 The use of site furnishings is encouraged.

- Incorporate site furnishings to complement the context and character of the building, site and/or streetscape.

Applicant Response - Not Applicable

Chapter 4 - Design Guidelines for All Projects

4.37 The façade should “read” as a single composition.

- Employ color schemes that are simple in character.
- Using one base color for the building walls and another for the roof is preferred.
- Using one to three accent colors for trim elements is also preferred.

Applicant Response - In the proposed area of work on SE facing facade, the existing brick masonry will be punctuated with new openings in matching trim and aligned head heights to create a uniform composition

4.38 Base or Background colors should be muted.

- Building features should be muted, while trim accents can be either a contrasting color or a harmonizing color.
- An accent color should not contrast so strongly as to not read as part of the composition.
- Bright high-intensity colors are not permitted.
- Use matte or low luster finishes instead of glossy ones.
- Generally, non-reflective, muted finishes on all features is preferred.

Applicant Response - Proposed brick infill between steel jambs will match the existing natural color, new dark toned windows and doors will meet the guideline for base or background colors

4.39 Building Elements should be finished in a manner similar to that seen traditionally. The following are recommended treatments:

- Brick and stone: unpainted, natural color
- Window frames and sash, doors and frame and storefronts: painted wood; anodized metal or baked color.
- Wood siding: painted In most cases, highly reflective materials, weathered wood and clear finishes are inappropriate on large surfaces. A clear finish is appropriate on a wood entry door.

Applicant Response - Proposed brick infill between steel jambs will match the existing brick finish, new dark toned windows and doors will be aluminum with a bronze factory applied finish. Due to the nature of site-welding for the steel jambs these will be finished on site and painted with a durable low-gloss exterior quality paint in similar tone to the adjacent window and door openings

4.40 Shield Lighting to prevent off-site glare.

- Light fixtures should incorporate cut-off shields to direct light downward.
- Luminaires (lamps) shall not be visible from adjacent streets or properties.
- Shield fixtures to minimize light spill onto adjacent properties and into the night sky.

Applicant Response - Indirect lighting is proposed only for signage under the canopy and will no project upward into the night sky

Chapter 4 - Design Guidelines for All Projects

4.45 Use shielded and focused light sconces to prevent glare.

- Provide shielded and focused light sources that direct light downward.
- Do not use high intensity light sources or cast light directly upward.
- Shield lighting associated with services areas, parking lots and parking structures.

Applicant Response - None proposed, Not Applicable

4.46 Provide a visual barrier along the edge of a parking lot or service area.

- Provide a landscape buffer or screen wall at the edge of a parking lot and between parking lots.
- Provide an evergreen landscape buffer or screen wall by ground mounted mechanical equipment, service and/or storage areas.

Applicant Response - Not Applicable

4.47 Orient a service entrance waste disposal area and other similar uses toward service lanes and away from major streets.

- Screen a service entrance with a wall, fence or planting.

Applicant Response - Existing Service Areas on NE face of building will be screened by a 42" high fence

4.48 Position a service area to minimize conflicts with other abutting uses

- Minimize noise impacts by locating sources of offensive sounds away from other uses.
- Use an alley when feasible.

Applicant Response - Existing Service Areas on NE face of building are located in the best possible location given the site constraints

Chapter 4 - Design Guidelines for All Projects

4.49 Minimize the visual impacts of service areas.

- Screen a service area with a wall, fence or planting.
- A service area screen should be in character with the building and site it serves

Applicant Response - Existing Service Areas on NE face of building will be screened by a 42" high fence

4.50 Minimize the visual impacts of building equipment on the public way and the surrounding neighborhood.

- Screen equipment from view.
- Do not locate equipment on a primary facade.
- Use low-profile or recessed mechanical units on roof-tops.
- Locate satellite dishes and mechanical equipment out of public view.

Applicant Response - Existing Rooftop equipment is screened from Minidoka Ave and Shoshone Street S. by parapet walls at the back of each sloped shingle roof - equipment is proposed to be repaired-replaced with similar systems at similar size, no new screening is proposed.

4.51 Minimize the visual impacts of utility lines, junction boxes, and similar equipment

- Locate utility lines and junction boxes on secondary and tertiary walls, and group them, when feasible.
- Group lines in conduit, when feasible.
- Paint these elements to match the existing background color, when feasible.
- Locate utility pedestals (ground mounted) to the rear of the building.

Applicant Response - Existing Utility services to remain

Page Intentionally Left Blank

Chapter 5 - New Construction

5.5 Maintain the traditional size of buildings as perceived at the street level.

- Facade heights of new buildings should fall within the established range of the block, and respect the traditional proportions of height to width.
- Floor-to-floor heights should appear similar to those of traditional buildings in the area, especially those at ground level.

Applicant Response - Not Applicable

5.6 Maintain traditional spacing patterns created by the repetition of uniform building widths along the street.

- A new facade should reflect the established range of the traditional building widths seen in the Warehouse Historic District.
- Where a building must exceed this width, use a change in design features to suggest the traditional building widths. Changes in materials, window design, facade height or decorative details are examples of techniques that may be used.

Applicant Response - New openings proposed maintain the character and cadence of windows and doors elsewhere in the Historic District

5.7 A new building should incorporate a base a middle and a cap

- Traditionally, buildings were composed of these three basic elements. Interpreting this tradition in new buildings will help reinforce the visual continuity of the area

Applicant Response - Not Applicable

5.8 Establish a sense of human scale in building designs

- Use vertical and horizontal articulation to break up large facades.
- Incorporate changes in color, texture and materials in building designs to help define human scale.
- Use architectural details that create visual interest and convey a three-dimensional facade.
- Use materials which help to convey scale through their proportions, detailing and form.

Applicant Response - The proposed openings along a previously blank SE facading facade will bring a sense of scale and approachability to this side of The Depot.

Chapter 5 - New Construction

5.9 Position taller portions of a structure away from neighboring buildings of lower scale

- A taller new building should step down in height to lower scaled neighbors, especially adjacent to historic buildings.
- The taller portion of a new structure should be located to minimize looming effects and shading of lower scaled neighbors.

Applicant Response - Not Applicable

5.10 A façade should reflect dimensions similar to traditional buildings in the area.

- Facade heights of new buildings should respect the traditional proportions of height to width.
- Floor-to-floor heights should appear similar to those of traditional residential buildings.

Applicant Response - Not Applicable

5.11 Detached accessory structures should remain subordinate in terms of mass and scale to the primary structure on the lot.

- Structures that are one to one-and-a-half stories in height are preferred.

Applicant Response - Not Applicable

5.12 The primary industrial building form should appear similar to those seen traditionally

- Simple rectilinear building forms are appropriate. Avoid the use of highly complex forms.
- The facade should appear as predominantly flat, with any decorative elements and projecting or setback “articulations” appearing to be subordinate to the dominant form.

Applicant Response - The existing flat facade will be maintained with the steel reinforcement occurring within the plane of the wall, doors and windows are set into the existing brick masonry similar to examples elsewhere in the Historic District

Chapter 5 - New Construction

5.13 Roof forms should be similar to these and used traditionally (examples photos given)

- Flat, and low-pitch roofs are appropriate. In some cases a low barrel roof may be appropriate.
- "Exotic" roof forms, including mansards and A-frames, are inappropriate.

Applicant Response - No changes are proposed to the existing roof forms

5.14 The general alignment of horizontal features on building fronts should be maintained

- Typical elements that align include window moldings, cornices, copings and parapets at the tops of buildings.

Applicant Response - One existing door occurs on the SE facing facade, which matches the head height of doors elsewhere in the Project - the Proposed doors and windows will be aligned to this height.

5.15 Use a ratio of solid-to-void (wall-to-window) similar to that found on the traditional warehouse structures.

- Large surfaces of uninterrupted glass may be inappropriate.
- Divide large glass surfaces into smaller panes similar to those seen traditionally.

Applicant Response - New openings proposed maintain the character and cadence of windows and doors elsewhere in the Historic District

5.16 Design a new building to reflect its time, while respecting key features of its context

- See guidelines for the design of new commercial, civic and residential building types.
- In the Twin Falls Warehouse Historic District, relating to the context and respecting broader traditional development patterns is important.
- New buildings should maintain the industrial building character of the area.

Applicant Response - New punched openings in the existing masonry facade maintain the industrial building character of the area.

Chapter 5 - New Construction

5.17 The exact imitation of historic styles is inappropriate for new construction.

- This blurs the distinction between old and new buildings and makes it more difficult to visually interpret the architectural evolution of the district.

Applicant Response - Not Applicable

5.18 Contemporary interpretations of traditional designs and details may be considered.

- An interpretation of a historic style that is authentic to the district may be considered if it is distinguishable as being new.
- New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new.
- Contemporary details for new storefronts or reinterpretations of loading doors also can be used to create interest while expressing a new, compatible style.

Applicant Response - New door and window openings will have steel surrounds directly abutting the brick masonry on the exterior face, which enhance the punched-opening character and reflect the industrial nature of the Historic Warehouse District.

•

5.19 Design the main entrances of a building to be clearly identifiable.

- Provide a sheltering element such as a porch, stoop or portico.

Applicant Response - Not Applicable, Existing Main Entrances to be maintained

5.20 Orient the primary entrance of a building to the face of a street plaza or pedestrian way

- Focusing an entrance toward a parking lot without also addressing the street is inappropriate.
- Consider using a “double-fronted” design where entrances from parking are at the rear.

Applicant Response - Not Applicable, Existing Main Entrances to be maintained

Chapter 5 - New Construction

5.21 Design the front of the building to provide interest to pedestrians

- Large expanse of blank wall or garage doors is inappropriate on the primary facade that faces a public way.
- Garages, when used, should be located to the rear.
- Maintain the established sequence of public-to-private spaces when planning a multifamily building along the street or public park.

Applicant Response - The proposed openings connect building occupants to passing pedestrians and vehicles along a formerly opaque facade.

5.22 Maintain the distinction between the street level and the upper floor.

- The first floor of the primary facade should be predominantly transparent glass.
- Upper floors should be perceived as being more opaque than the lower floor.
- Highly reflective or darkly tinted glass is inappropriate.
- Express the distinction in floor heights between street levels and upper levels through detailing, materials and fenestration. The presence of a belt course is an important feature in this relationship.

Applicant Response - Not Applicable

5.23 Maintain the traditional spacing pattern created by upper story windows

- Use traditional proportions of windows, individually or in groups.
- Headers and sills of windows on new buildings should maintain the traditional placement relative to cornices and belt courses

Applicant Response - Not applicable

5.24 Where used a new storefront should incorporate traditional building components

- Express a kick plate, display window and transom in a new storefront design.
- Storefront components and upper story windows should be similar in height and proportion to traditional downtown buildings.
- When portions of a storefront are folding, all of the storefront components should still be visible.
-

Applicant Response - New storefront will incorporate kick plates, however transoms are not proposed in order to maintain alignment with existing doors and windows throughout The Depot - we feel this is an appropriate articulation given the single-story format of this building.'

5.28 Minimize solar access impacts to neighboring properties

- Avoid casting extensive shadows on the south facing facade or public open space of an adjoining property.

Applicant Response - Not Applicable

5.29 Locate a new building to take advantage of micro-climatic opportunities for energy conservation.

Applicant Response - Not Applicable

5.30 Design the mass of a new building to be compatible with its context while also maximizing energy saving and generating opportunities.

Applicant Response - Not Applicable

5.31 Arrange windows to be compatible with the historic context

- Use window patterns that are similar in character to those seen historically.
- Design and place windows to maximize daylighting and light penetration to interior spaces.
- Locate larger areas of glass which are less in character with the district, or different shapes and proportions, to be visually subordinate as seen from the street.
- Locate a thermal storage wall on a wall that is less visible from the street.

Applicant Response - Proposed transom windows maximize daylight into the interior of a formerly window-less dining area. Divided lites and operable awning functions are incorporated to reflect the historic character and function of typical warehouse windows.

5.32 Use exterior shading devices that are compatible with the historic district to manage solar gain.

- Use operable or fixed awnings to moderate climatic conditions.
- New interpretations of traditional awnings may also be considered.

Applicant Response - High performance glazing has been selected to mitigate solar gain appropriate for a SE facing facade.

Item C.3.b - Photographs of the Building and Location



Item C.3.b - Photographs of the Building and Location



Item C.3.b - Photographs of the Building and Location



Item C.3.c - Detailed Description of Materials

Existing primary materials Asphalt Shingle Roof, Double-Wythe Brick Masonry Walls, and Concrete Stem Wall Base will remain.

New Openings require Steel L-Angle head-sill-jamb reinforcement, which are proposed to be painted black to closely reflect their natural appearance and maintain the industrial feel of the district. Existing service area will be screened by a wood fence and gate.



Project Details call for 4-1/2x3-1/2x1/4" Steel L-Angle
@ New Exterior Openings, Painted Black



Proposed wood fence will screen existing service areas



Existing Asphalt Roofing



Existing Brick Wall



Existing Concrete Stem Wall Base

Item C.3.c - Detailed Description of Materials

New Operable windows are proposed to have divided lites in approximately square proportions with an exterior-aluminum cladding in black. This presentation is intended to reflect the historic nature of a gridded warehouse transom window with operable awning function that has traditionally provided light and ventilation to workspaces beyond. Combining this with a wood window construction affords the interior a softer feeling than a typical warehouse steel window, more in-line with the interior uses proposed in this case.



Example of Marvin Awning Window w/ Divided Lite



Example of Marvin Sliding Window w/ Divided Lite



Existing Asphalt Roofing



Existing Brick Wall



Existing Concrete Stem Wall Base

Item C.3.c - Detailed Description of Materials

New Aluminum commercial doors and relites are proposed, with their frames proposed in dark or bronze color to closely match the surrounding Steel L-Angle. This is both the most practical and durable solution for the proposed use and closely aligns with the existing materiality and function seen elsewhere in the district.



Example of Storefront Doors and Punched Openings w/ Bronze Finish



Existing Asphalt Roofing

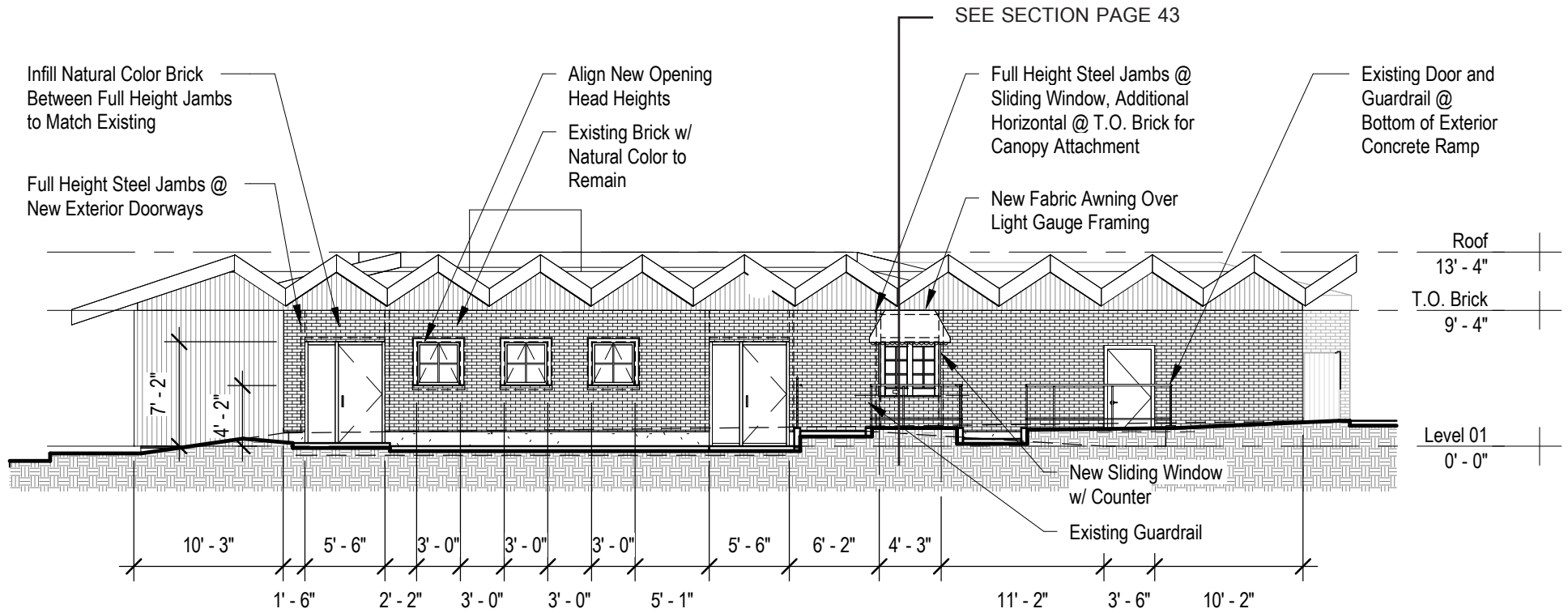


Existing Brick Wall



Existing Concrete Stem Wall Base

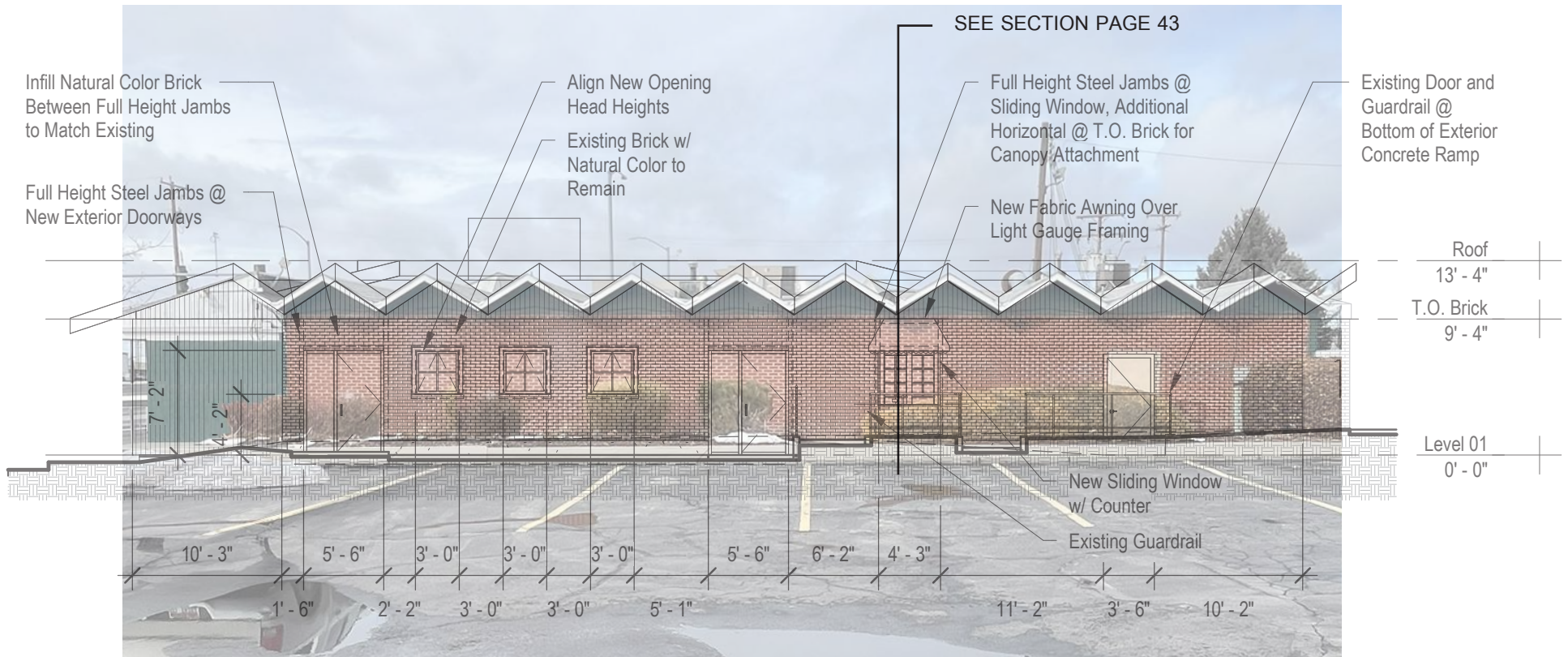
Item C.3.d - Elevations with dimensions for new buildings, exterior renovations, or additions



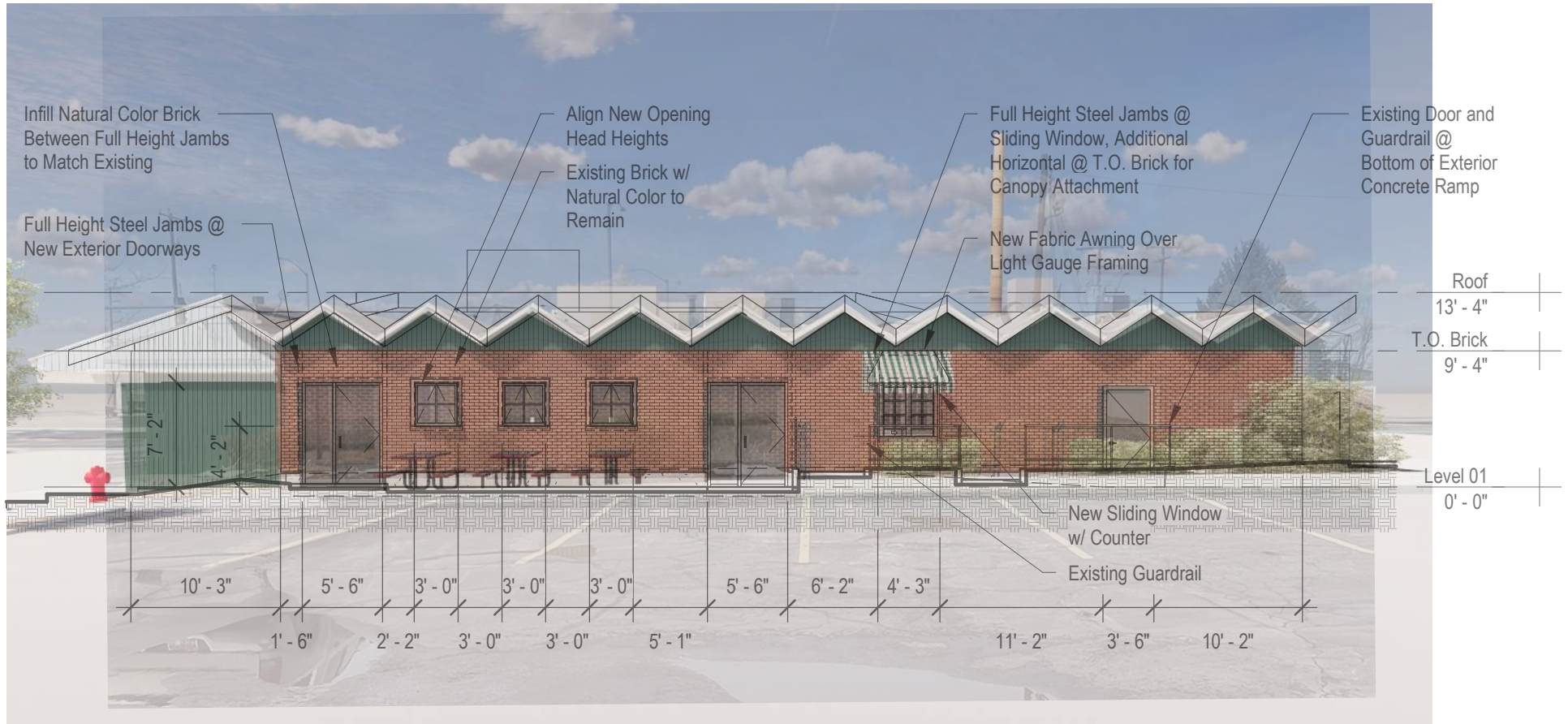
SE Elevation - Historic Review

3/32" = 1'-0"

Item C.3.d - Additional Applicant Note



Approximate Overlay of Proposed Elevation w/ Existing Photo - Not to Scale, Provided for Reference



Approximate Overlay of Proposed Elevation w/ Proposed Rendering - Not to Scale, Provided for Reference



Approximate Rendering of Proposed - Not to Scale, Provided for Reference

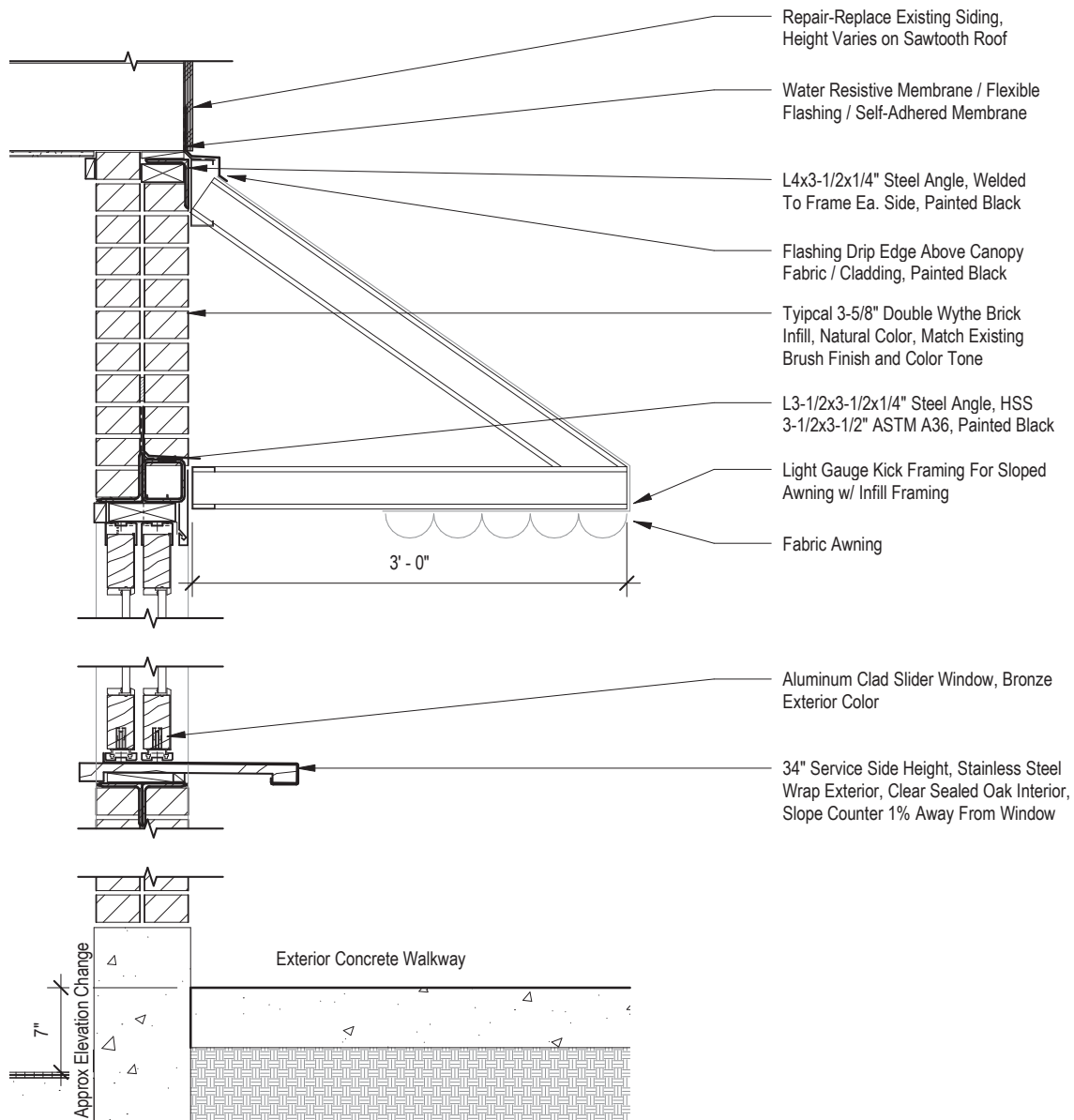


Existing Public Right-of-Way
(Minidoka Ave)



Proposed Connections to
Private Sidewalk





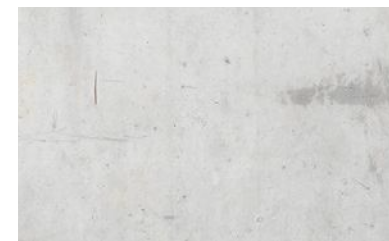
Section @ Sliding Window and Awning w/ Signage
Not to Scale



Indicative of Proposed Fabric Awning



Existing Brick Wall



Existing and Proposed Concrete areas



29. Depot Grill

83-17940

545 Shoshone Avenue South
non-contributing
c. 1940

The 1944 Sanborn map indicates a restaurant in this location; its name is derived from the fact that the Union Pacific depot was once located nearby across Minidoka Avenue. The structure is one story and can be divided into two sections: the section closest to Shoshone Avenue has fixed windows on three elevators above a brick wall and a tile mansard roof. "Depot Grill" is indicated in separate letters outlined in neon on the street facade. The second section is at the rear and has brick walls and a gabled roof, with vertical siding in the gable end.





Date: Monday, June 23, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for an exterior addition on property located at 330 4th Ave S.
c/o Stonehouse

Time Estimate:

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

Background:

This request has come to the forefront because the structure was constructed and installed without permits. As a result of the violation review it was found that the building was also located within the Warehouse Historic District and would need to have a Certificate of Appropriateness to pursue the approval of a building permit. The applicant was notified of the violation and submitted the Certificate of Appropriateness application.

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 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.

Should this Certificate of Appropriateness be approved, the proposed addition is deemed as appropriate for the area and the applicant may apply for a building permit to meet all other Twin Falls Municipal Code requirements.

History:

The property is located within the Warehouse Historic District and was listed as contributing on the National Historic Registry in 1997. In 2011 the Council approved guidelines for a Certificate of Appropriateness process for the Warehouse Historic District. This process usually entails the review of proposed changes being made to a building for the commission to assess whether the change is appropriate and will not be detrimental to the district. This change has already been made. However, the commission can still review the project for compatibility and make a determination as if the application has not been built.

Analysis:

The design guidelines approach preservation and rehabilitation from a planning perspective and there were not many criteria to use for the type of work that has been completed. The general provisions discuss understanding the character of the building and avoiding mixing styles and periods that could adversely affect the historical significance of the property. The commission may take this into consideration and staff has a mixed evaluation of the change, considering the building is constructed of cinder block along the rear and the addition has been installed. The structure is subordinate to the building and the applicant has chosen metal for the facade of the addition, which is a material generally found throughout the industrial warehouse area.

The new construction portion of the guidelines found in Chapter 5 had a limited number of related recommendations, but they recommend the addition be compatible in scale, materials, and character, to avoid damage to or obstructing architectural features. The scale of this addition is small compared to the general size of the building and upon review of older photos there were no significant architectural features. In fact, the required ADA ramp and stairs that were completed when the building was repurposed in 2012 created some visual interest on the rear wall.

The next guideline found to be applicable is related to color stating the facade should read as a single composition, backgrounds should be muted, and the elements should be finished in a manner similar to that seen traditionally. The Warehouse District has a mix of architectural features: masonry, metal, large walls of windows and different roof top styles. The area is a product of an agricultural community where production and warehousing were essential. The back of the building has maintained a muted color and the new metal addition that has been added is more of a neutral tone compared to other colors that could have been used.

The next section of the guidelines talks about materials and how they should be similar in scale, color, texture and finish to those seen historically in the context. The building is constructed of a mix of cinder block, with adjacent portions finished in a lava rock facade. Seeing these features and understanding the building was found to be contributing, the commission must determine if the change is significant enough to disturb the visual continuity of the building or if the change in material accents the building design.

Considering the area and the style of the building, Staff does not have a recommendation for this request. The structure is not a significant size and is subordinate to the building. However, it is located on the rear of the building that is exposed to a highly traveled road along the outskirts of the district. It is not clear if this is a significant enough change to recommend approval or denial of the request. The commission is tasked with taking the limited resources of recommendations into consideration and make a final decision to approve, approve with conditions or deny the request.

Conclusion:

Per the Twin Falls Warehouse Historic Guidelines the following guidelines apply: Chapter 4 Design General Guidelines for All Projects and Chapter 5 New Construction. 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

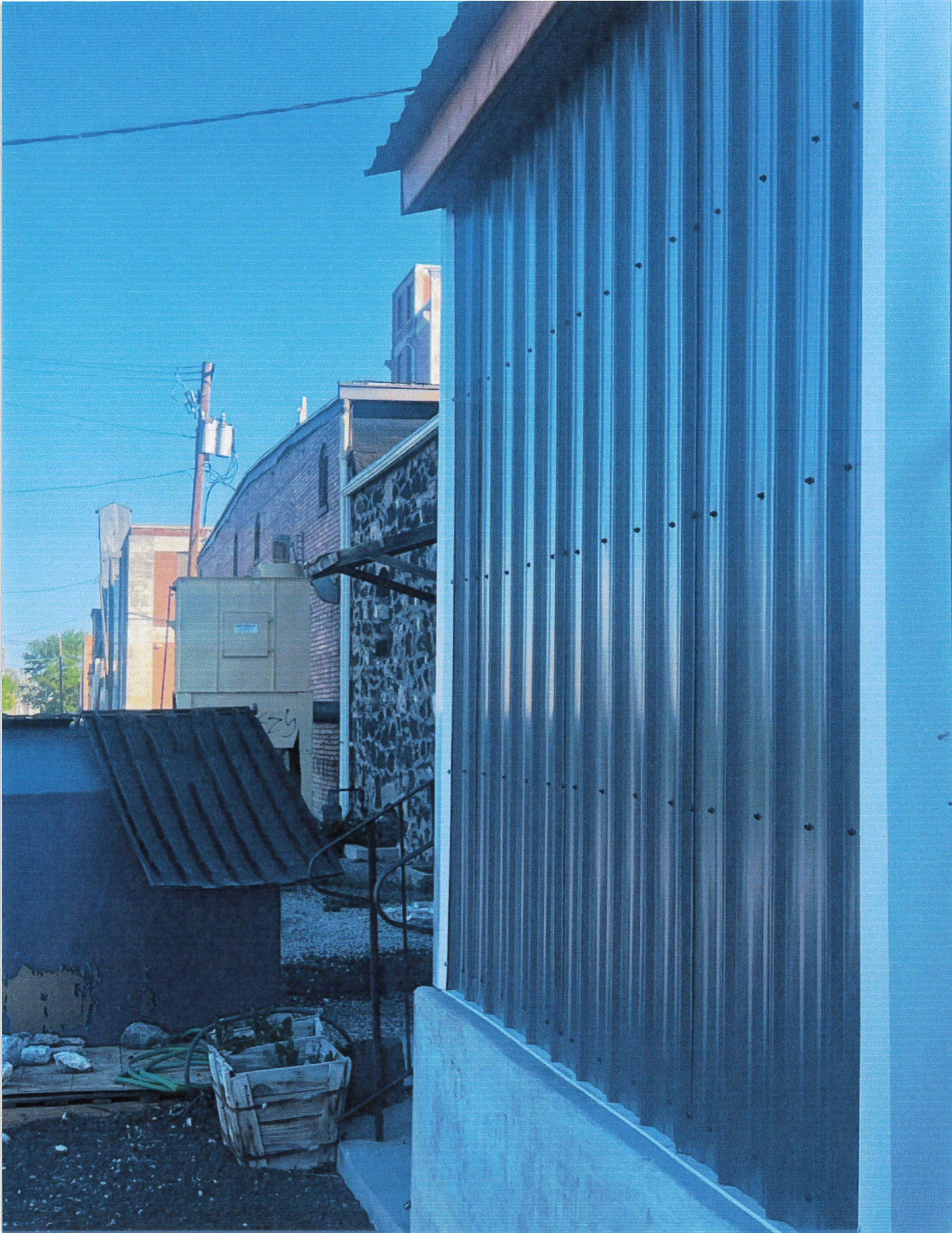
Attachments:

1. PZ25-0071 Vicinity Map
2. PZ25-0071 Photos
3. PZ25-0071 Warehouse District Guidelines
4. PZ25-0071 NHR Info

330 4th Ave S





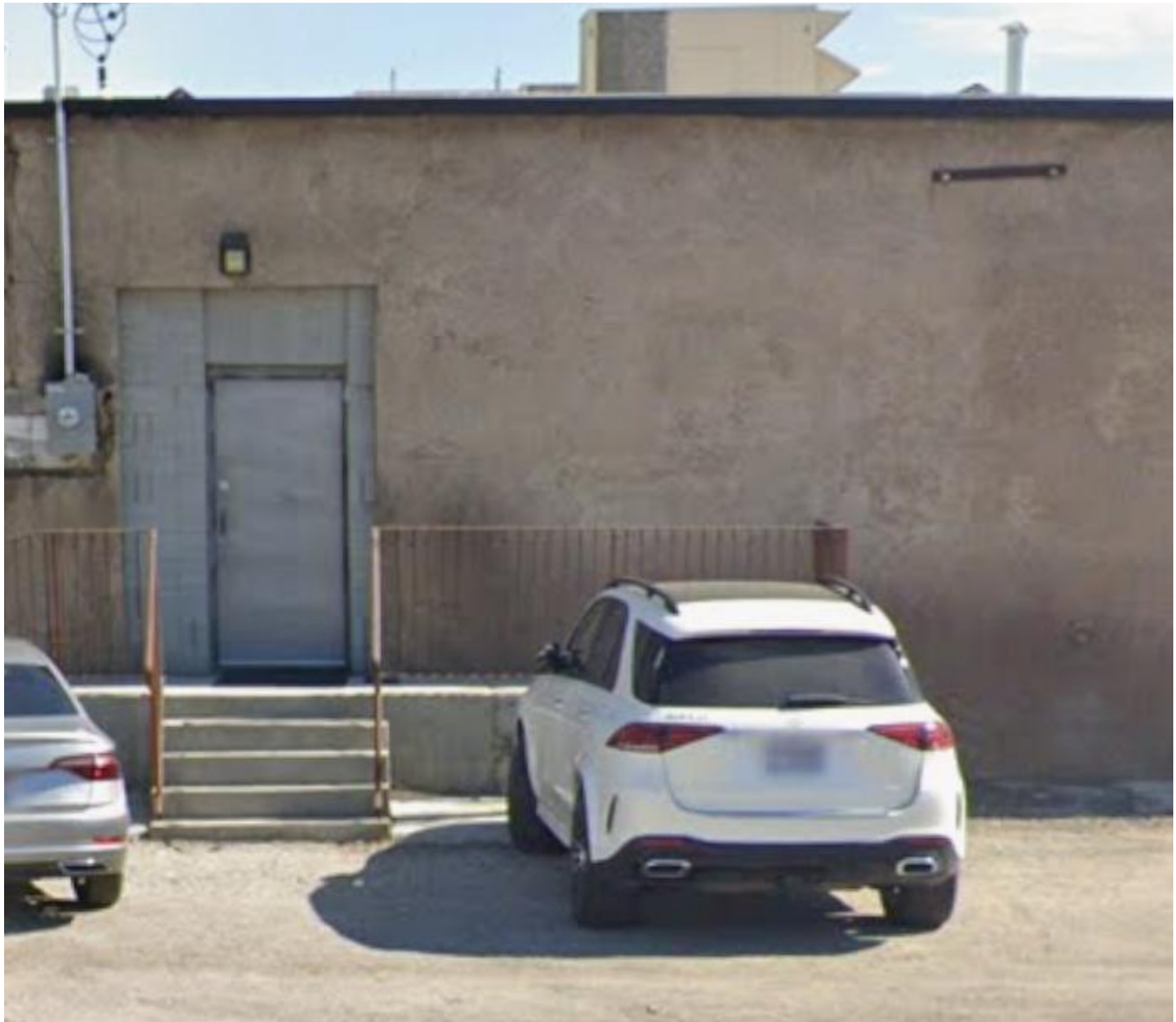


















The design principles outlined in this chapter will be applied when determining the appropriateness of improvements to properties in the Twin Falls Warehouse Historic District.

B. OVERARCHING PRESERVATION GUIDELINES

With an understanding of the basic concepts of historic significance and integrity, it is important to comply with some overarching guidelines that underlie the more specific ones that appear later in this document. The following design guidelines apply to all historic properties and will be used when evaluating the appropriateness of related work:

1. Respect the historic character of a property.

- The basic form and materials of a building, as well as architectural details, are a part of the historic character.
- Don't try to change the style of a historic resource or make it look older than its actual age.
- Confusing the character by mixing elements of different styles or periods can adversely affect the historic significance of the property.

2. Seek uses that are compatible with the historic character of the property.

- Converting a building to a new use different from the original use is considered to be an "adaptive reuse," and is a sound strategy for keeping a historic building in service. For example, converting a warehouse structure to loft residential units is an adaptive use. A good adaptive use project retains the historic character of the building while accommodating a new function.
- The use should not alter character-defining features of the structure.
- The use may help to interpret how the building was used historically.
- Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.
- Changes in use requiring the least alteration to significant elements are preferred. In most cases designs can be developed that respect the historic integrity of the building while also accommodating new functions.

E. NEW ADDITIONS

Three distinct types of additions to historic industrial buildings may be considered. First, a ground-level addition that involves expanding the footprint of a structure may be considered. Such an addition should be to the rear or side of a building. This will have the least impact on the character of a building, but there may only be limited opportunities to do this.

Second, an addition to the roof may be designed that is simple in character and set back substantially from the front of a building. In addition, the materials, window sizes and alignment of trim elements on the addition should be compatible to those of the existing structure.

A third option, which only will be considered on a case-by-case basis, is to design an addition within the wall plane of the existing building. This option is the most difficult and requires the most care to respect the relationship of the building to the street. Such an addition should provide a visual distinction between the existing structure and its addition. This may be accomplished through the use of a belt course element or a subtle change in building materials.

3.83 Design an addition to be compatible in scale, materials and character with the main building.

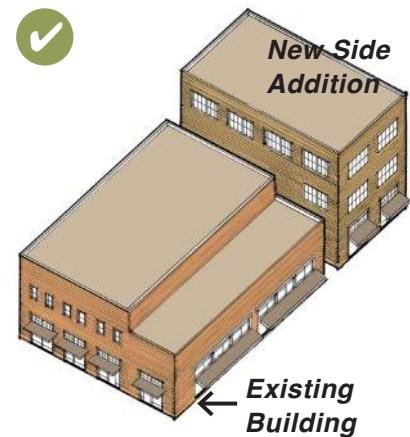
- An addition should relate to the building in mass, scale and form. It should be designed to remain subordinate to the main structure.
- An addition with a pitched roof is inappropriate for a building with a flat roof.
- An addition to the front of a building is inappropriate.

3.84 Avoid damage to or obscuring architecturally important features when installing an addition.

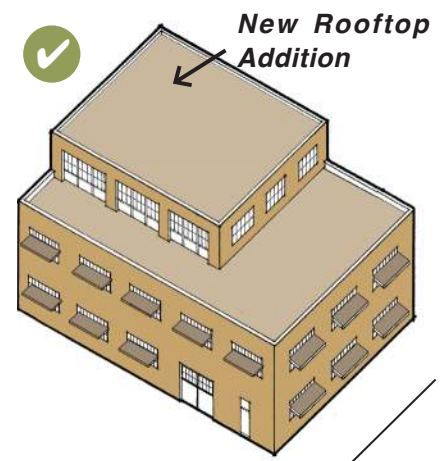
- For example, loss or alteration of a cornice line or loading dock should be avoided.

3.85 Consider a roof-top addition if:

- It is be set back from the primary, character-defining facade to preserve the perception of the historic scale of the building. It should appear subordinate to the primary structure.
- Its design should be modest in character so it will not attract attention from the historic facade.
- The addition should be distinguishable as new, albeit in a subtle way.



Side addition is connected to the historic warehouse with a low scale connector.



An addition should be set back from the primary, character-defining facade to preserve the perception of the historic scale of the building. It should not be visible from the street.



This contemporary side addition is compatible with the character of the original building and the district.

H. COLOR

Traditionally in the Warehouse Historic District materials were left exposed, and color schemes were relatively muted. A single base color was applied to the primary wall plane. Then, one or two accent colors were used to highlight ornamental features, as well as trim around doors and windows. Since many of the structures were brick, the natural color of the masonry became the background color. Sometimes a contrasting masonry was used for window sills and moldings. As a result, the contrast between the base color and trim was relatively subtle. These traditions of using exposed materials, limited numbers of colors, and muted ones, should be continued.

These guidelines do not specify which colors should be selected, but rather how they should be used.

4.37 The facade should “read” as a single composition.

- Employ color schemes that are simple in character.
- Using one base color for the building walls and another for the roof is preferred.
- Using one to three accent colors for trim elements is also preferred.

4.38 Base or background colors should be muted.

- Building features should be muted, while trim accents can be either a contrasting color or a harmonizing color.
- An accent color should not contrast so strongly as to not read as part of the composition.
- Bright high-intensity colors are not permitted.
- Use matte or low luster finishes instead of glossy ones.
- Generally, non-reflective, muted finishes on all features is preferred.

4.39 Building elements should be finished in a manner similar to that seen traditionally. The following are recommended treatments:

- Brick and stone: unpainted, natural color
- Window frames and sash, doors and frame and store-fronts: painted wood; anodized metal or baked color.
- Wood siding: painted
- In most cases, highly reflective materials, weathered wood and clear finishes are inappropriate on large surfaces. A clear finish is appropriate on a wood entry door.

MATERIALS

Building materials for new structures and additions to existing buildings should appear similar to those seen traditionally and contribute to the visual continuity of the district. It is also desirable to use products which have minimal environmental footprints. Use green materials and those which improve environmental performance that have been proven effective in the Twin Falls climate.

5.25 Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.

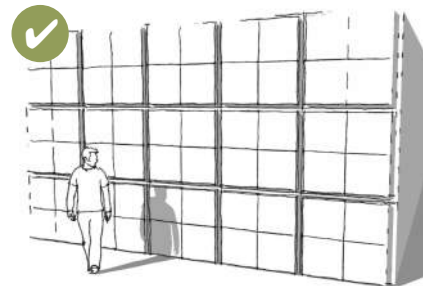
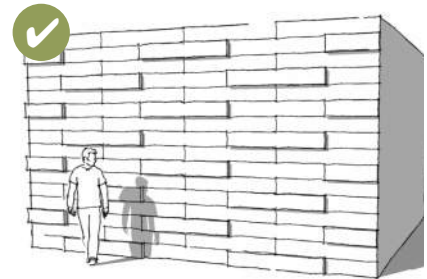
- Traditional materials, including wood and brick, are preferred.
- All wood siding should have a weather-protective finish.
- Stucco may be considered as a secondary building material or as an accent.
- Green materials are also appropriate where they are compatible with the historic context. These include materials which are: locally manufactured, easy to maintain, proven to be durable in the Twin Falls climate, have long life spans, recyclable, made from recycled or repurposed materials, not manufactured using harsh chemicals, and do not off-gas harsh chemicals.
- Avoid using synthetic materials, such as aluminum or vinyl siding, imitation brick or imitation stone and plastic, which are not proven to be durable, are difficult to repair and recycle or that employ harsh manufacturing methods.
- Avoid using materials that are out of scale with those seen historically, or that have a finish which is out of character.
- The use of highly reflective materials is discouraged.

5.26 New materials that are similar in character to traditional ones may be acceptable with appropriate detailing.

- For example, brick should have a modular dimension similar to that used traditionally.
- Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.
- It is appropriate to use changes in materials as an accent in building design. This can help to express individual modules or units.



Building materials shall appear similar in scale, color, texture and finish to those seen historically in the context.



New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.



1. Southern Idaho Wholesale Grocery Company 83-17913
302-322 Fourth Avenue South
Contributing
1919

In a historic photograph of the wholesale grocery company, taken before 1923, this building appears to be one structure; however, the rear elevations reveal that it is actually two: 302-316 is a brick structure whereas 322 is constructed of lava rock and only the street elevation is brick. The building features a gabled roof obscured by a stepped parapet wall on the Fourth Avenue elevation. Windows are metal sash and entrances consist of wood main doors and rolling garage doors. Several of the openings have been boarded or are obscured by additions: a paneled wood structure is located on the Fourth Avenue elevation and wood hopper is situated on the Third Street South side.

At 322, the cornice has three rows of soldier bricks. One of the window openings has been altered to accommodate a single door; the rest of the openings, including windows and a loading entrance, are boarded. All of the openings have lintels composed of four rows of soldier bricks. The building has a concrete loading dock that extends to the structure at 334 Fourth Avenue South.

This warehouse, along with much of this block extending to 360 Fourth Avenue South, is associated with the business activity of a German immigrant, Frederick Harder. After leaving Germany, Harder lived in Denver and Cripple Creek, Colorado. He moved to Twin Falls soon after the tract opened in 1904, sending for his family soon after. By training Harder was a baker. In March, 1905 he opened Twin Falls' first bakery in a structure at 230 Second Avenue East that served as both his residence and business. Harder's timing couldn't have been better – his bakery was the only one in the new community and the arrival of the railroad a few months later enabled him to ship bread to Shoshone and the new irrigation towns of Burley, Rupert and Gooding. In 1909 Harder left the retail business and turned to the wholesale markets. With a partner, Charles Munson, he established a wholesale produce and grocery concern.¹ Ten years later, Munson and Harder incorporated the Southern Idaho Wholesale Grocery Company; their letterhead stated the company's specialties: potatoes, onion, beans, apples, berries, eggs and honey.² The company also had a branch in Burley, Idaho.³ In addition to the grocery business, Harder established a bean company. Sanborn Fire Insurance maps from 1944 mention that the Harder Bean Company was located at 302-316 Fourth Avenue South, which is discussed below, and that the building was divided into thirds, containing bags and twine, produce, and potatoes. Mr. Harder died in California in 1936.⁴

At a later date the grocery building housed at least two different businesses. From 1941 to 1955 the Pacific Diamond Bag Company is listed in the city directories at 302, while another grocery company, Scowcroft and Sons, is indicated on a 1944 Sanborn map as occupying the space at 322 and 328 Fourth Avenue South. Signage for Pacific Diamond Bag is still apparent at 322. At this writing a faint imprint of "Keegan Potatoes" can be seen at 302.