







## HISTORICAL PRESERVATION COMMISSION STAFF REPORT

**DATE:** October 29, 2012, Historical Preservation Commission Meeting

**To:** Historical Preservation Chairman and Commission

**From:** Adair and Karen Johnson, 330 4<sup>th</sup> Avenue South

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### Request

To consider appropriateness for repairing and replacing the awning, windows, doors and upper dock of the building located at 330 4<sup>th</sup> Avenue South in the Twin Falls Historic Warehouse District.

### Background:

It is unknown who constructed this building. In the 1900's it housed Idaho Wholesale Grocery. The building located at 233 5<sup>th</sup> Avenue South is listed on the Historical Registry.

### Analysis:

The building that most recently functioned as a warehouse for Banner Furniture is located in the OT Old Town zoning district with a Warehouse Historic overlay. No exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within this district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Historical Preservation Commission.

Adair and Karen Johnson are requesting approval to replace the existing awning with like material of corrugated roofing. They will use cable attachments to hold the awning and goose neck lighting to illuminate the doorways. The windows are currently boarded up. They would like to restore them with wood frame windows of similar style as the old canal company building on 2<sup>nd</sup> Avenue West. The sliding glass door with French planking will be replaced with single plank door with sidelight to match. A steel man door will be replaced with single plank door with upper window. The back of the building will need an emergency exit door with landing and stairs. The applicants would like to enclose the upper dock with wrought iron railing to make a small patio area. They are not proposing any structural changes.

### Regulatory Impact:

Approval of this request will allow the applicants to proceed with making the necessary repairs and replacements of the building located at 330 4<sup>th</sup> Avenue South.

A Certificate of Appropriateness permit is for Historical Preservation Commission purposes only. Other permits such as sign, building, electrical or plumbing permits, etc may be required. All facilities must comply with all Building and Fire Code regulations.

### Conclusion:

Should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to the applicants obtaining the necessary building permits if appropriate.

### Attachments:

1. Certificate of Appropriateness Application
2. Letter of Request
3. Letter of Consent
4. Vicinity Map
5. Aerial of the Project Site
6. Area Zoning Map
7. Site Photos (4)

**Kelly Weeks - 330 Fourth Avenue South Historic Committee**

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**From:** Karen Johnson <caterbykaren@yahoo.com>  
**To:** "kweeks@tfid.org" <kweeks@tfid.org>  
**Date:** 10/14/2012 10:15 PM  
**Subject:** 330 Fourth Avenue South Historic Committee  
**Attachments:** plank door.PNG; warehouse 034.JPG; warehouse 037.JPG; warehouse 038.JPG; photo.JPG

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Kelly,

Thank you for presenting this request to the Historic Committee. Here is a brief summary of the improvements we are proposing for 330 Fourth Avenue South.

**Awning:** Existing awning is deteriorated and needs repaired or replaced. Existing corrugated roofing will be replaced with like material. Would like to use cable attachments as seen in the attachment titled warehouse 034. Goose neck lighting will be used to illuminate doorways.

**Windows:** Windows are currently boarded up. We would like to restore them to twenties era wood frame windows similar to old canal company building as seen in attachment warehouse 038. Transom over sliding door will be restored to original design.

**Doors:** Sliding freight door to be replaced with french plank doors (attachment plank door).  
Smaller freight door to be replaced with single plank door same as attachment with sidelight to match.  
Steel man door (warehouse 037) to be replaced with single plank door with upper window similar to attachment warehouse 038.  
Back of building emergency exit steel door with landing and stairs to code.

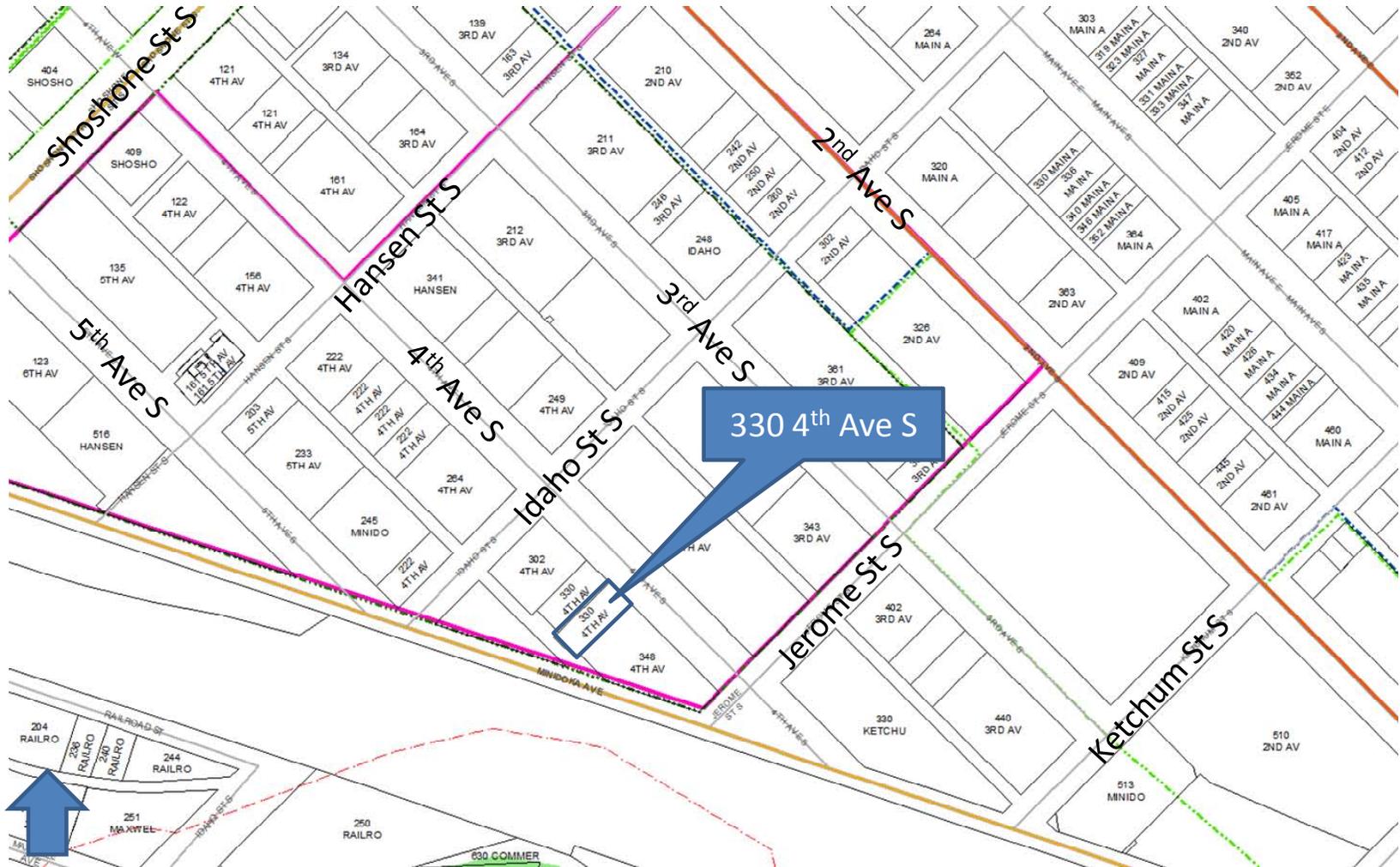
**Upper dock:** Add wrought iron railing to enclose a small patio area.

We are not proposing any structural changes.

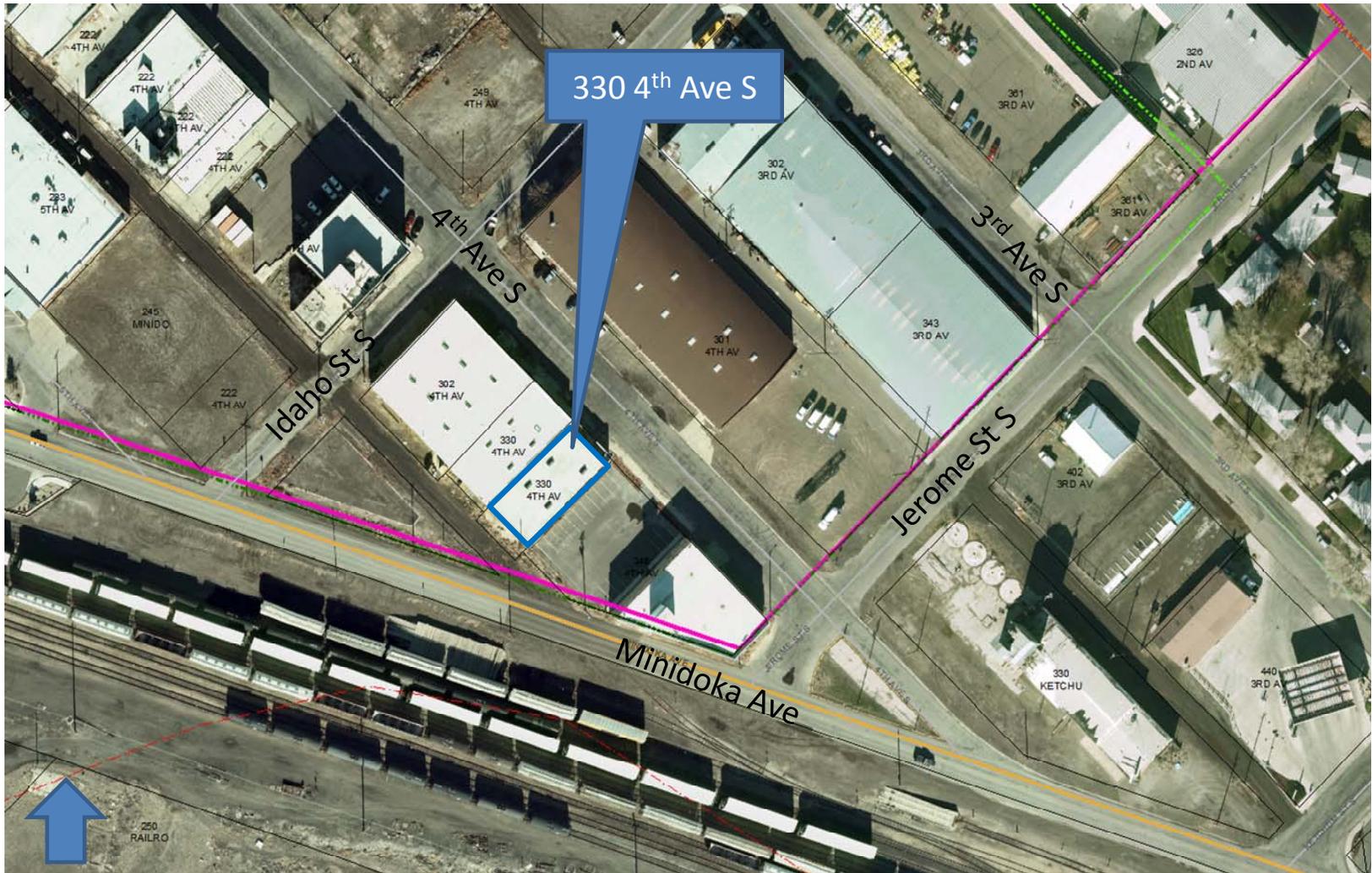
Adair and Karen Johnson  
Catering by Karen / Fiesta Ole'  
P.O. Box 85  
144 Main St South  
Kimberly ID, 83341

208-423-4339  
208-280-0256  
208-308-0255

# VICINITY MAP

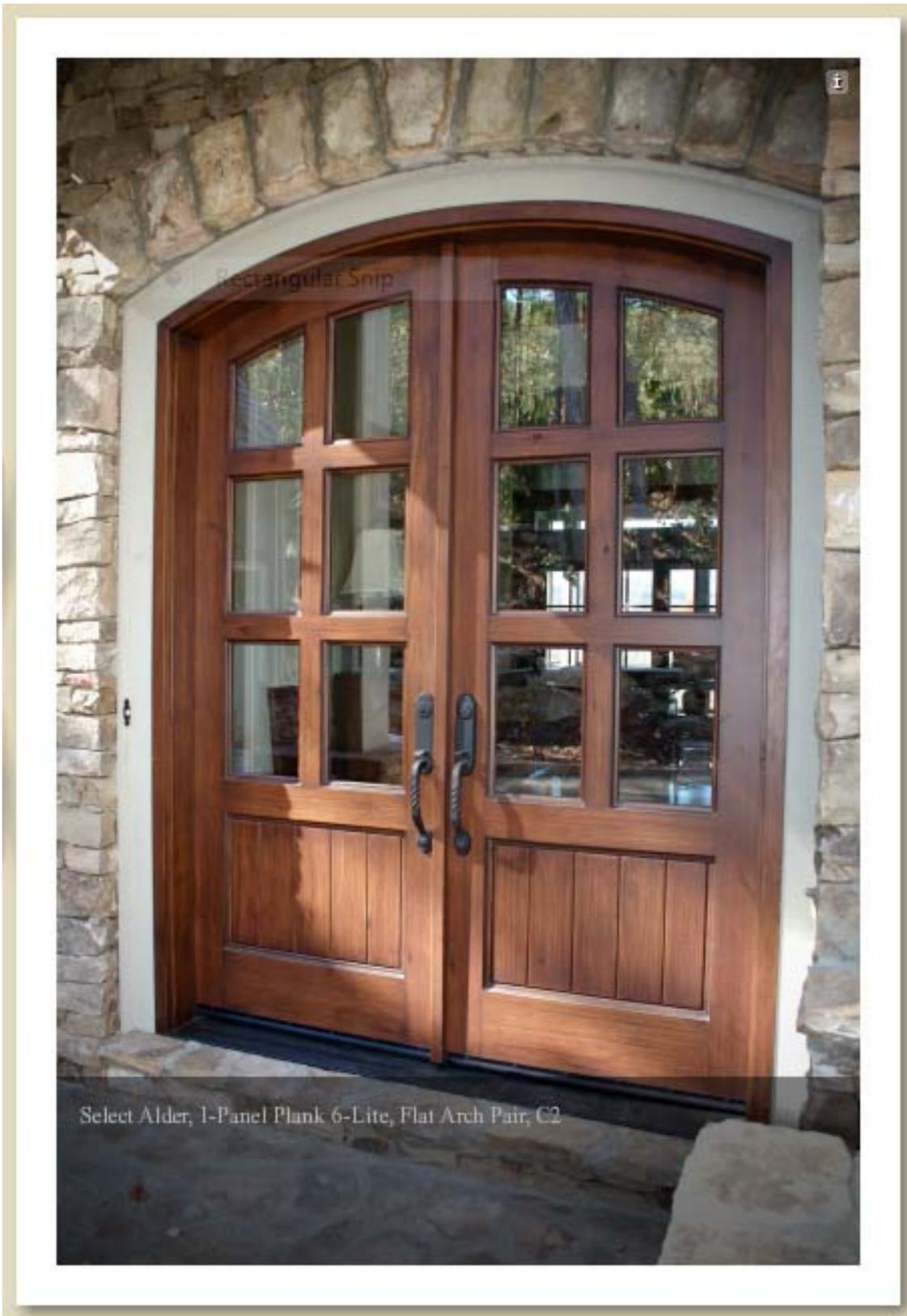


# AERIAL MAP

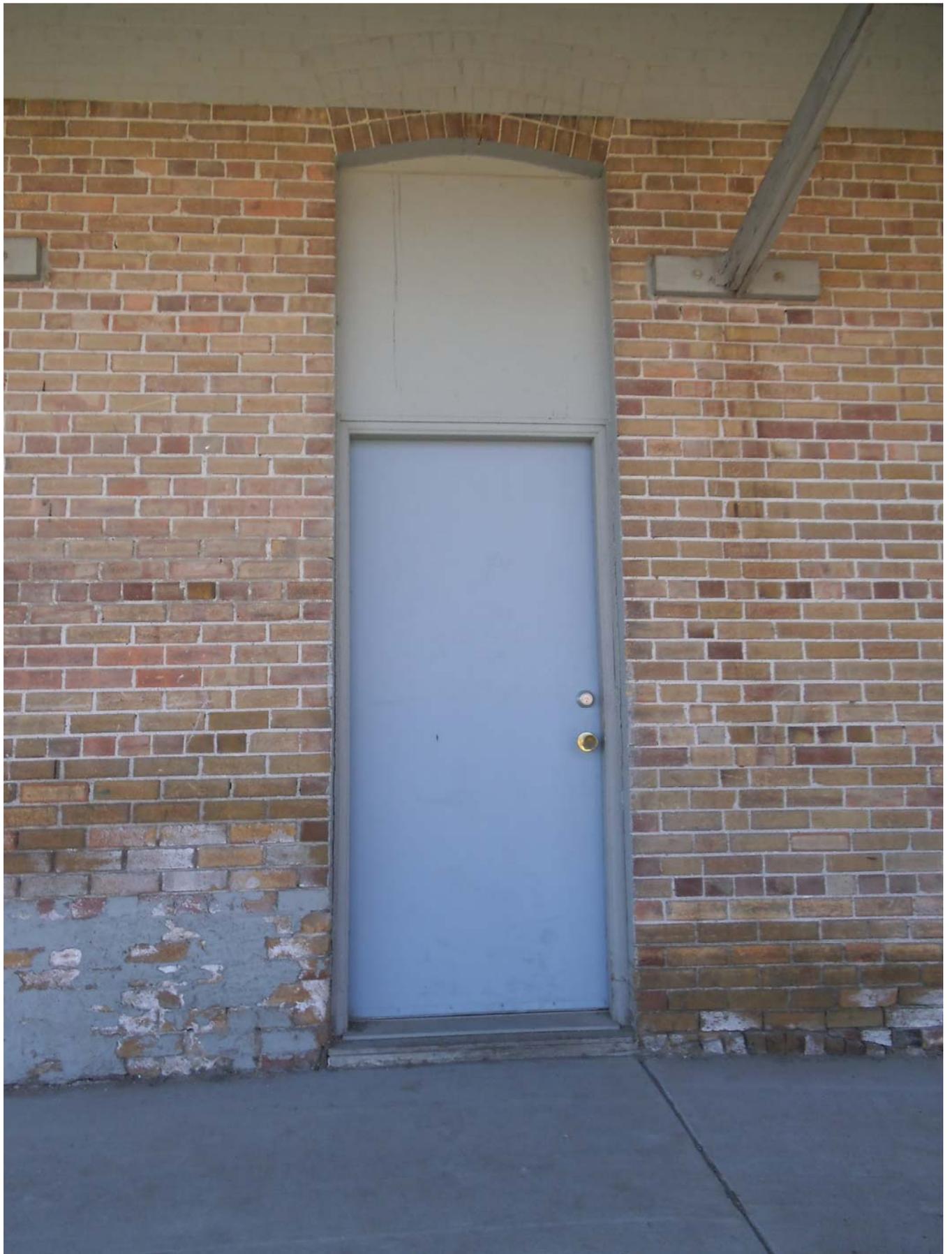




















## HISTORICAL PRESERVATION COMMISSION STAFF REPORT

**DATE:** October 29, 2012, Historical Preservation Commission Meeting

**To:** Historical Preservation Chairman and Commission

**From:** Positive Action c/o Alex & Carol Allred, 264 4<sup>th</sup> Avenue South

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### Request

To consider appropriateness of changing the awning roof pitch from 0 degrees to 3 degrees of the building located at 264 4<sup>th</sup> Avenue South in the Twin Falls Historic Warehouse District.

### Background:

In the 1900's it housed Swift and Company Poultry and Creamery. The building located at 264 4<sup>th</sup> Avenue South is listed on the Historical Registry. It is a contributing property.

### Analysis:

The building which currently houses Positive Action is located in the OT, Old Town zoning district with a Warehouse Historic Overlay. No exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within this district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Historical Preservation Commission.

Positive Action c/o of Alex and Carol Allred is requesting approval to change the awning roof pitch from 0 degrees to 3 degrees. There are two cantilevered awnings adjoining the east and south walls of the building. The roof membranes of both awnings are in need of extensive repair and rebuilding. The damage was caused by air conditioning units that have been removed or are being removed. The applicants are permanently relocating both units to the 2<sup>nd</sup> story concrete roof.

The large lumber cantilevered support members and additional metal plating supports are in good condition. A full inspection cannot take place until the old membrane has been removed. The membrane is severely damaged.

The current design of the awnings has no pitch. The water runs into the membrane and then drains towards the building and down the exterior walls. This is causing damage to the exterior of the building.

The awnings would retain their historical height, length and depth. The change in pitch would alter the side profile and would be slightly visible on the front profile. The applicant feels the change in pitch would ensure the awnings would be preserved for at least another 20 years.

### Regulatory Impact:

Approval of this request will allow the applicants to proceed with making the necessary repairs of the building located at 264 4<sup>th</sup> Avenue South.

A Certificate of Appropriateness permit is for Historical Preservation Commission purposes only. Other permits such as sign, building, electrical or plumbing permits, etc may be required. All facilities must comply with all Building and Fire Code regulations.

### Conclusion:

Should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to the applicants obtaining the necessary building permits if appropriate.

**Attachments:**

1. Certificate of Appropriateness Application
2. Letter of Request
3. Vicinity Map
4. Aerial of the Project Site
5. Area Zoning Map
6. Awning Profiles (2)
7. Site Photos (4)



CITY OF TWIN FALLS  
 HISTORICAL PRESERVATION COMMISSION  
 P.O. Box 1907  
 324 Hansen Street E Twin Falls, ID 83303  
 PH: 208-735-7267 FAX: 208-736-2641

**CERTIFICATE OF APPROPRIATENESS APPLICATION**

Date of the Application: \_\_\_\_\_  
 No.: \_\_\_\_\_

Application

Fee: NONE

**A. APPLICANT INFORMATION:**

1. Name of applicant: Positive Action, Inc. ( Carol Allred  
)  
 Mailing Address: 264 4<sup>th</sup> Ave

S  
 City: Twin Falls State: Idaho Zip: 83301  
 Phone: 208 733 1328 Cell Phone: 208293 4330 E-mail:  
carol@positiveaction.net

Applicant Signature: *Carol Allred*

**B. REQUEST INFORMATION:**

1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):

264 4<sup>th</sup> Ave  
S

2. Existing Zoning District:  
Warehouse

3. Project Land Area  
 Size: N/A

4. Existing Building Size: 40,000 sq  
ft

5. Proposed Building Alteration: Change awning roof pitch from 0 degrees to 3 degrees

6. A site plan to **SCALE** on an **8 1/2" x 11" paper**, of the subject property showing the following:  
 a. Lot dimensions  
 b. Location of all existing buildings; including setbacks and fencing

- c. Before and after building elevations are required
- 7. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
  - a. The reason for the request
  - b. An evaluation of the effects on adjoining property

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**OFFICIAL USE ONLY:**

HPC: (ONLY)

PUBLISH DATE:           NOT PUBLISHED          

HEARING DATE: \_\_\_\_\_

October 2012

## **Written Statement regarding the awning roof pitch for the Swift Building in the Warehouse District**

A. There are two cantilevered awnings adjoining the East and South walls of the Swift building, located at 264 4<sup>th</sup> Ave S in the Warehouse district. These awnings represent a significant architectural feature for the building, and the owners are committed to preserving the structures. Unfortunately, the roof membrane of both awnings are in need of extensive repair and rebuilding.

The East awning roof has a 4' hole in the location where a previous owner had located a central A/C unit. The unit was removed years ago but left permanent damage. The South awning has two A/C units that have caused similar damage. The owners are permanently relocating both units to the 2nd story concrete roof of the "Western Addition" portion of the building.

The current construction of the awnings consists of large lumber support members that are cantilevered into the main concrete structural beams of the building, and then supported with additional metal plating where the members adjoin the building envelope. The cantilever rods and support plating are in good condition. The support members appear to be in good condition but a full inspection cannot take place until removal of the old membrane is complete.

The membrane between the support members is severely damaged and needs to be removed and rebuilt. The construction of the roof membrane between the supports is an amalgamation of prior repairs, with varying materials used at different time periods.

The current design of the roofs has no pitch and features a single asphalt-covered, recessed basin with one rain gutter. The gutters have damaged flashing and are no longer in the center of the basin. The membrane surrounding the flashing is beyond repair. Most water currently escapes the basin by draining down through the damaged flashing and into the membrane. Once in the membrane, water drains then towards the building and down the exterior walls, between the metal plates. This is causing damage to the exterior of the building and the area where the metal plates embed into the concrete.

After extensive discussions with the selected contractor, the owners have elected to pursue a design that would add 3 degrees of pitch to the new roof, which would drain water away from the building.

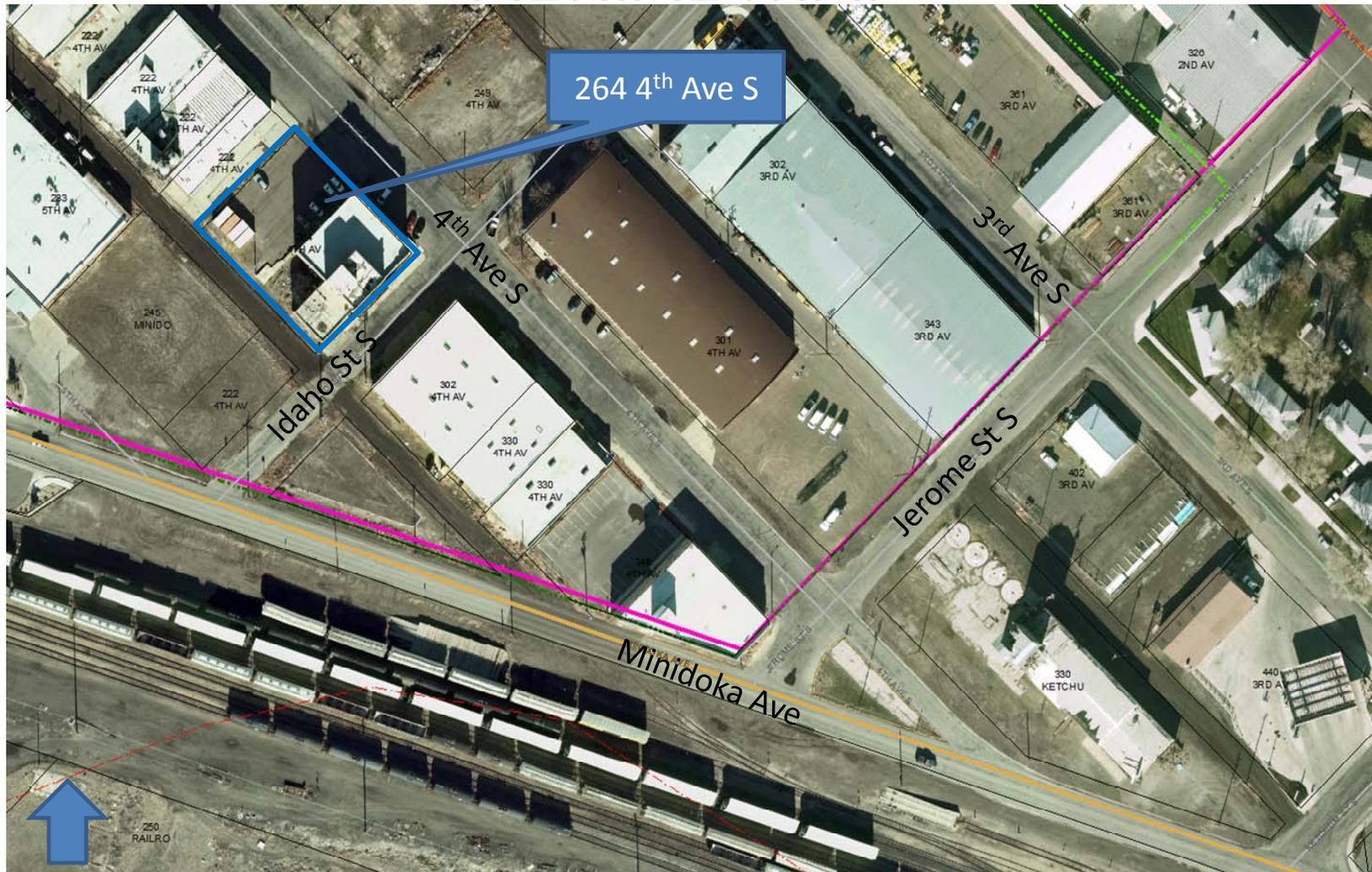
The awnings would retain their historical height, length and depth. The change in pitch would alter the side profile from a rectangular shape to a slightly trapezoidal shape. This is illustrated with attached drawing. The change in pitch would be slightly visible on the front profile, when viewing it from a distance.

This design provides the maximum protection for the support members, the support plating and the exterior of the building, while preserving the overall architectural effect of the awnings. This design ensures the awnings will be preserved for at least another 20 years.

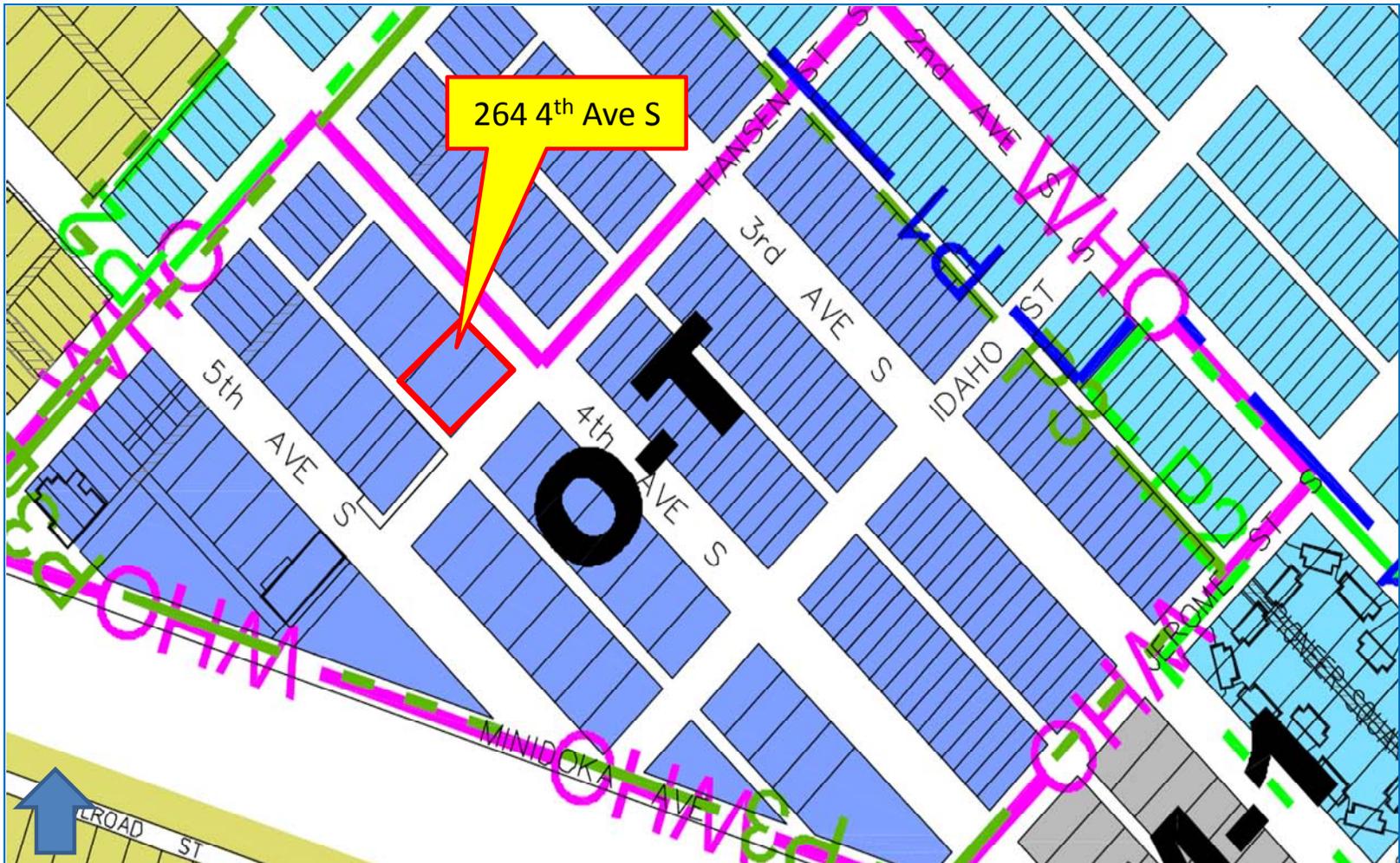
B. There are no tangible effects on the adjoining properties.



# AERIAL MAP

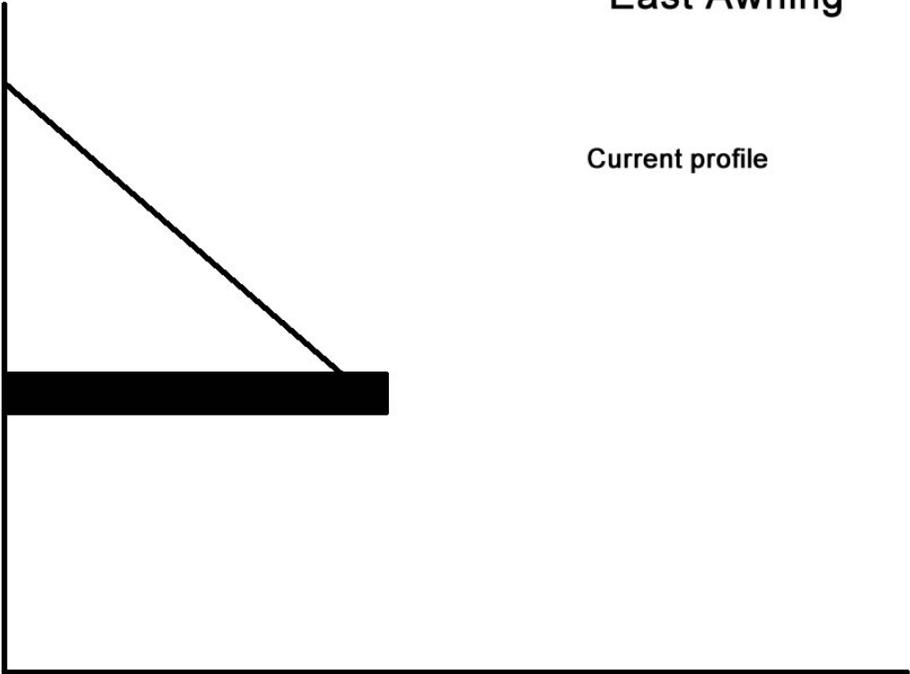


# ZONING MAP

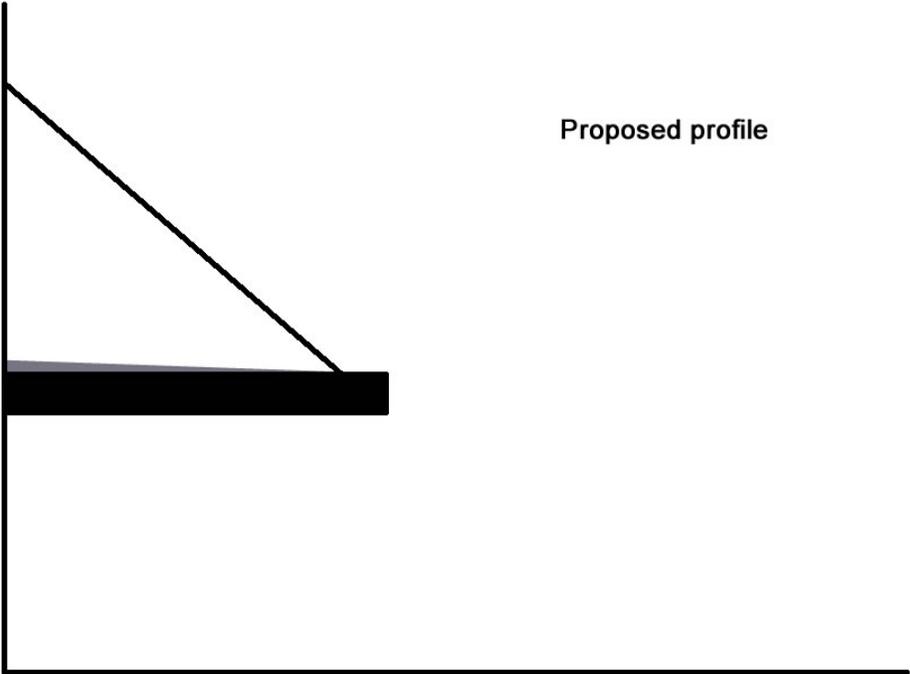


# East Awning

Current profile

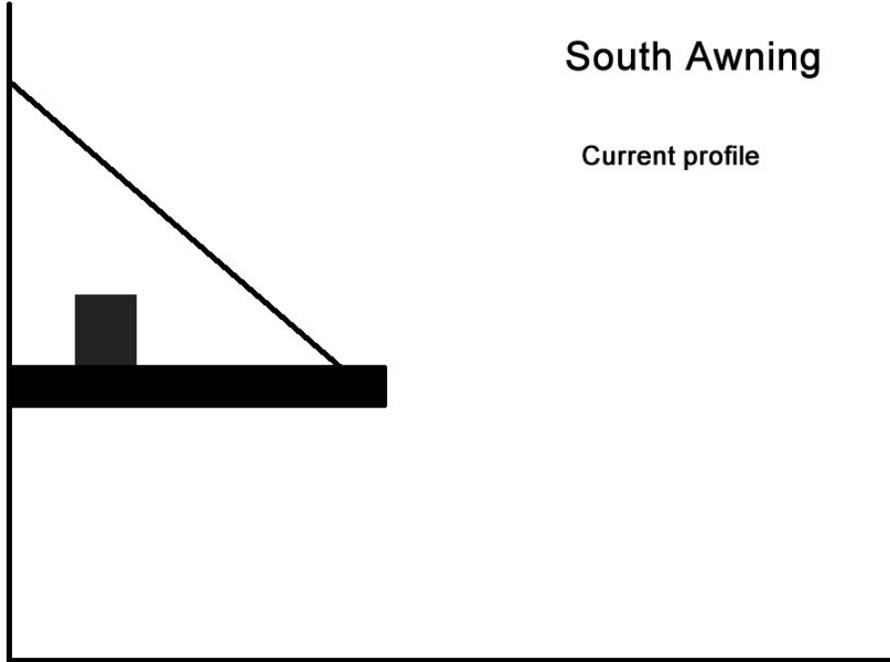


Proposed profile



# South Awning

Current profile



Proposed profile

