



Twin Falls Historic Preservation Commission Minutes

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

Chairperson Baughman called the meeting to order at 03:04 PM

Members Attending: Baughman, Shaffer, McCurdy, Dowdle

Staff Attending: Spendlove, Strickland, Green

2) Consent Calendar

- a) Request to approve the minutes from the following meeting: August 4, 2025.
Commissioner Dowdle made a motion to approve the consent calendar, as presented.
Commissioner McCurdy seconded the motion.

3) Certificate of Appropriateness

- a) 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

Staff Presentation:

Planner Strickland presented the 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

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.

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.

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.

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.

HPC/Questions & Comments:

- Commissioner McCurdy asked what the next step is.
- Planner Strickland explained the different options available.
- Director Spendlove explained the violation of Title 10 and what that entails if conditions are not met or the request is denied.
- Chairperson Baughman had looked at the original nomination and found 3 of the characteristics from that. They were the roof, the masonry diamonds, and the windows in sections. The characteristics are still there.
- Planner Strickland stated the applicant bought it in 2015 and it appears it was done prior.
- Commissioner McCurdy stated he doesn't care about the awnings, but he doesn't like the stucco and bricks in front. His concern is "not knowing" is not a reason to just do what you want. Guidelines need to be followed.
- Planner Strickland reminded the commission that if denial is done, it can be appealed to City Council.
- Chairperson Baughman commented that with the bricks deteriorated, what other options did the applicant have. Replacing brick would be expensive. He would like the bricks at the bottom of the windows changed out.
- Commissioner Shaffer stated the applicant can't fix the damage already done. Would it cause more damage by having him add awnings as the bracket mounts have been filled in.
- Commissioner McCurdy asked if there are any other buildings in the downtown area that have stucco.
- Chairperson Baughman thought there were 2 in the park district.
- Director Spendlove some have accent pieces not a whole wall.
- Commissioner McCurdy doesn't want to cause a problem for the applicant. He is interested in the bricks at the bottom and wants more original time pieces. He wants a condition to change the bricks at the bottom.

The Commission would like the applicant to replace the facade bricks at the bottom with a similar tone/type of the original building and historically appropriate brick within 6 months (May 1).

MOTION: Commissioner McCurdy moved to approve the request for a Certificate of Appropriateness for facade improvements on property located at 130 2nd Ave N. c/o Randy Musser PZ25-0100 with the condition to replace the stone under the window with a similar brick of the original building by May 1, 2026. Commissioner Dowdle seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

4) Old Business

Commissioner Shaffer informed the commission about trick or treat on Main and she cannot do it this year and needs someone else to fill in. Chairperson Baughman offered to do it.

5) New Business

a) Request a change to the meeting schedule.

Staff Presentation:

Request a change to the meeting schedule.

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

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.

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.

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

Commission likes the idea of moving it to 2pm on Mondays.

b) Fall Historic Walking Tour

Staff Presentation:

Fall Historic Walking Tour

Discussion with a motion to approve.

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.

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.

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.

Discussions Followed:

The Commission decided to set the date for October 11, 2025, at 11 am.

6) Upcoming Meeting(s)

a) October 6, 2025.

7) Adjournment

The meeting adjourned at 03:37 PM

Jody Green

Jody Green, Planning Technician