



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

Jody Green, Planning Technician