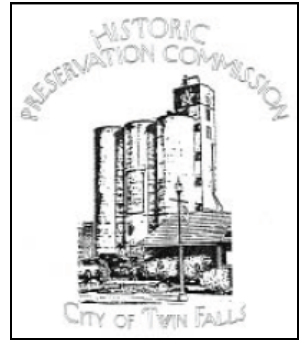




## **NOTICE OF AGENDA**

### **PUBLIC MEETING**

Twin Falls Historic Preservation Commission  
June 16, 2014 12:00 PM  
City Council Chambers  
305 3<sup>rd</sup> Avenue East Twin Falls, ID 83301



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#### **HISTORIC PRESERVATION COMMISSION MEMBERS**

Carrie Hall   Ryan Horsley   Debbie Lattin   **Vacant**   Wendy Rice   Nancy Taylor   Randall Watson  
**Vice-Chairman**   **Chairman**

**COUNCIL LIAISON:** Jim Munn, Jr.

**AFFILIATE VOLUNTEER ADVISOR:** Darrell Buffaloe

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- 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): **May 19, 2014**
- III. **CERTIFICATE OF APPROPRIATENESS:**
  - 1. Fisher's Technology, 242 2<sup>nd</sup> Ave S, Full renovation of exterior, interior, and parking lot.
  - 2. Soccer Time Twin Falls, 302 3<sup>rd</sup> Ave S, In-fill east overhead door with storefront, cover west overhead door with siding, match existing.
- IV. **OLD BUSINESS UPDATE:**
  - 1. Idaho Certified Local Government Grant 2014 (Education/Lincoln Lights)
  - 2. Idaho Heritage Trust Grant Program 2014 (Lincoln Lights)
  - 3. Western Days – Nancy
  - 4. Downtown Pride – Nancy
  - 5. Sound System for tours
- V. **NEW BUSINESS:**
  - 1. CSI partnership walking tour (Ashley Smith from CSI) – Nancy
  - 2. Summer Opportunities for Historic Preservation Commission – Nancy
  - 3. Idaho Archeology and Historic Preservation Month 2015 – Nancy Taylor
- VI. **INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMISSION**
- VII. **UPCOMING MEETINGS/SCHEDULE:** **MONDAY, July 21, 2014 at 12:00 PM**
- VIII. **ADJOURN MEETING:**

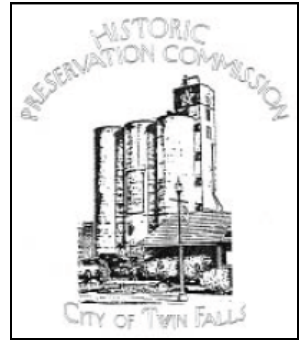
**Si desea esta información en español, llame Leila Sanches al (208) 735-7287**

**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.**



**MINUTES**  
**PUBLIC MEETING**

Twin Falls Historic Preservation Commission  
May 19, 2014 12:00 PM  
City Council Chambers  
305 3<sup>rd</sup> Avenue East Twin Falls, ID 83301



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**HISTORIC PRESERVATION COMMISSION MEMBERS**

Carrie Hall Ryan Horsley Debbie Lattin **Vacant** Wendy Rice Nancy Taylor Randall Watson  
**Vice-Chairman Chairman**

**COUNCIL LIAISON:** Jim Munn, Jr.

**CITY STAFF:** Carraway, Humble, Strickland, Weeks, Vitek

**AFFILIATE VOLUNTEER ADVISOR:** Darrell Buffaloe

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**MEMBER ATTENDANCE:** Horsley, Lattin, Rice, Taylor, Watson

**LIAISON/STAFF ATTENDANCE:** Munn, Strickland, Weeks

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**I. CALL MEETING TO ORDER:**

Chairman Watson called the meeting to order and confirmed a quorum.

**II. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s): **April 21, 2014**

**Motion:**

Commissioner Horsley made a motion to approve the consent calendar as presented.  
Commissioner Lattin seconded the motion.

**Unanimously Approved**

**III. CERTIFICATE OF APPROPRIATENESS: NONE**

**IV. OLD BUSINESS UPDATE:**

1. Idaho Certified Local Government Grant 2013 (Education/Lincoln Lights)
2. Idaho Heritage Trust Grant Program 2013 (Lincoln Lights)

Items 1 & 2 were addressed together:

- Planner I Weeks stated that she has confirmed that a bid process is not required for Lincoln Lights project. She asked that Commissioner Rice follow up with the different contractors to verify the final cost of the project and coordinate dates for getting the project started.
- Commissioner Watson recommended that Commissioner Rice see if the Electrical contractor would be willing to be the general contractor for the project.
- Planner I Weeks stated that she would also contact the City's Electrician to see if he would be willing to help with the coordination of the project also.
- Planner I Weeks stated the sooner we are able to get started on this project the better. The other item she thought the Commission should consider is the education for the downtown and park districts regarding the historic overlay proposal. Money has been set aside with the grant to do education to help move forward with the overlay districts and design guideline project. She asked the Commission to consider

## Historic Preservation Commission

### May 19, 2014 Minutes

setting up a booth at the Western Days Parade and the Downtown Pride Weekend event.

- Commissioner Taylor stated she would be willing to help with a booth at each of these events and would suggest that with the plans to move towards developing a historic overlay this would provide a good opportunity to educate people.
- Commissioner Watson said he would be willing to participate.
- Commissioner Horsley stated manning the booth the entire day would be kind of daunting, he would recommend that an email be sent out to the previous members of the Commission to see if they would be willing to volunteer for a few hours at a time to cover the booth. A few hours during the day should be fairly easy to schedule.
- Commissioner Taylor also suggested that a raffle be done at the booth possibly for a lunch at one of the downtown restaurants, or maybe hand out little key chains or something. She asked if the City had a banner that could be used to put on the front of the booth.

3. Historic Signs on Buildings-Nancy Taylor

4. QR Codes-Nancy Taylor

Items 3 & 4 were addressed together:

- Commissioner Taylor stated she has had some difficulty making contact with the Twin Falls Historic Group regarding their offer to provide a grant for historic signs. She asked that this item and the QR Codes be tabled until she has more information to report.

5. Idaho Archeology and Historic Preservation Month – Nancy Taylor

- Commissioner Taylor stated that she had a great time doing the tour that there was a good turnout; the only problem she came across was being able to speak loud enough for the group to hear. She recommended that the Commission see about getting an amplifier and microphone for the next event.
- Council Liaison Munn stated he noticed the same problem and that since the event he has spoken to City Manager Rothweiler about purchasing something that could be used to amplify the speaker at these events, he also said that he would like the Commission to see if they could find some prices for that type of equipment as well as the cost for a banner and he will work on finding a way to make them available.
- Commissioner Taylor stated she would be willing to figure out the banner prices and assist with possibly getting one of the local restaurants to donate a gift certificate for a raffle to draw people to the table when the Commission has a booth set up at events.
- Commissioner Horsley recommended that when planning for the events a schedule be sent out to the Commission as well as previous members to see if people will volunteer to cover the booth a couple hours at a time so that one or two people don't have to man the booth during the entire event.
- Planner I Weeks suggested that starting May 30<sup>th</sup> -June 1<sup>st</sup> there is going to be an event called Western Days Downtown that might provide a good opportunity for the Commissioners to get the word out and discuss plans for the historic overlay districts with the public.
- Commissioner Taylor thought this would be a wonderful opportunity and volunteered to assist in setting the booth up and getting the event organized.

**Historic Preservation Commission**

**May 19, 2014 Minutes**

- V. NEW BUSINESS: **NONE**
- VI. INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMISSION: **NONE**
- VII. UPCOMING MEETINGS/SCHEDULE: **June 16, 2014**
- VIII. ADJOURN MEETING:

Chairman Watson adjourned the meeting at 2:12 pm.



## HISTORICAL PRESERVATION COMMISSION STAFF REPORT

**DATE:** June 16, 2014, Historical Preservation Commission Meeting

**To:** Historical Preservation Chairman and Commission

**From:** Fisher's Technology, JT Jones, 242 2nd Avenue South

### Request

To consider appropriateness for full renovation of exterior, interior, and parking lot of the building located at 242 2<sup>nd</sup> Avenue South in the Twin Falls Historic Warehouse District.

### Background:

The building was constructed in 1935. This building was originally associated with the Self Manufacturing Company. The building is known as the Coca-Cola building. The building located at 242 2<sup>nd</sup> Avenue South is listed on the Historical Registry as a contributing property.

### Analysis:

The building is currently an empty warehouse, located in the Commercial Business zoning district with a Warehouse Historic overlay and a P-1 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.

The applicants plan to preserve the brick façade on all sides of the building. They will retain the parapet wall shape and preserve the cornice molding. They will retain the original shape of openings on all sides of the building. The proposed signage will be non-illuminated with appropriate lighting from above the sign.

The lot to the west will be paved for parking. There is landscaping proposed along the western boundary of the lot.

TSJTF, LLC, aka Fisher's Technology, is requesting approval for full renovation of exterior, interior and parking lot of the building located at 242 2<sup>nd</sup> Avenue South.

### Regulatory Impact:

Approval of this request will allow the applicants to proceed with applying for a building permit for full renovation of exterior, interior, and apply for a sign permit to install the proposed exterior signage on the north side of the building located at 242 2<sup>nd</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 the necessary sign permit if appropriate.

**Attachments:**

1. Certificate of Appropriateness Application
2. Narrative
3. Zoning-Vicinity/Aerial Map
4. Building Interior
5. Building Elevation (2)
6. National Historic Registry information
7. Site Photos (3)



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: 5/23/14

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

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Fisher's Technology (TSJTF LLC is entity for building)  
Mailing Address: 575 E 42<sup>nd</sup> St.  
City: Boise State: ID Zip: 83714  
Phone: (208) 947-3649 Cell Phone: (208) 860-6502 E-mail: jtjones@fisherstech.com  
Applicant Signature: [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):  
242 2<sup>nd</sup> Ave. S
2. Existing Zoning District: Twin Falls Townsite Block 119, Lots 9+10 Parcel: RPT0001119009AA
3. Project Land Area Size: 50' x 250'
4. Existing Building Size: 6,250
5. Proposed Building Alteration: Full renovation of exterior, interior + parking lot - see RFP and drawings attached
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
- RFP to the City of Twin Falls is attached. This details all of the information requested.

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

HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

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



## PROPOSAL FOR ACQUISITION

### 242 2<sup>ND</sup> Avenue South and adjacent parking lot- Block 119, Lots 9 & 10

#### Proposed use and ownership of the building

The intended use of the building will be to house the Twin Falls branch of Fisher's Technology. The ownership group will be an LLC consisting of the three principles of Fisher's Technology, Chris Taylor, Eric Strand and JT Jones. The legal entity entering into any agreements will be TSJTF LLC.

Fisher's Technology provides office technology solutions consisting of printing equipment (copiers, printers, fax machines, wide format printers, etc.); software solutions (document management software); IT Services and other related services. The building will be remodeled into office space consisting of a reception area, private offices, a showroom and conference area as well as a warehouse area for shipping and receiving equipment. See EXHIBIT A: *Conceptual Office layout*.

#### WHY DOWNTOWN?

In any community there are new areas of growth and highly visible locations, as well as chains and franchises that hold a consistent look from town to town. It isn't until you venture to the downtown area of a community that you see what makes that city special and unique. In other words, Downtown is the soul of a community. Since Fisher's is a destination business, we don't rely on high traffic counts and premium office space. This gives us an opportunity to find a location that has "character." The idea of repurposing this historic warehouse makes this proposal as much about improving the town we love as it is finding a new place to conduct business. We are excited about the energy flowing through downtown right now and want to do our part to amplify the ripple effect of positive change that is happening in the city's core.

- a. **Benefit to the taxpayers in the City of Twin Falls.** With \$250,000+ being invested in this project, the taxpayers of Twin Falls will benefit from the tax revenue of the improved space will generate. While this is the obvious benefit, it will raise the bar for the type of renovations that can be justified in this part of town. There are several other buildings in the area that could be repurposed or at least remodeled adding higher values and tax revenue.
- b. **Benefit to the property owners and property values in the City of Twin Falls.** Currently, 2<sup>nd</sup> Avenue South has several buildings that need updating. In addition to the subject property sitting vacant and run down, the neighboring property has several vacant suites and hasn't had any updating for decades. By filling up this one empty warehouse, it helps everyone trying to draw people to their businesses in the vicinity. What makes our proposal even more attractive is the "2<sup>nd</sup> Avenue Building" (250 2<sup>nd</sup> Avenue South) is being acquired and renovated as part of a master plan agreement between our group and another group of investors involved with Fisher's (Chad Bertoni and Jeff Blick). This not only brings an empty warehouse to life, but will also give the whole block a much



needed facelift. Adding to the aesthetics of the neighborhood as well as giving businesses a new reason to locate in this part of town benefits the whole community.

**Professional designer drawings of exterior; materials to be used, etc. Proposed changes to the exterior including signage will need to be approved by the City's Historic Preservation Commission.**

Our intent is to restore this building to its former glory. We are not trying to make it a modern building with new materials and design elements. Instead, we want to make it look like it did when it was new. The plan is to repoint the brick with new mortar, replace the windows that are now boarded up and identify the building(s) with signage consistent with the historic warehouse district guidelines. In addition plans are in the works for the neighboring property (250 2<sup>nd</sup> Ave) to be revamped to have a period look more consistent with the brick warehouse rather than the tile and stucco that dates it currently. While some stucco elements will be used in the renovation, it will be more of a classic, softer look, not a heavy trowel style that was specific to the 70's and 80's.

See EXHIBIT B: *Rendering for elevation concept.*

See EXHIBIT C: *Signage proposal from Lytle Signs.*

**Expected redevelopment of adjacent vacant lot.**

For the adjacent lot, we intend to grade and pave with asphalt. A concrete valley gutter (128' x 3' x 8" thick valley gutter with 2 continuous #4 rebar) will be installed in the center. On the far side of the lot, a planter area will be created (approx. 128' x 5'). Approximately 12" of top soil, irrigation and planting material will be added. Should the city require storm retention on the property, a dry well will be installed. Separate from our request on the building, we would like to ask for financial assistance from the URA to help with the cost of the dry well if required (est. \$8,230.00). This would be a potential infrastructure cost should the city require it, but a cost we wouldn't have in our budget otherwise. See EXHIBIT D: *Parking Lot Construction bid estimate.*

**Investment amount and Financing by developer.**

Our preliminary estimates are \$130,900 for interior improvements, \$11,000 for signage and \$41,240 for parking lot improvements (EXHIBIT D). In addition \$46,000 will be invested on restoring the exterior (including 250 2<sup>nd</sup> Ave S) to a preserved state. Glass will be reinstalled where currently boarded up, the brick will be repointed with mortar, and the garage door and store front area will be improved. The neighboring property at 250 2<sup>nd</sup> Ave. S will also get an estimated \$28,300 in interior improvements and is planned to serve as a month-to-month home to Fishers in three of the suites during construction, leaving an improved space to attract more new business to the area. This will have a significant impact on the overall revitalization of the entire block.

**Successful proposer will need to show evidence that financing for the project is in place.**

TSJTF LLC has financing arranged with Washington Trust Bank to renovate this project. See EXHIBIT E, *Bank Letter.*



**Number of employees at this site.**

Currently the Twin Falls Branch of Fisher's Technology consists of Chad Bertoni, Branch Manager; Jeff Blick, Account Manager; Courtney Shewmaker, Contract Administrator; Jared Karns, Lead Technician and Rex Bateman, Technician. At the new site, Fisher's will have room to expand and add another technician and Account Manager. The growth of additional technicians and account managers will continue as more equipment is placed in the field. In addition, the renovations being done at the neighboring property are sure to attract more tenants to the area. Currently that building only has half of its suites rented.

**Attraction of customers to the site.**

One thing that is unique about Fisher's is the events they host at their offices. Many times these events are lunch seminars while on a regular (roughly quarterly) basis, Fisher's hosts after hours events that usually consist of invited business guests and caterers. In the past, these events draw 75-100 people. With this space, the size of those events is likely to increase.

**Timeline of construction completion and occupancy of the property.**

TSJTF LLC is currently working with Creative Carpentry on this renovation. It would be our goal to finish this project within 6-9 months from issuance of building permit with a complete start to finish window of one year or less.

**Total proposed payment (and terms, if any) of Respondent's offer to purchase.**

Without paying anything for the building, it is anticipated that \$220,000-270,000 will be invested in building improvements and parking lot. It is our opinion that the community as a whole would benefit more from enhancements made to the building than any part of that same budget going to acquisition costs. At this price, it is right at the edge of feasibility for what the market can support, but it will need that much of an investment to become a building Fisher's and the neighborhood can be proud of. This will continue the positive trend of tired and neglected parts of downtown becoming bright spots of activity. We respectfully ask the agency to invest in that vision by selling TSJTF LLC the subject property and adjacent lot for \$1.00.

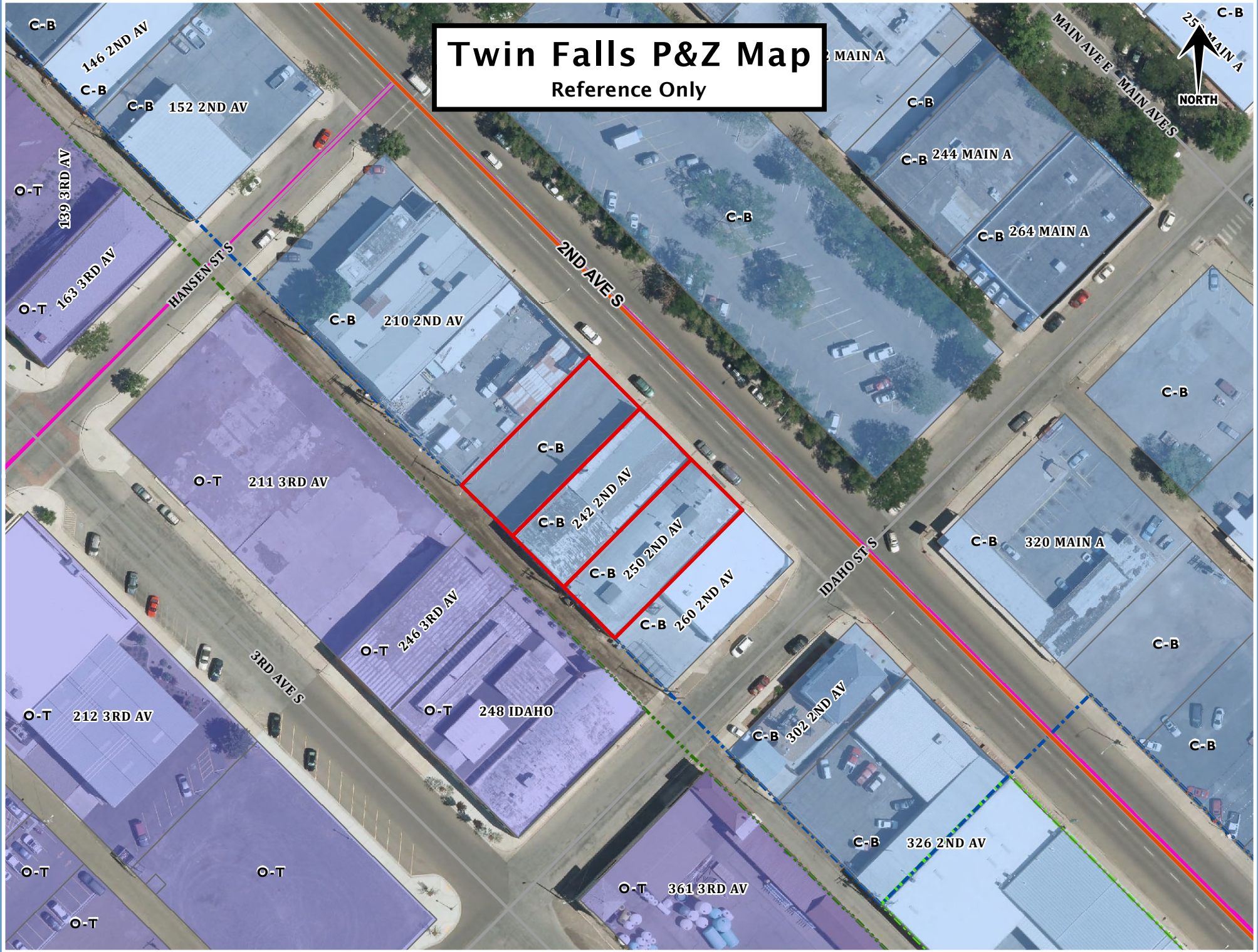
Signed,

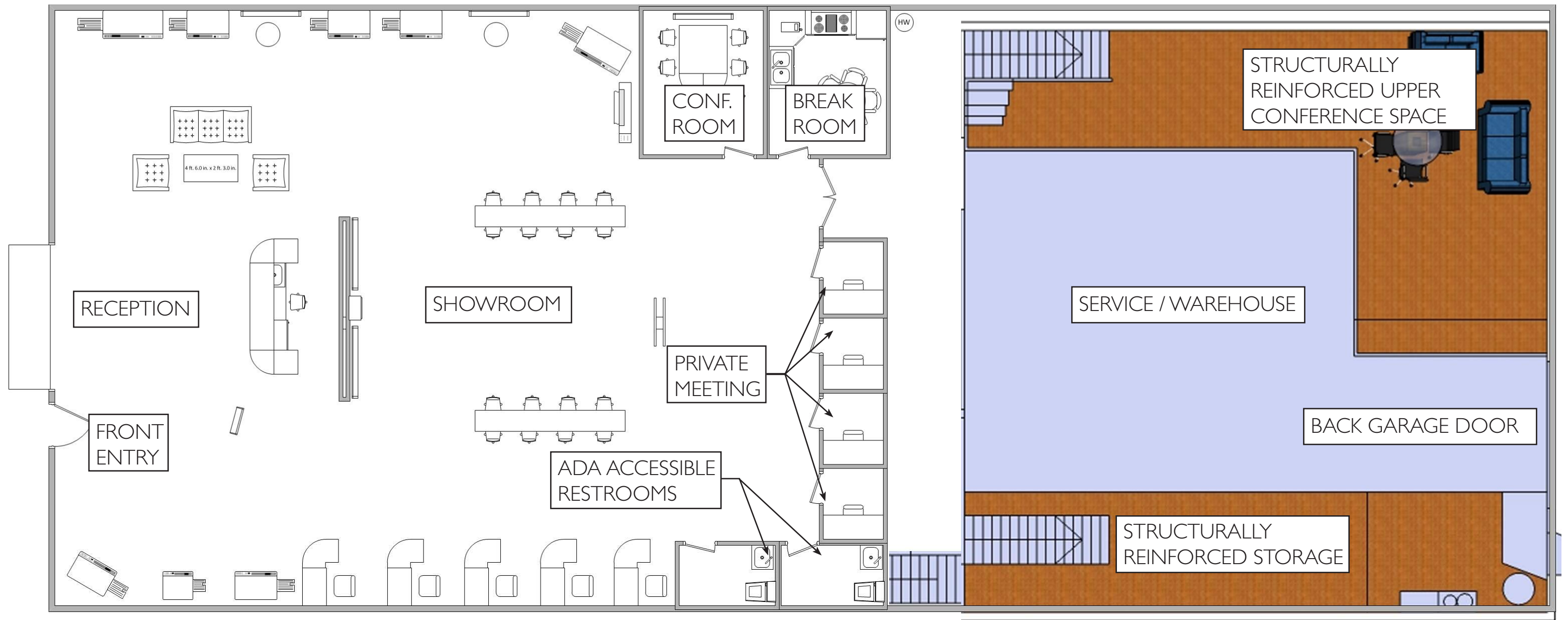
A handwritten signature in black ink, appearing to read "JT Jones", is written over a light blue circular stamp.

JT Jones, Member TSJTF LLC

# Twin Falls P&Z Map

Reference Only

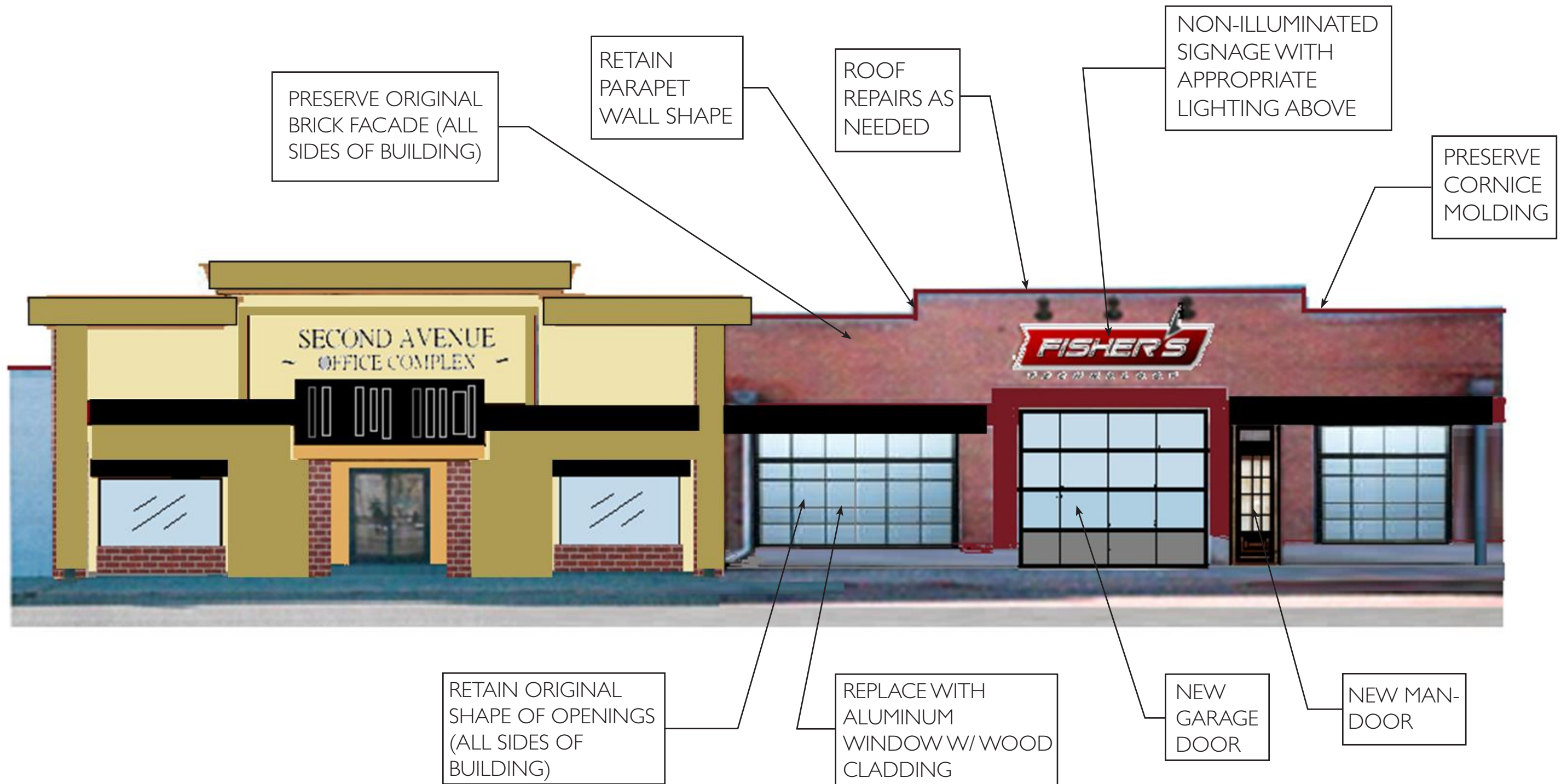




FISHERS TECHNOLOGY  
242 2ND AVE. SOUTH  
TWIN FALLS, ID 83301

## FIRST FLOOR PLAN

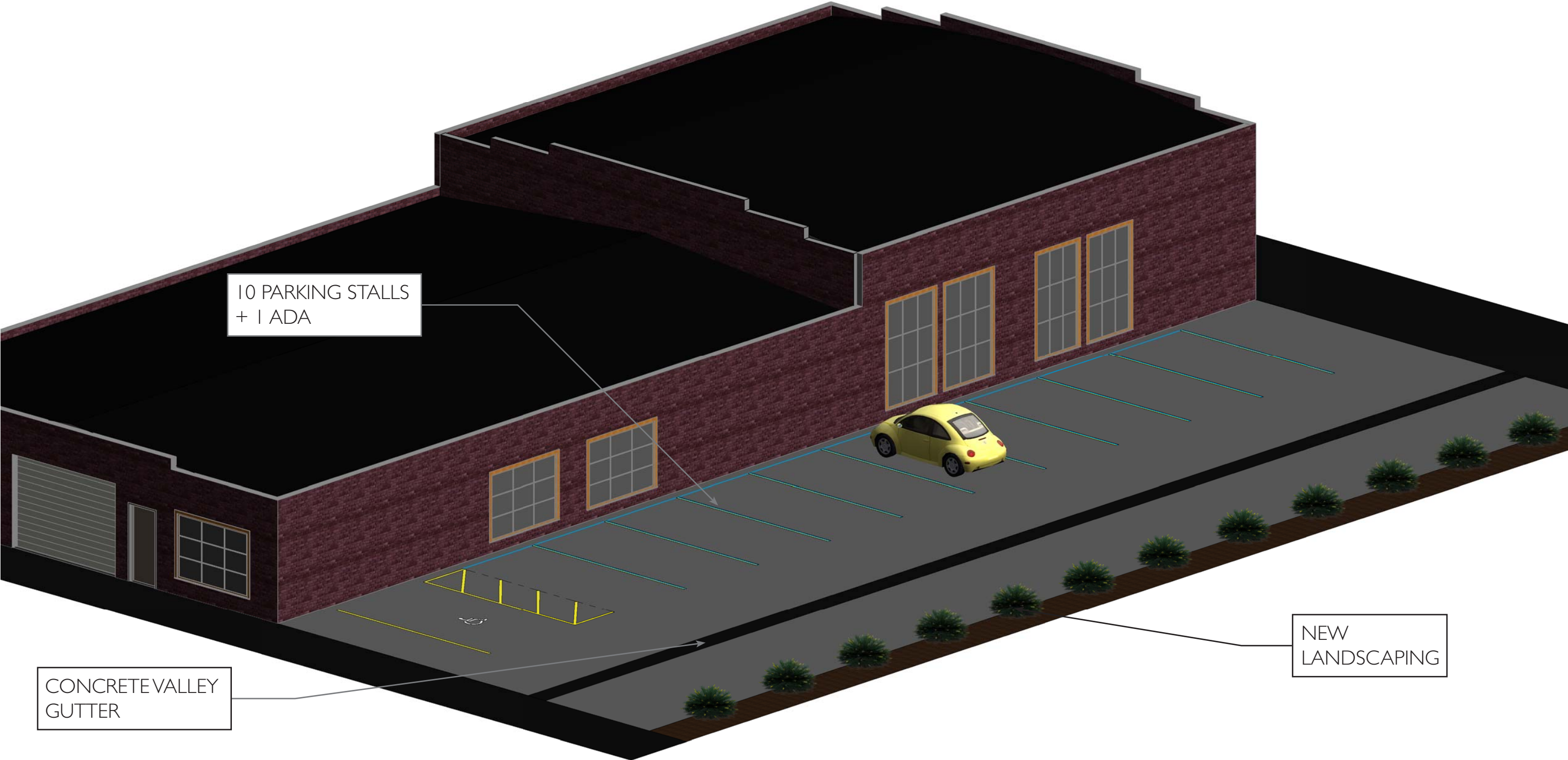




FISHERS TECHNOLOGY  
242 2ND AVE. SOUTH  
TWIN FALLS, ID 83301

## FRONT ELEVATION





10 PARKING STALLS  
+ 1 ADA

CONCRETE VALLEY  
GUTTER

NEW  
LANDSCAPING

FISHERS TECHNOLOGY  
242 2ND AVE. SOUTH  
TWIN FALLS, ID 83301

SITE PLAN



11. Davison's Signs 83-17923  
approx. 244 Second Avenue South  
non-contributing  
c. 1915

Abutting site 10, this building was constructed before 1944, but the historic materials have been disguised by non-historic stucco and brick.<sup>15</sup> The entrance is recessed and is protected by an awning; existing windows are not of the historic period. The stepped parapet and the three frame clerestory openings reveal that the building was constructed during the historic period.

This structure is historically associated with the Self Manufacturing Company, a machine tool business discussed under site 13.

12. Coca-Cola 83-17924  
242 Second Avenue South  
contributing  
c. 1935

This one-story, brick building is typical of several in the warehouse district that were constructed during the 1930s. In the left bay, an original metal sash window is extant as is the paneled garage door in the center. On the north elevation are two metal sash windows as well as a continuous concrete band that serves as a lintel. This structure adjoins another at the rear. This building has a garage with access to the alley and also has a stepped parapet wall. The brick appears to be older, and on the north side are three sets of two metal sash windows.

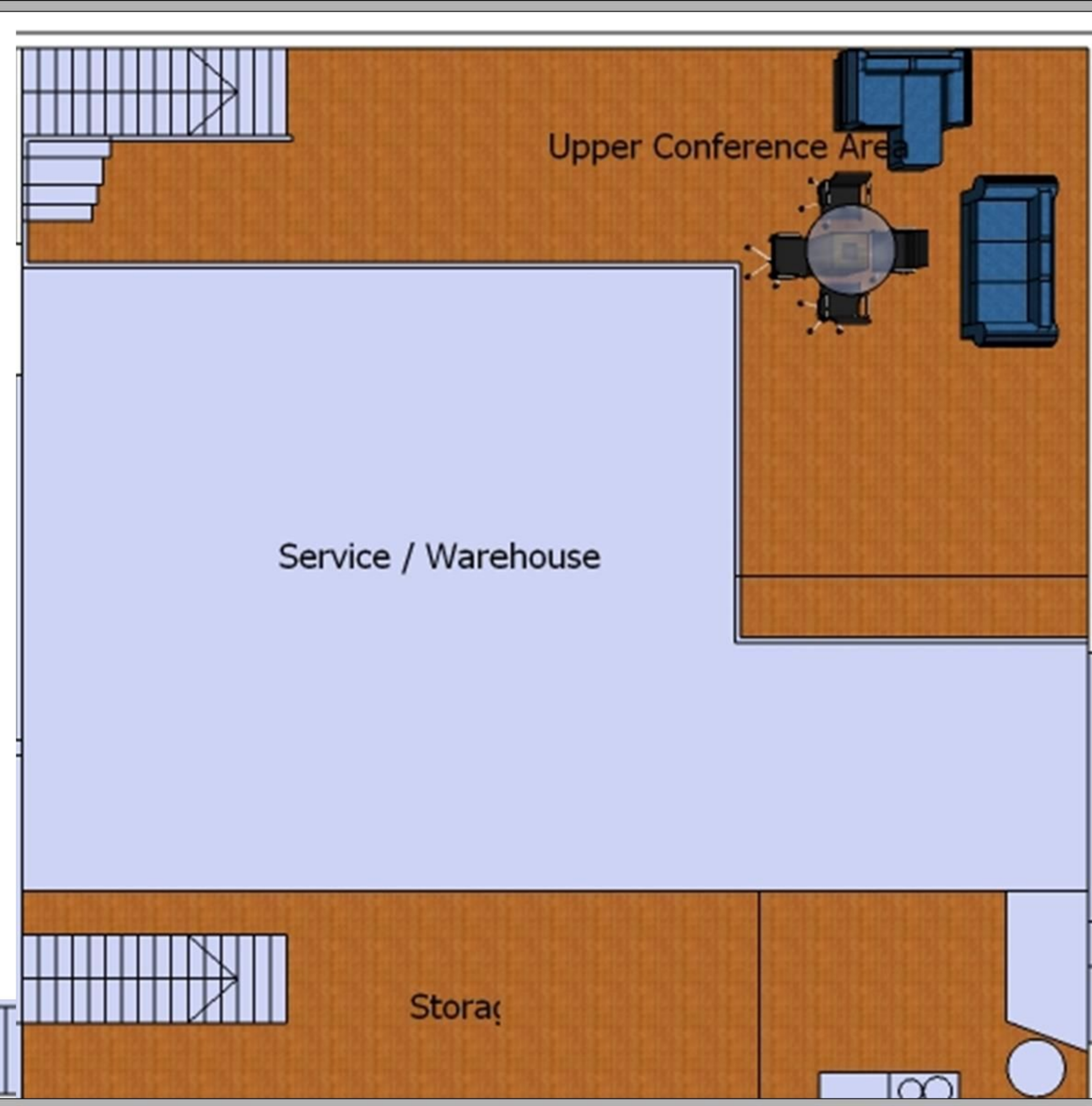
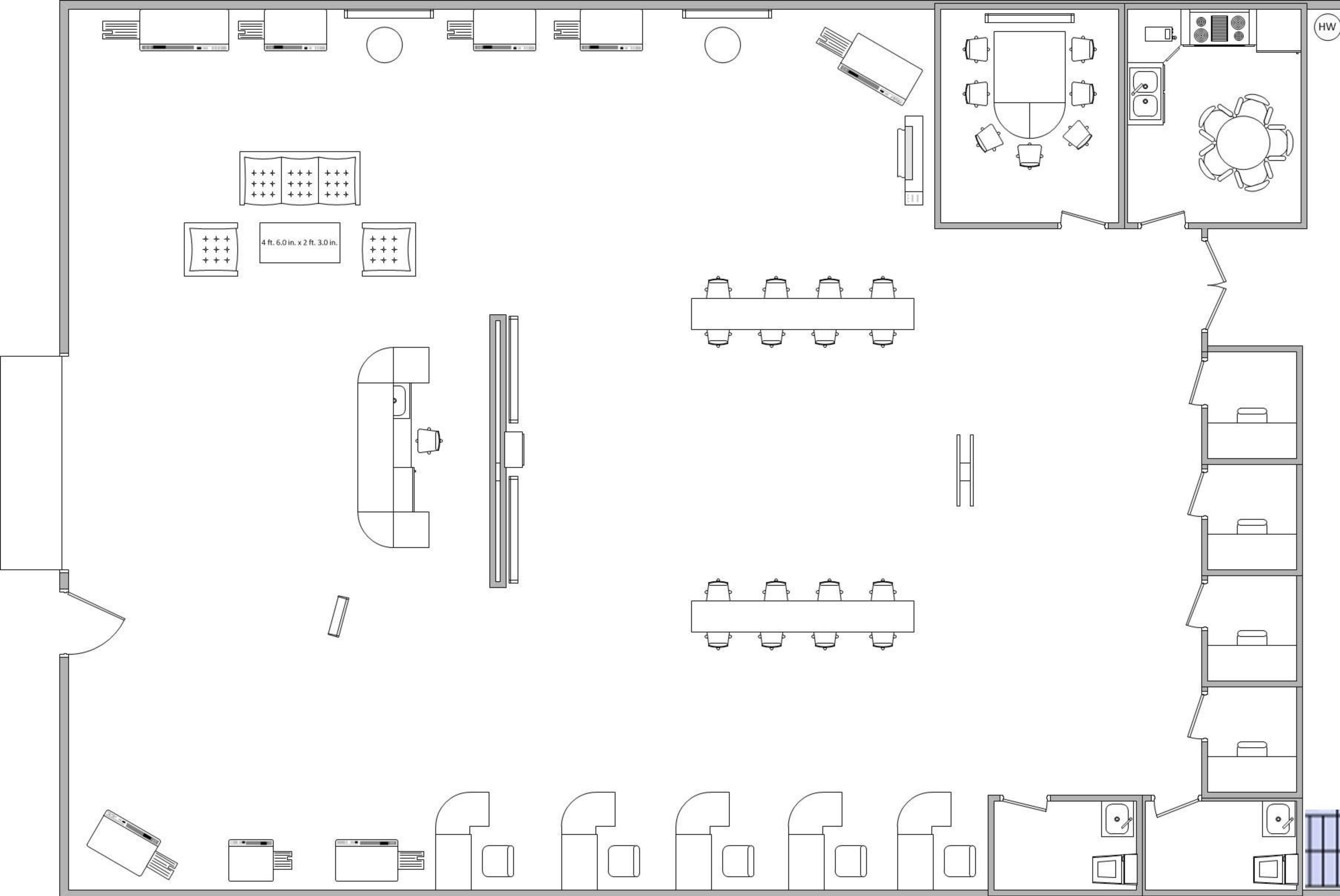
According to a local citizen, this building was originally associated with the Self Manufacturing Company, which is discussed more thoroughly under site 13. Coca Cola was first located in an existing building at 163 Third Avenue South.<sup>16</sup>



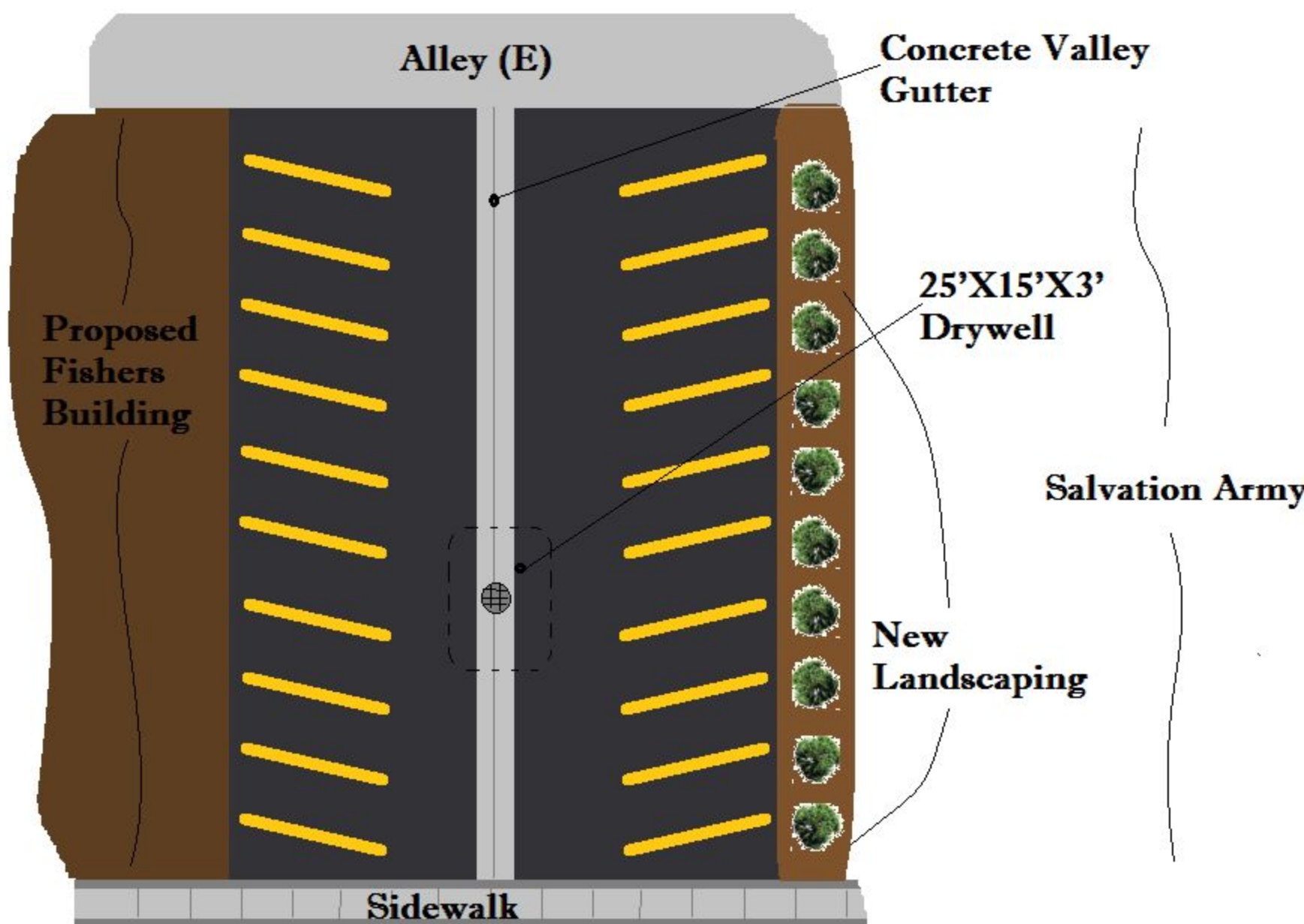
Frontage along 2<sup>nd</sup> Ave South













## HISTORICAL PRESERVATION COMMISSION STAFF REPORT

**DATE:** June 16, 2014, Historical Preservation Commission Meeting

**To:** Historical Preservation Chairman and Commission

**From:** Soccer Time Twin Falls, Chad Babcock, 302 3<sup>rd</sup> Avenue South

---

### Request

To consider appropriateness for filling in the north overhead door opening with a storefront and installing glass doors, covering the overhead door on the east and the door on the south side of the building with siding to match existing, and installation of proposed exterior signage on the north side of the building located at 302 3<sup>rd</sup> Avenue South in the Twin Falls Historic Warehouse District.

### Background:

It is unknown who constructed this building. The building was constructed in 1980. It is mentioned as the former site of the Sinclair and Fletcher oil companies. The building was occupied by Nazz Kart for several years. Currently it is partially occupied by Jump Time Twin Falls. The building located at 302 3<sup>rd</sup> Avenue South is listed on the Historical Registry as a non-contributing property.

### Analysis:

The building is currently functioning as an indoor recreation facility, Jump Time Twin Falls, 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.

Chad Babcock, Soccer Time Twin Falls, is requesting approval to fill in the north overhead door opening with a storefront with glass doors, cover the east overhead door and south man door with siding to match existing and install an exterior sign on the north side of the building located at 302 3<sup>rd</sup> Avenue South.

### Regulatory Impact:

Approval of this request will allow the applicants to proceed with applying for a building permit to fill in the north overhead door opening with a storefront and cover the east overhead door and south man door with siding to match existing and apply for a sign permit to install the proposed exterior signage on the north side of the building located at 302 3<sup>rd</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 the necessary sign permit if appropriate.

**Attachments:**

1. Certificate of Appropriateness Application
2. Narrative
3. Zoning-Vicinity/Aerial Site Map
4. Building Elevation
5. Sign Elevation
6. National Historic Registry information
7. Site Photos (3)



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: \_\_\_\_\_

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

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Chad Babcock  
Mailing Address: 1379 n Cloverdale Rd.  
City: Meridian State: ID Zip: 83713  
Phone: 373-0063 Cell Phone: 866-6137 E-mail: tumbletime59@msn.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):  
302 3rd Ave S, Twin falls ID 83301
2. Existing Zoning District: Ot, WHO
3. Project Land Area Size: 1.5 acre
4. Existing Building Size: 44,493 sf
5. Proposed Building Alteration: In fill east overhead door opening with storefront.  
Cover west overhead door with siding, match existing
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: \_\_\_\_\_



Date: June 4, 2014

Twin Falls Planning and Zoning Department  
324 Hansen St. E  
Twin Falls, ID 83303

RE: Exterior Modifications in an OT/ WHO district

Dear Twin Falls Planning and Zoning,

Per the current permit submittal for Soccer Time a certificate of appropriateness is required. I am providing this response to the requirements to make exterior modifications in a OT, WHO district and allow exterior modifications.

Modifications to the existing building consist of the following:

1. Remove an existing exterior overhead door on the east side of the building and then replace the door and in fill the opening with an aluminum storefront system. Provide flashing and trim to match storefront.
2. Remove an overhead door on the west and south side of the building and infill the overhead door with siding to match existing.

Should you have any questions please call, we look forward to your review of the attached application

Sincerely,

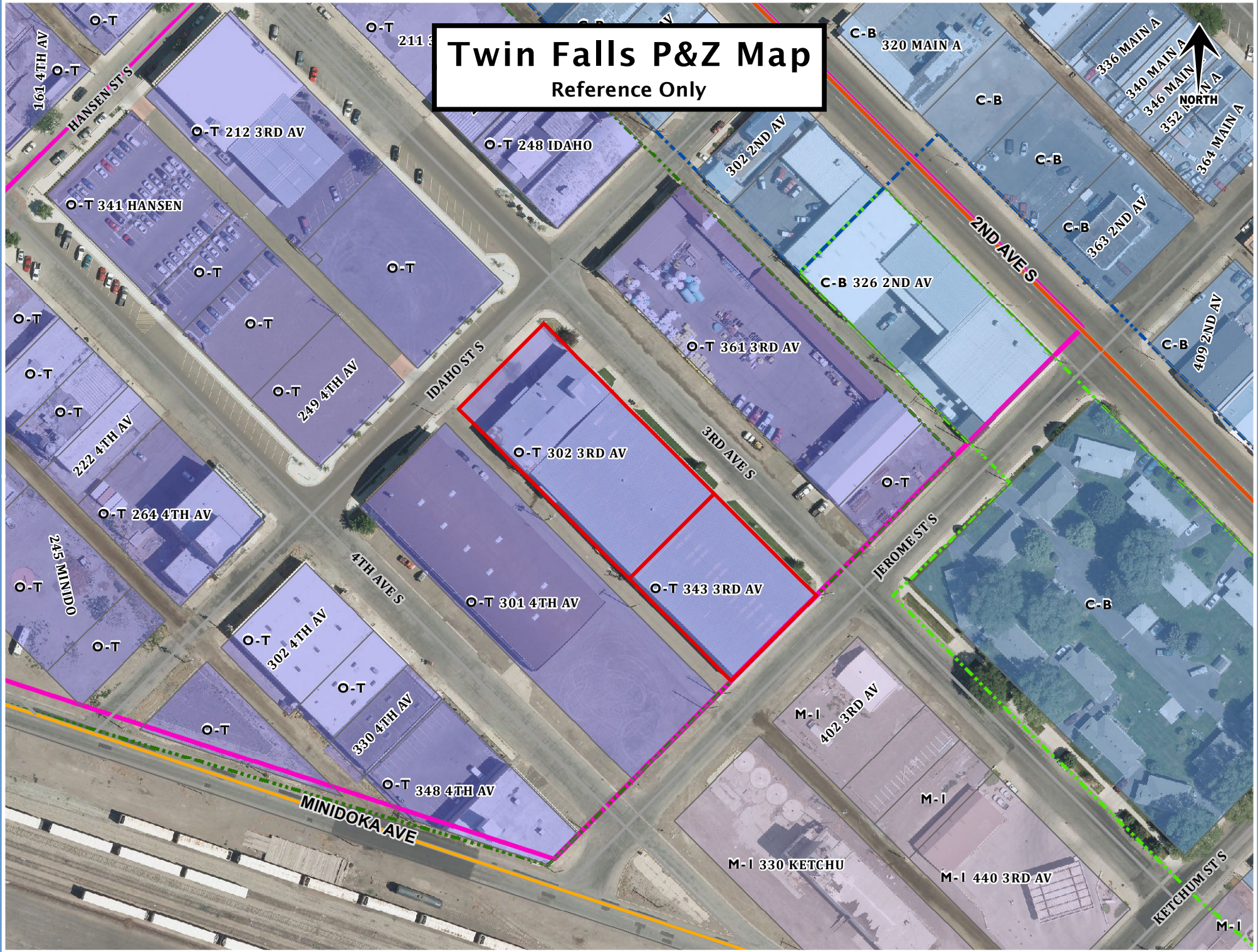
A handwritten signature in black ink, appearing to be 'Eric Anderson'.

Eric Anderson

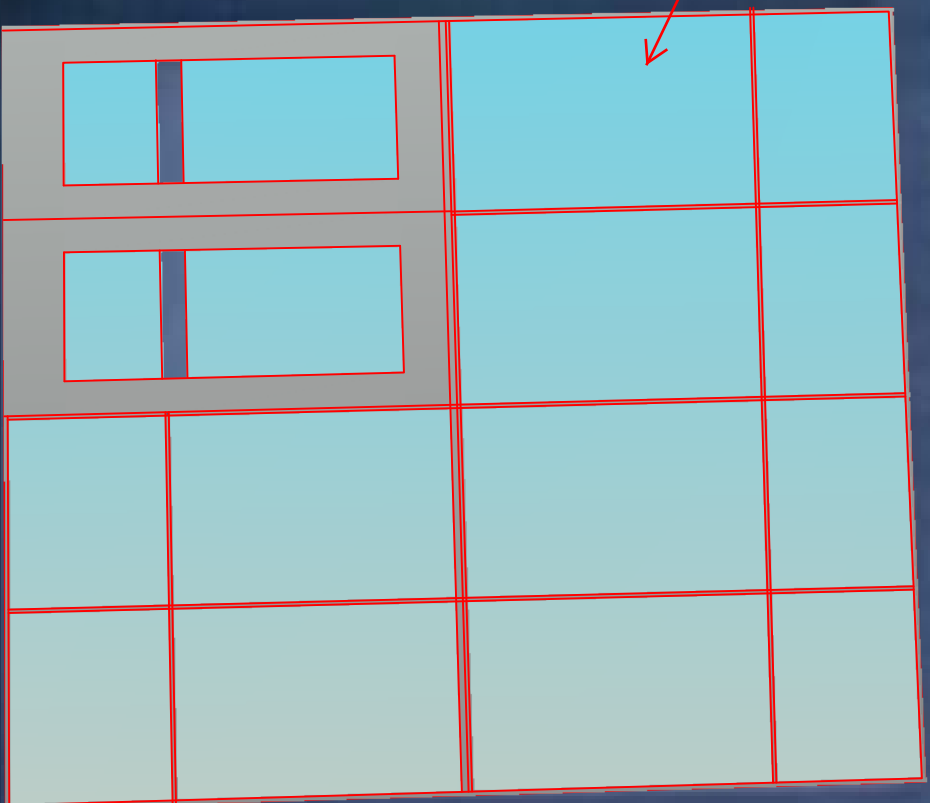
# Twin Falls P&Z Map

Reference Only

NORTH



INFIL EXISTING  
OVER HEAD  
DOOR OPENING  
WITH  
STOREFRONT  
SYSTEM TO  
MATCH  
ADJACENT JUMP  
TIME SPACE





8' x 4' Back lit illuminated aluminum

6. Warehouse

83-17918

approx. 302-314 Third Avenue South

non-contributing

c. 1980

This warehouse has two distinct sections, both with shallow-pitched, gabled roofs that are at right angles to each other. The structure has two stories, is sheathed with corrugated metal and takes up almost an entire half block. It was formerly the site of the Sinclair and Fletcher oil companies.<sup>10</sup>



Corner of Jerome Street  
and 3<sup>rd</sup> Ave South

06/11/2014 01:19 PM



Frontage along Jerome Street

06/11/2014 01:20 PM



Rear access along alley

06/11/2014 01:21 PM