



Twin Falls Historic Preservation Commission Minutes

Monday, June 23, 2025, 3:00 PM

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

Council Liaison: Spencer Cutler

1) Confirmation of Quorum/Call Meeting to Order

Vice Chairperson Shaffer called the meeting to order at 03:00 PM

A quorum was present.

2) Consent Calendar

- a) Request to approve minutes from the following meeting: June 2, 2025.

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

Staff Presentation:

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

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

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

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

Chapter 4

The design guidelines for all projects highlight recommendations related to site improvements such as infrastructure, streetscapes, outdoor spaces, and color. Although this

project involves an existing building where parking, landscaping, and infrastructure are not subject to changes, the review focuses on the outdoor seating area and color scheme for the project. The proposed open-to-the-sky seating area will be a paved patio at grade level along the rear of the building.

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

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

Chapter 5

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

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

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

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

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

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

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

1. Adherence to site plan amendments as required by city codes and standards.
2. Acquisition of the necessary permits and licenses to complete the project.

HPC/Questions & Comments:

- Vice Chairperson Shaffer asked about the parking in the back and if they were using that.
- Planner Strickland replied that they are creating a place for the outdoor seating.
- Vice Chairperson Shaffer asked if they are including doors to get outside.
- Planner Strickland showed the pictures of what they wanted to do.

Discussions Followed:

MOTION: Commissioner Sipe moved to approve the request for a certificate of appropriateness to allow for a facade change to property located at 545 Shoshone St S. Commissioner Dowdle seconded the motion. Roll call vote showed all members present voted.

Approved 3 to 0.

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

Staff Presentation:

Planner Strickland presented the request for a Certificate of Appropriateness for an exterior addition on property located at 330 4th Ave S. c/o Stonehouse

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

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

industrial warehouse area.

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

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

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

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

Per the Twin Falls Warehouse Historic Guidelines the following guidelines apply: Chapter 4 Design General Guidelines for All Projects and Chapter 5 New Construction. These guidelines have been provided in the staff report packet. Should the Commission approve the request, staff recommends the following conditions:

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

HPC/Questions & Comments:

- Commissioner Sipe asked why the applicant used metal.
- Brenda Marsh stated she didn't realize she had to go through the commission and metal was advised.
- Vice Chairperson Shaffer asked if the applicant is keeping this addition and asked about the front wood piece.
- Brenda Marsh replied that she is, and it will be painted to match.

- Vice Chairperson Shaffer would like the applicant to change the exterior to match the building.

Discussions Followed:

Commission would like to add the condition that the applicant make a minor change of color to match the wall behind.

MOTION: Commissioner Dowdle moved to approve the request for a Certificate of Appropriateness for an exterior addition on property located at 330 4th Ave S. Commissioner Sipe seconded the motion. Roll call vote showed all members present voted.

Approved 3 to 0.

4) Old Business

5) New Business

6) Upcoming Meeting(s)

a) July 7, 2025,

7) Adjournment

The meeting adjourned at 03:37 PM

Jody Green

Jody Green, Planning Technician