



Twin Falls Historic Preservation Commission Agenda

Monday, August 4, 2025, 2:00 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) Request to approve minutes from the following meeting: July 7, 2025.
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for new signage on property located at 113 Main Ave W. c/o Heath Northwest (PZ25-0093)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Certificate of Appropriateness to install new entrance and overhead door to property located at 245 Gooding St W. c/o EHM Engineers (PZ25-0095)
 - c) **ACTION ITEM:** Request for a Certificate of Appropriateness for maintenance repair and exterior paint for property located at 136 Main Ave N. c/o West Wood Coffee & Social (PZ25-0092)
 - d) **ACTION ITEM:** Request of a Certificate of Appropriateness for a facade improvements on property located at 130 2nd Ave N. c/o Randy Musser (PZ25-0100)
- 4) Old Business
 - a) **DISCUSSION:** Walking Tour
By:
- 5) New Business
- 6) Upcoming Meeting(s)
 - a) September 8, 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, July 7, 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) Request to approve the minutes from the following meeting: June 23, 2025.

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

Approved 4 to 0.

3) Certificate of Appropriateness

a) Request for a Certificate of Appropriateness for a new sign to be installed at 129 Main Ave W. c/o The Brick and Beyond, LLC (PZ25-0078)

Staff Presentation:

Planner Strickland presented the request for a Certificate of Appropriateness for a new sign to be installed at 129 Main Ave W. c/o The Brick and Beyond, LLC (PZ25-0078)

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.

This building has received several approvals for certificate of appropriateness for a changes to the building structure. One was to remove an existing window and replace it with a door for an additional entrance into the building from Main Ave, allowing the building to be two separate tenant spaces. The space that had a door installed is now occupied by Cloverleaf. In addition to this request, another Certificate of Appropriateness was approved for sign installation design and facade improvements. As part of that request, the applicant proposed that all signage would be attached to the raceway bar that would be installed to accommodate signage. The concern was that the original masonry façade was in disrepair and attaching signs to the building could cause more damage. The commission agreed that to preserve the building, attaching signs to the raceway bar would be more appropriate. In the staff report packet staff has provided a sample rendering provided in that request to demonstrate more clearly how the signs would be attached and a photo of the Cloverleaf sign

that is attached to the raceway bar on the adjacent tenant space of this building. Approval of a Certificate of Appropriateness is required by the Commission. After explaining to the applicant the sign installation design that was approved in 2021 the applicant submitted an exhibit of the proposed sign. The applicant is proposing the sign be attached to the raceway bar and be cut out letters with bright colors to be inviting to their specific audience. The design they are proposing to be attached to the raceway bar seems compatible with the district. The colors are a little brighter than some of the other signs but with the letters being cut out and essentially floating in front of the building the impact should be negligible.

Per the Twin Falls Downtown Historic Guidelines, the following guidelines apply: 2.1 General Guidelines and 3.5 Sign Guidelines. 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 Sipe asked how it will be attached to the building.
- Josh Lynard explained that the attachments will blend into the background to not be seen.

Discussions Followed:

MOTION: Commissioner McCurdy moved to approve the request for a Certificate of Appropriateness for a new sign to be installed at 129 Main Ave W. c/o The Brick and Beyond, LLC (PZ25-0078) Commissioner Dowdle seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

4) Old Business

5) New Business

Discussion about a new date for another tour.

6) Upcoming Meeting(s)

- a) August 4, 2025.

7) Adjournment

The meeting adjourned at 03:12 PM



Date: Monday, August 4, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for new signage on property located at 113 Main Ave W. c/o Heath Northwest (PZ25-0093)

Time Estimate:

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

Background:

Columbia Bank is making a request for a Certificate of Appropriateness for signage.

Approval Process:

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard, with regards to the application. The Historic Preservation Commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness. The commission may approve or deny the request. Any conditions placed by the commission shall be specifically listed on the certificate and shall be completed as part of the approval. Any decision of the commission may be appealed to the City Council.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-13-1 states for those properties located within the Twin Falls City Park, Downtown or Warehouse Historic District, a certificate of appropriateness shall be required whether or not a building permit is required.

Historic Design Guidelines are used to evaluate the request and based on these guidelines the commission is charged with deciding if 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:

The building was constructed circa 1968 as the Wells Fargo Bank and was constructed in the location of the old Perrine Hotel. The property was designated as non-contributing in the National Historic Registry Survey completed in 2000 for the Downtown Historic District. The property is zoned CB; central business and has a land-use history as a financial institution. The financial institution became Columbia Bank in 2015 and in 2023 underwent a name change to Umpqua Bank. Recently, Columbia Bank submitted a sign permit to replace the Umpqua Bank Signs with the Columbia Bank Name and was informed this change would require a Certificate of Appropriateness approval from the Historic Preservation Commission.

Analysis:

The signs fit within the features of the facade and would replace the existing signs. They are proposing to replace 2 wall signs. One sign faces Shoshone Street and the other faces Main Avenue. Both signs will

consist of channel letters that are illuminated. The vinyl decals on the windows/doors will be replaced with new vinyl for the new logo. All parking lot internal directional signs will also be refaced, using the existing signage but replaced with the new name. Refacing the existing signs and replacing the wall signs in the existing location should not create a negative impact on the building nor on the district.

Conclusion:

Upon conclusion, staff has reviewed the request and does not foresee detrimental issues with the approval of this request, as presented. The commission may approve or deny the request as presented. Staff recommends the following conditions:

1. Subject to the applicant obtaining the appropriate permits as required.
2. Subject to site plan amendments as required by city codes and standards.

Attachments:

1. PZ25-0094 Vicinity Map
2. PZ25-0094 Applicant Narrative
3. PZ25-0094 Sign Plans
4. PZ25-0094 Parking Lot Signage and Window Signs
5. PZ25-0094 Applicant Guideline Review
6. 2.1 DOWNTOWN HISTORIC DISTRICT GENERAL GUIDELINES
7. 3.5 GENERAL DESIGN GUIDELINES FOR ALL PROJECTS-SIGNS
8. National Historic Registry Information

Vicinity Map



Columbia Bank #ID0043

113 Main Ave W.

Twin Falls ID 83301

Historic Preservation Commission -Description of work to be conducted on site.

The scope of work proposed is to replace the existing Umpqua Bank signs with new Columbia Bank signs (like for like).

Replace / Installing (2) illuminated sets of Flush mounted letters and Logo's, replacing the existing Umpqua Bank Letters. The proposed signs will be the same design and size as the existing signs, 3'-10" x 21'-10 ¼" (75.91 sq ft)

Location of proposed signs will be in accordance with Design & Guidelines of the Historic District. Location of Replacement Signs will be in the existing sign band on the East and Northeast Corner of the building. Visible for both pedestrian and vehicle traffic along Shoshone St. S & Main Ave. W. as required by Chapter 3.5 of the Design Guidelines for all Project in the Historic District.

Sign Construction/ Material:

Contour Logo construction will be Fabricated Aluminum with internal White LED, 5" returns which will be Blue (Satin) in color. The Logo Faces will be routed- out & Push Thru ¾" clear Acrylic with Marine Blue Trans Vinyl, Diffused 70%, Second surface.

Pan Channel Letters will be Trim-capless, constructed from White Acrylic with internal 6500 White LEDs.

The existing letters and logo will be removed, Façade will be patched and painted as required by Downtown Historic District Chapter 3.5 Signage.

The Proposed signs are designed to be a like for like replace of the existing Umpqua Bank signs to fit Within the Architectural and designs features of the façade in accordance with the Guidelines of the Historic District Guidelines.

Exterior and Parking lot Proposed Signage.

The front double door vinyl will be changing the 1st Surface vinyl for the logo only to the color white. All other existing Door Vinyl to remain as is.

Existing post mounted directional signs will remain the same size and height as existing with the background color of the proposed sign changing to white and copy changing to Black.

Heath Northwest

5209 122nd St E

Tacoma WA 98446

Brian Brosnan

Permit Technician

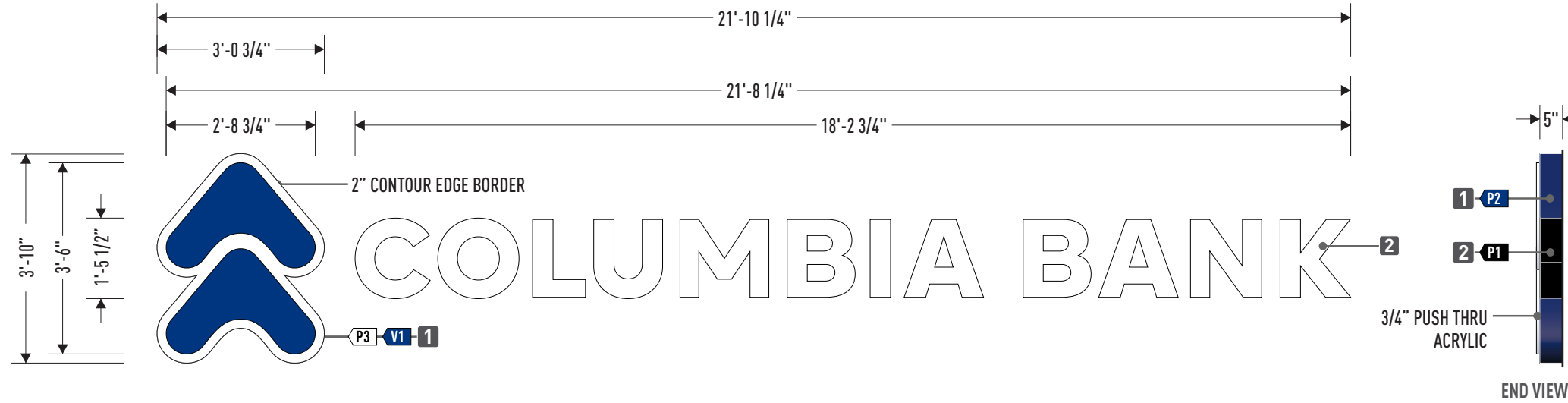
bbrosnan@heathnorthwest.com

CHANNEL LETTERS FLUSH MOUNTED (LINEAL - WHITE LETTERS)

CB-CL-L-WHT-FM

*CB-CL-L-WHT-FM-42

ATTACHMENT DETAIL:
3/8" X 4" LAG BOLTS MIN OF (2) PER LETTER



A FRONT VIEW - 75.91 SQ. FT. ILLUMINATED CHANNEL LETTER SIGN
CB-CL-L-WHT-FM-42

QTY 1
INSTALL TO REPLACE EXISTING SIGN
PREP AND PAINT AS NEEDED PRIOR TO INSTALL

FABRICATION SPECIFICATIONS		
1 CONTOUR LOGO CABINET	CONSTRUCTION	FABRICATED ALUMINUM
	LIGHTING	INTERNAL WHITE LED
	RETURN DEPTH	5"
	RETURN COLOR	MPC#13999 OH SO BLUE (SATIN)
	FACE COLOR	MPC WHITE (SATIN)
	FACE/GRAPHICS	ROUT-OUT & PUSH THRU
	MATERIAL	3/4" CLEAR ACRYLIC
VINYL COLOR	3M 3630-287 MARINE BLUE TRANS	
DIFFUSER LAYER	70%, 2nd SURFACE	
2 PAN CHANNEL	LIGHTING	INTERNAL 6500 WHITE LED
	FACE COLOR	WHITE ACRYLIC #2447
	LETTER TRIM CAP	NONE - TRIMCAPLESS
	LETTER RETURN COLOR	PER COLOR KEY
RETURN DEPTH	5"	

SCOPE OF WORK
REMOVE EXISTING SIGNS FROM FACADE. PATCH AND PAINT WALL AS NEEDED.
- INSTALL NEW SIGNS AS SHOWN

COLOR KEY	
P1	PAINT < MATTHEWS PAINT MPC# BLACK
P2	PAINT < MATTHEWS PAINT MPC#13999 OH SO BLUE (SATIN)
P3	PAINT < MATTHEWS PAINT MPC WHITE (SATIN)
P4	PAINT < SHERWIN WILLIAMS - PAINT TO MATCH WALL COLOR - TBD
V1	VINYL < 3M 3630-287 MARINE BLUE TRANSLUCENT

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

HEATH NORTHWEST

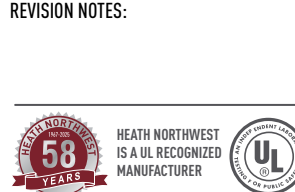
Distinctive Electrical Advertising Since 1967

TACOMA
5209 122nd Street East
Tacoma WA, 98446
253-495-7091
heathnorthwest.com

COLUMBIA BANK
COLUMBIA BANK #ID0043
113 MAIN AVE W
TWIN FALLS ID

PROPOSED DESIGN

ACCOUNT EXECUTIVE:
MICHELLE PRYNNE
PROJECT MANAGER:
CHRISTINA ROBBINS
DESIGNER:
SM
DATE:
5/19/25



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These plans are the exclusive property of Heath Northwest, Inc. the original work of its design team. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Heath Northwest a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition occurs, Heath Northwest expects to be reimbursed 15% of the total project value in compensation for time and effort entailed in creating these plans.

L73 Grounding and Bonding Statement for each permanently connected sign the following statement or equivalent "This sign is intended to be installed in the accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign" should be either directly marked on the sign or label attached to the sign, included in the installation instructions, or provided on a separate sheet or tag shipped with the sign. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical code.

ACCOUNT EXECUTIVE (APPROVAL):

CLIENT (APPROVAL):

LANDLORD (APPROVAL):

DESIGN NUMBER:
25-0796 R1

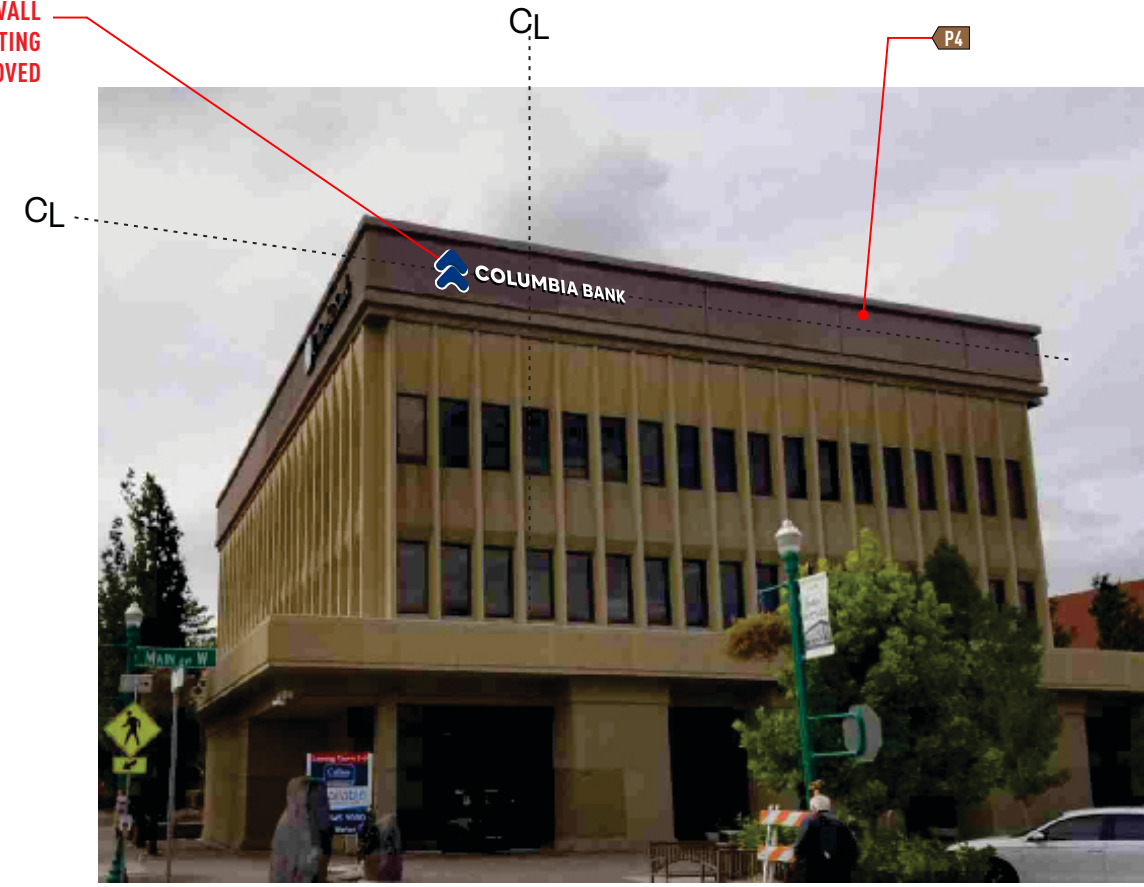
REVISION #: DESIGNER: DATE:
R1 SM 7/12/25



EXISTING CONDITIONS

NTS

CENTER ON WALL WHERE EXISTING SIGN WAS REMOVED



AS PROPOSED

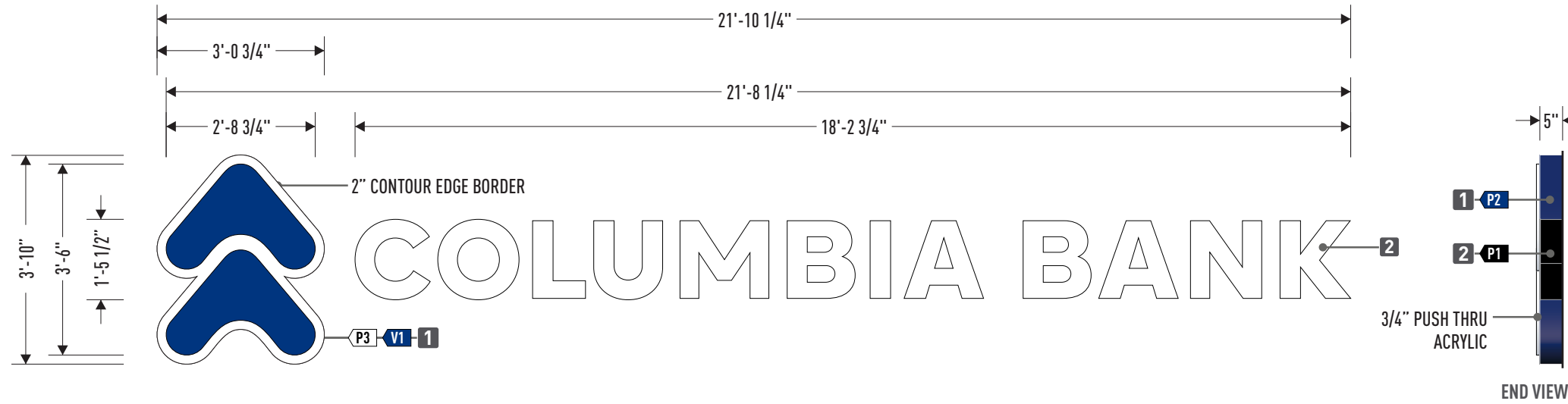
NTS

CHANNEL LETTERS FLUSH MOUNTED (LINEAL - WHITE LETTERS)

CB-CL-L-WHT-FM

*CB-CL-L-WHT-FM-42

ATTACHMENT DETAIL: 3/8" X 4" LAG BOLTS
MIN OF (2) PER LETTER



B FRONT VIEW - 75.91 SQ. FT. ILLUMINATED CHANNEL LETTER SIGN
CB-CL-L-WHT-FM-42

QTY 1
INSTALL TO REPLACE EXISTING SIGN
PREP AND PAINT AS NEEDED PRIOR TO INSTALL

FABRICATION SPECIFICATIONS		
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SCOPE OF WORK

REMOVE EXISTING SIGNS FROM FACADE. PATCH AND PAINT WALL AS NEEDED.

- INSTALL NEW SIGNS AS SHOWN

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HEATH NORTHWEST

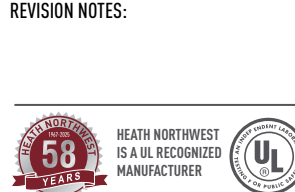
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heathnorthwest.com

COLUMBIA BANK
COLUMBIA BANK #ID0043
113 MAIN AVE W
TWIN FALLS ID

PROPOSED DESIGN

ACCOUNT EXECUTIVE:
MICHELLE PRYNNE
PROJECT MANAGER:
CHRISTINA ROBBINS
DESIGNER: SM DATE: 5/19/25



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These plans are the exclusive property of Heath Northwest, Inc. the original work of its design team. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Heath Northwest a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition occurs, Heath Northwest expects to be reimbursed 15% of the total project value in compensation for time and effort entailed in creating these plans.

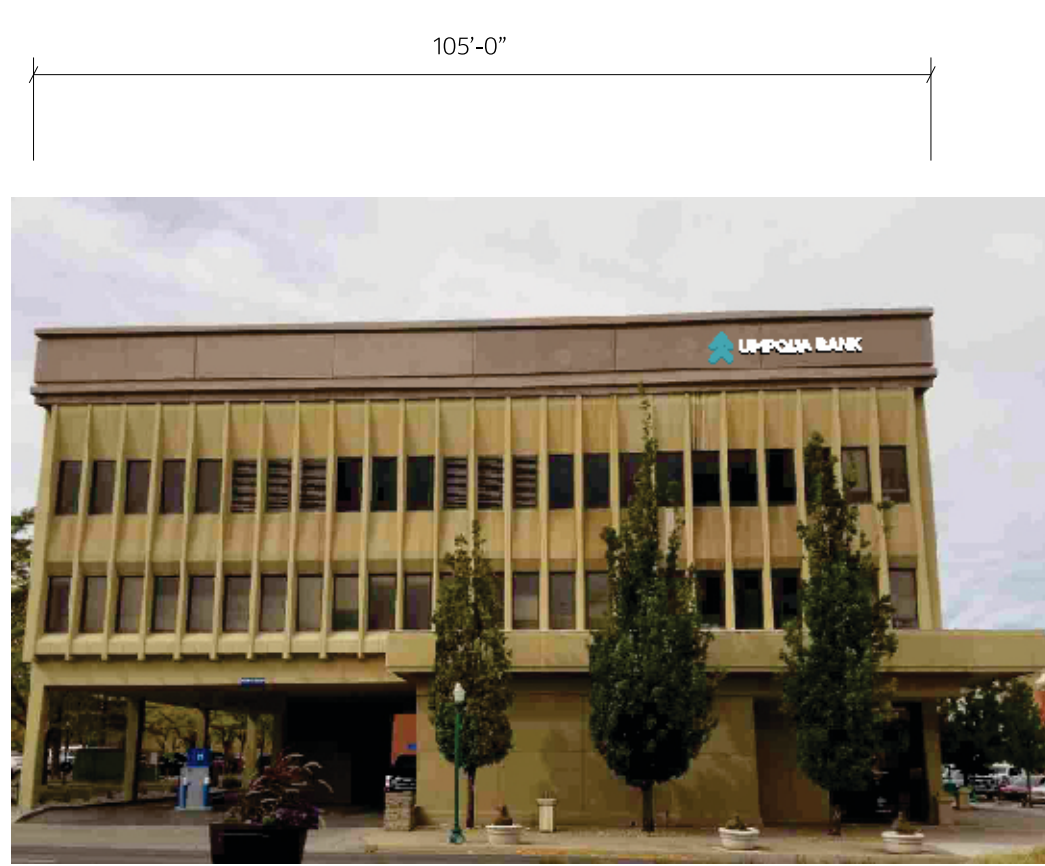
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ACCOUNT EXECUTIVE (APPROVAL):

CLIENT (APPROVAL):

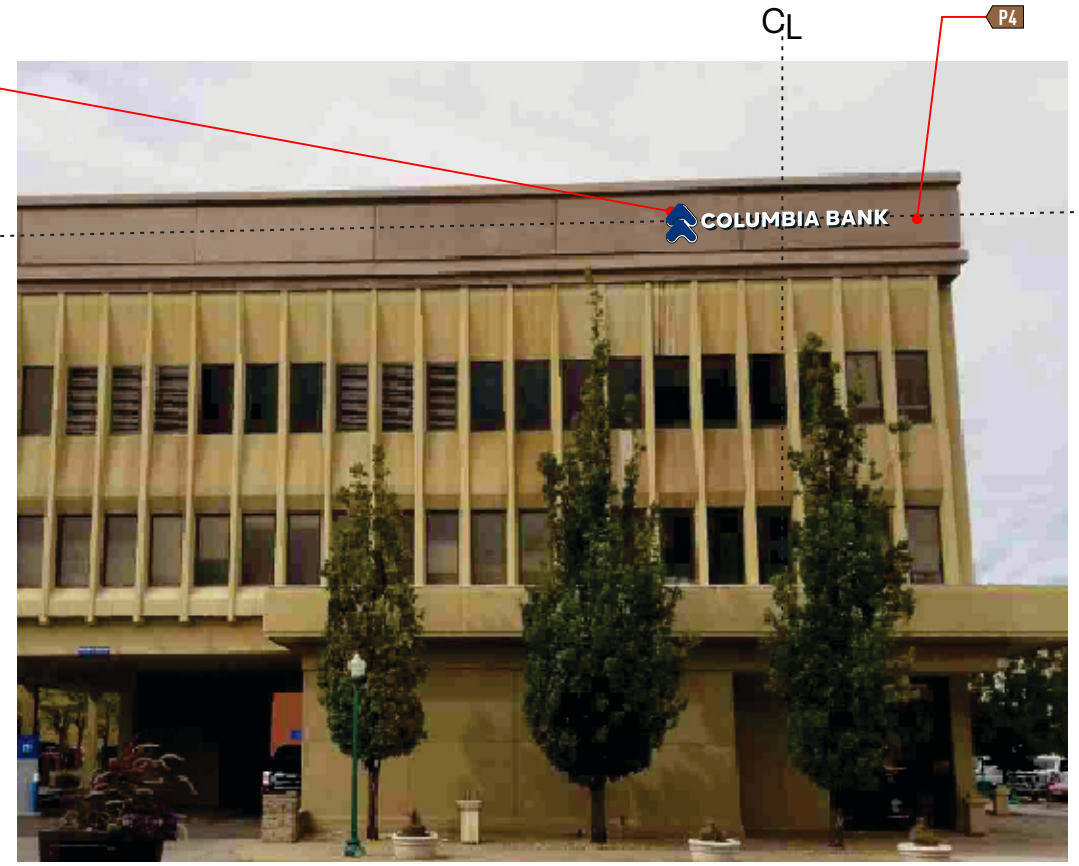
LANDLORD (APPROVAL):

DESIGN NUMBER:
25-0796 R1
REVISION #: DESIGNER: DATE:
R1 SM 7/12/25



NTS

CENTER ON WALL WHERE EXISTING SIGN WAS REMOVED



NTS

Vinyl Window Signage



Logo Replaced with White

Parking Lot Signage



Background
Changing to White

Letters Changing to
Black



Design Guideline Worksheets

Applicants Analysis of Request

alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

2.1.4 DESIGN GOALS

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

GENERAL GUIDELINES 2.1.5 TWIN FALLS DOWNTOWN DISTRICT				
POLICY Ensure preservation of the unique character with improvements that respect the historic scale and materiality of existing historic structures, with focus on preservation of key details in high-style buildings.				
Appropriate	Meets	Does Not Meet	N/A	Comments
<ul style="list-style-type: none"> • Repair and restore buildings before considering replacing them, highlighting key details. 	yes			
<ul style="list-style-type: none"> • Maintain the prevalent historic and architectural styles of the district. 	yes			
<ul style="list-style-type: none"> • 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. 	yes			
<ul style="list-style-type: none"> • Set the street facades with a zero setback to maintain a continuous 'streetwall' consistent with historic properties on the block. 	n/a			
<ul style="list-style-type: none"> • 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. 	n/a			
<ul style="list-style-type: none"> • Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures. 	n/a			
<ul style="list-style-type: none"> • Maintain a visual horizontal break element on the facade between the first and second floors. 	n/a			
<ul style="list-style-type: none"> • 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. 	yes			
Appropriate	Meets	Does Not Meet	N/A	Comments



CITY OF TWIN FALLS
HISTORIC PRESERVATION COMMISSION

Applicants Analysis of Request

• When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape.	n/a			
• Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps.	yes			
• Locate parking spaces to the rear of the property and/or screened from streets.	n/a			
• Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.	yes			
• Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.	yes			
<u>NOT Appropriate</u>				
• 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. I				

Signature: 

Date: 7.21.25



Design Guidelines Worksheet

Applicants Analysis of Request

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

3.5 SIGNAGE

POLICY Signs should support the character of the district, helping support its particular 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, enameled or painted.

Appropriate	Meets	Does Not Meet	N/A	Comments
<ul style="list-style-type: none"> Locate signs such that they fit within the architectural features of a facade, such as the panel band above the transom windows, above entryways, awnings, or display windows; or project from these areas. 	yes			
<ul style="list-style-type: none"> Line up signs with other signs along the block. 	yes			
<ul style="list-style-type: none"> Scale and orient signs based on pedestrian traffic. 	yes			
<ul style="list-style-type: none"> Use painted/enameled metal or wooden signs. 	yes			
<ul style="list-style-type: none"> Paint signs or gold-leaf directly on windows. 	N/A			
<ul style="list-style-type: none"> Preserve or lightly repaint faded or "ghost signs" on brick exteriors. 	N/A			
<ul style="list-style-type: none"> Create one sign or aggregate multiple signs for multiple upper floor tenants. 	yes			
NOT Appropriate				
<ul style="list-style-type: none"> Install electronic displays or reader boards. 				
<ul style="list-style-type: none"> Install internally lit/backlit plastic signs 				
<ul style="list-style-type: none"> Include illuminated signs with flashing, moving, or brightness changing elements 				
<ul style="list-style-type: none"> Use plastic on the exterior of a sign. 				
<ul style="list-style-type: none"> Install free standing or roof mounted signs. 				

Signature: 

Date: 7-21-20



Historic Preservation Commission Review Decision Sheet

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact, and few alterations have occurred. If additions were made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

2.1.4 DESIGN GOALS

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

GENERAL GUIDELINES 2.1.5 TWIN FALLS DOWNTOWN DISTRICT				
POLICY Ensure preservation of the unique character with improvements that respect the historic scale and materiality of existing historic structures, with focus on preservation of key details in high-style buildings.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Repair and restore buildings before considering replacing them, highlighting key details.				
• Maintain the prevalent historic and architectural styles of the district.				
• When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.				
• Set the street facades with a zero setback to maintain a continuous 'streetwall' consistent with historic properties on the block.				
• Cultural and civic structures are allowed to have 'pride of place' with setbacks and form differences, while maintaining compatible human scale elements at street level.				
• Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.				
• Maintain a visual horizontal break element on the facade between the first and second floors.				
• Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial 'depth' with materials and finishes found traditionally on the building or in the district.				



Application No. _____

Historic Preservation Commission Review Decision Sheet

Appropriate	Meets	Does Not Meet	N/A	Comments
<ul style="list-style-type: none"> When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape. 				
<ul style="list-style-type: none"> Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps. 				
<ul style="list-style-type: none"> Locate parking spaces to the rear of the property and/or screened from streets. 				
<ul style="list-style-type: none"> Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act. 				
<ul style="list-style-type: none"> Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters. 				
NOT Appropriate				
<ul style="list-style-type: none"> Demolish viable historic structures. 				
<ul style="list-style-type: none"> Remove existing buildings for surface parking 				
<ul style="list-style-type: none"> 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. 				
<ul style="list-style-type: none"> Locate parking in front of the building on the property unless proven historically located. 				
<ul style="list-style-type: none"> Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2. I 				

Signature: _____

Date: _____



Application No. _____

Historic Preservation Commission Review Decision Sheet

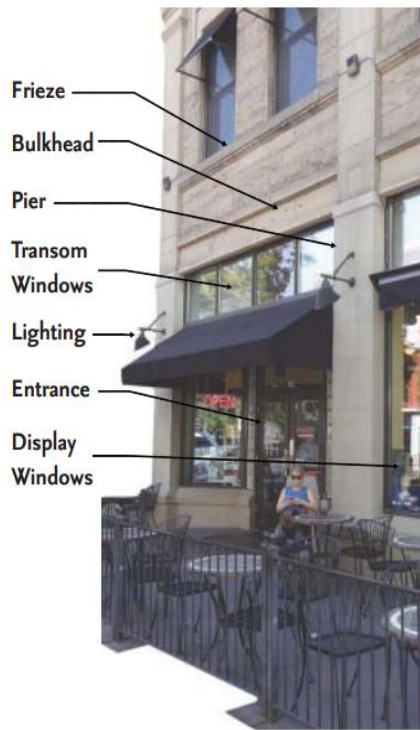
Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact, and few alterations have occurred. If additions were made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

3.5 SIGNAGE				
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, enameled or painted.				
Appropriate	Meets	Does Not Meet	N/A	Comments
<ul style="list-style-type: none"> Locate signs such that they fit within the architectural features of a facade, such as the panel band above the transom windows, above entryways, awnings, or display windows; or project from these areas. 				
<ul style="list-style-type: none"> Line up signs with other signs along the block. 				
<ul style="list-style-type: none"> Scale and orient signs based on pedestrian traffic. 				
<ul style="list-style-type: none"> Use painted/enameled metal or wooden signs. 				
<ul style="list-style-type: none"> Paint signs or gold-leaf directly on windows. 				
<ul style="list-style-type: none"> Preserve or lightly repaint faded or "ghost signs" on brick exteriors. 				
<ul style="list-style-type: none"> Create one sign or aggregate multiple signs for multiple upper floor tenants. 				
NOT Appropriate				
<ul style="list-style-type: none"> Install electronic displays or reader boards. 				
<ul style="list-style-type: none"> Install internally lit/backlit plastic signs 				
<ul style="list-style-type: none"> Include illuminated signs with flashing, moving, or brightness changing elements 				
<ul style="list-style-type: none"> Use plastic on the exterior of a sign. 				
<ul style="list-style-type: none"> Install free standing or roof mounted signs. 				

Signature: _____

Date: _____



- The **bulkhead** is the base that supports the building over the transom windows. Bulkheads are typically brick and stone.
- **Display windows** are a single window or a series of windows designed to display goods within, usually extending from the transom to bulkhead and consisting of panes of glass.
- **Transoms**, or transom windows, are windows located above a door or display window, designed to let more daylight in above the door or display window.
- The **piers** are vertical elements that frame openings. Often designed as flat columns or pilasters, piers can be used to divide store fronts, display windows or other building entrances.
- A **frieze** is a horizontal band used to emphasize the horizontal division(s) of a building facade. Friezes are often used to divide the display windows or transoms of the ground floor from upper story windows and used for signage.
- Storefront **entrances** were recessed to create a welcoming transition area and more visibility to displays.
- **Doors** play an important role in defining the storefront and were often painted in more vivid tones and usually glazed with clear glass.
- Original **hardware** along with **lighting** reflect the specific design of the original period of construction.

44. Wells Fargo Bank 83-18023
113 Main Avenue W.
Non-contributing
1969

This is a three-story, concrete and glass structure. True to its modernistic style, the upper stories overhang the ground story, and the deeply recessed entrance at the southeast corner creates the only void on this streetscape. The first story fenestration consists of fixed windows divided into a narrow, vertical pattern by steel muntins. The elevations of the second and third stories consist of a glass wall divided by vertical, protruding concrete members. The roofline has a thick, metal, flat band that proclaims the name of the bank.

This is the site of the former Perrine Hotel, the first permanent structure to be erected in Twin Falls. It was demolished in 1968 to make way for this structure.



Date: Monday, August 4, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness to install new entrance and overhead door to property located at 245 Gooding St W. c/o EHM Engineers (PZ25-0095)

Time Estimate:

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

Background:

This is a request to install a new entrance and overhead door.

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.

History:

The building was constructed circa 1909 and was listed as contributing on the national historic registry survey in 2000. The property is located within the CB; central business zoning district and has been used for office space.

Analysis:

This request has been prompted by the need to secure occupancy of the space and to meet building code requirements. In order to make the necessary changes, the applicant was required to install a new entrance and to upgrade the overhead door. These modifications, although somewhat generated from necessity, still requires approval of a certificate of appropriateness to acquire the building permit. The 2.1 General Guidelines 4.1 Facade Improvements 4.3 Misc. Life Safety Improvement and 6.8 Doors, Windows, Storefront are applicable to this request. The materials proposed for the changes are similar to others in

the district and will match the doors that have been installed on other portions of the building. It has been generally accepted to allow for roll-up overhead doors with windows on buildings within the district and found not to have a negative impact on the character of the district or the building. Staff has found that this facade change is more for functionality and is not intended to change the appearance of the building. The applicant is replacing an over-head door with another over-head door and installing an entrance required by the building code for life safety and occupancy. The added door has been designed to match the other doors on the front portion of the building and should not impact the character of the building.

Conclusion:

The Commission may approve, approve with conditions, or deny the request. Staff would be in support of approving the request with the following conditions:

1. Subject to the applicant acquiring the appropriate permits to complete the project.
2. Subject to compliance with any amendments required by city codes and standards.

Attachments:

1. PZ25-0095 Vicinity Map
2. PZ25-0095 Applicant Narrative
3. PZ25-0095 Applicant Exhibit
4. 2.1 Downtown General Guidelines
5. 4.1 Facade Improvements
6. 4.3 Misc. Life Safety Improvements
7. 6.8 Doors, Windows, Storefronts
8. National Registry Information

Vicinity Map





City of Twin Falls, Idaho

Certificate of Appropriateness

Submitted by: Tom Magaw

Represented by: EHM Engineers, Inc.

Date: 7/15/2025

Location: 163 2nd Ave. W. Twin Falls, ID 83301

Scope of Work:

1. **Removal of Existing Roll-Up Door** – Eliminate the oversized roll-up door on the rear (alley) elevation.
2. **Installation of New, Smaller Roll-Up Door** – Replace with a narrower commercial roll-up door to reduce visual impact.
3. **Addition of ADA-Compliant Man Door** – Install a single-leaf ADA door with compliant hardware/threshold adjacent to the roll-up door.
4. **Masonry Repair** – Partially infill the opening with brick matching historic fabric; repoint mortar joints to match original.

Applicable Guidelines & Justifications

1. Design Goals & General Guidelines (Section 2.1.4–2.1.5)

- **Guideline 2.1.4:** *"Preserve key details and historic scale."*
 - The project minimizes alterations to the historic masonry while improving functionality.
- **Guideline 2.1.5:** *"Repair before replacing; maintain historic styles."*
 - Masonry repairs retain original brick; new doors are utilitarian and compatible.
- **Guideline 2.1.5 (ADA):** *"Preserve character while meeting ADA requirements."*
 - The ADA door is sensitively integrated into the Gooding Street elevation.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

2. Materials & Colors (Section 3.6)

- **Guideline 3.6:** *"Use era-appropriate, natural materials (brick, stone); avoid faux/industrial materials."*
- **Materials Proposed:**
 - **Roll-Up Door:** Matte-finish steel (color: dark bronze/black).
 - **ADA Door:** Steel-clad wood with recessed panels (painted muted tone).
 - **Masonry:** Salvaged brick; Type O lime mortar to match historic joints.

3. Facade Improvements (Section 4.1)

- **Guideline 4.1:** *"Remove non-original elements; restore historic materials."*
- The existing roll-up door is non-original; the replacement is smaller and less intrusive.

4. Life Safety & ADA (Section 4.3)

- **Guideline 4.3:** *"Minimally invasive ADA additions; avoid street-facing changes."*
- The ADA door complies with accessibility standards while preserving historic integrity.

6. Doors & Windows (Section 6.8)

- **Guideline 6.8:** *"Use congruent materials/proportions; accentuate primary entrances."*
 - The new doors align with the building's utilitarian secondary façade.
-

Compliance Summary

- **Minimal Impact:** Changes are limited to the **Gooding Street elevation** (secondary façade), preserving the primary 2nd Ave. façade.
- **Reversible Design:** New doors can be removed without damaging historic fabric.
- **Material Sensitivity:** Brick infill and mortar match existing; doors use non-reflective, non-vinyl materials.
- **ADA Integration:** The man door meets accessibility standards without disrupting historic character.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076





Historic Preservation Commission Review Decision Sheet

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2.1.4 DESIGN GOALS

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

GENERAL GUIDELINES 2.1.5 TWIN FALLS DOWNTOWN DISTRICT				
POLICY Ensure preservation of the unique character with improvements that respect the historic scale and materiality of existing historic structures, with focus on preservation of key details in high-style buildings.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Repair and restore buildings before considering replacing them, highlighting key details.				
• Maintain the prevalent historic and architectural styles of the district.				
• When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.				
• Set the street facades with a zero setback to maintain a continuous 'streetwall' consistent with historic properties on the block.				
• Cultural and civic structures are allowed to have 'pride of place' with setbacks and form differences, while maintaining compatible human scale elements at street level.				
• Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.				
• Maintain a visual horizontal break element on the facade between the first and second floors.				
• Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial 'depth' with materials and finishes found traditionally on the building or in the district.				



Application No. _____

Historic Preservation Commission Review Decision Sheet

Appropriate	Meets	Does Not Meet	N/A	Comments
<ul style="list-style-type: none"> • When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape. 				
<ul style="list-style-type: none"> • Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps. 				
<ul style="list-style-type: none"> • Locate parking spaces to the rear of the property and/or screened from streets. 				
<ul style="list-style-type: none"> • Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act. 				
<ul style="list-style-type: none"> • Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters. 				
NOT Appropriate				
<ul style="list-style-type: none"> • Demolish viable historic structures. 				
<ul style="list-style-type: none"> • Remove existing buildings for surface parking 				
<ul style="list-style-type: none"> • 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. 				
<ul style="list-style-type: none"> • Locate parking in front of the building on the property unless proven historically located. 				
<ul style="list-style-type: none"> • Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2. I 				

Signature: _____

Date: _____

CHAPTER 4: DESIGN GUIDELINES FOR FACADE IMPROVEMENTS AND MINOR ADDITIONS

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

4.1 Facade Improvements

POLICY

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

IT IS GENERALLY APPROPRIATE TO:

- Maintain, preserve, and restore existing historic materials and details wherever possible.
- Remove non-original, unsympathetic, out-of-scale, elements and those in poor repair.
- Recreate components if there is sufficient physical/pictorial evidence.
- Use materials and finishes appropriate for the historic period of the building.
- Preserve and restore the original storefront, if it exists, with all of the original elements.
- Replace windows and doors to match the original details.
- Add awnings and sunshades of materials consistent with historical character and materials found in the district.

IT IS GENERALLY NOT APPROPRIATE TO:

- Cover up or block up original components and details. If such coverings/blockages exist, they should be removed and replaced appropriately.
- Infill openings with glass block, obscure glass, reflective glass, or leaded glass, unless appropriate to the original style of the building.
- Remove or cover historic wall materials with non-era materials such as wood, vinyl, or E.I.F.S.
- Replace windows or doors with vinyl or clear finish aluminum.
- Replace windows or doors with incongruent sizes or shapes for their historic openings.
- Re-configure ground floor storefronts to be out of proportion with the building's historic use.
- Add awnings and sunshades of plastic or vinyl material.



Appropriate historic window replacement.



Appropriate bay in-fill. Appropriate materials.



Appropriate historic bay in-fill.



Inappropriate window replacement style.



Inappropriate material and scale for opening.



Historic Preservation Commission Review Decision Sheet

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

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4.3 MISC., LIFE SAFETY IMPROVEMENTS, & ENERGY GENERATING TECHNOLOGIES

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

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



Historic Preservation Commission Review Decision Sheet

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

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6.8 DOORS, WINDOWS, STOREFRONTS & ENTRANCES				
POLICY				
Maintain the character of the historic district through the use of congruent materials, styles, and proportions of doors, windows, storefronts, and entries on new construction.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Use a ratio of opening to wall that is similar to that found on neighboring contributing buildings.				
• Use sidelights and transom windows to allow more natural light at ground level storefronts.				
• Use a pattern and rhythm of windows and openings that is congruent to that of neighboring contributing buildings.				
• Use vertically proportioned windows and doors.				
• Use windows and doors of a similar style and complexity to those found throughout the district in historic buildings.				
• Create visual relief and shading through window and door opening depth.				
• Accentuate the primary entrance with architectural surrounds, porticos, canopies, or other design features appropriate to the architectural style of the building.				
• Use wood or similar looking materials such as painted aluminum with details, depth and texture similar in appearance to historic wood windows.				
• Use windows and doors that are of similar proportion to those found on historic buildings.				
• Provide glass windows and doors at storefronts and entrances.				



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ19-00##

**City of Twin Falls
Historic
Preservation
Commission**

Appropriate	Meets	Does Not Meet	N/A	Comments
<ul style="list-style-type: none"> • Recess main entrances in grand openings. 				
<ul style="list-style-type: none"> • Use sidelights and transom windows to allow more natural light at ground level storefronts. 				
<ul style="list-style-type: none"> • Recess storefronts and provide awnings and interior lighting to provide an inviting environment for shopping. 				
<ul style="list-style-type: none"> • Use materials below and surrounding storefront windows that are compatible with original contributing historic buildings in the district. 				
NOT Appropriate				
<ul style="list-style-type: none"> • Create a new building which does not maintain the proportions or patterns of windows and openings of neighboring historic buildings in the district. 				
<ul style="list-style-type: none"> • Use windows of much greater proportion than those of surrounding historic buildings. 				
<ul style="list-style-type: none"> • Use windows of incompatible style or function of those found in the district. 				
<ul style="list-style-type: none"> • Use window or door materials not generally found in the district or that do not appear to be compatible in finish to those of neighboring historic buildings. 				
<ul style="list-style-type: none"> • Use vinyl windows. 				
<ul style="list-style-type: none"> • Use many different window proportions throughout a new building. 				
<ul style="list-style-type: none"> • Place windows and doors in same plane as walls. 				
<ul style="list-style-type: none"> • Use glass block or obscure glass in ground floor openings. 				
<ul style="list-style-type: none"> • Add awnings and sunshades of plastic or vinyl material. 				

Date: _____

Signature: _____



61. Twin Falls Canal Company building 83-501
163 Second Avenue W.
National Register listing 1996
1909

This building is a one-story, brick structure that has undergone few exterior alterations. The distinguishing features are its small size, the entrance and the treatment of the wall surface. The entrance is located in the northeast corner and is diagonally placed. The single door is framed by sandstone elements that include columns, an arch above the transom, and a nameplate above that states "Twin Falls Canal Co. 1909" in raised letters. The walls are distinctive because of the brick corbelling, the brick piers that extend above the cornice, and the deep reveal (approximately 4") of the windows. The windows are fixed, single paned, with transoms. Some of the transoms are divided by a single, vertical muntin; others have small, prismatic panes.

The Twin Falls Canal Company was the successor and locally owned entity of the Twin Falls Land and Water Company (TFLWC), the organization formed in 1900 that provided the financial backing and leadership in building the canal system that opened the Twin Falls tract. Once the State Land Board determined that the canal system was in good working order, the tract was formally accepted by the settlers from the TFLWC on September 15, 1909, and the Twin Falls Canal Company was born.⁴³

The company purchased land from John M. Claar, and although newspaper reports predicted that the Canal Company would erect a "substantial affair, susceptible of enlargement," this structure of modest scale and dimensions was erected instead.⁴⁴ It served as the Canal Company's headquarters until it relocated in 1993, and now is owned by a local attorney and operated as the Twin Falls Arbitration and Mediation Center.



Date: Monday, August 4, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for maintenance repair and exterior paint for property located at 136 Main Ave N. c/o West Wood Coffee & Social (PZ25-0092)

Time Estimate:

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

Background:

This property is located at 136 Main Ave N within the downtown historic district and is zoned CB; central business. The applicant is requesting approval of an exterior change to the building involving painting along the front and back of the building.

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 must make the determination whether the changes are appropriate, impact the integrity of the subject property and if they preserve the character of the district. When considering a decision, the commission may approve, approve with conditions, table for additional information or deny the request. Any conditions placed by the Commission shall be specifically listed on the certificate and shall be completed as part of the approval. 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:

On July 15, 2025 the Planning & Zoning Department was notified that someone was painting one of the historic buildings on Main Ave N. After visiting with the applicant, they explained that they were not aware of the Certificate of Appropriateness requirement for painting. The applicant stated they would submit an application so that they could be in compliance. This building was considered a contributing building when the National Historic Registry survey was done in 2000. The building was constructed as a companion to the Cotillion Hall (aka The Paris Building) in 1915. This structure has housed a multitude of businesses, most recently a restaurant. The original Cotillion Hall was constructed to the east of this

building and was the first of three buildings that mirror one another in appearance. All three are similar in character but are separate structures, as demonstrated in the photos provided in the staff report.

Analysis:

After some research on the architectural characteristics of the building, there is evidence that the cornice of the building represents a Beaux-Arts feel and this particular architecture typically uses a color palette that is a combination of whites, creams and other neutral tints. The applicant has opted to paint the original white cornice of the building black, given that the Beaux Art design rarely uses black staff and has concerns about whether it aligns with the historically natural tones characteristic of this architectural style. Originally, this was one of three buildings constructed to mirror one another, forming a cohesive visual unit. This change does disrupt the esthetics of the three buildings, that were built in unison to have a cohesive appearance, is something to consider when making a determination on this request.

The applicant has also requested approval of the back wall, window trim and the door that has been painted to be approved. The wall has been painted white, while the door and the trim on the windows have been painted black. It is the commission's duty to determine if this change is appropriate and if it impacts the historical integrity of the district or the building. These exterior modifications were made prior to getting approval. Once the change was reported staff notified the applicant the requirements for approval and they submitted their application.

The applicant has referred to several other buildings in the downtown area that have also incorporated black into their design. Some of these changes were made prior to the design guidelines being adopted and other buildings, while in the downtown area, are not located within the historic district boundary. The intent of this commission is to advocate for preserving and maintaining the integrity of the existing buildings and to make a determination on the request for a certificate of appropriateness.

Rehabilitation standards recommend avoiding painting brick that has not already been painted because the brick can deteriorate further because they are unable to breathe and removal of the paint can be very difficult and detrimental to the structure if done incorrectly

Conclusion:

Upon conclusion, chapters 2.1 General Guidelines and 3.6 Materials & Color along with 4.1 Facade Improvements are applicable to this request. Preservation of the buildings within the district hinges upon the property owners' interest in maintaining the buildings' integrity. In a situation where the changes have already been made, staff does not have a recommendation.

The Commission may approve, approve with conditions, or deny the request.

Attachments:

1. PZ25-0092 Vicinity Map
2. PZ25-0092 Applicant Narrative
3. PZ25-0092 Code Enforcement Notice 07-15-2025
4. PZ25-0092 Staff Photos
5. 2.1 General Guidelines
6. 3.6 Materials and Colors
7. 4.1 Facade Improvements
8. 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,

A handwritten signature in blue ink that reads "Peyton Lookingbill". The signature is written in a cursive style.

Peyton Lookingbill
Lytle Signs

TWIN FALLS CODE ENFORCEMENT

CITATION #

CE25-01810

EVENT

Report Date 07/15/2025 09:28:45	Reporting Area
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Address 136 MAIN AVE N, Twin Falls, IDAHO 83301

Reinspection Due Date 07/21/2025
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VIOLATION(S)

1 Violation ZONING- ZONING CODE VIOLATION

Fine \$0.00

Fine Notes

Violation Notes

10-13-2: CERTIFICATE OF APPROPRIATENESS: PLANNING AND ZONING 208-735-7267

(A) Permit Required: For those properties located within the Twin Falls downtown historic district and the Twin Falls City Park historic district, before applying for a building permit, the property owner shall apply for and receive a certificate of appropriateness from the Twin Falls historic preservation commission.

1. No exterior portion of any building or other structure, including walls, fences, light fixtures, steps and pavement, or other appurtenant features, nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within these districts until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the historic preservation commission. The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness. The historic preservation commission shall make its determination within ten (10) business days after submission of the application. Such a certificate is to be issued by the historic preservation commission prior to the issuance of a building permit or other permit granted for purposes of construction or altering structures.

2. A certificate of appropriateness shall be required whether or not a building permit is required.

3. Appeal: A decision of the historic preservation commission regarding an application for a certificate of appropriateness may be appealed by the applicant to the city council. (Ord. 2017-009, 2-27-2027; amd. Ord. 2024-012, 9-9-2024)

Total Fine Amount Due \$0.00
--

BUSINESS/ORGANIZATION(S) INVOLVED

1 Business/Organization Name WEST WOOD COFFE AND SOCIAL

Address 136 Main Ave N, Twin Falls, IDAHO 83301

Phone 1	Phone 2	Email
----------------	----------------	--------------

OFFICER

Officer Name Standley, Sean 12271	Date 07/15/2025 09:28:45
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IMPORTANT - READ CAREFULLY

TO CONTACT:
CODE ENFORCEMENT
321 SECOND AVE E
PHONE: (208) 735-7278
EMAIL: codeenforcement@tfid.org

MAKE CHECKS PAYABLE TO:
CITY OF TWIN FALLS
TO PAY IN PERSON:
321 SECOND AVE E
TWIN FALLS ID 83301
TO MAIL:

CITY OF TWIN FALLS
P.O. BOX 3027
TWIN FALLS ID 83303









Historic Preservation Commission Review Decision Sheet

Contributing Structure is a property which retains a high degree of integrity; the historic fabric is intact, and few alterations have occurred. If additions were made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

2.1.4 DESIGN GOALS

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

GENERAL GUIDELINES 2.1.5 TWIN FALLS DOWNTOWN DISTRICT				
POLICY Ensure preservation of the unique character with improvements that respect the historic scale and materiality of existing historic structures, with focus on preservation of key details in high-style buildings.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Repair and restore buildings before considering replacing them, highlighting key details.				
• Maintain the prevalent historic and architectural styles of the district.				
• When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.				
• Set the street facades with a zero setback to maintain a continuous 'streetwall' consistent with historic properties on the block.				
• Cultural and civic structures are allowed to have 'pride of place' with setbacks and form differences, while maintaining compatible human scale elements at street level.				
• Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.				
• Maintain a visual horizontal break element on the facade between the first and second floors.				
• Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial 'depth' with materials and finishes found traditionally on the building or in the district.				



Application No. _____

Historic Preservation Commission Review Decision Sheet

Appropriate	Meets	Does Not Meet	N/A	Comments
<ul style="list-style-type: none"> • When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape. 				
<ul style="list-style-type: none"> • Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps. 				
<ul style="list-style-type: none"> • Locate parking spaces to the rear of the property and/or screened from streets. 				
<ul style="list-style-type: none"> • Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act. 				
<ul style="list-style-type: none"> • Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters. 				
NOT Appropriate				
<ul style="list-style-type: none"> • Demolish viable historic structures. 				
<ul style="list-style-type: none"> • Remove existing buildings for surface parking 				
<ul style="list-style-type: none"> • 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. 				
<ul style="list-style-type: none"> • Locate parking in front of the building on the property unless proven historically located. 				
<ul style="list-style-type: none"> • Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2. I 				

Signature: _____

Date: _____



Application No. _____

Historic Preservation Commission Review Decision Sheet

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Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

3.6 MATERIALS & COLORS				
POLICY Create cohesion throughout the district with the use of era-appropriate materials and colors found within the district. Generally, materials extracted locally should be used.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Use exterior wall materials that are commonly present in the district.				
• Use natural brick and stone as dominant building material in new construction.				
• Ensure that the predominant texture of the building is consistent with the texture of historic materials in the district.				
• Paint and coat materials with muted natural colors; paint or coat doors in more vivid colors to celebrate the entry.				
• Use locally extracted materials.				
• Use materials that respect the historic building while representing their time.				
NOT Appropriate				
• Use faux or artificial materials				
• Use prefabricated or metal buildings.				
• Use vinyl plastic, and aluminum materials on new buildings.				
• Use stucco or Exterior Insulation and Finish System (E.I.F.S.) for dominant building material.				
• Use Concrete Masonry Unit (CMU) as dominant building material.				
• Paint or coat materials that ordinarily would not be painted.				
• Paint or coat surfaces in bright, neon, or reflective colors.				

Date: _____

Signature: _____



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Noncontributing Structure is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

4.1 FAÇADE IMPROVEMENTS				
POLICY Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.				
Appropriate	Meets	Does Not Meet	N/A	Comments
<ul style="list-style-type: none"> • Maintain, preserve, and restore existing historic materials and details wherever possible. 				
<ul style="list-style-type: none"> • Remove non-original, unsympathetic, out-of-scale, elements and those in poor repair. 				
<ul style="list-style-type: none"> • Recreate components if there is sufficient physical/pictorial evidence. 				
<ul style="list-style-type: none"> • Use materials and finishes appropriate for the historic period of the building. 				
<ul style="list-style-type: none"> • Preserve and restore the original storefront, if it exists, with all of the original elements. 				
<ul style="list-style-type: none"> • Replace windows and doors to match the original details. 				
<ul style="list-style-type: none"> • Add awnings and sunshades of materials consistent with historical character and materials found in the district. 				
NOT Appropriate				
<ul style="list-style-type: none"> • Cover up or block up original components and details. If such coverings/blockages exist, they should be removed and replaced appropriately. 				
<ul style="list-style-type: none"> • Infill openings with glass block, obscure glass, reflective glass, or leaded glass, unless appropriate to the original style of the building. 				
<ul style="list-style-type: none"> • Remove or cover historic wall materials with non-era materials such as wood, vinyl, or E.I.F.S. 				



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ19-00##

City of Twin Falls
Historic
Preservation
Commission

<u>NOT Appropriate</u>				
• Replace windows or doors with vinyl or clear finish aluminum.				
• Replace windows or doors with incongruent sizes or shapes for their historic openings.				
• Re-configure ground floor storefronts to be out of proportion with the building's historic use.				
• Add awnings and sunshades of plastic or vinyl material.				

Signature: _____

Date: _____

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.





Date: Monday, August 4, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request of a Certificate of Appropriateness for a facade improvements on property located at 130 2nd Ave N. c/o Randy Musser (PZ25-0100)

Time Estimate:

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

Background:

This is a request for a certificate of appropriateness for a facade improvement.

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.

History:

Originally, the Coburn Auto Co was first constructed circa 1920. This building is located within the Downtown Historic District and was recognized as a contributing building on the National Historic Registry Survey in 2000. It is within the CB; central business zoning district and has been used as office space.

On July 23, 2025, Code Enforcement notified the tenant of the space that the building was located in the Historic District and the work that was being done to the outside of the building needed to be approved by the Historic Preservation Commission. The tenant explained that they would contact the property owner and inform them of the situation. Later that afternoon, the property owner sent the contractor in to review with staff what the situation was and what needed to be done to move forward.

An application was submitted with photos of the damaged brick and an explanation of the stucco materials and techniques used. Upon review of the application and photos it was noted that new windows had been installed along with lighting that is not original to the building. These changes must be considered in the request. Consideration should involve the impacts to the integrity of the building and the district.

Staff has reviewed the changes and it is not clear if these changes would impact the district negatively. However, there are concerns with stucco creating future deterioration of the brick as it is not a material recommended for repairing historic buildings. The windows are not similar to original materials but did not alter the size or shape of the original window framing and similar lighting can be found throughout the district. Along the base of the facade, an artificial brick overlay has been added. While adding character, the new brick overlay is not consistent with the original design.

With the work is already complete, it is difficult for staff to make a recommendation on the request. Staff is of the opinion it is imperative that any future plans to change the exterior with things such as awnings or signage be reviewed prior to installation and that the owner be aware of this requirement.

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 Guideline, 3.6 Materials and Colors, 3.4 Exterior Lighting, 4.1 Facade Improvements, 6.8 Doors Windows Storefront. These guidelines have been provided in the staff report packet. Staff has no recommendations.

The Commission may approve, approve with conditions, or deny the application.

Attachments:

1. PZ25-0100 Vicinity Map
2. PZ25-0100 Applicant Narrative
3. PZ25-0100 Code Enforcement Notice 07-23-2025
4. 2.1 General Guidelines
5. 3.4 Exterior Lighting
6. 3.6 Materials and Colors
7. 4.1 Facade Improvements
8. 6.8 Doors, Windows, Storefronts
9. National Historic Registry Information

E.P.S.,inc

P.O. Box 5685

07/24/25

Twin Falls, Idaho 83303-5685

208-732-5236

208-734-5236 fax #

License # RCE-1092

City of Twin Falls

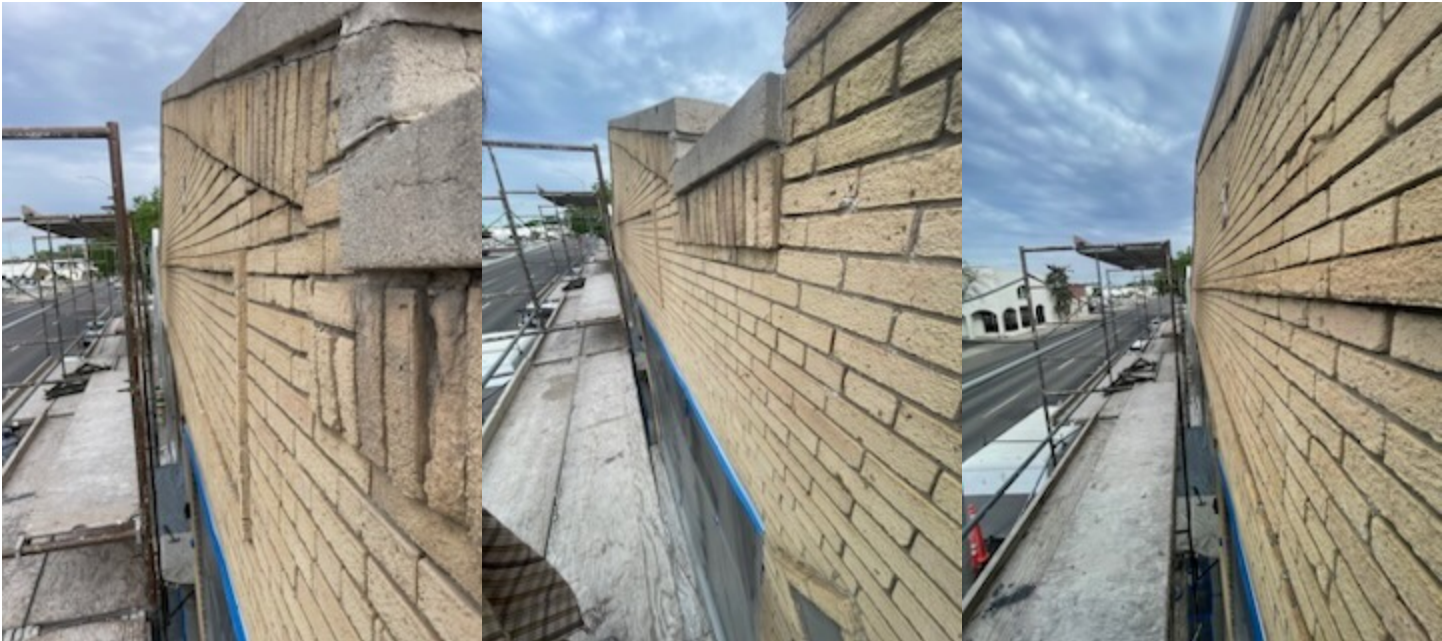
C/O Lisa Strickland

Description of stucco application for building façade located at 130 Second Ave N. Building owner, Randy Musser

Original brick on front elevation had been aggressively sandblasted and destroyed the mortar and face of all brick to a point they had begun to crumble. We proposed an EIFS system with foam covering entire surface, allowing us to sand and flatten it fixing the wavy and crooked brick, but the thickness and loss of details was a concern to the owner. We settled on a thin veneer cement stucco coat and synthetic textured finish coat. This application consisted of a polymer modified mortar mix coated and floated to fill in and stabilize all of the brick joints and surface of brick to a flush finish. The next coat applied was Dryvit Primus DM base and full wall fiberglass mesh reinforced over entire surface, adding some details and foam trims to fix window irregularities and cover exposed metal brackets. The final coat is Dryvit Quartstone Fine finish tinted to "Stone Gray" and applied to surface. New grout tuck pointed on existing cement cap and all edges caulked and sealed to adjacent buildings.

Please contact me if you need any further explanation.

Woody, EPS Inc









TWIN FALLS CODE ENFORCEMENT

CITATION #

CE25-02018

EVENT

Report Date 07/23/2025 11:44:21	Reporting Area
---	-----------------------

Address 130 2ND AVE N, Twin Falls, IDAHO 83301
--

Reinspection Due Date 07/24/2025
--

VIOLATION(S)

1 Violation ZONING- ZONING CODE VIOLATION

Fine \$0.00

Fine Notes

Violation Notes

PLANNING AND ZONING AT 208-735-7269

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Total Fine Amount Due \$0.00
--

BUSINESS/ORGANIZATION(S) INVOLVED

1 Business/Organization Name 4MUSS, LLC

Address 586 BOXWOOD DR, Twin Falls, IDAHO 83301

Phone 1	Phone 2	Email
----------------	----------------	--------------

2 Business/Organization Name OASIS CORPORATE OFFICE

Address 130 2ND AVE N, Twin Falls, IDAHO 83301
--

Phone 1 (208) 736-8503	Phone 2 (208) 736-8503	Email
----------------------------------	----------------------------------	--------------

OFFICER

Officer Name Standley, Sean 12271	Date 07/23/2025 11:44:21
---	------------------------------------

IMPORTANT - READ CAREFULLY

TO CONTACT:
CODE ENFORCEMENT
321 SECOND AVE E
PHONE: (208) 735-7278
EMAIL: codeenforcement@tfid.org

MAKE CHECKS PAYABLE TO:
CITY OF TWIN FALLS
TO PAY IN PERSON:
321 SECOND AVE E
TWIN FALLS ID 83301

TO MAIL:
CITY OF TWIN FALLS
P.O. BOX 3027
TWIN FALLS ID 83303



Historic Preservation Commission Review Decision Sheet

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• 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.				



Application No. _____

Historic Preservation Commission Review Decision Sheet

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<ul style="list-style-type: none"> • Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act. 				
<ul style="list-style-type: none"> • Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters. 				
NOT Appropriate				
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<ul style="list-style-type: none"> • Remove existing buildings for surface parking 				
<ul style="list-style-type: none"> • 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. 				
<ul style="list-style-type: none"> • Locate parking in front of the building on the property unless proven historically located. 				
<ul style="list-style-type: none"> • Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2. I 				

Signature: _____

Date: _____



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3.4 EXTERIOR LIGHTING

POLICY Maintain similar fixture types, locations, and light levels as found in the district. Exterior lighting should be directed downward and be soft and warm in color. Fixture design should be similar to buildings on adjacent sites and placed to support existing rhythms and not detract from the architecture of the streetscape. Light levels should provide for adequate safety yet not detract or overly emphasize the site or building.

Appropriate	Meets	Does Not Meet	N/A	Comments
• Use wall-mounted light fixtures placed between storefronts to light sidewalks and add ornament to facades				
• Light sign panels with individual wall-mounted, directional fixtures.				
• Use warm colored light bulbs to prevent harsh lighting of facades or site areas.				
• Direct all light downward to protect the night sky from pollution.				
NOT Appropriate				
• Use neon lighting for purely architectural effect.				
• Use exposed horizontal tube light fixtures.				
• Install white or cool colored bulbs				
• Overly light building facades, site areas, or parking lots.				
• Use commercial lighting products that detract from the historic character of the building.				

Date: _____ Signature: _____



Application No. _____

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3.6 MATERIALS & COLORS				
POLICY Create cohesion throughout the district with the use of era-appropriate materials and colors found within the district. Generally, materials extracted locally should be used.				
Appropriate	Meets	Does Not Meet	N/A	Comments
• Use exterior wall materials that are commonly present in the district.				
• Use natural brick and stone as dominant building material in new construction.				
• Ensure that the predominant texture of the building is consistent with the texture of historic materials in the district.				
• Paint and coat materials with muted natural colors; paint or coat doors in more vivid colors to celebrate the entry.				
• Use locally extracted materials.				
• Use materials that respect the historic building while representing their time.				
NOT Appropriate				
• Use faux or artificial materials				
• Use prefabricated or metal buildings.				
• Use vinyl plastic, and aluminum materials on new buildings.				
• Use stucco or Exterior Insulation and Finish System (E.I.F.S.) for dominant building material.				
• Use Concrete Masonry Unit (CMU) as dominant building material.				
• Paint or coat materials that ordinarily would not be painted.				
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4.1 FAÇADE IMPROVEMENTS				
POLICY Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.				
Appropriate	Meets	Does Not Meet	N/A	Comments
<ul style="list-style-type: none"> • Maintain, preserve, and restore existing historic materials and details wherever possible. 				
<ul style="list-style-type: none"> • Remove non-original, unsympathetic, out-of-scale, elements and those in poor repair. 				
<ul style="list-style-type: none"> • Recreate components if there is sufficient physical/pictorial evidence. 				
<ul style="list-style-type: none"> • Use materials and finishes appropriate for the historic period of the building. 				
<ul style="list-style-type: none"> • Preserve and restore the original storefront, if it exists, with all of the original elements. 				
<ul style="list-style-type: none"> • Replace windows and doors to match the original details. 				
<ul style="list-style-type: none"> • Add awnings and sunshades of materials consistent with historical character and materials found in the district. 				
NOT Appropriate				
<ul style="list-style-type: none"> • Cover up or block up original components and details. If such coverings/blockages exist, they should be removed and replaced appropriately. 				
<ul style="list-style-type: none"> • Infill openings with glass block, obscure glass, reflective glass, or leaded glass, unless appropriate to the original style of the building. 				
<ul style="list-style-type: none"> • Remove or cover historic wall materials with non-era materials such as wood, vinyl, or E.I.F.S. 				



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ19-00##

City of Twin Falls
Historic
Preservation
Commission

<u>NOT Appropriate</u>				
• Replace windows or doors with vinyl or clear finish aluminum.				
• Replace windows or doors with incongruent sizes or shapes for their historic openings.				
• Re-configure ground floor storefronts to be out of proportion with the building's historic use.				
• Add awnings and sunshades of plastic or vinyl material.				

Signature: _____

Date: _____



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6.8 DOORS, WINDOWS, STOREFRONTS & ENTRANCES

POLICY

Maintain the character of the historic district through the use of congruent materials, styles, and proportions of doors, windows, storefronts, and entries on new construction.

Appropriate	Meets	Does Not Meet	N/A	Comments
• Use a ratio of opening to wall that is similar to that found on neighboring contributing buildings.				
• Use sidelights and transom windows to allow more natural light at ground level storefronts.				
• Use a pattern and rhythm of windows and openings that is congruent to that of neighboring contributing buildings.				
• Use vertically proportioned windows and doors.				
• Use windows and doors of a similar style and complexity to those found throughout the district in historic buildings.				
• Create visual relief and shading through window and door opening depth.				
• Accentuate the primary entrance with architectural surrounds, porticos, canopies, or other design features appropriate to the architectural style of the building.				
• Use wood or similar looking materials such as painted aluminum with details, depth and texture similar in appearance to historic wood windows.				
• Use windows and doors that are of similar proportion to those found on historic buildings.				
• Provide glass windows and doors at storefronts and entrances.				



CERTIFICATE OF APPROPRIATENESS ACTION SHEET
APPLICATION PZ19-00##

**City of Twin Falls
Historic
Preservation
Commission**

Appropriate	Meets	Does Not Meet	N/A	Comments
<ul style="list-style-type: none"> • Recess main entrances in grand openings. 				
<ul style="list-style-type: none"> • Use sidelights and transom windows to allow more natural light at ground level storefronts. 				
<ul style="list-style-type: none"> • Recess storefronts and provide awnings and interior lighting to provide an inviting environment for shopping. 				
<ul style="list-style-type: none"> • Use materials below and surrounding storefront windows that are compatible with original contributing historic buildings in the district. 				
NOT Appropriate				
<ul style="list-style-type: none"> • Create a new building which does not maintain the proportions or patterns of windows and openings of neighboring historic buildings in the district. 				
<ul style="list-style-type: none"> • Use windows of much greater proportion than those of surrounding historic buildings. 				
<ul style="list-style-type: none"> • Use windows of incompatible style or function of those found in the district. 				
<ul style="list-style-type: none"> • Use window or door materials not generally found in the district or that do not appear to be compatible in finish to those of neighboring historic buildings. 				
<ul style="list-style-type: none"> • Use vinyl windows. 				
<ul style="list-style-type: none"> • Use many different window proportions throughout a new building. 				
<ul style="list-style-type: none"> • Place windows and doors in same plane as walls. 				
<ul style="list-style-type: none"> • Use glass block or obscure glass in ground floor openings. 				
<ul style="list-style-type: none"> • Add awnings and sunshades of plastic or vinyl material. 				

Date: _____

Signature: _____



2. Coburn Auto Company 83-17995
130 Second Avenue N.
Contributing
c. 1920

Constructed of brick, with a simple, symmetrical facade, the Coburn Auto Company building boasts one of the few pedimented rooflines in the district. The plate glass windows are divided into thirds, as are the transoms, and an outset row of bricks delineates the roofline, providing space for the name of a business. Masonry diamonds embellish the piers separating the wall openings, and ceramic tiles have been applied to the bulkheads. The building has a high degree of physical integrity.

Little is known about the businesses that occupied this space. An early Bisbee photograph indicates that it was home to the Coburn Auto Company.¹ Subsequent businesses have included the Twin Falls Duck Pin Bowling Alley, Sun Valley Stages and McRill Auto Repair and Radiator. Today a real estate management company occupies the structure.