



## Historic Preservation Commission

### Minutes 07-20-15

#### Draft Outline for Twin Falls Downtown and Twin Falls City Park Historic District Design Guidelines 7.17.15

##### Chapter 1: Introduction

- 1.1 Purpose and Use of the Guidelines
- 1.2 The Historic Design Review System and Basis for Authority
- 1.3 Definitions of Contributing, Non-Contributing Structures and Integrity

##### Chapter 2: History of Districts with General Guidelines

- 2.1 Twin Falls Downtown Historic District
- 2.2 Twin Falls City Park Historic District

##### Chapter 3: Design Guidelines for All Projects

- 3.1 Streetscapes
- 3.2 Site Furnishings
- 3.3 Outdoor Amenity Space
- 3.4 Exterior Lighting
- 3.5 Signage ????
- 3.6 Materials and Colors
- 3.7 Service Areas
- 3.8 Parking Areas

##### Chapter 4: Design Guidelines for Façade Improvements and Minor Additions

- 4.1 Façade Improvements
- 4.2 Minor Additions
- 4.3 Miscellaneous, Life Safety Improvements, Energy Generating Technologies

##### Chapter 5: Design Guidelines for Major Additions

- 5.1 New Additions to Existing 'Block-Form' Commercial Buildings
- 5.2 New Additions to Existing 'House-Form' Buildings
- 5.3 New Additions to Civic, Religious and Educational Structures

##### Chapter 6: Design Guidelines for New Construction

- 6.1 New Building Design in Historic Districts
- 6.2 Orientation and Lot Coverage
- 6.3 Height, Mass and Form
- 6.4 Height-Width Ratio
- 6.5 Proportion
- 6.6 Facades—alignment, rhythm, and spacing
- 6.7 Wall Materials
- 6.8 Doors, Windows, Storefronts and Entrances
- 6.9 Roofs, Parapets, and Cornices
- 6.10 Utilities, Energy Generating Technologies

##### Chapter 7: Accessory Structures

- 7.1 Accessory Structures

##### Chapter 8: Methods for Construction, Maintenance and Repair

- 8.1 Appropriate Methods for Window Replacement
- 8.2 Appropriate Methods for Replacement of Historic Elements
- 8.1 Appropriate Methods for Repairing and Maintaining Historic Materials
- 8.1 Appropriate Methods for Removing Paint

##### Chapter 9: Glossary

##### Chapter 10: Bibliography and Resources

## Historic Preservation Commission

### Minutes 07-20-15

#### Discussion Followed:

- Commissioner Taylor stated that she thought the outline looked great. She stated she really thinks the key to the success of this project is public buy in, and the feeling she got from the public was they didn't want the City telling them what to do with their property. She wanted to stress that this project is to help give direction and guidance to property owners when they are considering making changes to their building, it is not intended to be used to tell people what to do. She thinks that the guidelines should be exactly that a guide/reference for the Commission to use to determine appropriateness and for property owners to use as a tool.
- Commissioner Horsley stated the same thing the outline looks very thorough. He feels the same way the guidelines should not be strict, they should be a guide to help property owners make good decisions about changes they want to make to their property. The other concern he has heard from the public is needing resources to preserve the buildings, where funding is available, how to calculate cost and determine if the building can or cannot be salvaged. His experience with the old Reds Trading Post building was that everyone wanted to save it, but after a lot of studies and reviews it was determined the building could not be saved. The guidelines need to allow the Commission to review items on a case by case basis and assist the group in making decisions about the buildings. The buildings that are part of these two districts are in not always able to be repaired, the owners don't make enough money on their rent to invest in a lot of changes, so the guidelines need to keep that in mind and be flexible.
- Commissioner Kemp stated that she sees the potential for change in the downtown area. She left this area and has come back and seen lots of good changes. She wants the guidelines to not only preserve but also allow for some changes that help revive or maintain the character of Twin Falls. The downtown area is where Twin Falls became a town and that needs to be preserved.
- Commissioner Watson stated that he would like to see more flow charts in the book like the Warehouse District Book that explains the process step by step. If the process is clear and people can follow the flow chart it will make it easier for them to get through the process.
- Commissioner Horsley recommended that there be some kind of ready team that would be available to assist these types of properties through the process, having someone that can help them understand and guide them would help.
- Commissioner Taylor stated that she has also seen other places have a team that is made up of some professionals that have volunteered their services. She thinks this community could do something similar to that as well.

#### 2. Public Education Opportunities – Kelly Weeks

- Planner I Weeks stated that this project will not be a success if the Commission does not do some public education. There are several events coming up that could be used as a place to get the word out. It would be nice if a flow chart of the process could be presented. The Brewfest is coming up soon in the park and every Wednesday night there are bands that play downtown, it was suggested that this might be a good place to reach out to the public without planning a Commission driven event.
- Commissioner Taylor stated that she agreed the more opportunities we take to educate and talk to the public the better the project will go. She asked that the Commission think about events and groups that could be educated about this process and send their ideas to Kelly Weeks.

**Historic Preservation Commission**

**Minutes 07-20-15**

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

VII. UPCOMING MEETINGS/SCHEDULE: [Monday, August 17, 2015 at 12:00 PM](#)

VIII. ADJOURN MEETING:

Chairperson Taylor adjourned the meeting at 1:00pm.

Lisa A Strickland  
Administrative Assistant  
Planning & Zoning Department