



Twin Falls Historic Preservation Commission Agenda

Monday, September 8, 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
- 2) Consent Calendar
 - a) Request to approve the minutes from the following meeting: August 4, 2025.
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for facade improvements on property located at 130 2nd Ave N. c/o Randy Musser (tabled August 4, 2025) PZ25-0100
- 4) Old Business
- 5) New Business
 - a) **DISCUSSION:** Request a change to the meeting schedule.
By: Lisa Strickland, City Planner
 - b) **DISCUSSION:** Fall Historic Walking Tour
By: Lisa Strickland, City Planner
- 6) Upcoming Meeting(s)
 - a) October 6, 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, 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

Chairperson Baughman called the meeting to order at 02:00 PM

Members Attending: Baughman, McCurdy, Dowdle, Sipe

Staff Attending: Klaver, Strickland, Green

2) Consent Calendar

- a) Request to approve minutes from the following meeting: July 7, 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 for new signage on property located at 113 Main Ave W. c/o Heath Northwest (PZ25-0093)

Staff Presentation:

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

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.

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.

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.

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.

HPC/Questions & Comments:

- Commissioner McCurdy asked why it is changing back.
- Michelle Prynne replied that it has always been Columbia bank, and they are going to change the signage back.

MOTION: Commissioner McCurdy moved to approve the request for a Certificate of Appropriateness for New Signage on property located at 113 Main Ave W. c/o Heath Northwest (PZ25-0093). Commissioner Dowdle seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- b) 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)

Staff Presentation:

Planner Strickland presented the 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)

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 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.

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.

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.

HPC/Questions & Comments:

- Commissioner McCurdy asked about the new overhead door and if it has glass in it.
- Planner Strickland replied that it does have glass.

MOTION: Commissioner Dowdle moved to approve the request for a Certificate of Appropriateness to install a new entrance and overhead door to property located at 245 Gooding St W. c/o EHM ENGINEERS (PZ25-0095). Commissioner McCurdy seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- c) 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)

Staff Presentation:

Planner Strickland presented the 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)

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.

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.

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. 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.

HPC/Questions & Comments:

- Commissioner McCurdy asked why the top portion was changed and why black.
- Clay Ramirez stated he didn't know he needed approval beforehand. He explained what they did in changes. He stated it needed to be refastened to the wall. The top portion was repaired and painted but that is what was there already.
- Commissioner McCurdy asked if it was metal.
- Clay Ramirez replied it was.
- Commissioner Sipe would like things to look more uniform.
- Commissioner Dowdle thinks this looks different from the buildings on the sides. She feels it makes it look different next to the other buildings.
- Chairperson Baughman stated he's not opposed to the black paint. He feels this particular building is different.
- Commissioner McCurdy doesn't feel it will negatively impact the historic aspect.

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

Approved 4 to 0.

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

Staff Presentation:

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

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.

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.

Approval of a Certificate of Appropriateness is required by the Commission, staff has provided the necessary information and the applicable guidelines for a decision to be made.

Per the Twin Falls Downtown Historic Guidelines the following guidelines apply: 2.1 General 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.

PZ/Questions & Comments:

- Commissioner McCurdy asked if the applicant had to get a permit.
- Planner Strickland explained that HPC is the only permit they needed.
- Commissioner Dowdle asked if this is someone from out of town or a local.
- Planner Strickland replied that this is a local; he didn't know he was in the district.
- Commissioner Sipe asked when the awnings were put on. He feels the awnings would make it fit in more.
- Planner Strickland stated the awnings were on when this project was started. She thinks they will go back up to help block out sunlight. She explained where the issues were and why it was fixed.
- Commissioner Sipe thinks the awnings should be required.
- Chairperson Baughman would not like to approve the request. He would like the awnings back on and the stucco removed. He hopes the applicant didn't own the building when it was sandblasted and feels that is where the issues likely started.
- Commissioner Dowdle would like the color different.

There was conversation about how to inform people they are in the Historic Preservation District and need a Certificate of Appropriateness for exterior work.

- Commissioner Dowdle feels that if the commission approves this after the fact, then what's to stop everyone from just doing this then asking later.

The Commission discussed the repercussions of having work done without approval and what that looks like going forward.

- Chairperson Baughman likes the new lighting that has been added. He would like artist renditions for how the things will look before they come back. He feels the awnings will help and so will the bricks.

MOTION: Commissioner Sipe moved to table the item until September 8, 2025, or sooner if applicant is prepared. Commissioner McCurdy seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

4) Old Business

- a) Walking Tour

5) **New Business**

6) **Upcoming Meeting(s)**

a) September 8, 2025

7) **Adjournment**

The meeting adjourned at 03:27 PM

Jody Green, Planning Technician

DRAFT



Date: Monday, September 8, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Certificate of Appropriateness for facade improvements on property located at 130 2nd Ave N. c/o Randy Musser (tabled August 4, 2025) 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. The original request was reviewed by the commission August 4, 2025 with a decision to table the request for additional information. The commission asked that the applicant attend the September 8, 2025 meeting so that they can ask more clarifying questions to enable them to make a decision.

Approval Process:

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard regarding the application. The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness. The Commission may approve, approve with conditions 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. Once the decision has been made the applicant has 15 days from the decision to submit in writing a request for appeal. The council will then review the request and make a final decision.

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.

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:

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, whether the proposed materials are appropriate, durable, and compatible with the building and the district.

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. On August 4, 2025 staff presented the request explaining that several exterior changes have been made to the building these changes include windows, a veneer brick installed below the windows and stucco over the front of the building. These changes were done without a Certificate of Appropriateness. The commission wanted to ask the applicant questions related to these changes however the applicant was not present. It was decided that the item should be tabled and the applicant would be asked to attend the next meeting scheduled September 8, 2025.

Following the meeting, staff reached out to the applicant explaining that the item had been tabled and that the commission would like him to attend the next meeting. A summary of the items they would like to see completed to be able to approve the Certificate of Appropriateness were included in the email explanation.

After reviewing the response from the applicant, the commission can approve the request as presented, approve the request with conditions or deny the request.

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.

Attachments:

1. PZ25-0100 Vicinity Map
2. 08-04-25 Staff Report
3. Applicant Response
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

Vicinity Map





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.

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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:

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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

Aug 11, 2025

Randy,

Thank you for following up. The commission is expecting you to be at the September 8, 2025 meeting because they did not want to decide or conditionally approve the Certificate of Appropriateness without speaking to you directly. I will be sure to include your email response in the staff report packet.

Thank you,



Lisa Strickland, *City Planner*
Planning & Zoning Department
203 Main Ave. E., Twin Falls, ID 83301
[208.735.7269](tel:208.735.7269)
lstrickland@tfid.org

From: Randy Musser <rtmusser@mbauction.com>

Sent: Monday, August 11, 2025 10:26 AM

To: Lisa Strickland <LStrickland@tfid.org>

Subject: Re: Historic Preservation Commission Review Comments

Good Morning Lisa,

Just to clarify some of the information. The sandblasting of the brick took place long before we owned the building. We were unaware of the Historical Designation when we decided to improve several things with the building.

The old awning that was put on the building years ago was torn and very faded. We decided to replace the material, so we had the awning taken down by Lytle Signs. After the awning was down, we decided that we liked the building better without the awning. The original building never had awnings!!

That started the next process in replacing the old windows that rattled when trucks passed by, so we had Twin Falls Glass replace the windows with new Low-E double pane glass with the upper windows having a tint to help keep the sun out. We then replaced a section of the sidewalk outside the building that was sloped toward the building and water could not run away from the building.

The bricks and the concrete caps at the top of the building were compromised by the sandblasting and just age. That is when we decided to stucco over the brick and had the concrete caps re-grouted.

We are not interested in putting up an awning that covers up the Historical look of the building and certainly not interested in taking the cultural stone off the front.

Regards,

Randy Musser

Musser Bros. Auctioneers, LLC

Twin Falls, ID 83301

Aug 11, 2025

Good morning,

On Thursday, August 7, 2025, I shared the link to the meeting for your review here is a summary of the commission's final comments.

After careful review, it has been determined that the sandblasting of the building and the use of stucco materials are in violation of both the Historic Downtown District Guidelines and the Secretary of Interior Standards and Guidelines for preserving historic buildings.

While these actions cannot be undone, the commission has offered a path forward by conditioning the approval of a Certificate of Appropriateness to help mitigate the impact of these changes. To comply with this condition, you are requested to:

1. Add awnings over the front windows of the building.
2. Replace the stone located under the windows with brick that more closely resembles the original and is historically appropriate.

Additionally, the commission requests that you provide a rendering of these proposed changes, including the new awnings, bricks, and proposed colors, to be presented at the meeting scheduled for September 8, 2024. Please follow up with any questions.

Best Regards,



Lisa Strickland, *City Planner*
Planning & Zoning Department
203 Main Ave. E., Twin Falls, ID 83301
[208.735.7269](tel:208.735.7269)
lstrickland@tfid.org

Aug 7, 2025

Good afternoon,

On Monday, August 4, 2025, the Historic Preservation Commission tabled your request to be heard again on September 8, 2025, at 3pm. They have requested that you be present on September 8, 2025, to discuss your request. If you would like to review the discussion from Monday, here is the [link to the meeting](#) . If you are unable to attend, please let me know.

Thank you,



Lisa Strickland, *City Planner*
Planning & Zoning Department
203 Main Ave. E., Twin Falls, ID 83301
[208.735.7269](tel:208.735.7269)
lstrickland@tfid.org



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: _____



Historic Preservation Commission Review Decision Sheet

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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. _____

Historic Preservation Commission Review Decision Sheet

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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.				
• Paint or coat surfaces in bright, neon, or reflective colors.				

Date: _____

Signature: _____



Historic Preservation Commission Review Decision Sheet

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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
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<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: _____



Historic Preservation Commission Review Decision Sheet

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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
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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.



Date: Monday, September 8, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

DISCUSSION

Request:

Request a change to the meeting schedule.

Time Estimate:

Approximately 2-3 minutes with questions/comments to follow.

Background:

This is a request to change the meeting schedule.

Approval Process:

Commission shall discuss the request as questions make suggestions and vote for a decision.

Budget Impact:

NA

Regulatory Impact:

NA

History:

The meeting schedule for the commission has changed over the years. From having 2 meetings to having 1 meeting a month.. These changes have been dictated by the number of requests and the commission to ensure we have a quorum.

Analysis:

The city council meets every Monday at 5pm in the council chambers. There are times that the commission has had to change the meeting time or end meetings in time to exit the chambers and allow staff to prepare for the council meeting that follows. It was recommended that I present a request to change the meeting to the first Tuesday of each month. This change would allow some flexibility so that we can finish up commission business without feeling rushed. Staff is offering this as a suggestion. The commission can motion to approve the recommendation, or continue with the current schedule. If approved the commission can propose when the change should take place. Staff has provided a sample calendar through June of next year for a visual aid.

Conclusion:

Staff is offering this as a suggestion, the commission can consider this option or continue with the current schedule.

Attachments:

1. 2025-2026 Calendar Sample

2025 - 2026

July

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

January

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				



Date: Monday, September 8, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

DISCUSSION

Request:

Fall Historic Walking Tour

Time Estimate:

Approximately 2-3 minutes with questions/comments to follow.

Background:

Proposal to possibly have a fall historic walking tour.

Approval Process:

Discussion with a motion to approve.

Budget Impact:

NA

Regulatory Impact:

NA

History:

In May of this year the commission hosted a walking tour of the northern half of the downtown district in honor of Idaho Historic Preservation Month. The event was a success, with people requesting that we do another tour of the southern half of the downtown district. The commission has suggested planning a tour for later this year.

Analysis:

For this to be successful the commission will need to do the following things:

1. Pick a date and time
2. Prepare the presentation
3. Help advertise the event
4. Attend

The reason this event was so successful in May was because of the effort put in by the commission and, although the weather was not great, the attendees were wonderful and enjoyed the tour.

Conclusion:

The commission can decide whether to do a fall walking tour and, if they decide to do so a time and date will need to be chosen.

Attachments:

None



Date: Monday, September 8, 2025
To: Historic Preservation Commission
From: Lisa Strickland, City Planner

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