



Twin Falls Historic Preservation Commission Agenda

Monday, February 3, 2025, 3:00 PM

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe

Council Liaison: Spencer Cutler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Request to approve minutes for the following meeting: January 13, 2025
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness to modify the exterior of the building located at 102 Main Ave S c/o Gerald Martens. (PZ25-0008)
- 4) Old Business
- 5) New Business
- 6) Upcoming Meeting(s)
 - a) March 3, 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, January 13, 2025, 3:00 PM

Members: Doug Baughman Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe

Council Liaison: Spencer Cutler

1) Confirmation of Quorum/Call Meeting to Order

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

A quorum was present.

2) Consent Calendar

a) Approval of minutes from the following meeting: September 9, 2024

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

Commissioner Shaffer seconded the motion.

3) Certificate of Appropriateness

a) Request for a Certificate of Appropriateness to allow a new signage on property located at 301 Main Ave W. c/o Twin Falls School District (app. PZ25-001)

Staff Presentation:

Planner Strickland presented the request for a Certificate of Appropriateness to allow a new signage on property located at 301 Main Ave W. c/o Twin Falls School District (app. PZ25-001)

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

Any decision of the Commission may be appealed to the City Council.

The property is located in the Commercial Central Business zoning district with a P-1 Parking Overlay. It is a non-contributing building constructed circa 1918. The property was Moon's Paint and Glass until 1971. Spencer's Stationery occupied the building from 1978 to 1991. The building is currently used by Community Health and the Twin Falls School District. The property located at 301 Main Avenue West is located within the boundary of the Downtown Historic District. On March 30, 2017 the commission approved a Certificate of Appropriateness for the construction of a new roof and on November 20, 2017 the commission approved a Certificate of Appropriateness to replace the siding on the building. The current request is to install a sign on the front of the building for Community Health.

The wall sign will be manufactured and will be flat cut out letters painted black. The

sign will not be illuminated and will be approximately 8.22 sq. ft. Staff has reviewed the request based the downtown historic district general guidelines and signs appropriateness. The window sign will be approximately 3' x 2'.5 1/8" made of white vinyl and attached to the window on the right side of the building entrance. The proposed signs are suitable for the building and are compatible with the guidelines. Adding the signs to the building would not be detrimental to the building nor the district. Based on the information provided and the downtown historic district guidelines staff would be in support of approving the request. Should the Commission approve the request staff recommends the approval be subject to:

1. Any site plan amendments as required by City Codes and standards
2. Obtaining permits as required by City Codes and standards.

MOTION: Commissioner Dowdle moved to approve the request for a Certificate of Appropriateness to allow a new signage on property located at 301 Main Ave W. c/o Twin Falls School District. Commissioner Shaffer seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

4) Old Business

5) New Business

- a) 2025 Idaho Historic Preservation Month
Discussion on what to do on behalf of the Historic Preservation Commission.
- b) 2025 Historic Preservation Photo Library

6) Upcoming Meeting(s)

- a) February 3, 2025

7) Adjournment

The meeting adjourned at 03:23 PM



Date: Monday, February 3, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness to modify the exterior of the building located at 102 Main Ave S c/o Gerald Martens. (PZ25-0008)

Time Estimate:

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

Background:

This is a request for a certificate of appropriateness that would allow the applicant to modify the exterior of the building by adding an exterior stairway from the sidewalk to the lower lever of the building along Shoshone Street, modify the back of the building to create a new entrance with a canopy over the entrance, add windows and re-open other entrances that were part of the original construction 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 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:

N/A

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 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.

SECRETARY OF THE INTERIOR'S TEN STANDARDS FOR REHABILITATION

The Secretary of the Interior has adopted Standards for Rehabilitation ("Standards") contained in a larger work entitled The Secretary of the Interior's Standards for the Treatment of Historic Properties. The Standards "are only regulatory for projects receiving federal grant-in-aid funds; otherwise the Standards and Guidelines are intended only as general guidance for work on any historic building."

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where
7. possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
8. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
9. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
10. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural
11. features to protect the historic integrity of the property and its environment.
12. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic
13. property and its environment would be unimpaired.

History:

The building is located within the Downtown Historic District and was nominated for the National Historic Registry in 1986. The City of Twin Falls Downtown Historic District was later listed on the National Historic Registry in 2000. In February of 2017 the City Council adopted an ordinance to require a Certificate of Appropriateness for exterior modifications made to properties located within the Downtown Historic District. The property is zoned CB-Central Business and has been used as a bank and professional offices. The building was constructed circa 1909 and is considered contributing.

Analysis:

After review of the request staff was able to find nomination information for the Twin Falls Bank & Trust Building. The nomination documents provided a description of the building and listed changes that have occurred over time. This building was originally constructed between 1909-1910 as a steel and stone building. In 1956 an addition was constructed that generally looked the same as the original building and later in 1978 a concrete and glass addition was constructed. The information provided in this document provided information supporting the request. Attachments have been provided to summarize the proposed changes and staff recommendations.

Conclusion:

Per the Twin Falls Downtown Historic Guidelines the following guidelines apply: 2.1 General Guidelines for the Downtown Historic District and 4.1 Facade Improvements. These guidelines have been provided in the staff report packet. Should the Commission approve the request staff recommends the following conditions:

1. Subject to site plan amendments as required by City Codes and standards.
2. Subject to the applicant obtaining permits as required by City Codes and standards.

Attachments:

1. PZ25-0008 Historic District Map
2. PZ25-0008 Staff Analysis & Summary
3. PZ25-0008 2.1 General Downtown Design Guidelines
4. PZ25-0008 4.1 Facade Improvement Design Guidelines
5. PZ25-0008 Applicant Exhibits

District Map



After review of the request staff was able to find historic information for the Twin Falls Bank & Trust Building. The building nomination for the National Historic Registry provided a description of the building and listed changes that have occurred over time. This building was originally constructed between 1909-1910 as a steel and stone building. In 1956 an addition constructed that generally looked the same as the original building and later in 1978 a concrete and glass addition was constructed.

The building history revealed that there was an outside basement entrance at the corner of Main and Shoshone that was removed. The request being made today is to reinstall this entrance. Photos of the building show the entrance and the applicant is proposing to reinstall the railing and stairwell that will access the basement of the building from an entrance located at Main and Shoshone from the sidewalk.



The applicant is proposing that the materials used be powder coated pipe and wire mesh panels designed to meet ADA life safety standards.

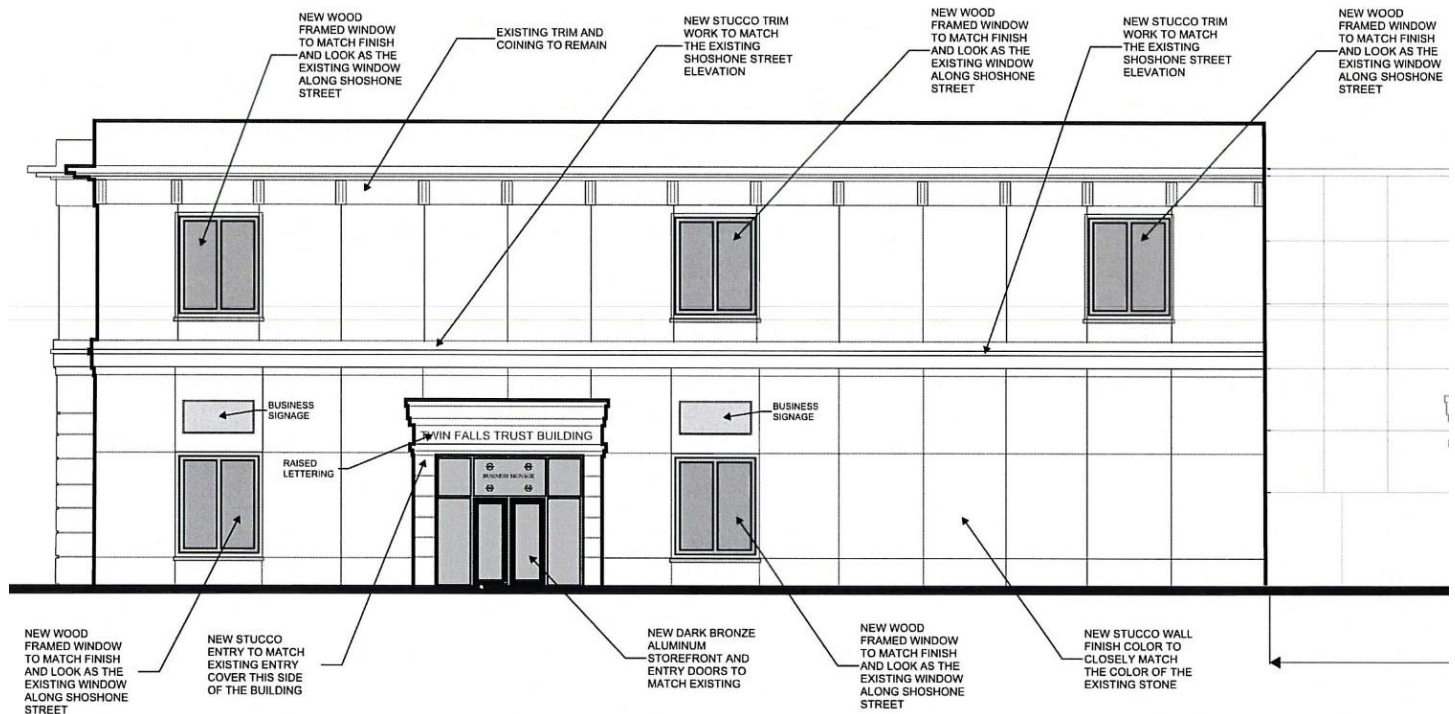
Finding historic photos and information about the building indicates this request would be appropriate. The goal for the applicant is to replace a historic feature with similar materials that help to preserve some of the original characteristics of the building. Staff supports the request to add the entrance and railing, as presented.

The applicant is requesting to remove and replace the entrance along Shoshone St. Originally the building was constructed with an ornate entrance along Main and Shoshone street. The Shoshone Street entrance included the decorative columns that frame a double door entrance. The applicant is proposing to remove the stone trim and veneer and the bottom row of windows and replace them with newly operational entrance.



The history of this building revealed that the doors for the building were most likely replaced prior to 1956 with these doors being removed and filled in with a stone trim and veneer. Staff has reviewed the proposed modification and is in support of restoring the original entrances to the building revitalizing the original characteristics of the building.

The back of the building has undergone several changes over time and the history indicates there was a drive thru window located in this area that has since been removed. After a little research staff was able to locate a photo of this section of the building taken circa 1970-1980. The photo shows the drive thru structure that was added to the building and removed later. It demonstrates that the back of the building was previously screened with concrete block.



The history does not reveal when this material was removed and replaced with the current stucco material. There is not a clear description of the back of the building to indicate if there were windows located along the second floor, but the applicant is proposing to add some windows along the second floor exterior along with a new entrance that mimics the existing entrance along Main Ave S.

Although this would not be a replication of the original characteristics of the building, staff does see the value in creating a new entrance and would be in support of the request. The proposal is to continue the design that would blend well with the original design and offer another accessible route into and out of the building.

There are signs shown on the windows with possibly projecting signs and wall signs for the tenants that will occupy the space. Staff requested that once the details have been determined and the applicant has a more concrete idea of the proposed signage, placement, dimensions, and materials to be used they make another request for a Certificate of Appropriateness for the signs. The signs information provided on the drawings are not part of this request. The applicant has agreed to submit another application once they have more precise design details.

Upon conclusion, the request for Certificate of Appropriateness seems reasonable and is compatible with the intent of the design review criteria. The changes being proposed will help to restore the characteristics that were previously removed while adding some additional characteristics to the building that should enhance its value.

Should the Commission choose to approve the request as presented staff would recommend the following conditions:

1. Subject to amendments as needed per City Codes and standards.
2. Subject to the appropriate permits being obtained prior to doing the work.

INTEGRITY

The Secretary of Interior recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

Location

Location is the place where the historic property was constructed or the place where the historic event took place. Integrity of location refers to whether the property has been moved or relocated since its construction. A property is considered to have integrity of location if it was moved before or during its period of significance.

Design

Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. But properties change through time. Changes made to continue the function of the aid during its career may acquire significance in their own right. These changes do not necessarily constitute a loss of integrity of design. However, the removal of essential parts may have a considerable impact on the property.

Setting

Setting is the physical environment of a historic property that illustrates the character of the place.

Materials

Materials are the physical elements combined in a particular pattern or configuration during a period in the

past. Integrity of materials determines whether or not an authentic historic resource still exists.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

Feeling

Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. Although it is itself intangible, feeling is dependent upon the property's significant physical characteristics that convey its historic qualities.

Association

Association is the direct link between a property and the event or person for which the property is significant.



CHAPTER 2: HISTORY OF DISTRICTS WITH GENERAL GUIDELINES

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



2.1 Twin Falls Downtown Historic District

2.1.1 STATEMENT OF SIGNIFICANCE (From the 1999 National Registry)

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



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



Image Credits: National Park Service Survey



2.1.2 TWIN FALLS DOWNTOWN HISTORIC DISTRICT MAP

2.1.3 RECENT TRENDS

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

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

2.1.4 DESIGN GOALS

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

POLICY

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



2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT

IT IS GENERALLY APPROPRIATE TO:



Appropriate restoration of building.



Appropriate 'streetwall' with zero setbacks.



Appropriate visual break at floor break.



Appropriate complementary detail on addition.



Acceptable screening of off-street parking.

- Repair and restore buildings before considering replacing them, highlighting key details.
- Maintain the prevalent historic and architectural styles of the district.
- When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.
- Set the street facades with a zero setback to maintain a continuous 'streetwall' consistent with historic properties on the block.
- Cultural and civic structures are allowed to have 'pride of place' with setbacks and form differences, while maintaining compatible human scale elements at street level.
- Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.
- Maintain a visual horizontal break element on the facade between the first and second floors.
- Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial 'depth' with materials and finishes found traditionally on the building or in the district.
- When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape.
- Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps..
- Locate parking spaces to the rear of the property and/or screened from streets.
- Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.
- Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.

IT IS GENERALLY NOT APPROPRIATE TO:

- Demolish viable historic structures.
- Remove existing buildings for surface parking.
- Use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.
- Locate parking in front of the building on the property unless proven historically located.
- Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2.



Inappropriate material selection.



Inappropriate material selection.



Inappropriate screening of off-street parking.

3.8 Parking Areas

POLICY

On-site parking should be located in ways that minimize disruption of the pedestrian experience.



Acceptable screening by vegetation.



Acceptable screening by vegetation.



Inappropriate parking lot on street side.



Inappropriate lack of screening.



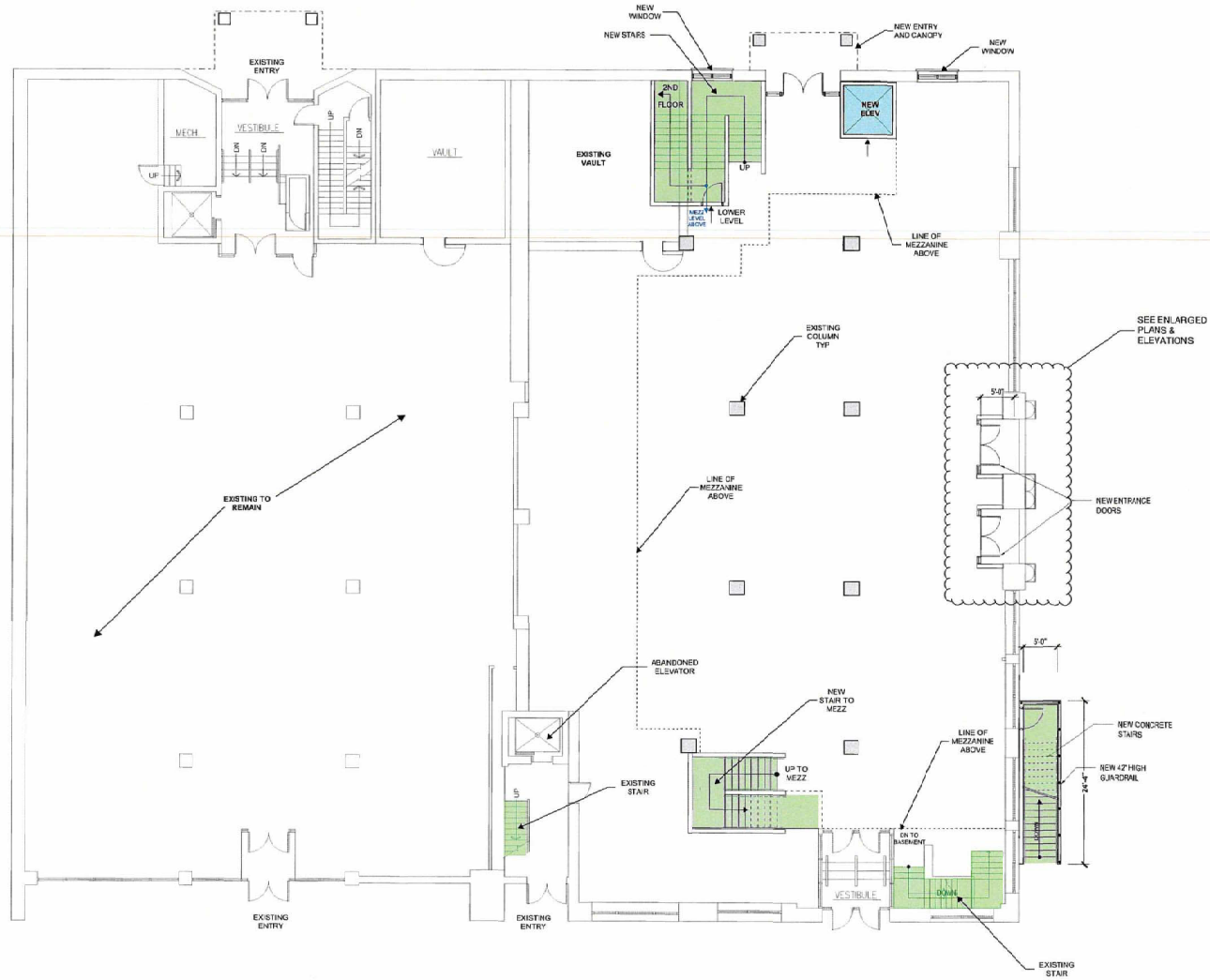
Inappropriate lack of screening.

IT IS GENERALLY APPROPRIATE TO:

- Locate parking at the rear of buildings, accessed from the alley.
- Screen parking from view from the public right-of-way with plantings and site walls.
- Locating parking in structures at the rear of the ground floor, allowing commercial uses at the street sides.
- Create secure bicycle parking.

IT IS GENERALLY NOT APPROPRIATE TO:

- Locate parking lots on the street sides of buildings.
- Locate parking in structures on the ground floor on the street side.
- Tear down historic buildings and replace entirely with on-site parking.



MAIN LEVEL PLAN

SCALE: 1/8" = 1'-0" NORTH

INSIGHT architects, p.c.
Russ Phillips + Dana Kaufman

2238 Broadway Avenue, Boston, MA 02108

VERIFY SCALES
ON ORIGINAL DRAWING
DATE: 10/24/24
PROJECT: TWIN FALLS BANK & TRUST

CONSULTANT STAMP

ARCHITECT STAMP

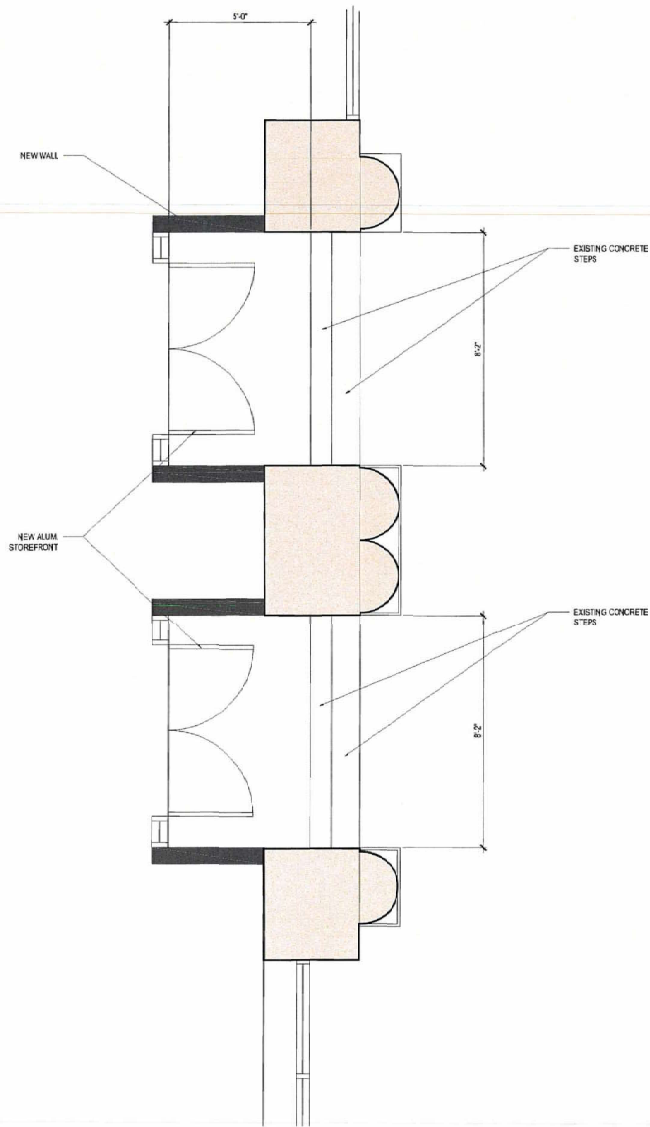
TWIN FALLS BANK & TRUST

XXX
TWIN FALLS, ID 83XXX

MAIN LEVEL PLAN

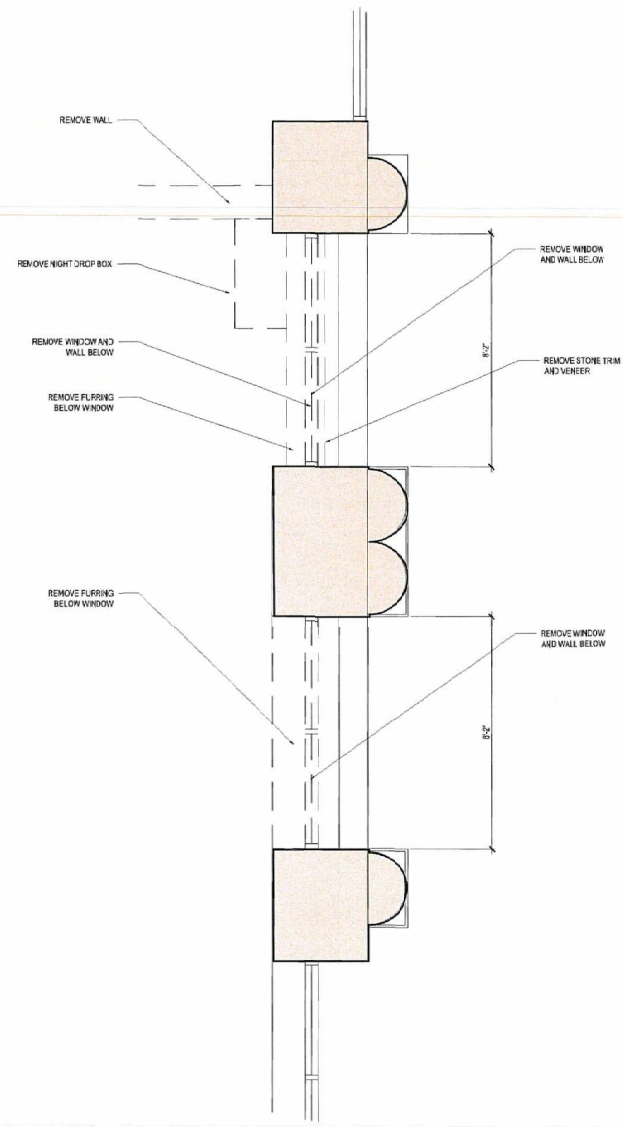
REVISIONS	
NO.	REMARKS
CHECKED	DANA
DATE	XXX
DRAWN	GEO
JOB NO.	XXX
SHEET NUMBER	

XXX/2024 XXX



REMODEL PLAN

SCALE: 1/2" = 1'-0" NORTH



PLAN DEMO

SCALE: 1/2" = 1'-0" NORTH

INSIGHT architects, p.c.
Russ Phillips + Dana Kauffman
2238 Broadway Avenue Boise, Idaho 83705 208.338.0080

SEAL
TWIN FALLS, ID 83402
ARCHITECT

CONSULTANT STAMP

ARCHITECT STAMP

TWIN FALLS BANK & TRUST

XXX
TWIN FALLS, ID 83402

NO.	REMARKS

CHECKED	DANA
DATE	XXX
DRAWN	GED
JOB NO.	XXX
SHEET NUMBER	

XXX/2024 XXX

LOWER LEVEL ENTRANCE
PER DESIGN GUIDELINES for TWIN FALLS DOWNTOWN HISTORIC DISTRICT

WE ARE PROPOSING TO RESTORE ONE OF THE LOWER LEVEL ENTRANCES ALONG SHOSHONE STREET Sec.2.1.5 pg. 10, GENERAL GUIDELINES

PER Sec. 3.8 pg. 20, WE ARE ATTEMPTING TO RESTORE THIS ENTRANCE USING SIMILAR MATERIALS WHILE COMPLYING WITH CURRENT LIFE SAFETY REGULATIONS

PER Sec. 4.3 pg. 25, THIS NEW WILL IMPROVE THE LIFE SAFETY OF THE BUILDINGS LOWER LEVEL

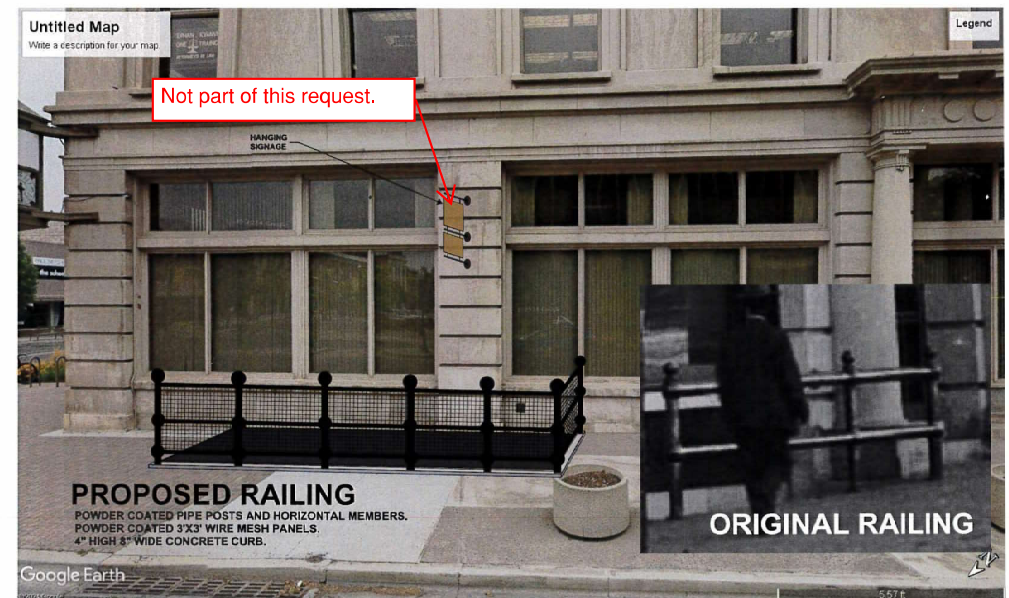


HISTORIC PHOTOGRAPH



CURRENT PHOTOGRAPH

SHOSHONE STREET



PROPOSED LOWER LEVEL STAIR ACCESS

SHOSHONE STREET

