



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: April 27, 2015, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: Red's Trading Post, Ryan Horsley, 203 5th Avenue South

Request

To consider appropriateness for restoring the brick wall, window and adding a classic sign on the west side of the building located at 203 5th Avenue South in the Twin Falls Historic Warehouse District.

Background:

It is unknown who constructed this building. The building was constructed in 1919. It is mentioned as housing the M. & R. Pink firm in a local business publication, but by 1928 they were using warehouse space at 240 4th Ave S. During the 1930's the Ford Transfer & Storage Company rented the building. The building located at 203 5th Avenue South is listed on the Historical Registry as a contributing property.

On April 19, 2010 the Historical Preservation Commission approved a Certificate of Appropriateness for the installation of a metal roof covering on the awning in front of Red's Trading Post at 203 5th Avenue South.

On April 15, 2013 the applicant requested a Certificate of Appropriateness for adding a restored historic Coke Sign to the southwest side of the building by the front door. The Commission approved this request.

On June 17, 2013 the Historic Preservation Commission approved a Certificate of Appropriateness for the construction of a loading dock and stairway on the north side of the building.

On August 11, 2014 the Historic Preservation Commission approved a Certificate of Appropriateness for a metal sign.

Analysis:

The building is currently functioning as a retail store, Red's Trading Post, located in the Old Town 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.

Ryan Horsley, Red's Trading Post, is requesting approval to restore the brick wall and window on the west side of the building. Mr. Horsley would also like to add a classic sign because they can't match the brick.

Regulatory Impact:

Approval of this request will allow the applicants to proceed with applying for a building permit to remove the staircase and door and replace with window and sign permit sign to cover new brick on the building located at 203 5th 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 the necessary sign permits if appropriate.

Attachments:

1. Certificate of Appropriateness Application
2. Narrative
3. Zoning-Vicinity Site Map
4. Aerial Site Map
5. Sign Elevation
6. 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: 2/26/2015

Application No.: _____

Fee: **NONE**

A. APPLICANT INFORMATION:

1. Name of applicant: Red's Trading Post
Mailing Address: 203 5th Avenue South
City: Twin Falls State: Idaho Zip: 83301
Phone: (208) 733-3546 Cell Phone: (208) 539-3546 E-mail: rhorsley@redstradingpost.com
Applicant Signature: *Ryan Horsley*

B. REQUEST INFORMATION:

1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):
203 5th Avenue South Twin Falls, ID 83301
2. Existing Zoning District: W.H.O. (Warehouse Historic Overlay)
3. Project Land Area Size: 5,000 Square Feet
4. Existing Building Size: 10,000 Square Feet
5. Proposed Building Alteration: Restoring the brick wall, window and adding a classic sign
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: _____

Thursday, February 26, 2015

Members of the Historic Preservation Commission:

We are wishing to restore part of our building, the previous tenants had cut out a door in the brick wall below an existing window and added steps. When we purchased the building, we were no longer in need of this door and frankly it was a security concern, so we had a wall constructed behind the door. Now the stairs are falling apart and we do not want to continue to fix stairs that have no purpose. We have wanted to restore the window to the original size and have masonry work done to restore the wall, then the stair would be removed. The dilemma that we have been in is that it is nearly impossible to match the new brick to the existing brick and that would look poorly on the building. So we decided that we would have a sign painted on the building in the new brick area and have it distressed to make it look like it had been there a considerable amount of time. Then came our next dilemma, what do we have painted and who paints signs on buildings anymore? After much thought and deliberation, we would like the attached sign painted on our building.

Thomas Horsley began his business circa 1830 in his hometown of Doncaster, but returned to York circa 1834. York had a large army base, which offered great commercial opportunity for the company. By the 1860s, Horsley was making best long guns with distinctive patented features. By the 1880s, due to the advent of the hammerless gun and social changes, the guns became less distinctive, but there was production of an unusual hammerless gun. Thomas, who died in 1882, handed the business off to his son, also named Thomas, who ran the business until his death in 1915. Continuing economic pressures have the firm retailing bicycles in the 1890s, and at the turn-of-the-century, a brief flirtation with a motor car of their own design. After WWI, fewer guns were sold, and the ones that were made were no longer custom best guns. The company moved again before World War II, and moved to another location in York in 1933. Thomas Jr., who continued running the business almost until his death, also had a son named Thomas. Thomas III and three of his four brothers continued running the business between them until Thomas III's death in 1954. Tony Horsley briefly ran the business until it finally closed down in 1959. Information appears courtesy of David J. Baker, author of Thomas Horsley - Gunmaker of York.

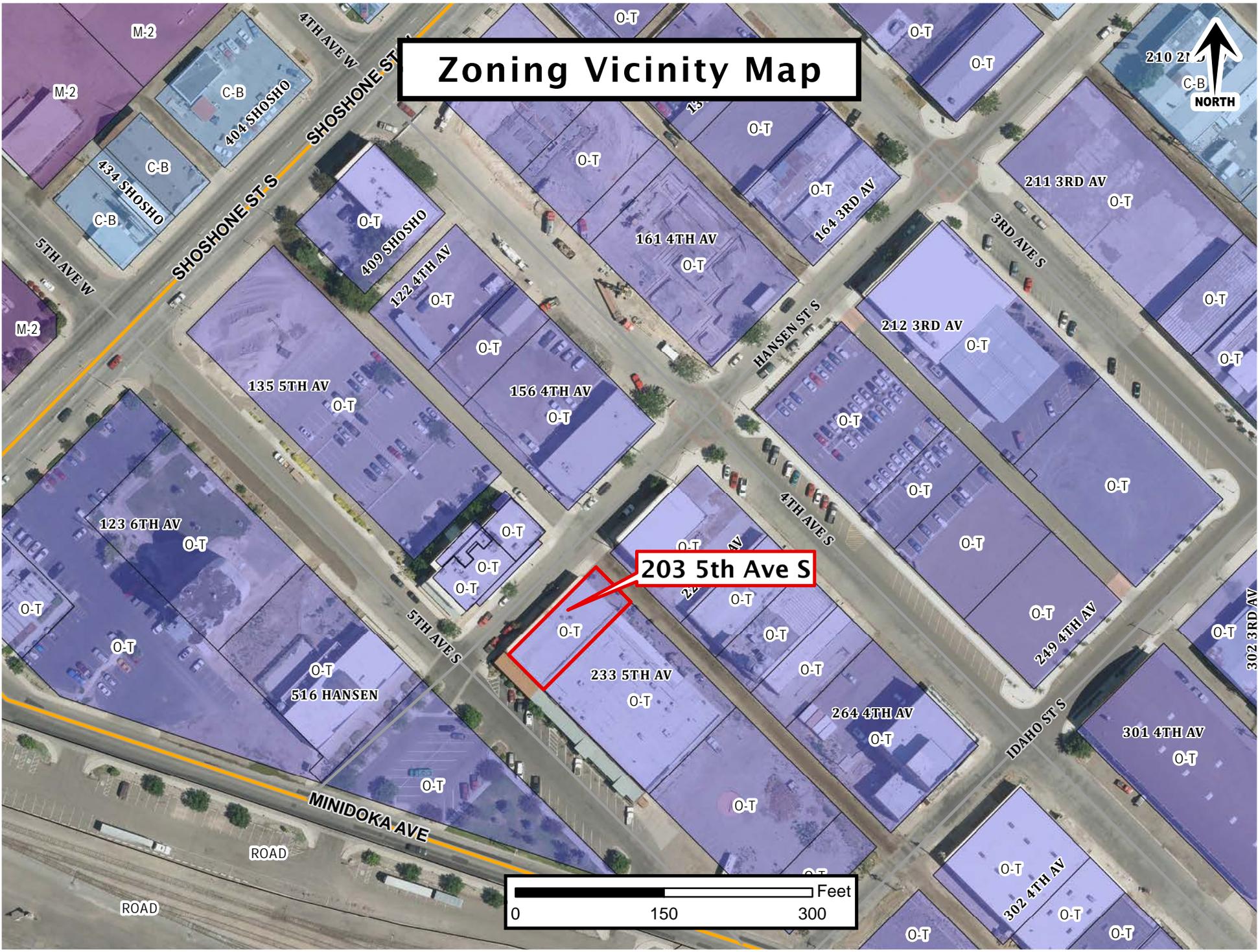
This would be consistent with our business, also fits the time frame that our building, which was built in 1912, would have ran parallel with their business. On top of that but would be a nod to my family's namesake. While my mothers grandfather Lowell "Red" Kinney established Red's Trading Post in its former location. My fathers ancestors trace back to England under the Horsley name which is a more common name.

- Nu-Vu Glass, who put in the other windows back in 2008 will install the window
- Wilcox Custom Masonry, will do the masonry work on the outside as well as the inside
- DeAnna Nadene Cummings with The Rustic Brush, who specializes in Vintage Signs and wall murals will paint the sign.
- Petruzzelli Electric will handle the removal of the lights and electrical outlets

Zoning Vicinity Map



203 5th Ave S

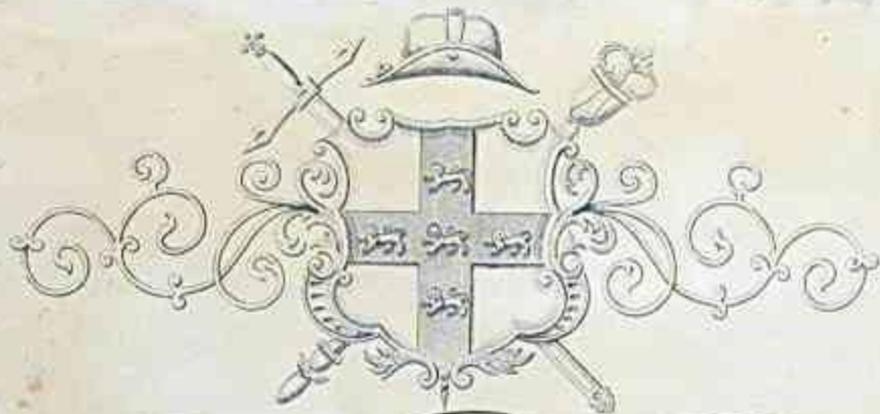


Site Map



203 5th Ave S





THOMAS HORSLEY,

Gun Maker,

Coney Street,

YORK.

INVENTOR & PATENTEE OF BREECH-LOADER N^o 374, 2410 & 1138.

23. Warehouse

83-17935

203 Fifth Avenue South

contributing

c. 1919

This one-story building is brick with a cornice consisting of a row of soldier bricks. On the north and west walls are several metal sash, multi-paned windows. The structure shares a concrete loading dock with the building next door (215-227), as well as a wooden railing and a canopy that were constructed within the past two years.

It is uncertain what business or person constructed this building; it is mentioned as housing the M. and R. Pink firm in 1919 in a local business publication, but by 1928 they were using warehouse space at 240 Fourth Avenue South. During the late 1930s the Ford Transfer and Storage Company rented the building; about this time it was also used to store onions.²⁶



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: April 27, 2015, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: Treasure Valley Coffee Company, 301 4th Avenue South

Request

To consider appropriateness for fencing the parking lot with 6' high chain link fence to the property located at 301 4th 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 4th 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.

On February 19, 2013, Tom Boyer, Treasure Valley Coffee Company was granted a Certificate of Appropriateness to replace the garage doors, man doors and windows. They also put in a loading dock on the west side of the building, landscaping and storm water retention.

The applicant is requesting to construct a 6' chain link fence around the parking lot. Treasure Valley Coffee has been parking their vehicles inside the building at night. They have found they need more room and would like to be able to park some of them outside. They need to fence the parking lot for security reasons. The applicant is proposing to place security slats in the chain link fence. They have provided two types of slat material for the Commission's consideration.

The Warehouse Historic District Design Guidelines do not outline what materials are best suited for fences. They do talk about buffers being made of evergreen landscaping or screen walls that complement the existing natural character and context of the site. The Design Guidelines also state the Service Areas are to be screened with a wall, **fence** or planting.

Regulatory Impact:

Approval of this request will allow the applicants to proceed with construction of the screen fence around the parking lot at 301 4th 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. 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

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date of the Application: 4/14/15

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Treasure Valley Coffee, Inc.
 Mailing Address: 11875 W President Dr
 City: Boise State: ID Zip: 83713 mjordan@tkcoffee.com
 Phone: 208377-8488 Cell Phone: 208-280-1117 E-mail: Sboyer@tvcoffee.com
 Applicant Signature: Suzanne Boyer Mike Jordan

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 S 4th Ave. Twin Falls, ID 83301

2. Existing Zoning District: OTWHO

3. Project Land Area Size: 95 x 152.8

4. Existing Building Size: 25,000 Sq ft

5. Proposed Building Alteration: A fence around the parking lot
6' Chain link fence

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

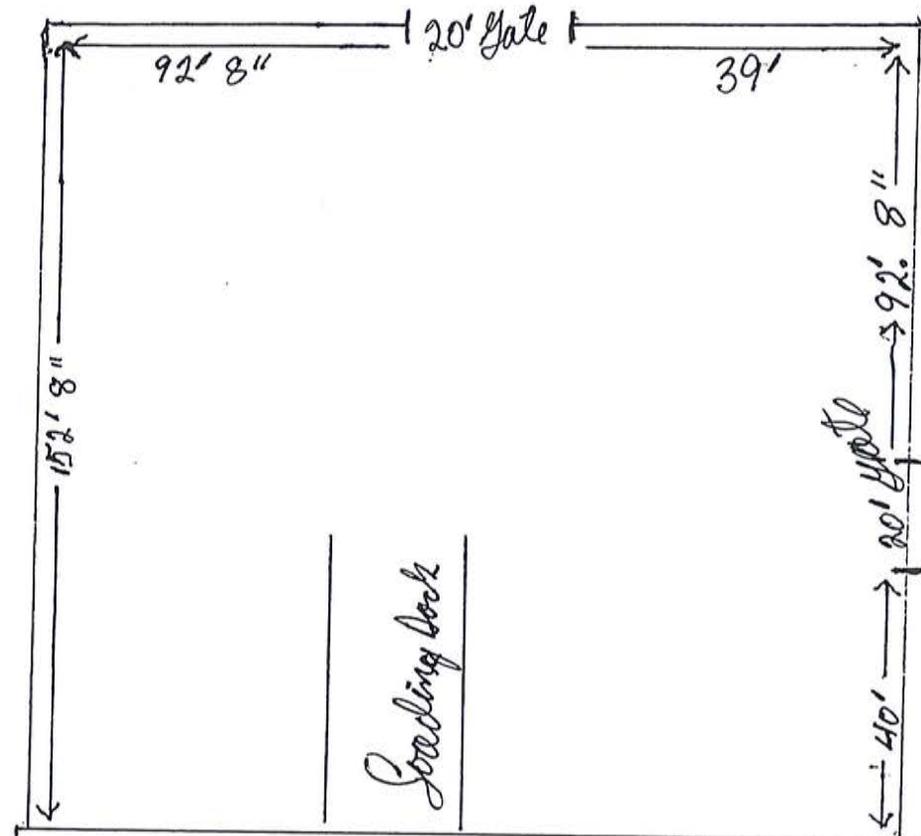
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HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

HEARING DATE: _____

Jerome Street



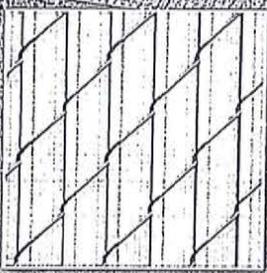
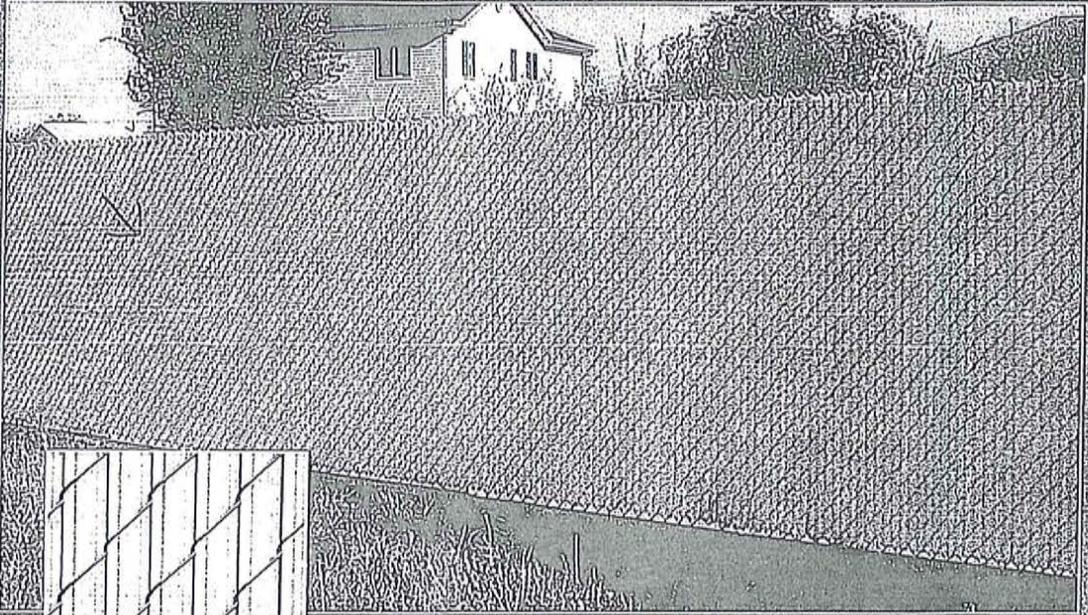
4th Ave. So

Treasure Valley Coffee Inc

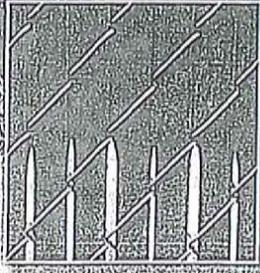
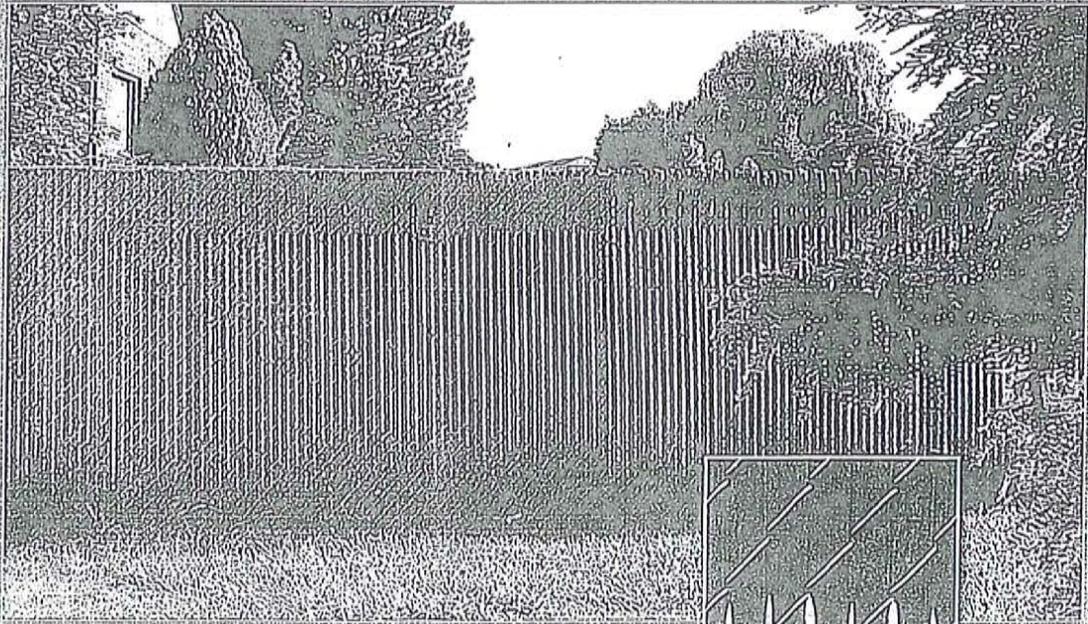
25,000 sq ft



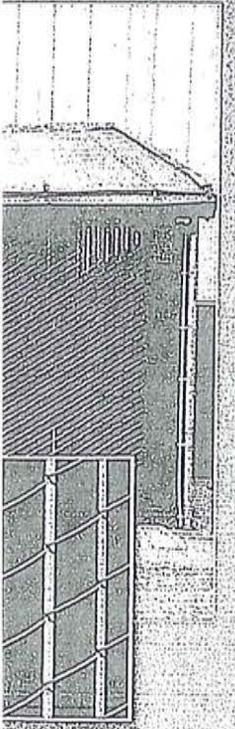
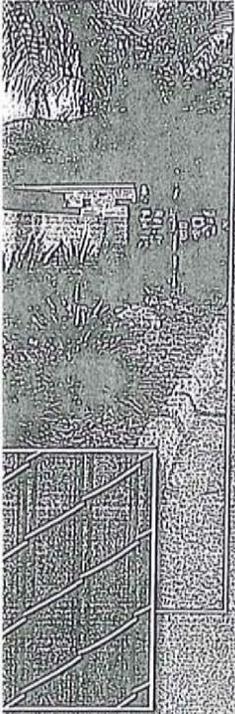
Chain Link Fence with Pre-woven Slats



PrivacyMaster® (near total privacy – 2" mesh)
PrivacyMaster® fence is distinguished by smaller mesh and the unique look of Winged Slats "pre-woven" into the mesh. Specially designed "wings" on Winged Slats provide a tight, snug fit in the chain link and offer approximately a 90 percent wind load and privacy factor (based on wire/mesh used stretch tension). This fence provides the finishing touch to any property.



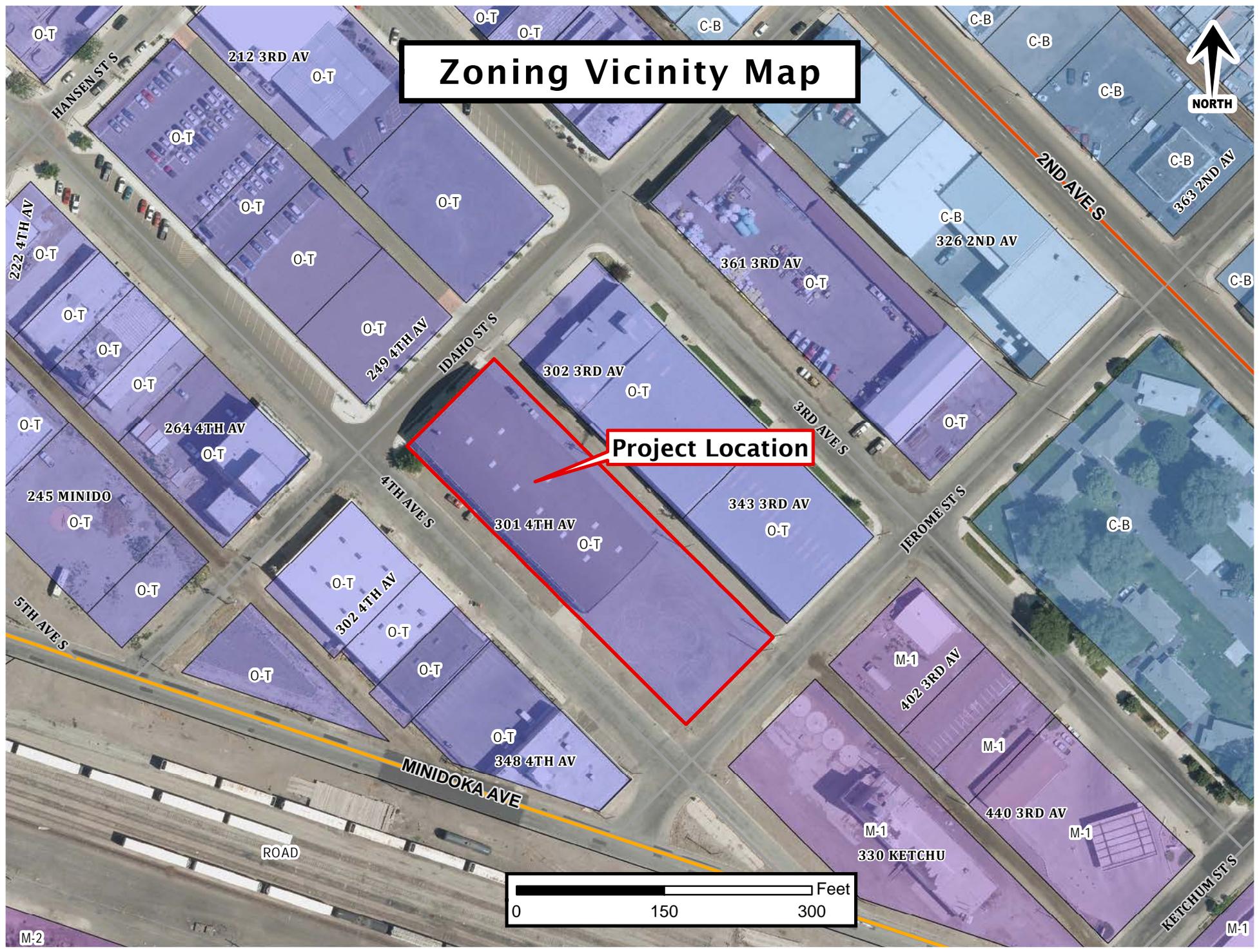
SlatLink® (semi-privacy – 2" mesh)
The central component of SlatLink® is the uniquely designed FeatherLock® slats. They are designed with a 10" self-locking section at the top of each slat that locks the slats tightly in position. Even though the bottom portion of the slat is thinner than the top, they still provide approximately 90 percent privacy (based on wire/mesh used stretch



Zoning Vicinity Map



Project Location



Site Map



Project location

249 4TH AV

IDAHO ST S

302 3RD AV

361 3RD AV

3RD AVES

Project location

343 3RD AV

301 4TH AV

4TH AVES

302 4TH AV

330 4TH AV

348 4TH AV

JEROME ST S

402 3RD AV

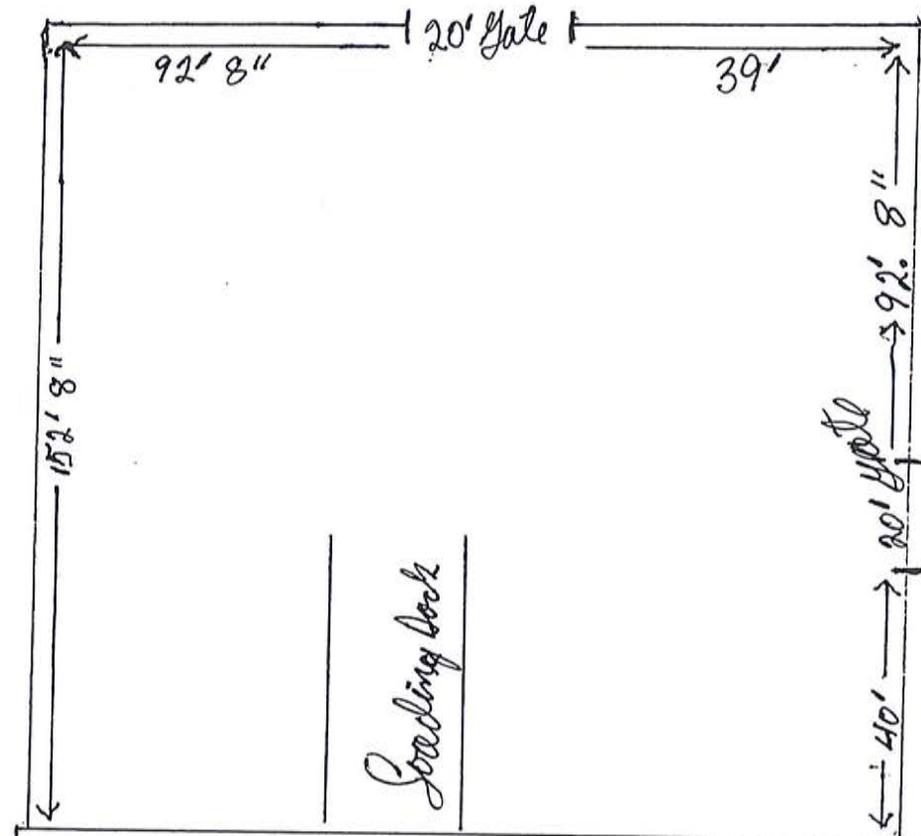
330 KETCHU

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.

Jerome Street



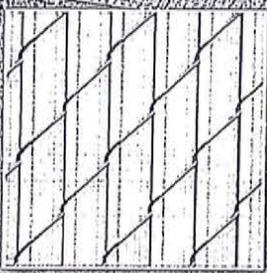
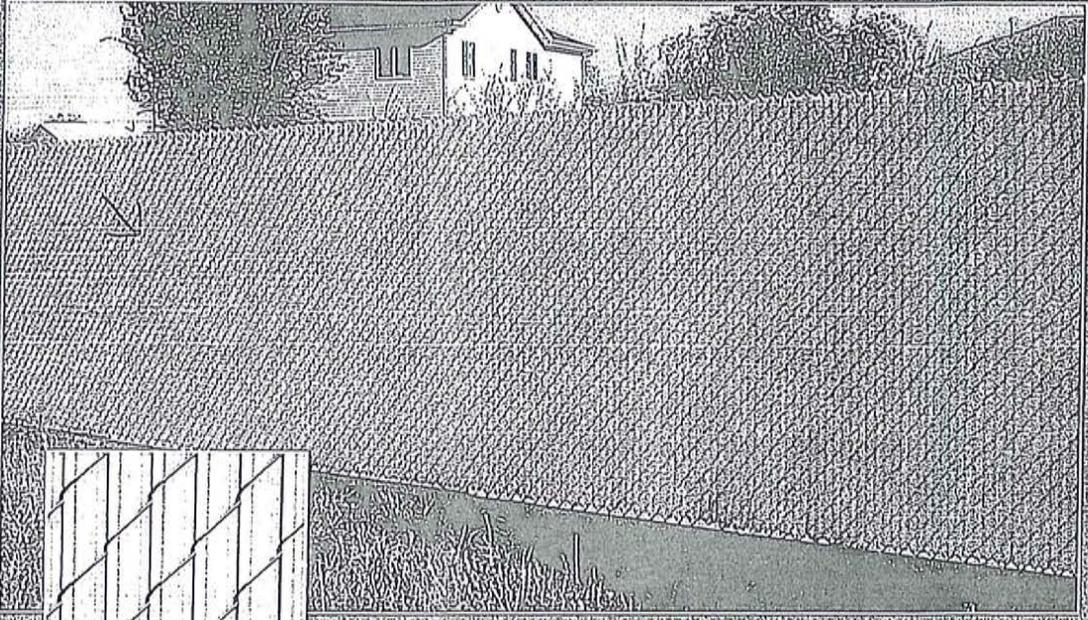
Treasure Valley Coffee Inc

25,000 sq ft

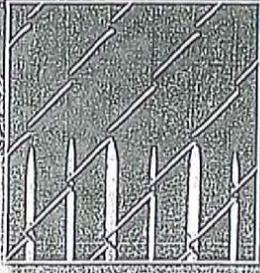
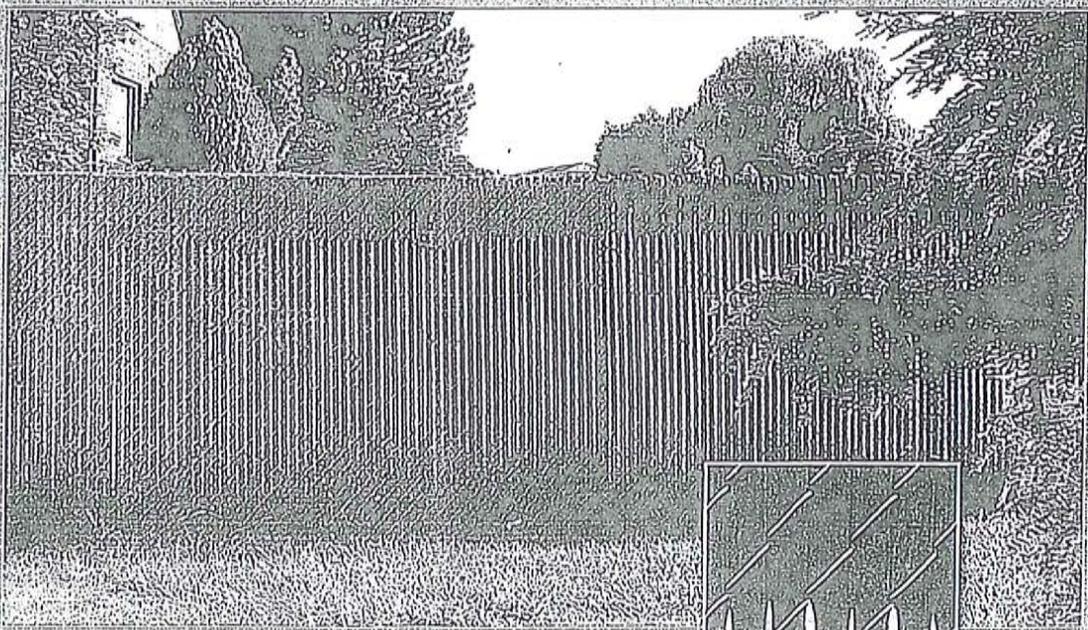
4th Ave. So



Chain Link Fence with Pre-woven Slats



PrivacyMaster® (near total privacy – 2" mesh)
PrivacyMaster® fence is distinguished by smaller mesh and the unique look of Winged Slats "pre-woven" into the mesh. Specially designed "wings" on Winged Slats provide a tight, snug fit in the chain link and offer approximately a 90 percent wind load and privacy factor (based on wire/mesh used stretch tension). This fence provides the finishing touch to any property.



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