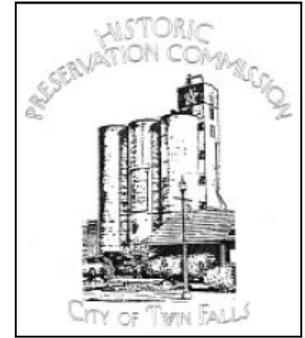


NOTICE OF AGENDA
PUBLIC MEETING

Twin Falls Historic Preservation Commission
August 25, 2014 12:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301



HISTORIC PRESERVATION COMMISSION MEMBERS

Carrie Hall Ryan Horsley Debbie Lattin Ruth Pierce Wendy Rice Nancy Taylor Randall Watson
Vice-Chairman Chairman

COUNCIL LIAISON: Jim Munn, Jr.

Historic Preservation Special Meeting

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

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

III. CERTIFICATE OF APPROPRIATENESS:

1. Certificate of Appreciation – Real Deal, 701 Fairfield St W, Sign and Exterior improvements

IV. OLD BUSINESS UPDATE:

1. Idaho Certified Local Government Grant 2014 (Education/Lincoln Lights)
2. Idaho Heritage Trust Grant Program 2014 (Lincoln Lights)

V. NEW BUSINESS:

VI. INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMISSION

VII. UPCOMING MEETINGS/SCHEDULE: MONDAY, September 15, 2014 at 12:00 PM

VIII. ADJOURN MEETING:

Si desea esta información en español, llame Leila Sanches al (208) 735-7287

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



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: July 25, 2014, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: Real Deals, Carrie Kelsey, 702 Fairfield St W

Request

To consider appropriateness for installing new signage and décor on the building located at 702 Fairfield Street West in the Twin Falls Historic Warehouse District.

Background:

It is unknown who constructed this building. The building was constructed in 1918. The 1911 Sanborn map indicates that the Lincoln Produce and Refrigeration Company occupied this site. The Jerome Cooperative Creamery was established in Jerome in 1915 and used this property, as well as the property to the west for processing whey. The property was sold to Challenge Corporation in the 1930's. In the 1960's, Ida-Gem Company purchased the property and continued operations until 1978. It was then purchased by Mr. & Mrs. Legg who used the building for refrigeration repair and the upper floor for a furniture store. The most recent occupants of the building are Real Deals and Thursdays. The building located at 702 Fairfield Street West is listed on the Historical Registry as a contributing property.

On November 15, 2010 the Historical Preservation Commission approved a Certificate of Appropriateness for the installation of a sloped roof on the building at 702 Fairfield Street West.

Analysis:

The building is currently functioning as a retail store, Real Deals, located in the M-2, Heavy Manufacturing Zoning District with a Warehouse Historic overlay and a P-3 Parking 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.

Carrie Kelsey, Real Deals, is requesting approval to install miscellaneous signage and on the building located at 702 Fairfield Street West. The applicant is requesting to add miscellaneous signage, a metal awning to protect the front entry, paint trim, doors, light and ivy under stairs, add landscaping and shutters.

Regulatory Impact:

Approval of this request will allow the applicants to proceed with applying for sign permits for the various signs proposed for the building located at 702 Fairfield Street West.

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 sign permits if appropriate.

Attachments:

1. Certificate of Appropriateness Application
2. Zoning-Vicinity Site Map
3. Aerial Site Map
4. Proposed Improvements Renderings
5. National Historic Registry information



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: 8/11/14 MEETING

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: PREMIER GRAPHICS, INC. (CAROL KELSEY)
 Mailing Address: 1248 W. 4th ST. L2 208-731-2794
 City: MANSFIELD State: OHIO Zip: 44906
 Phone: 419-529-0555 Cell Phone: 419-565-8945 E-mail: JACK@PREMIERGRAPHICS
 Applicant Signature: [Signature] INC.COM

B. REQUEST INFORMATION:

1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):
702 FAIRFIELD ST. W. TWIN FALLS, ID 83301
2. Existing Zoning District: HISTORIC
3. Project Land Area Size: N/A
4. Existing Building Size: ON PROOF
5. Proposed Building Alteration: NEW SIGNAGE
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

} ON PROOF, IN THE EMAIL
7. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
 - a. The reason for the request - NEW STORE SIGNAGE
 - b. An evaluation of the effects on adjoining property

.....
OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

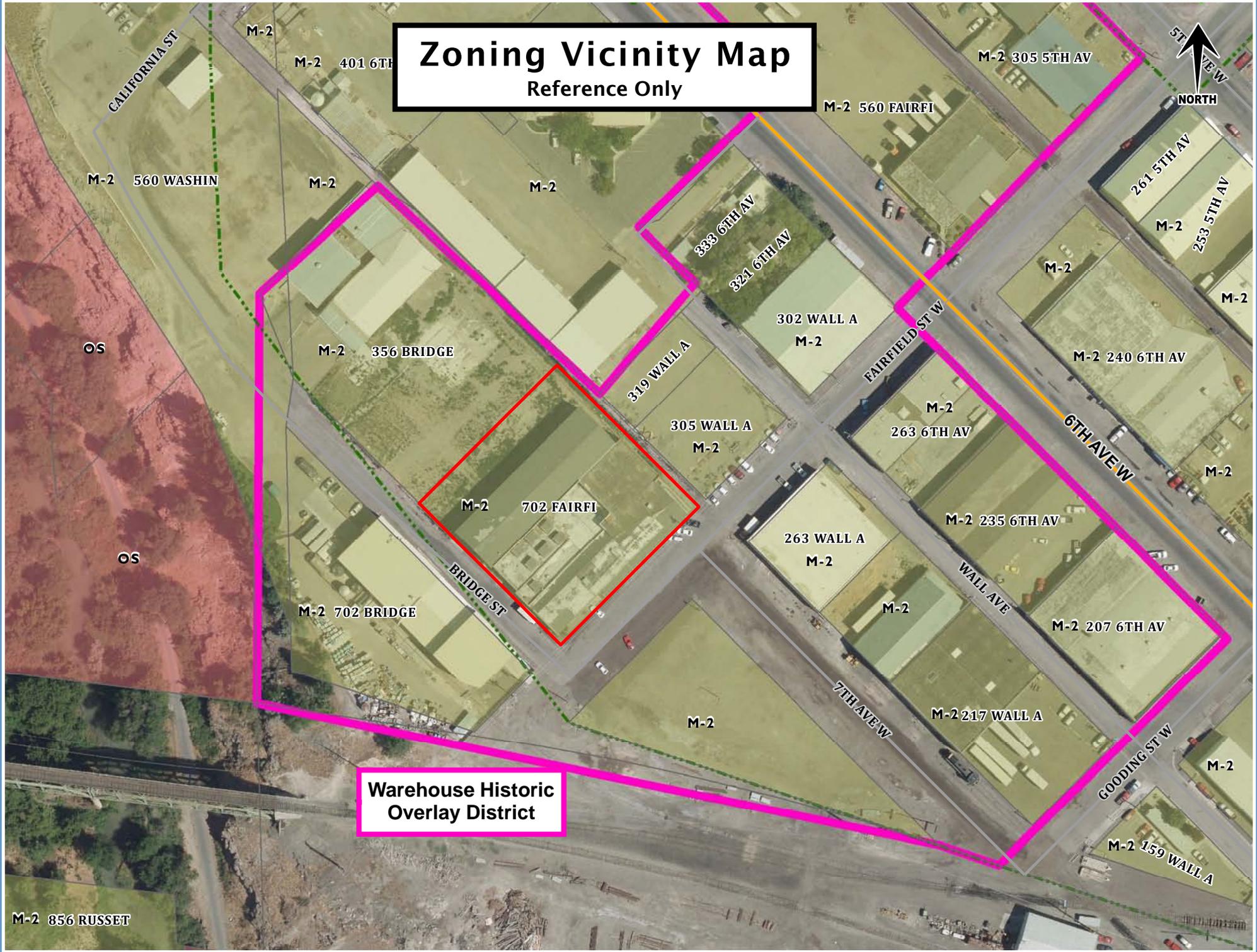
HEARING DATE: _____

Zoning Vicinity Map

Reference Only



**Warehouse Historic
Overlay District**



M-2 856 RUSSET

M-2 560 WASHIN

M-2 401 6TH

M-2 305 5TH AV

M-2 560 FAIRFI

OS

M-2

M-2

333 6TH AV
321 6TH AV

302 WALL A
M-2

M-2

261 5TH AV
253 5TH AV

M-2

M-2 356 BRIDGE

319 WALL A

305 WALL A
M-2

FAIRFIELD ST W

M-2 240 6TH AV

M-2
263 6TH AV

M-2

M-2 702 FAIRFI

263 WALL A
M-2

M-2 235 6TH AV

M-2 207 6TH AV

M-2 702 BRIDGE

BRIDGE ST

7TH AVE W

WALL AVE

M-2 217 WALL A

M-2

GOODING ST W

M-2 159 WALL A

Aerial Photo Map

Reference Only



321 6TH AV

302 WALL A

356 BRIDGE

319 WALL A

WALL AVE

305 WALL A

702 FAIRFI

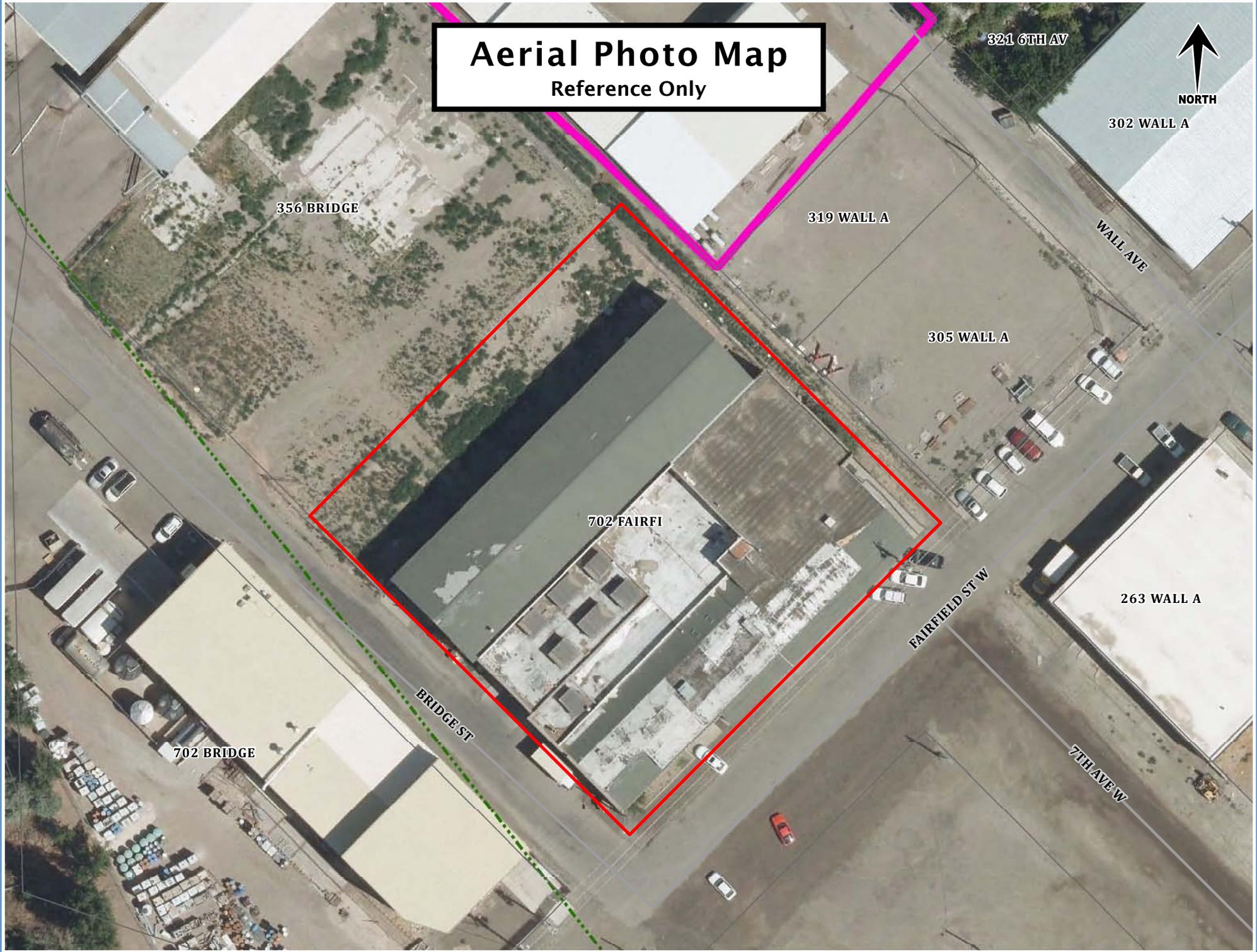
263 WALL A

702 BRIDGE

BRIDGE ST

FAIRFIELD ST W

7TH AVE W



RD TWIN FALLS SIGNAGE MOCK UP

STOREFRONT: 154'

Total Sq. Ft. Allowed - 462 sq. ft.

1. Logo - approx 6.5'
2. Home Decor Sign on brick by tree - 4x8' or larger
3. Hours sign by door - approx 22"x30"
4. Marquee lights beside entry - Heart, R & D
5. Products Sign - 25"x40"
6. Deals this way - 4'x1'

Additional modifications:

- add metal awning to protect front entry
- Paint trim
- Add landscaping
- Add shutters
- Add arrows to walkway
- Paint all doors
- Paint light at top of building
- Plant ivy under stairs

PARKING SIDE: 125'

Total Sq. Ft. Allowed - 375 sq. ft.

1. Paint out trim to match storefront
2. Paint stoop of door to match front door
3. Add signage for "shoppes at the creamery" with directional signs to both businesses in building - corrugated metal with signage mounted on top. Metal area approx 2.5-3' tall
4. Skin over back door entry with logo & "bring your domestic dreams to life" - 87.5" x 59.5" - 36.96 sq ft.



42. Jerome Cooperative Creamery 83-17953
659-720 Third Street West
contributing
c. 1918

This is a one-and-a-half story building constructed of brick and lava rock that has been stuccoed. A long, shed-roof dormer is located on the west elevation. Originally, the center of the first story had a loading dock but this has been enclosed.

The 1911 Sanborn map indicates that the Lincoln Produce and Refrigeration Company occupied this site. The Jerome Cooperative Creamery was established in Jerome, Idaho in 1915 and functioned as a cooperative, in which farmers could bring milk and cream and trade them for processed dairy products such as ice cream and cheese. The cooperative became overextended when it constructed the building to the west (site 43) for the processing of whey. As a result the property was sold to the Challenge Corporation in the 1930s. In the 1960s the Ida-Gem company purchased it and continued its operations until 1978. Mr. Legg now owns the building and uses it as a refrigeration-repair shop; his wife, Diane, uses the upper floor for a furniture store.