





This plan is a living document that will identify what the goals are, where the City has had success and the area where the City may need to improve, and areas where the City may have underestimated their abilities to progress. It allows for accountability with performance reports that give feedback.

The community involvement resulted in identifying things that were important for the direction as a City. Keywords that kept coming up in the discussions included Family Friendly, CSI, Public Transportation, Safe Trails, Economic Vitality, Recreation and Opportunity. Some of these we need to strengthen and some of these we need to preserve because they are already strengths that allow the City to succeed at maintaining the Community Vision. These keywords helped to create the eight defined areas for the strategic plan.

Once these key areas were defined the review of data began. Twin Falls Averages were compared to National Averages and State Averages statistically. If we don't have the environment needed for companies to employ locally because our citizens don't have the necessary education to do the jobs we get passed over, we don't grow as a community. If we don't grow as a community there are opportunities left on the table.

One of the biggest concerns mentioned in the discussions was the desire to stop exporting our largest and best resource, which would be our children. Our children should be able to pursue a future career that is not limited to agriculture and what is available currently. They should be able to have choices that don't require that they relocate to pursue their dreams, should they choose to stay. We want a "Cool" community; one that allows for growth from within. Historic Preservation plays into this. As we require or people want to make changes to structures the Historic Preservation Commission should assure it is not done in a manner that ruins our identity.

He reviewed some of the statistics for Twin Falls explaining that for retail sales per capita we surpass everyone. This number proves that Twin Falls is a hub for this region, a destination for medical, retail, professional services and is the place where commerce is done in the Magic Valley. The geographic swath of our area is estimated at 250,000 people. There is a large influx of money coming in from these outside areas, which is an important point to remember.

Another study that was used was a study by Dr. Nelson with the University of Utah. It confirmed the numbers projected in the Comprehensive Plan. They project that even though we saw a slight decline as a result of the recession that in a 20 year time we will still see robust growth. The numbers shown in the report are numbers for 2000 and 2050. They are predicting that Twin Falls will be an epicenter for growth. Understanding how we are going to grow and the size of the growth becomes significant.

We recognize we are a service organization and that there is a need to discuss the strategic plan with our people. The key focus areas will help to move toward the goals as a community and as an organization. Healthy Community, Learning Community, Secure Community, Accessible Community, Environmental Community, Prosperous Community, and Responsible Community and Internal Organization are the eight areas of the strategic plan. This is a work in progress, there will be another open house scheduled in March, additional meetings will occur with a final strategic plan prepared for the City Council.

Performance measures are being developed to incorporate a means of grading progress. Some of the goals are one time issues, others are directions that the organization needs to follow to get to a certain point and maintain.

2. General Discussion on 2012-2013 grant project
  - Discussion of 5-year plan – Randall Watson/Darrell Buffaloe
  - Discussion of adding the other Historic Districts to the City Code for preservation – Randall Watson
  - Discussion of Tree Streets – Norm Tilley

Discussion Followed:

- Commissioner Buffaloe explained that this has been a learning experience for him. He thought that all of the areas that were listed on the Historic Registry were considered Historic Districts by the City of Twin Falls. He discovered that the Historic Registry is independent of City Code and that in order for the City to have any jurisdiction in these areas is to have a Historic District Zoning Overlay that codifies the zone and refers to design guidelines that assist in protecting the facades of these structures and maintains their historic identity.  
Community Development Director Humble explained that the downtown area is recognized in the zoning code as a commercial district with development requirements. However the design criteria for maintaining historic buildings are not addressed because there is not a historic district overlay. The Warehouse Historic Overlay is essentially the only part of town that has guidelines and addresses historic preservation. What exists is a set of guidelines for this area, which requires someone wanting to change the exterior of one of the buildings in this overlay to refer to the Historic Preservation Commission and the Design Guidelines prior to making any changes. The first step would be to get the Historic Preservation Plan included as a piece of the strategic plan with approval for the City Council. One of the concerns with adding regulations is it is another hurdle for development procedures. It adds a little bit of an unknown factor to a development project and additional time that can be preserved as a detriment to development in the area. Others see this as added security knowing that if they are going to invest in their building their neighbors will have to be held to the same higher standards. He thinks it is a worthwhile conversation but he is not sure how it will fare with City Council and the strategic plan. Historically this process was presented to City Council as a retail historic overlay for the downtown area and it was not successful. Things have changed since then however the first step would be to make sure that the plan has City Council support. Commissioner Buffaloe stated the ultimate goal would be to have all of these areas protected by code, but education is the first step, if people don't understand the importance of the guidelines it can be a difficult process.  
Community Development Director Humble explained that this is true for the downtown area. There have been changes made that have not preserved the historic identity of the building.
  - Commissioner Tilley stated he isn't on the board much longer. He can do a little more research but there is not much more he can do with the Tree Street project. There has already been a historical review of the area by the State Historian. He stated that he gave an initial recommendation for the areas that should be included in the district which is mostly comprised of properties east of Blue Lakes Boulevard with quite a few preserved historically with a mix of others that have not been maintained. The initial study needs to be done, but we have no funds for the study. Without the initial study there is no way to move forward.
3. Discussion of Railroad Box Car for possible use as a museum –Ryan Horsley
    - Nothing to report at this time.

**IV. INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMISSION:**

1. Discussion of Archaeology and Historic Preservation Month – Kelly Weeks

Planner I Weeks stated that the Archaeology and Historic Preservation Month is in May she would like the Commission to think about this and let her know if they would like to do another event and if so what it is going to be, so that it can be advertised.

Commissioner Buffaloe made a motion to do a walking tour of the original townsite as the event. Commissioner Geilman seconded the motion.

**UNANIMOUSLY APPROVED**

Commissioner Geilman stated she would coordinate with Russ Tremayne to see if he would be available to do the presentation.

2. New Commissioner – Kelly Weeks

Debbie Lattin is the only person the City received a response from to take over the Commissioner position that was vacated by Mr. McClintock.

Commissioner Buffaloe made a recommendation that Debbie Lattin be appointed to the Commission. Commissioner Geilman seconded the motion.

**UNANIMOUSLY RECOMMENDED**

Community Development Director Humble explained the procedure for appointing an individual to a commission. A recommendation from the Historic Preservation Commission is not necessary. The only requirement is that the Chairman make the recommendation. A recommendation is made to the City Council and once accepted the members are appointed. This recommendation will be scheduled for January 28, 2013.

**V. UPCOMING MEETINGS/SCHEDULE:**

Regular meeting: **Tuesday, February 19, 2013**

**VI. ADJOURN MEETING:**

Chairman Watson adjourned the meeting at 2:16 p.m.

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Jones at (208) 735-7267 at least two (2) working days before the meeting.**



## HISTORICAL PRESERVATION COMMISSION STAFF REPORT

**DATE:** February 19, 2013, 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 installing roof-top mounted heating and air conditioning units on 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 330 4<sup>th</sup> Avenue South is listed on the Historical Registry as a contributing property.

On October 29, 2012 The Historical Preservation Commission approved a Certificate of Appropriateness for repairing and replacing the awning, windows, doors and upper dock of the building located at 330 4<sup>th</sup> Ave South.

### 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 requested 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. These repairs and replacements were approved for a Certificate of Appropriateness on October 29, 2012.

In the process of repairing and cleaning the inside of the building, the Johnsons' are faced with having to replace heating and air conditioning units. These units are to be roof-top mounted units. This property is being presented to you again to consider amending the previously approved Certificate of Appropriateness by adding the roof-top mounted heating and air conditioning units.

### 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, mechanical 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:

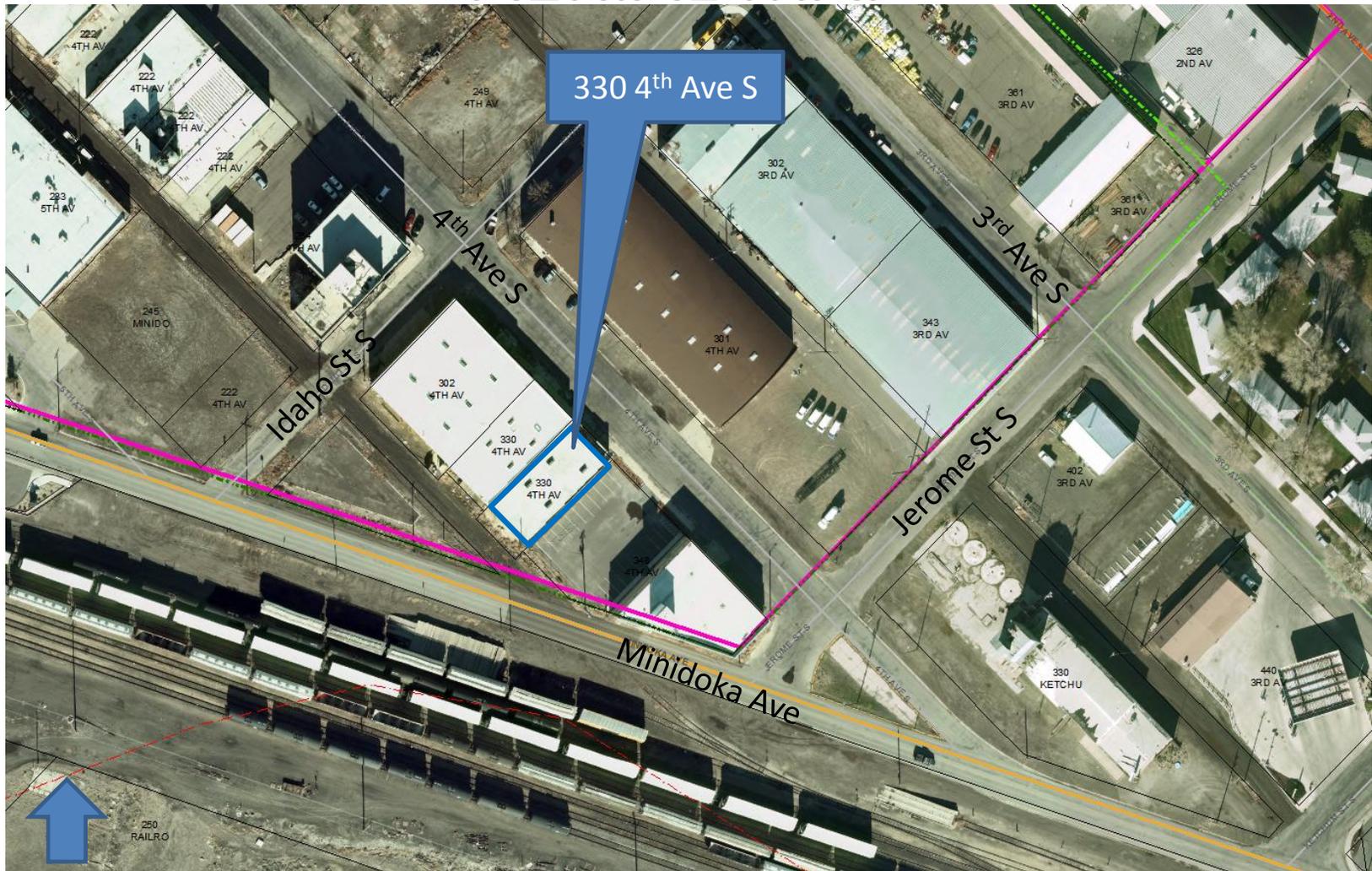
1. Subject to the applicants obtaining the necessary building permits if appropriate.

**Attachments:**

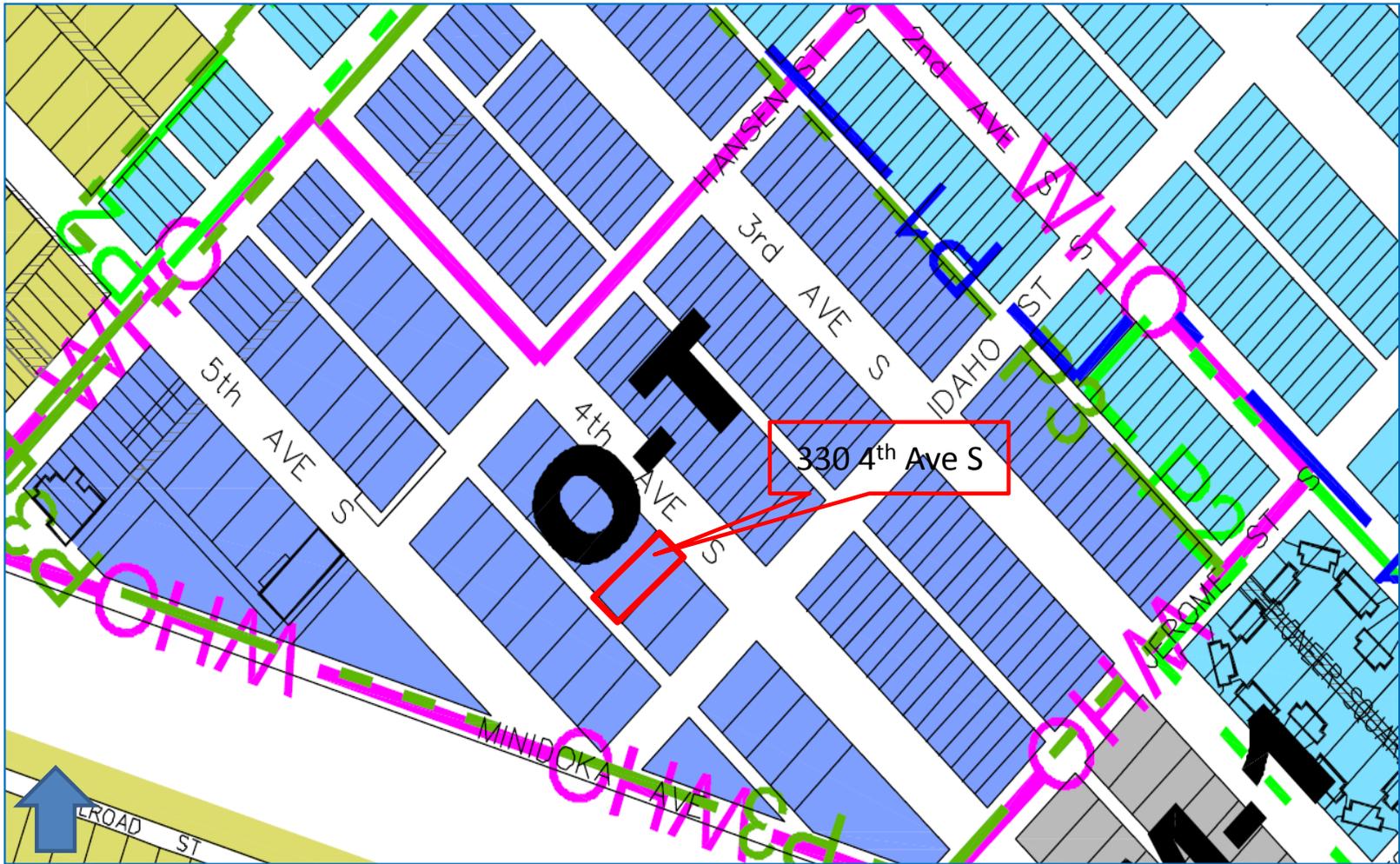
1. Vicinity Map
2. Aerial of the Project Site
3. Area Zoning Map
4. National Historic Registry information
5. October 29, 2012 HPC Minutes
6. Site Photos (3)



# AERIAL MAP



# ZONING MAP



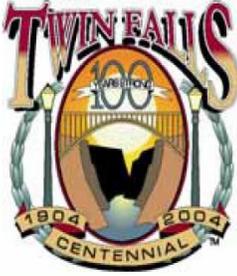


2. Idaho Wholesale Grocery 83-17914  
328 Fourth Avenue South  
Contributing  
c. 1919

This one-story structure is set back several feet from the other warehouses on this block, disrupting what would otherwise be a uniform setback. It has a concrete loading dock with a metal canopy.

All of the entrances and windows have been boarded. Only the street facade is brick; the other walls are lava rock.

The same historic photograph mentioned above indicates that this structure housed the Idaho Wholesale Grocery Company, one of Munson and Harder's businesses. On a later Sanborn map (1944) it is listed, along with 322 Fourth Avenue South, as the location of Scowcroft and Sons, Inc., another wholesale grocery concern that conducted business in Twin Falls for many years. Scowcroft and Sons was an Ogden, Utah wholesale grocery firm that operated extensively throughout the Intermountain West from 1889 to 1960.<sup>5</sup>



**NOTICE OF AGENDA**  
**SPECIAL MEETING**  
Twin Falls Historic Preservation  
Commission  
October 29, 2012 1:00 PM  
City Council Chambers  
305 3<sup>rd</sup> Avenue East Twin Falls, ID 83301



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**HISTORIC PRESERVATION COMMISSION MEMBERS**

Sonia Alexander Darrell Buffaloe Jenni Geilman Ryan Horsley Paul McClintock Norm Tilley Randall Watson  
Vice-Chairman Chairman

**CITY COUNCIL LIASON**

Don Hall

Present: Alexander, Buffaloe, Geilman, Horsley & Tilley

Absent: Mc Clintock, Watson

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**I. CALL MEETING TO ORDER:**

1. Introduction of staff
2. Confirmation of quorum

**II. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s) : **None**

**III. ITEMS FOR DISCUSSION:**

1. Certificate of Appropriateness – Adair & Karen Johnson, 330 4<sup>th</sup> Ave S – Kelly Weeks
2. Certificate of Appropriateness – Positive Action, 264 4<sup>th</sup> Ave S – Kelly Weeks

**IV. INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMISSION:**

**V. UPCOMING MEETINGS/SCHEDULE:**

Regular meeting: **Monday, November 19, 2012**

**VI. ADJOURN MEETING:**

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Jones at (208) 735-7267 at least two (2) working days before the meeting.

## Historic Preservation Commission

10-29-12 Special Meeting

### I. CALL MEETING TO ORDER:

Vice Chairman Horsley called the meeting to order and confirmed a quorum.

### II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s) : **None**

### III. ITEMS FOR DISCUSSION:

1. Certificate of Appropriateness – Adair & Karen Johnson, 330 4<sup>th</sup> Ave S – Kelly Weeks

#### **Applicant Presentation:**

Adair & Karen Johnson stated they are going to use this as a mini-event facility they operate a catering business and they need their own place for small events. She stated they would like to rebuild the awning and they would like to do it to meet code and historic district requirements. They would like to make the patio enclosed with a rod iron deck. They will need to replace the windows on the side, along with the one window above the steel door. In the back there is a big door that will need to be replaced with an emergency door. The southwest corner was deteriorating so they had to stucco the building to preserve the wall. They want to maintain the integrity of the building but replace the existing windows and doors to make the space usable, without jeopardizing the historic appearance.

#### **Questions/Comments:**

Commissioner Tilley stated he would like in the future on requests such as this, to see final renderings of what the exterior will look like when completed. The individual photos are great but seeing them together in a finished product would be easier to understand.

#### **Staff presentation:**

Planner I reviewed the exhibits on the overhead and stated this is a request for a Certificate of Appropriateness for property located at 330 4<sup>th</sup> Avenue South so that they may begin replacing windows, doors and installing an ADA accessible ramp. The final exhibit for the exterior improvements was displayed on the overhead. Staff recommends approval of the request with the following conditions:

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

#### **Deliberations Followed: Without Concerns**

#### **Motion:**

Commissioner Buffaloe made a motion to approve the request, as presented, with staff recommendations. Commissioner Geilman seconded the motion. All members present voted in favor of the motion.

#### **UNANIMOUSLY APPROVED**

2. Certificate of Appropriateness – Positive Action, 264 4<sup>th</sup> Ave S – Kelly Weeks

#### **Applicant Presentation:**

Roof and awnings are in really bad shape, and the current pitch causes water to settle and run towards the building. This repair of the awning would allow the applicant to restore the awning and correct the pitch to cause the water to drain away from the building. The design ensures the

## Historic Preservation Commission

10-29-12 Special Meeting

awning will be preserved for at least another 20 years. There should be no impacts to the building other than repair, and maintenance of the buildings historic integrity.

### **Staff presentation:**

Planner I Weeks reviewed the exhibits on the overhead and stated this is a request for a Certificate of Appropriateness for property located at 264 4<sup>th</sup> Avenue South. The applicant would like to change the awning roof pitch from 0 degrees to 3 degrees. Staff recommends approval of the request with the following conditions:

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

### **Deliberations Followed: Without Concerns**

### **Motion:**

Commissioner Tilley made a motion to approve the request, as presented, with staff recommendations. Commissioner Alexander. All members present voted in favor of the motion.

### **UNANIMOUSLY APPROVED**

#### **IV. INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMISSION:**

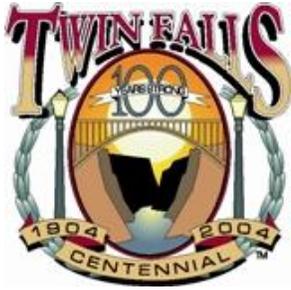
Vice-Chairman Horsley thanked the members that came for today's special meeting.

#### **V. UPCOMING MEETINGS/SCHEDULE:**

Regular meeting: **Monday, November 19, 2012**

#### **VI. ADJOURN MEETING:**

Vice-Chairman Horsley adjourned the meeting at 1:30 pm.



324 Hansen Street East  
P.O. Box 1907  
Twin Falls, ID 83301

Fax: (208) 736-2641



**Office of Planning & Zoning/Historic Preservation Commission**

**208-736-7294**

November 7, 2012

Adair & Karen Johnson  
3374 N 3350 E  
Kimberly, ID 83341

Dear Mr. & Mrs. Johnson,

On October 29, 2012 at a special meeting of the Twin Falls City Preservation Commission, the commission reviewed your application and drawings for the repair and replacement of windows, doors, and awning, as well as the addition of some railing to the building located at 330 4<sup>th</sup> Avenue South.

This building is situated in the Twin Falls Warehouse Historic district and all exterior improvements in that District require a review and finding of appropriateness by the commission.

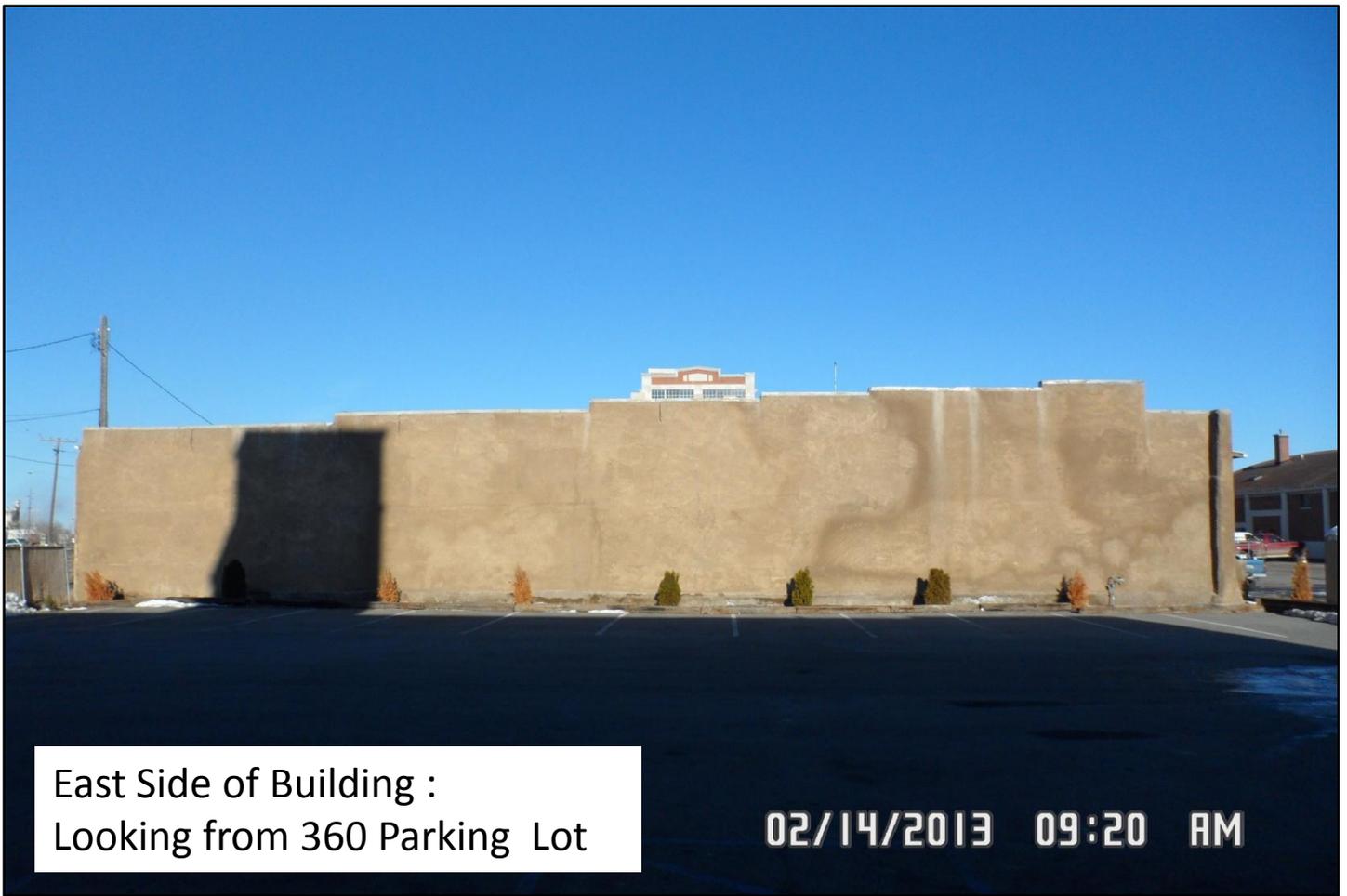
I am pleased to inform you that the Twin Falls City Historic Preservation Commission approved the appropriateness of the repair and replacement of windows, doors and awning, as well as the addition of some railing to the building. This letter will be sent to the Twin Falls Building Department showing this approval.

Sincerely,

Randall Watson  
Chairman, Historic Preservation Commission

cc: Kelly Weeks, Building Department





East Side of Building :  
Looking from 360 Parking Lot

02/14/2013 09:20 AM



## HISTORICAL PRESERVATION COMMISSION STAFF REPORT

**DATE:** February 19, 2013, Historical Preservation Commission Meeting

**To:** Historical Preservation Chairman and Commission

**From:** Treasure Valley Coffee Company, 301 4<sup>th</sup> Avenue South

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### Request

To consider appropriateness for repairing and replacing the windows and doors, adding on a loading dock, asphaltting the parking and maneuvering area, and adding landscaping to the building located at 301 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 Gibbs Bean Elevator. The building located at 301 4<sup>th</sup> Avenue South is listed on the Historical Registry as a contributing property.

### Analysis:

The building that most recently functioned as a warehouse for 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.

Tom Boyer, Treasure Valley Coffee Company is requesting approval to replace the garage doors with new energy efficient roll up garage doors. They will be painted to blend in with the building. The smaller wood man doors will be replaced with steel doors for security and energy efficiency. They will be painted to blend in with the building. Some of the window panes are currently broken. They will replace the broken panes and install double pane windows on the inside of the building for energy efficiency.

The applicant is requesting to construct a recessed loading dock on the west side of the building. There will have to be a safety hand rail placed along the sides of the loading dock. The applicant will use a simple two rail iron railing, similar to others used in the area. The gravel parking and maneuvering area on the west side of the building will have to be hard surfaced. The applicant will be required to install landscaping on this portion of the property as part of the development. He is proposing landscaping the corners of the lot and an area by the building. He will combine his landscaping and storm water retention in the same areas.

Curb, gutter and sidewalk are not present along 4<sup>th</sup> Avenue South in this block. The applicant will be asking the Engineering Department for a deferral of construction at this time.

### Regulatory Impact:

Approval of this request will allow the applicants to proceed with making the necessary repairs, replacements and additions to the building located at 301 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, mechanical 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 applicant obtaining the necessary building permits if appropriate.
2. Subject to the applicant obtaining a deferral agreement for the construction of curb, gutter and sidewalk.

**Attachments:**

1. Certificate of Appropriateness Application
2. Zoning-Vicinity Map
3. Aerial Site Map
4. National Historic Registry information
5. Site Plan
6. Proposed Site Improvement Photos (20)
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

FEB 11 2003  
 CITY OF TWIN FALLS  
 BUILDING DEPT.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date of the Application: \_\_\_\_\_

Application No.: \_\_\_\_\_

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Tom Boyer (TVC)  
 Mailing Address: 11875 President Drive  
 City: Bosie State: ID Zip: 83713  
 Phone: 208-377-8488 Cell Phone: 208-631-6037 E-mail: tvc@tvcoffee.com  
 Applicant Signature: \_\_\_\_\_

B. REQUEST INFORMATION:

1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):  
301 4<sup>th</sup> Ave. S.
2. Existing Zoning District: OT who P3
3. Project Land Area Size: Appr. 399' X 152
4. Existing Building Size: 100' 6" X 249' 6"
5. Proposed Building Alteration: \_\_\_\_\_
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

**OFFICIAL USE ONLY:**

HPC: (ONLY)

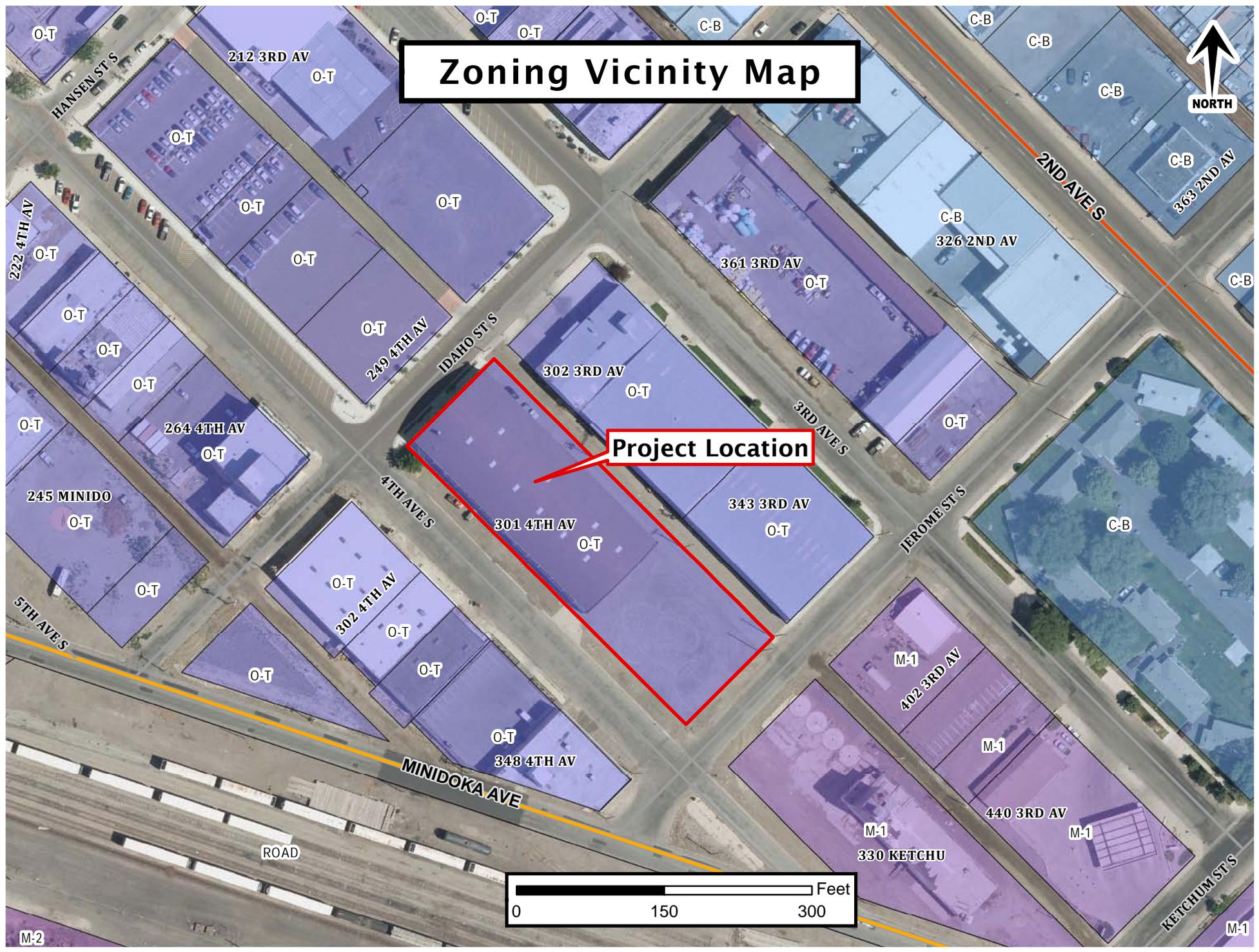
PUBLISH DATE: NOT PUBLISHED

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

# Zoning Vicinity Map



**Project Location**



# Site Map



**Project location**



5. Gibbs Bean Elevator  
337-343 Third Street South  
contributing  
c. 1937

83-17917

This warehouse has a distinctive shape in the district because of its curved, parabolic roof. It is oriented toward Third Street South, with loading facilities on Fourth Avenue South. The west elevation is broken periodically by concrete piers. The windows indicating the office area – on the east elevation and at the northwest corner – have been replaced and are not of the historic period. They are delineated by a continuous, concrete lintel. Another concrete band, a continuation from the Fourth Avenue South facade, can be seen on the Third Street South elevation; in the middle of this facade is a garage door. An upper story aluminum addition has been constructed on the northeast corner. It is not of the historic period and it interrupts the roof line; however, the building is large enough to accommodate this alteration, and overall it retains a high degree of integrity.



# Notes

## Overhead Doors

West Door - Change out to New #2700 series  
Pic. # 1-2-3  
Pic. # 4 is EXISTING  
Exterior Door + Trim will be painted to match existing  
For Energy efficient  
North Door - will be left existing  
on the outside + interior will be sealed off.  
Pic. # 5

For Energy efficient  
#4 East + South Door - change out to New #2700 series  
Pic. # 6 East Door  
Pic. # 7 South Door  
Exterior Door + Trim will be painted to match existing  
For Energy efficient

## MAN Door 3' x 6'

#5. A. Wood Door existing  
B. Replace with steel Doors  
as other steel Door in Bld.  
Pic. # 8 to Pic. # 9 (proposed)  
outside  
For safe + Energy efficient

## Window

#6 is 5 each 40 x 30 Existing Glass windows  
Only going to replace Broken Glass panel with same Glass.  
Inside will be installed New Double pane Behind window  
# 10 J12, 12 + 13 EXISTING

## Loading Doc

#7 Loading Doc to meet UBC standards  
2" steel safety rail to meet standard code  
Painted to match surroundings area safety rail  
Pic. # 14 + 15 Existing rail in area  
Asphalt  
#8 Lot on Eastside + Southside along Bld.  
Appr. 24,251 sqft.  
Appr. 760 sqft Concrete (Loading Doc.)  
Pic. # 16

## Parking Spaces

#9 South side Appr. 23 spaces  
West side " 4 "  
Pic. # 17

## Landscaping

#10 Existing Landscaping  
#10<sup>A</sup> Proposed Landscaping + Drainage  
Pic. # 18 + 19 Existing  
Pic. # 20 proposed landscape (16)

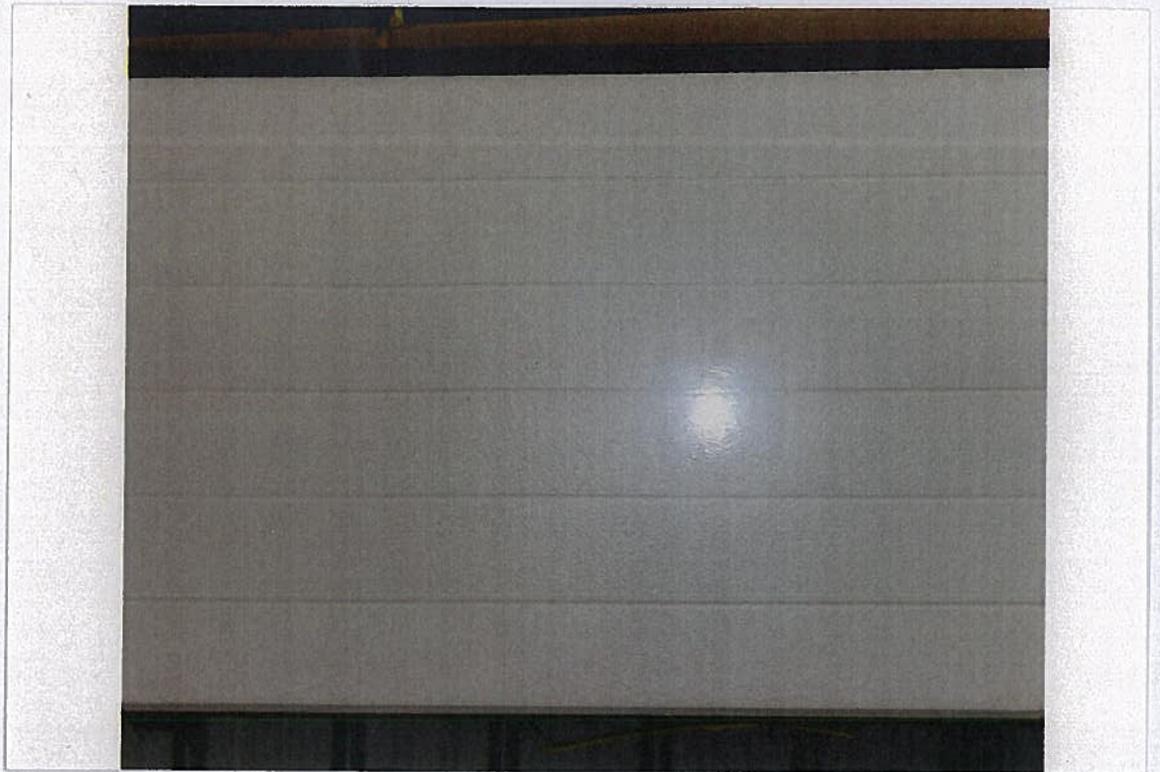
#1 Door



#2 Door



#3 Door



#4 Door



#5 Door



#6 Door



#7 Door



#8 Inside



#8 Outside



#9 Existing, proposed for front



#10 Windows



#11 Windows



#12 & 13 Existing  
Windows



#12 & 13 Existing  
Windows



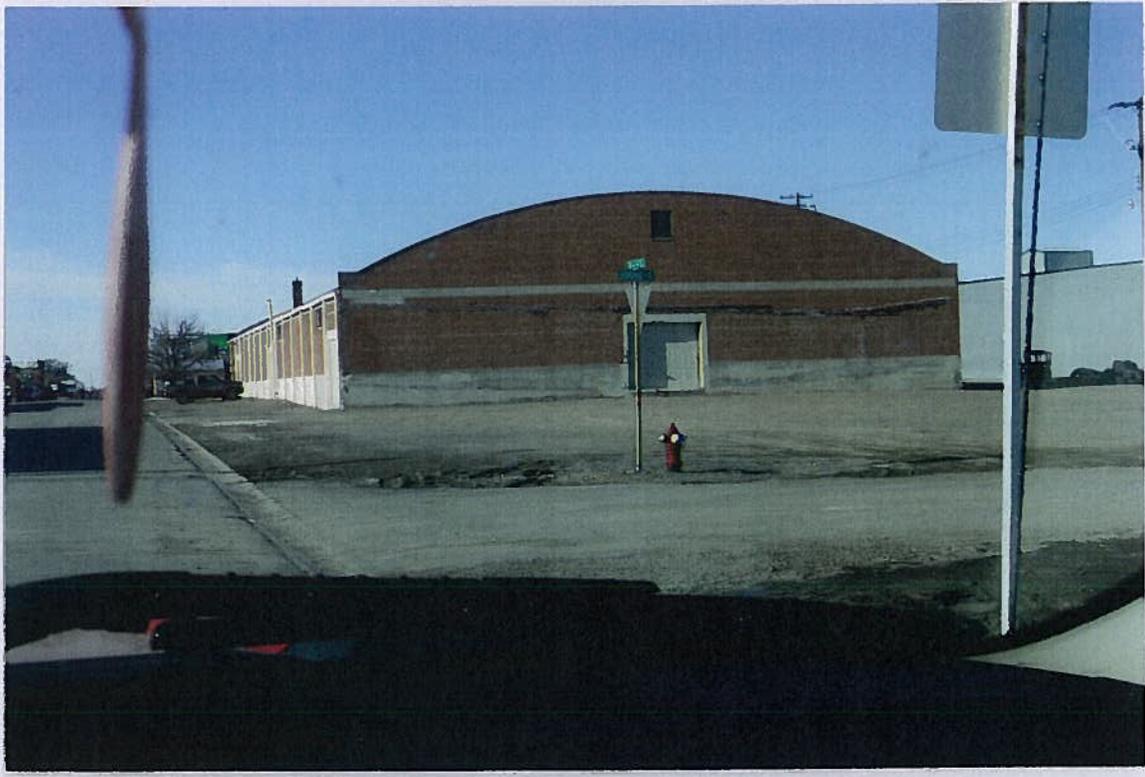
#14 Rail, existing in the area



#15 Rail, existing in the area



#16 East & South  
asphalt  
#20 Proposed  
Landscaping



#17 Parking Spaces



#18 Landscape



#19 Landscape





West Side of Building

02/14/2013 09:15 AM



02/14/2013 09:16 AM



South & East Sides of Building

02/14/2013 09:18 AM



East & North Side of Building

02/14/2013 09:18 AM



## HISTORICAL PRESERVATION COMMISSION STAFF REPORT

**DATE:** February 19, 2013, Historical Preservation Commission Meeting

**To:** Historical Preservation Chairman and Commission

**From:** Twin Falls Urban Renewal Agency, 122 4<sup>th</sup> Avenue South

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### Request

To consider appropriateness for demolishing the building located at 122 4<sup>th</sup> Avenue South in the Twin Falls Historic Warehouse District.

### Background:

It is unknown who constructed this building. It is also unknown when the building was constructed. It is possible it was the office of Idaho Egg Producers. The building located at 122 4<sup>th</sup> Avenue South is listed on the Historical Registry as a contributing property.

### Analysis:

The building that most recently functioned as a storage building for the former BID belongings as well as parking meters and parts 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.

The Twin Falls Urban Renewal Agency is requesting approval to demolish the "Hotsy Garage" building as it has fallen into extreme disrepair. The building is constructed of wood and sheet metal. The roof is shingled and has numerous holes in it. There is a concrete floor slab. The building is approximately 915 square feet and the lot is approximately 10,000 square feet.

The applicant is requesting the demolition of this building so they can market the lot for new development. The cost to rehabilitate the building would not be economically viable.

### Regulatory Impact:

Approval of this request will allow the applicants to proceed with the demolition of the building located at 122 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, mechanical 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 applicant obtaining the necessary building permits if appropriate.

**Attachments:**

1. Certificate of Appropriateness Application
2. Letter of Request
3. Zoning-Vicinity Map
4. Aerial Site Map
5. National Historic Registry information
6. Photos Submitted with Application (4)
7. Site Elevation of new Glanbia Buildings across street
8. Site Photos (2)



FEB 11 2013  
CITY OF TWIN FALLS  
BUILDING DEPT.

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: 2/11/13

Application No.: \_\_\_\_\_

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Twin Falls Urban Renewal Agency  
Mailing Address: PO Box 1907  
City: Twin Falls State: ID Zip: 83303-1907  
Phone: 208-735-7240 Cell Phone: \_\_\_\_\_ E-mail: manderson@tffd.org  
Applicant Signature: Melinda Anderson

B. REQUEST INFORMATION:

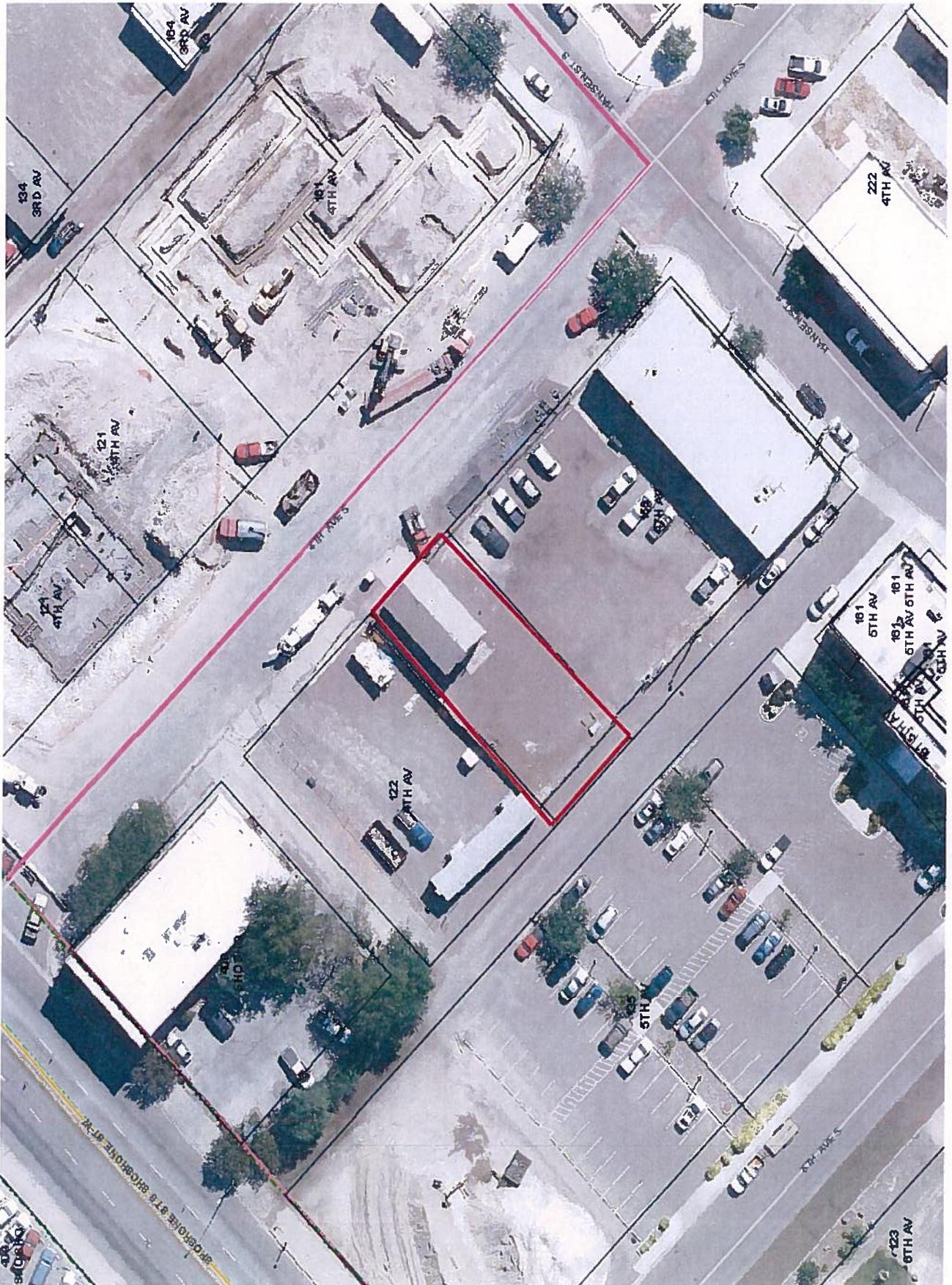
1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):  
122 4th Ave So.
2. Existing Zoning District: O-T WHO P3
3. Project Land Area Size: 6,250 sf
4. Existing Building Size: 915 sf
5. Proposed Building Alteration: Demolition
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

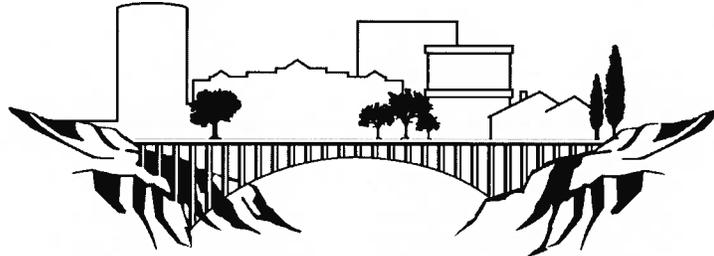
.....  
**OFFICIAL USE ONLY:**

HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

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





**THE URBAN RENEWAL AGENCY  
OF THE CITY OF TWIN FALLS**

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PO Box 1907 321 2<sup>nd</sup> Ave East Twin Falls, ID 83301-1907 (208) 735-7240 208-736-2296 Fax

February 5, 2013

Darrell Buffaloe, Chairman  
City of Twin Falls Historic Preservation Commission  
PO Box 1907  
Twin Falls, ID 83303-1907

Dear Mr. Buffaloe,

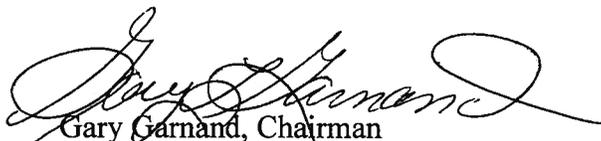
The Twin Falls Urban Renewal Agency (TFURA) is requesting the Twin Falls City Historic Preservation Commission approve a request to demolish the former 'Hotsy Garage' at 122 4<sup>th</sup> Ave. So. As you are aware, TFURA has been helping revitalize the Warehouse Historic District for many years, most recently with the construction of the new Glanbia Headquarters and Cheese Innovation Center directly across the street from the Hotsy Garage.

In recent years the Garage served as the storage building for the former BID belongings as well as parking meters and parts. Unfortunately the building has fallen into extreme disrepair. As you can see from the photos the building is made of wood and sheet metal that is slowly falling away. The shingled roof has numerous holes through which the elements and the pigeons have entered the interior and ruined it. There is a concrete floor slab. This building, in its present condition, is not a positive asset to the neighborhood.

The 915 sf building sits on about 10,000 sf of land that would benefit greatly from new development. This site is bookended on each corner of 4<sup>th</sup> Ave. So. by two historic buildings and is directly across the street from the new Glanbia headquarters.

This block is likely to continue to be office space and a 915 sf building is both too small and a poor configuration to accommodate that use. The cost to rehabilitate it would be too great to be economically viable. Please grant this request so we can make this site available for new private development which will continue to add jobs downtown and increase the City's tax base.

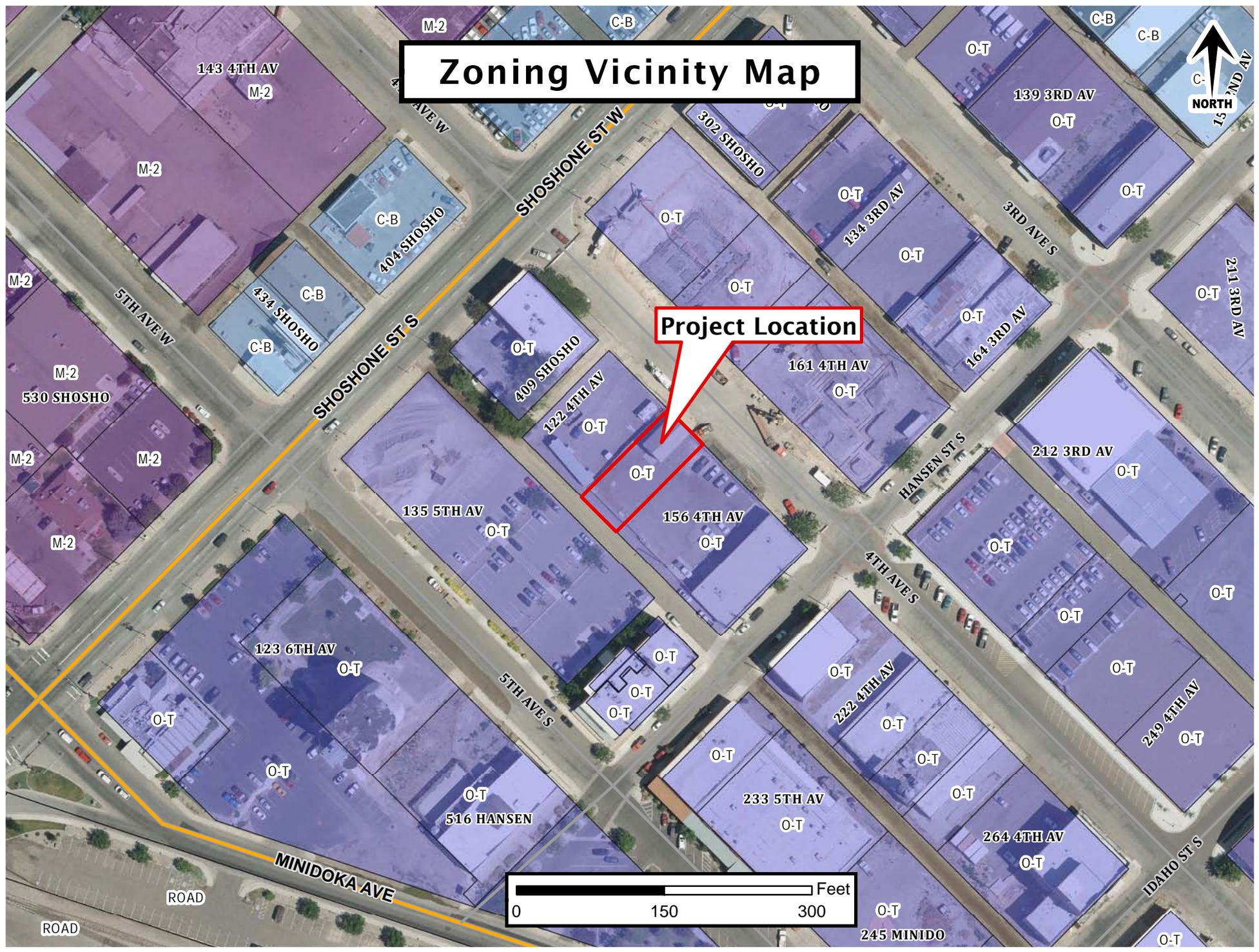
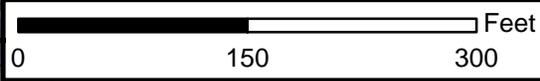
Best regards,

  
Gary Garnand, Chairman

# Zoning Vicinity Map



**Project Location**



# Site Map



**Project Location**



32. Gabled-front shed  
138 Fourth Avenue South  
contributing  
date unknown

83-17943

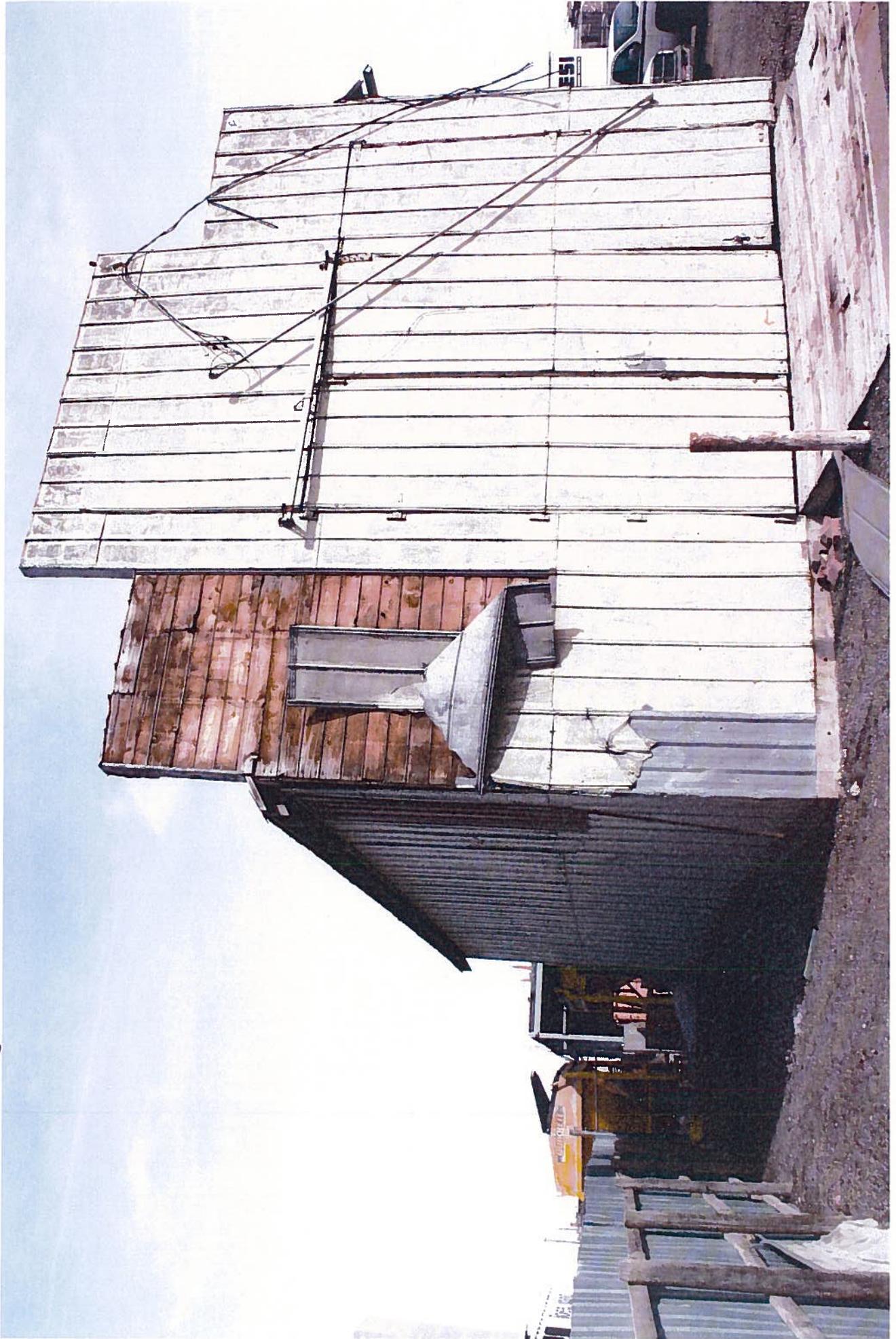
This might have been the office for the Idaho Egg Producers, whose warehouse was located next door at 132 (demolished). This structure has a gabled-front roof profile that faces 138 Fourth Avenue South and a stepped parapet on the rear elevation. It is clad with plywood on the front; all other walls are sheathed with corrugated-metal siding. The street facade incorporates a garage door, and the building is surrounded by a corrugated-metal fence.

Front

Hotsy Garage



SW side

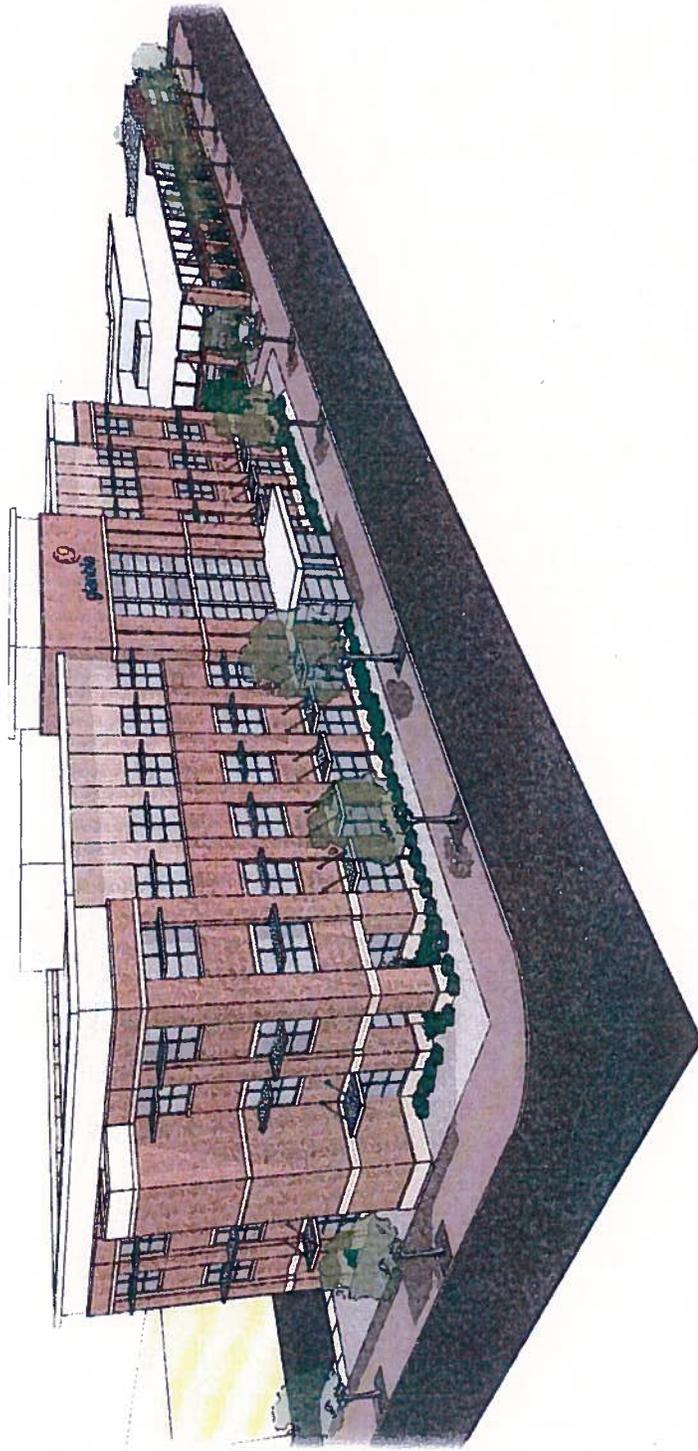


Back



SE side





**CSHQA**



South Side of Building  
Looking North Toward Glanbia

02/14/2013 09:27 AM



02/14/2013 09:27 AM