



Twin Falls Historic Preservation Commission Minutes

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

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

A quorum was present.

2) Consent Calendar

a) Request to approve minutes for the following meeting: January 13, 2025

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

Commissioner Dowdle seconded the motion.

3) Certificate of Appropriateness

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

Staff Presentation:

Planner Strickland presented the 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)

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

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

The building 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. 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.

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.

Applicant Presentation:

Gerald Martens added that they want to recreate the entry on Shoshone. Originally there were multiple tenants throughout the building then it was used as a bank that opened the main floor and now they are wanting to divide it up again. The upper floor is offices right now and they want to renovate them to bring it up to code. They will need to add more doors to comply with building code for tenants. They back windows were covered at some point, and they are going to bring it back to original as much as can. They want to use the back and additional lot for parking.

PZ/Questions & Comments:

- Commissioner Sipe feels it makes a difference for the back of the building. Likes the idea of stairwell on the side.
- Commissioner Shaffer asked for clarification of the stairwell.
- Gerald Martens explained it wasn't filled in just covered up with cement.
- Commissioner Sipe asked about lighting in the sidewalk that used to be used.
- Gerald Martens stated they were removed when the street was redone.

MOTION: Commissioner Shaffer moved to approve the request for a Certificate of Appropriateness to modify the exterior of the building located at 102 Main Ave S. Commissioner Sipe seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

4) Old Business

Planner Strickland printed out the tour guides from previous years and handed them out for the commission to look at and decide about possible tour guides in the future.

5) New Business

6) Upcoming Meeting(s)

a) March 3, 2025.

7) Adjournment

The meeting adjourned at 03:28 PM

Jody Green

Jody Green, Planning Technician