

COUNCIL MEMBERS

Suzanne Hawkins Vice Mayor	Nikki Boyd	Shawn Barigar Mayor	Chris Talkington	Gregory Lanting	Don Hall	Ruth Pierce
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AGENDA
Meeting of the Twin Falls City Council
Monday, November 28, 2016
City Council Chambers
305 Third Avenue East
Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
 CALL MEETING TO ORDER
 CONFIRMATION OF QUORUM
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
 PROCLAMATIONS:
 GENERAL PUBLIC INPUT

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u> 1. Request to approve the Accounts Payable for November 22 - 28, 2016. 2. Request to approve the November 21, 2016, City Council Minutes.	Action Action	Sharon Bryan Sharon Bryan
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Presentation - Mayors' School Walking Challenge. 2. Presentation of the Peace Officer Standards and Training Executive Certificate, the highest certificate awarded to peace officers in the State of Idaho, to Chief Craig S. Kingsbury of the Twin Falls Police Department. 3. Presentation from Vera C. O'Leary Middle School students on city ordinance for animal abuse and corresponding fines. 4. Request to approve the Design Guidelines for Twin Falls Downtown Historic District and Twin Falls City Park Historic District as a reference document and recommendation from City Council to amend the City Code to codify the Design Guidelines. 5. Request to review and approve contract terms for PSI 10-year period beginning October 1, 2016, with terms to become effective on that date. 6. Request to authorize city staff to move forward with re-funding the 2009 bond issuance. 7. Consideration of a request by Starr Corporation, to present a proposed Guaranteed Maximum Price (GMP) for the City Hall Project. 8. City Council discussion of the applicants seeking appointment for Twin Falls City Council seat 9. Public input and/or items from the City Manager and City Council.	Presentation Presentation Presentation Action Action Action Action Discussion	Mayor Shawn Barigar and Courtney Frost Victor McCraw, Division Administrator, Peace Officer Standards and Training Vera C. O'Leary Middle School Students Kelly Weeks and Nancy Taylor Bill Baxter Lorie Race, CFO Mitchel Humble City Council
III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> NONE		
V. <u>ADJOURNMENT:</u>		

6:00 P.M.

Any person(s) needing special accommodations to participate in the above noticed meeting could contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208)735-7287.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - a. wait to be recognized by the mayor
 - b. approach the microphone/podium
 - c. state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and
 - d. proceed with their input.
2. The Mayor may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council shall wait to be recognized by the Mayor, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the City Clerk. The City Clerk shall make an audio recording of the Public Hearing.
3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor.
4. A City Staff Report shall summarize the application and history of the request.
 - The City Council may ask questions of staff or the applicant pertaining to the request.
5. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor may limit public testimony to no less than two (2) minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the mayor. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.
7. The Mayor shall close the Public Hearing. The City Council shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor.

COUNCIL MEMBERS

Suzanne Hawkins	Nikki Boyd	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Ruth Pierce
Vice Mayor		Mayor				



MINUTES
Meeting of the Twin Falls City Council
Monday, November 21, 2016
City Council Chambers
305 Third Avenue East
Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
 CALL MEETING TO ORDER
 CONFIRMATION OF QUORUM
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
 PROCLAMATIONS: **Small Business Saturday**
 GENERAL PUBLIC INPUT

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u>		
1. Request to approve the Accounts Payable for November 15 - 21, 2016.	Action	Sharon Bryan
2. Request to approve the November 14, 2016, City Council Minutes.	Action	Sharon Bryan
3. Request to approve Curb-Gutter & Driveway Approach Improvement Deferral Agreement – 3204 Kimberly Road for Buttars Family Limited Partnership.	Action	Troy Vitek
4. Request to approve a Curb-Gutter-Sidewalk & Driveway Approach Improvement Deferral Agreement – 193 Eastland Drive for Bruce D. Bland and Genevieve P. Bland.	Action	Troy Vitek
5. Request to accept right of way located on Fieldstream Way and Cheney Dr. W. as part of the development of Fieldstone Professional Subdivision.	Action	Troy Vitek
6.		
II. <u>ITEMS FOR CONSIDERATION:</u>		
1. Request to place a flag pole at the new City Hall location; and, to place the American Flag, the State Flag, and P.O.W. Flag at the following locations: New City Hall, Police Station, Fire Station, and Airport.	Presentation/ Action	Tami Billman Cliff Lockhart
2. Update on the Main Avenue Alleyway Construction from Shoshone to Idaho.	Update	Gary M. Haderlie, P.E. J-U-B Engineers, Inc.
3. Request to open the Concession Agreement with Steva LLC for operation and management of the golf course.	Action	Wendy Davis
4. Request to reduce the speed limit on Hankins Road between Falls Avenue East and Addison Avenue East.	Action	Jacqueline D Fields
5. Request to approve the purchase of a 2017 Ford F-250 purchased from the State for a new Command Vehicle and all accessories included at the total purchase price of \$52,641.00.	Action	Tim Soule
6. Public input and/or items from the City Manager and City Council.		
III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u>		
6:00 P.M.		
IV. <u>PUBLIC HEARINGS:</u> NONE		
V. <u>ADJOURNMENT:</u>		

Any person(s) needing special accommodations to participate in the above noticed meeting could contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208)735-7287.

Present: Shawn Barigar, Nikki Boyd, Greg Lanting, Ruth Pierce
 Absent: Suzanne Hawkins, Chris Talkington, Don Hall

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Manager Brian Pike, City Engineer Jackie Fields, Parks and Recreation Director Wendy Davis, Fire Chief Tim Soule, Deputy City Clerk Sharon Bryan

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Barigar called the meeting to order at 5:00 P.M. He then invited all present, who wished, to recite the pledge of Allegiance to the Flag.

CONFIRMATION OF QUORUM

A quorum is present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA – None

PROCLAMATIONS: Small Business Saturday

Mayor Barigar read proclamation and presented to Robin Stanhope, Twin Falls Chamber Ambassador.

Robin Stanhope, Twin Falls Chamber Ambassador thanked City Council.

GENERAL PUBLIC INPUT

Katie Breckenridge and Rob Struthers Canyon Ridge Road Committee explained why she resigned off the committee.

City Council thanked Katie and Rob for everything that they have done for our Community.

I. CONSENT CALENDAR

1. Request to approve the Accounts Payable for November 15 - 21, 2016.
2. Request to approve the November 14, 2016, City Council Minutes.
3. Request to approve Curb-Gutter & Driveway Approach Improvement Deferral Agreement – 3204 Kimberly Road for Buttars Family Limited Partnership.
4. Request to approve a Curb-Gutter-Sidewalk & Driveway Approach Improvement Deferral Agreement – 193 Eastland Drive for Bruce D. Bland and Genevieve P. Bland.
5. Request to accept right of way located on Fieldstream Way and Cheney Dr. W. as part of the development of Fieldstone Professional Subdivision.

MOTION:

Councilmember Lanting moved to approve the Consent Calendar as presented. The motion was seconded by Councilmember Pierce. Roll call vote showed all members present voted in favor of the motion. Approved 4 to 0

II. ITEMS FOR CONSIDERATION:

1. Request to place a flag pole at the new City Hall location; and, to place the American Flag, the State Flag, and P.O.W. Flag at the following locations: New City Hall, Police Station, Fire Station, and Airport.

Tami Billman and Cliff Lockhart asked to place a flag pole at the new City Hall location; and, to place the American Flag, the State Flag, and P.O.W. Flag at the following locations: New City Hall, Police Station, Fire Station, and Airport.

City Council discussion ensued on the following:

Include a County Flag.

Is there plans for flags at the New City Hall.

Mayor Barigar clarified that what they are asking for is to have the POW flags place on the existing flag poles and on the flag poles for the new City Hall Building.

2. Update on the Main Avenue Alleyway Construction from Shoshone to Idaho.

Ivan McCracken, JUB Engineers, Inc. gave an update on the Main Avenue Alleyway Construction project.

3. Request to open the Concession Agreement with Steva LLC for operation and management of the golf course.

Parks and Recreation Director Davis gave staff report.

City Council discussion ensued on the following:

Retain greens keeper salary and benefits.

Good agreement.

Important to keep a good relationship with Steve Meyerhoffer.

MOTION:

Councilmember Boyd moved to approve the request to open the Concession Agreement with Steva LLC for operation and management of the golf course. The motion was seconded by Councilmember Pierce. Roll call vote showed all members present voted in favor of the motion. Approved 4 to 0

4. Request to reduce the speed limit on Hankins Road between Falls and Filer Avenue East.

City Engineer Fields apologized and said there was an error on the agenda item. It should be Hankins Road between Falls and Filer Avenue East.

City Engineer Fields gave staff report.

City Council discussion ensued on the following:

Speed study for just the Hankins Road between Falls and Filer Avenue East.

Streamline road to 35 miles per hour.

Dan Brizee, 3285 Highlawn Drive, concerned with the section of Hankins south of Falls speed limit. He said City Council is headed in the right direction. Would like to see the north end of Hankins speed limit lowered.

Tyler Rands, 3270 Longbow Drive, concerned with the speed limit change. He does not see a safety issue with the speed limit as is. Would like a school zone speed limit during school hours. He thanked City for the installation of stop signs. He also would like the signal on Stadium checked.

Ken Weismore, 2451 Ironwood Avenue, spoke in favor of the speed limit change.

Council discussion ensued

4 way stop working well

Nice comments made regarding the art on 5 points.

MOTION:

Councilmember Pierce moved to accept the Traffic Safety Committees recommendation to reduce the speed limit from 45 to 35 on Hankins Road between Falls to Filer Avenue East and give to the Twin Falls Highway District for their consideration. The motion was seconded by Councilmember Boyd. Roll call vote showed all members present voted in favor of the motion. Approved 4 to 0

MOTION:

Councilmember Lanting moved to amend the motion to have Staff and Twin Falls Highway District do a speed study to see if speed limit needs to be reduced from Filer Ave East to Addison on Hankins Road. The motion was seconded by Councilmember Pierce. Roll call vote showed all members present voted in favor of the motion. Approved 4 to 0

5. Request to approve the purchase of a 2017 Ford F-250 purchased from the State for a new Command Vehicle and all accessories included at the total purchase price of \$29,766.00

Fire Chief Soule gave staff report.

MOTION:

Councilmember Lanting moved to approve the request to approve the purchase of a 2017 Ford F-250 purchased from the State for a new Command Vehicle and all accessories included at the total purchase price of \$29,766.00. The motion was seconded by Councilmember Pierce. Roll call vote showed all members present voted in favor of the motion. Approved 4 to 0

6. Public input and/or items from the City Manager and City Council.

City Manager Rothweiler said City Hall and non-public safety emergency personnel will be closed Thursday and Friday for the Thanksgiving Holiday.

Mayor Barigar said that at next week City Council meeting a will discuss on the appointment to fill Don Hall's seat and then the follow week he will make the announcement of who that will be.

Councilmember Pierce reminded Council that Wellness Tree will be unveiling Gary Stone's art piece tonight.

Councilmember Boyd Encouraged Citizens to Recycle.

Councilmember Pierce said you can drop off plastic bags at City Hall and Parks and Recreation Department.

III. ADVISORY BOARD REPORT/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS: NONE

V. ADJOURNMENT:

Meeting adjourned at 5:58 PM

Sharon Bryan, Deputy City Clerk

http://twinfalls.granicus.com/MediaPlayer.php?view_id=2&clip_id=605



Date: Monday, November 28, 2016, Council Meeting

To: Honorable Mayor and City Council

From: Victor McCraw, Division Administrator,
Peace Officer Standards and Training

Request:

Presentation of the Peace Officer Standards and Training Executive Certificate, the highest certificate awarded to peace officers in the State of Idaho, to Chief Craig S. Kingsbury of the Twin Falls Police Department

Time Estimate:

Approximately ten minutes are needed for the presentation.

Background:

Chief Craig Kingsbury holds the Idaho Peace Officer Standards and Training (POST) Basic, Intermediate, Advanced, and Management certifications. He graduated from Northwestern University Center for Public Safety School of Police Staff and Command in September 2005 and attended the West Yellowstone FBI Command School in June 2005.

Chief Kingsbury has applied and met the criteria for the Executive Certificate, which is published under the Idaho Administrative Procedures Act (IDAPA) 11.11.01 Executive Certificate:

- “01. Requirements. For purposes herein, the term “executive position” means the head of an agency and shall be the chief of police, sheriff, director, or chief executive officer. A candidate for the Executive Certificate shall:
- a. Possess the Advanced Peace Officer Certificate or Management Certificate from Idaho or another state which has such certification meeting or exceeding Idaho standards. (4-7-11)
 - b. Have satisfactorily completed one hundred (100) hours of POST-certified executive-level training, of which fifty (50) hours shall have been completed within three (3) years prior to submitting an application for the Executive Certificate. (4-2-03)
 - c. Be presently appointed to an executive position, and shall have served satisfactorily in that position for a period of three (3) years. (4-2-03)”

Approval Process:

N/A

Budget Impact:

None

Agenda Item for November 28, 2016
From Division Administrator Victor McCraw
Page Two

Regulatory Impact:

None

Conclusion:

Division Administrator Victor McCraw would like to present Chief Kingsbury with the Executive Certificate before the City Council.

Attachments:

None

aed



Date: Monday, November 28, 2016
To: Honorable Mayor and City Council
From: Kelly Weeks, Planner 1

Request:

Consideration of request to approve the Design Guidelines for Twin Falls Downtown Historic District and Twin Falls City Park Historic District as a reference document and recommendation from City Council to amend the City Code to codify the Design Guidelines.

Time Estimate:

Approximately ten (10) minutes are needed to present the request and any additional time needed to answer any questions the Council may have.

Background:

In FY 2014 the Historic Preservation Commission (HPC) started working on the Design Guidelines for the Twin Falls Downtown Historic District and the Twin Falls City Park Historic District. We received a Certified Local Government (CLG) Grant to begin the process. The HPC asked for an extension of the 2014 grant for one year. In FY 2015 the HPC received another CLG Grant to complete the design guidelines.

The HPC invited the property owners and business owners in the Twin Falls Downtown Historic District and Twin Falls City Park Historic District to a public meeting to get involved in the creation of the design guidelines. We displayed the Draft Design Guidelines at three City Fairs and received mostly positive feedback.

The HPC hosted an open house at the Historic Ballroom on October 26, 2016 to present the finished Design Guidelines. We mailed invitations to the property owners in the Twin Falls Downtown Historic District and the Twin Falls City Park Historic District. We delivered invitations by hand to the business owners in these districts. The feedback from the open house was positive.

Approval:

In November of 2015 The HPC made a motion to recommend to the City Council that the Historic Design Guidelines for the Downtown Historic District and the City Park Historic District be approved. The HPC decided they would like to take the Guidelines to the property owners for comment before they approached the Council. The HPC would now like the City Council to consider approving the Design Guidelines. They would also like the City Council's recommendation on codifying the Design Guidelines as a reference document for Certificates of Appropriateness in the Downtown and City Park Historic Districts.

Should the City Council approve the Design Guidelines for the Twin Falls Downtown Historic District and the Twin Falls City Park Historic District as a reference document the public would be able to use it for new construction, alteration, or restoration information of the buildings in these districts. The City would be able to encourage the public to save the integrity of the historic nature of the building exteriors.

Should the City Council recommend to have the Design Guidelines codified, it would allow the HPC to review any new construction, alteration, restoration or demolition of any exterior portion of any building or structure in the Twin Falls Downtown Historic District and/or Twin Falls City Park Historic District. This would allow the HPC to review the Design Guidelines and determine if the proposed projects are in

compliance and should be issued a Certificate of Appropriateness. The Design Guidelines would be used as a reference document and every project would be reviewed in the same manner.

Budget Impact:

N/A

Regulatory Impact:

Possible City Code Amendment.

Conclusion:

1. City Council approval of the Design Guidelines for the Twin Falls Historic Downtown District and the Twin Falls City Park Historic District as a reference document.
2. City Council recommendation to amend City Code to codify the Design Guidelines.

Attachments:

1. Design Guidelines for the Twin Falls Historic District and the Twin Falls City Park Historic District
2. Map of Twin Falls Historic Downtown District
3. Map of Twin Falls City Park Historic District
4. Before and after pictures (12)

DESIGN GUIDELINES

for
Twin Falls Downtown Historic District &
Twin Falls City Park Historic District

September 11, 2015



Prepared for the
City of Twin Falls Historic Preservation Commission
by McKibben + Cooper Architects

DISCLOSURE

This program receives federal funds from the National Park Service through the Idaho State Historic Society. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federally assisted programs on the basis of race, color, national origin, age, religion, or handicap.

Any person who believes he or she has been discriminated against in any program, activity, or facility operated by recipient of federal assistance should write to:

Director, Equal Opportunity Program
U.S. Department of the Interior
National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127

The subject of this publication has been funded in part with federal funds from the National Park Service, Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policy of the Department of the Interior.

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CHAPTER 1: INTRODUCTION

Twin Falls' historic districts were created to protect the special history and character of this richly storied Idaho city. The buildings, streets and parks in these districts were created as the center of commerce, culture and residential living when towns were easily and comfortably walkable and business done with a handshake. They represent the largest collection of historically significant and architecturally important commercial, ecclesiastical, and cultural buildings in the City. Design guidelines provide a unique opportunity to preserve and enhance the intact historic character of the downtown as a place to live, work, and gather, and to provide a stimulus for revitalization and economic development.

To preserve and enhance these valuable community resources for future generations requires thoughtful planning and conscientious maintenance. Creating historic preservation guidelines, ordinances, review and approval processes help protect the special character of historic districts, creating a sense of history and place sustaining property values, and spurring economic development.

These guidelines provide property owners and design professionals with clarification of the requirements of the Secretary of the Interior's Standards for Rehabilitation with suggestions for techniques to preserve and enhance the historic qualities of the Districts. These Guidelines provide a basis for the Historic Preservation Commission to make informed, consistent decisions about alterations and proposed new construction to buildings and sites. Before design begins, it is recommended that there be a consultation with City staff about the guidelines and the approval process, to prevent delays and minimize added costs to developers and builders.

Property owners, developers, and builders are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants, for the best possible outcome.

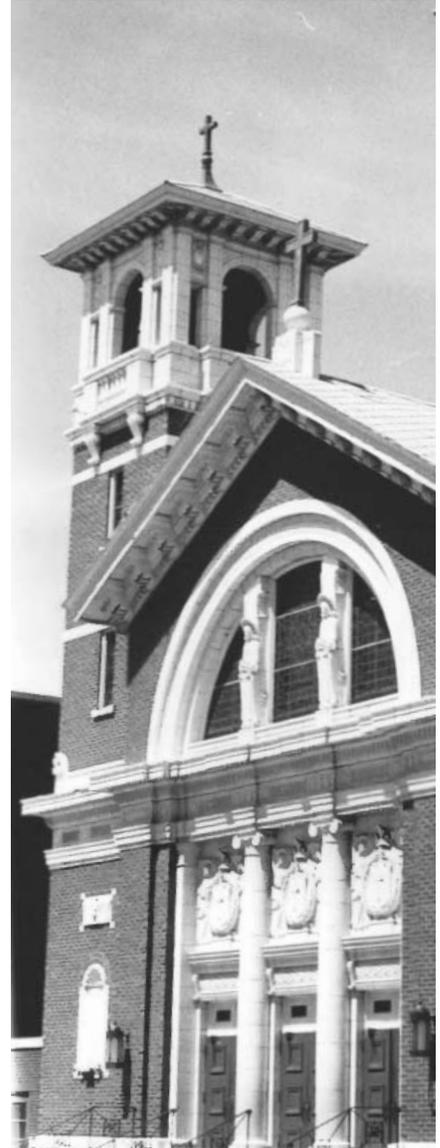


Image Credit: National Park Service Survey

Glossary

Clarification of terms and definitions used throughout these Guidelines can be found in Chapter 9.

Basic Approaches to Changes to an Historic Structure:

- **Preservation** focuses on the maintenance, stabilization, and repair of existing historic materials and retention of a property's form as it has evolved over time.
- **Restoration** depicts a property at a particular period of time in its history, while removing evidence of other periods.
- **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.
- **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

1.1 Purpose and Use of these Guidelines

PURPOSE

The Purpose of these Guidelines is to:

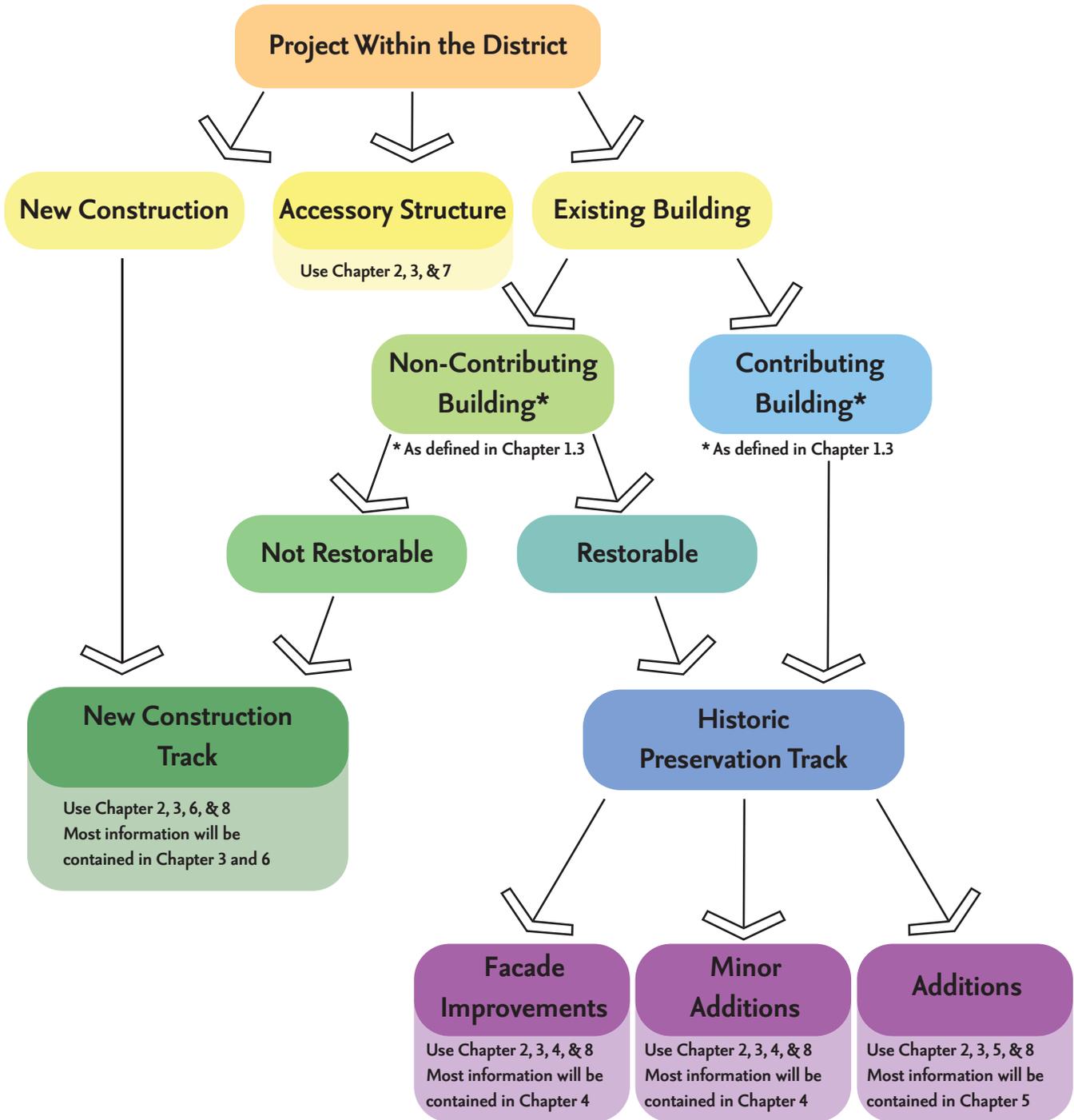
- Provide citizens, property and business owner with information and guidelines on the appropriate treatment of properties within the districts and direction for compatible new construction.
- Provide reference to and clarity in the application of the Secretary of Interior's standards for historic properties.
- Provide the basic principles of historic preservation and urban design to create an environment that is scaled to the pedestrian, and respects the unique, cohesive settings of historic districts.
- Provide a guidance for decision-making for the Historic Preservation Commission.
- From the historical surveys, define characteristics of each district, and its buildings, and identify the Contributing and Noncontributing Structures.
- Provide additional resources to use for appropriate rehabilitation, additions, and new construction within the districts.



Image Credit: National Park Service Survey

USE

Follow the diagram below to help determine the relevant and applicable sections for your particular project.



Principles and Benefits of Historic Preservation

- **Historic, Authenticity, and Character** are retained for the local heritage when architectural buildings are preserved.
- **Quality of Life** is increased when a place offers a rich diversity of experiences, including buildings, public spaces, monuments and art from different eras.
- **Flexibility, Adaptability** allow historic buildings to accommodate modern businesses and residential lifestyles.
- **Construction Quality** may be unique in historic buildings, displaying special materials and artisan techniques.
- **Economic Benefits** include the rise of property values within historic districts as well as decreased vacancy levels. Rehabilitation often costs less than new construction.
- **Environmental Benefits** include energy savings obtained by retaining building materials and assemblies (less embodied energy for reuse) and reduced materials sent to landfills. Nationwide studies show that more money stays in the local economy by use of local labor and materials.

1.2 The Historic Design Review System and Basis for Authority

Under State and local law, building owners and developers must apply for a Certificate of Appropriateness from Twin Falls City Planning Department before they can proceed with their planned renovation or construction activity. Certificates of Appropriateness are granted by the Historic Preservation Commission after review. City staff has the authority to approve minor exterior alteration requests, but significant changes that may require greater discretion and interpretation require Commission approval.

IDAHO LAW

Idaho Code 67-4608 requires the Commission to account for and limit the degree of change in “exterior features” in a historic district. These include architectural style, general design and general arrangement of the exterior of a building or other structure, including the color, the kind and texture of the building material and type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures and natural features such as trees and shrubbery. This list is not all-inclusive. “General arrangement” extends to the manner in which a structure relates to the site where it is located or proposed. State law does not allow the Commission to consider interior arrangement (although this may be useful in determining how to arrange the proposed alteration so that its exterior features remain congruous within the project’s setting and the district). State law provides that the Commission may grant a Certificate of Appropriateness only when the applicant demonstrates that the proposed project SHALL NOT result in construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures, appurtenant fixtures, outdoor advertising signs, or natural features in the historic district which would be incongruous with the historical, architectural, archeological, or cultural aspects of the district. Because the term “incongruous” is used in Idaho’s controlling law, these Guidelines likewise use that term, or its antonym, congruous. “Incompatible” is synonymous with “incongruous.” “Compatible,” a term used in many nationally-recognized publications, treatises, guidelines and standards regarding historic preservation, for the purposes of these Guidelines is synonymous with “congruent” and “congruous.” “Harmonious” also may be used as a synonym for congruous. The character, or “sense of feel” conveyed by these districts promotes an identity unique to the district.

SECRETARY OF THE INTERIOR'S TEN STANDARDS FOR REHABILITATION

The Secretary of the Interior has adopted Standards for Rehabilitation (“Standards”) contained in a larger work entitled The Secretary of the Interior’s Standards for the Treatment of Historic Properties. The Standards “are only regulatory for projects receiving federal grant-in-aid funds; otherwise the Standards and Guidelines are intended only as general guidance for work on any historic building.”

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1.3 Definitions of Contributing, Non-Contributing Structures, and Integrity

The “Period of Significance” of an historic district is the time during which the area gained its architectural and historical importance. 50 years is generally considered the amount of time that must pass before a property or a collection of properties can be evaluated for historic significance. By law, the term ‘historic property’ means any building, structure, area or site that is significant in the history, architecture, archeology, or culture of this state, its communities, or the nation. In addition to being from a historic period, a property must possess ‘integrity’, which is relevant within historic districts because it establishes whether a sufficient percentage of the structure, area or site dates from the period of significance (See ‘Integrity’).

The following definitions explain the difference between Contributing and Noncontributing Structures in the districts.



Example of Contributing Building



Example of Contributing Building



Example of Non-Contributing Building

A **Contributing Structure** is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

A **Noncontributing Structure** is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

INTEGRITY

The Secretary of Interior recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

Location

Location is the place where the historic property was constructed or the place where the historic event took place. Integrity of location refers to whether the property has been moved or relocated since its construction. A property is considered to have integrity of location if it was moved before or during its period of significance.

Design

Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. But properties change through time. Changes made to continue the function of the aid during its career may acquire significance in their own right. These changes do not necessarily constitute a loss of integrity of design. However, the removal of essential parts may have a considerable impact on the property.

Setting

Setting is the physical environment of a historic property that illustrates the character of the place.

Materials

Materials are the physical elements combined in a particular pattern or configuration during a period in the

past. Integrity of materials determines whether or not an authentic historic resource still exists.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

Feeling

Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. Although it is itself intangible, feeling is dependent upon the property's significant physical characteristics that convey its historic qualities.

Association

Association is the direct link between a property and the event or person for which the property is significant.



CHAPTER 2: HISTORY OF DISTRICTS WITH GENERAL GUIDELINES

This section contains a brief history of both the Twin Falls Downtown Historic District and the Twin Falls City Park Historic District from the historic surveys. The chapter also provides general guidelines for the districts in terms of building orientation, height, materials, and parking.



2.1 Twin Falls Downtown Historic District

2.1.1 STATEMENT OF SIGNIFICANCE (From the 1999 National Registry)

The Twin Falls Downtown Historic District is located in the heart of the original town of Twin Falls in Twin Falls County, Idaho. The district is situated a few blocks north of the Union Pacific railroad tracks and abuts the southern boundary of the Twin Falls City Park Historic District. To the north and east are low-density, residential neighborhoods. The district consists of commercial buildings in an eleven-block area that is bisected by the downtown’s major streets: Main Avenue (southeast to northwest); and Shoshone Street (southwest to northeast). The streetscapes of Main Avenue on either side of Shoshone were almost completely filled in by 1911, but many lots in the district have remained empty since the townsite was platted in 1904, and thus the edges of the downtown have always had an empty appearance.



Although numerous buildings have been modified, the alterations have been confined to the street-level storefronts and consist of siding or plastic awnings over the transoms and the application on the bulkheads with ceramic tiles. Most of the alterations are reversible, however, and few historic structures have been demolished, with the exception of the Perrine Hotel (see site 44). The upper stories are largely intact, displaying double-hung windows, elaborate cornices, stepped parapets and the original materials (brick, concrete block and terra cotta). The prevailing style consists of classical variants; some examples are very ornate examples of Renaissance and Neo-Classical Revival while modest buildings display classical elements such as modillions, dentils or blind arched cornices. In the 1970s, the city expanded the sidewalks into a curvilinear pattern, planted trees and installed street furniture. Despite the alterations imposed on some of the buildings and the change to the sidewalk design, the overall streetscape retains a consistency achieved by the buildings’ similar heights (one to three stories), designs, massings, and abutments to the sidewalk. The district continues to convey its role in the development of the city from 1905 to 1949.



Image Credits: National Park Service Survey



2.1.2 TWIN FALLS DOWNTOWN HISTORIC DISTRICT MAP

2.1.3 RECENT TRENDS

Although some buildings in the Twin Falls Downtown Historic District have been preserved and retain their historic appearances, many buildings have undergone facade alterations such as ground floor storefront changes and the application of non-era siding over the historic material.

As the pictures to the right demonstrate, many buildings within the historic have had their ground floor voids filled or altered. While these changes are not prohibited, these changes can compromise the historic nature and character of the building. Further, the application of non-era materials over historic materials hides, rather than enhances, the historic nature of a building.

2.1.4 DESIGN GOALS

Maintain and enhance the unique historic character and pedestrian scale of the buildings and their relationship to each other and the street.

POLICY

Ensure preservation of the unique character with improvements that respect the historic scale and materiality of existing historic structures, with focus on preservation of key details in high-style buildings.



2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT

IT IS GENERALLY APPROPRIATE TO:



Appropriate restoration of building.



Appropriate 'streetwall' with zero setbacks.



Appropriate visual break at floor break.



Appropriate complementary detail on addition.



Acceptable screening of off-street parking.

- Repair and restore buildings before considering replacing them, highlighting key details.
- Maintain the prevalent historic and architectural styles of the district.
- When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.
- Set the street facades with a zero setback to maintain a continuous 'streetwall' consistent with historic properties on the block.
- Cultural and civic structures are allowed to have 'pride of place' with setbacks and form differences, while maintaining compatible human scale elements at street level.
- Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.
- Maintain a visual horizontal break element on the facade between the first and second floors.
- Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial 'depth' with materials and finishes found traditionally on the building or in the district.
- When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape.
- Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps..
- Locate parking spaces to the rear of the property and/or screened from streets.
- Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.
- Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.

IT IS GENERALLY NOT APPROPRIATE TO:

- Demolish viable historic structures.
- Remove existing buildings for surface parking.
- Use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.
- Locate parking in front of the building on the property unless proven historically located.
- Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2.



Inappropriate material selection.



Inappropriate material selection.



Inappropriate screening of off-street parking.



2.2 Twin Falls City Park Historic District

2.1.1 STATEMENT OF SIGNIFICANCE (From the 1977 National Registry)

The Twin Falls City Park Historic Historic is architecturally significant for its inclusion of many of the city’s (can several of the state’s) finest ecclesiastical and public buildings.

The Twin Falls Land and Water Company platted the city in 1904 as a part of their Carey Act Project. Four blocks, including the present sites of the park, high school and county courthouse, were set aside at this time for the park purposes. When Twin Falls became a county seat in 1907 the area west of Shoshone Street was employed for the courthouse and high school sites. The area surrounding the park became the prime location for various churches and the vacant lots were tacitly “reserved” for important community structures. By 1925 the Twin Falls Daily Times had proclaimed “Beauty Spot Rapidly Becoming Twill Falls’ Community Center” in reference to the city park area. By this time five churches were standing with the Christian and LDS churches planning to build. The courthouse and high school were present, the city already owned the library site, and there was some talk of erecting a Y.M.C.A. Building on the corner now occupied by the American Legion and Doctor Davis buildings. This high density of community related structures centering about the park is highly reminiscent of New England town greens, and serves as an example of its adoption in early twentieth century urban planning.



Image Credits: National Park Service Survey



2.2.2 TWIN FALLS CITY PARK HISTORIC DISTRICT MAP

2.2.3 RECENT TRENDS

Many of the historic buildings in this district have undergone very little change. With the exception of the demolition of the high school building and the Reformed Church, this district’s buildings have maintained their integrity and have been preserved largely in their original state.

As the pictures to the left demonstrate, the buildings continue to have both public and private functions and have largely unaltered appearance.

2.2.4 DESIGN GOAL

Maintain the stately elegance of the ecclesiastical and public buildings, as well as the historic homes and park elements.

POLICY

Preserve the unique character of the district and ensure that improvements respect the historic scale and key details of construction.



2.1.5 GENERAL GUIDELINES: TWIN FALLS CITY PARK

IT IS GENERALLY APPROPRIATE TO:



Appropriate preservation of existing building.



Appropriate detailing on new construction.



Acceptable setback of civic structure.



Appropriate adaptation of residence.

- Repair and restore buildings before considering replacing them.
- Maintain the prevalent historic and architectural scale and styles of the district.
- When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.
- Cultural and civic structures are allowed to have ‘pride of place’ with setbacks and form differences, while maintaining compatible human scale elements at street level.
- Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.
- Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial ‘depth’ with materials and finishes found traditionally on the building or in the district.
- Adapt a residence to a new use by preserving the design character of the building. When converting to a new use of commercial or office, the house should retain its residential image.
- Preserve existing historic outbuildings, significant landscape features, accessible pathways and ramps, and auxiliary buildings.
- When installing new sidewalks, plazas, or plantings, maintain compatibility with the character of the district.
- Locate parking spaces to the rear of the property and/or screened from streets.
- Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.
- Comply with design guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.

IT IS GENERALLY NOT APPROPRIATE TO:

- Demolish existing buildings for surface parking.
- Use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.
- Remove mature trees unless they are deemed by the City to be dying, dead, diseased, or posing a safety hazard to the public.
- Locate parking in front of the building on the property unless proven historically located.
- Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2.



Inappropriate use of E.I.F.S.



Inappropriate use of corrugated metal and CMU.



Inappropriate window replacement material.

CHAPTER 3: DESIGN GUIDELINES FOR ALL PROJECTS

In order to better preserve and maintain the unique architectural qualities of the Twin Falls Downtown Historic District and the Twin Falls City Park Historic District, this chapter provides general guidelines for all projects. This chapter is in addition to general information provided in chapter 2 and more project specific information included in chapters 4, 5, and 6.

3.1 Streetscapes

POLICY

Provide continuity and sense of place throughout the historic districts through the use of era-appropriate materials and the use of a common palette of street fixtures such as lights, benches, and bike racks.

IT IS GENERALLY APPROPRIATE TO:

- Use human scale materials such as brick and stone for sidewalks.
- Use a variety of materials to create interest.
- Use consistent city or district-wide street lighting, bike racks, and benches.
- Use landscaping such as street trees and bio-swales to soften the streetscape and provide storm water management.
- Incorporate site furnishings such as seating and dining areas.
- Incorporate public art pieces that complement the character of the historic district and enhance the public streetscape.
- Create engaging public art pieces that are interactive.

IT IS GENERALLY NOT APPROPRIATE TO:

- Use industrial materials.
- Provide only hardscaping with a lack of vegetation.
- Position street trees in line with the entrance of an historic building.
- Use plastic materials for site fixtures.



Appropriate sidewalk materials and public art.



Appropriate engaging public art.



Appropriate use of landscaping.



Inappropriate lack of landscaping and unscreened parking..

3.2 Site Furnishings

POLICY

Provide pedestrian friendly atmospheres and gathering areas to activate the sidewalks through the use of site furnishings.

IT IS GENERALLY APPROPRIATE TO:

- Provide sidewalk seating such as tables, chairs, and benches.
- Use metal or wood materials for sidewalk cafe elements.
- Use freestanding elements for shading and fencing when such elements are not directly part of the building facade.

IT IS GENERALLY NOT APPROPRIATE TO:

- Attach sidewalk furnishings directly to the building.
- Use quickly deteriorating type materials for sidewalk furnishings.



Appropriate materials and shading.

3.3 Outdoor Amenity Space

POLICY

Create outdoor gathering areas through the incorporation of pocket parks, small plazas, and sidewalk dining areas.

IT IS GENERALLY APPROPRIATE TO:

- Incorporate seating areas for small to large gatherings.
- Use seasonal shading and solar exposure when appropriate to optimize year-round comfort.
- Incorporate public art pieces to attract and engage pedestrians.

IT IS GENERALLY NOT APPROPRIATE TO:

- Use quickly deteriorating type materials for sidewalk furnishings.
- Block sidewalk pedestrian passage with furnishings.



Appropriate outdoor gathering area.



Appropriate outdoor gathering area.

3.4 Exterior Lighting

POLICY

Maintain similar fixture types, locations, and light levels as found in the district.

Exterior lighting should be directed downward, and be soft and warm in color. Fixture design should be similar to buildings on adjacent sites and placed to support existing rhythms and not detract from the architecture of the streetscape.

Light levels should provide for adequate safety yet not detract or overly emphasize the site or building.

IT IS GENERALLY APPROPRIATE TO:

- Use wall-mounted light fixtures placed between storefronts to light sidewalks and add ornament to facades.
- Light sign panels with individual wall-mounted, directional fixtures.
- Use warm colored light bulbs to prevent harsh lighting of facades or site areas.
- Direct all light downward to protect the night sky from pollution.

IT IS GENERALLY NOT APPROPRIATE TO:

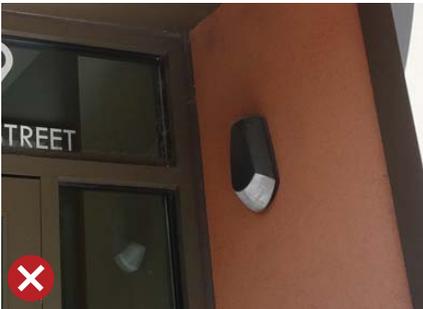
- Use neon lighting for purely architectural effect.
- Use exposed horizontal tube light fixtures.
- Install white or cool colored bulbs.
- Overly light building facades, site areas, or parking lots.
- Use commercial lighting products that detract from the historic character of the building.



Appropriate style of light fixture for district.



Appropriate down-lighting at storefronts.



Inappropriate commercial non-era light fixture.



Inappropriate commercial flood light.

3.5 Signage

POLICY

Signs should support the character of the district, helping support its particular identity. Signs should generally enhance the architectural features of the building and be of an appropriate pedestrian scale: flat or (minimally shaped), wall mounted or perpendicular from wall, enameled or painted.

IT IS GENERALLY APPROPRIATE TO:

- Locate signs such that they fit within the architectural features of a facade, such as the panel band above the transom windows, above entryways, awnings, or display windows; or project from these areas.
- Line up signs with other signs along the block.
- Scale and orient signs based on pedestrian traffic.
- Use painted/enameled metal or wooden signs.
- Paint signs or gold-leaf directly on windows.
- Preserve or lightly repaint faded or “ghost signs” on brick exteriors.
- Create one sign or aggregate multiple signs for multiple upper floor tenants.

IT IS GENERALLY NOT APPROPRIATE TO:

- Install electronic displays or reader boards.
- Install internally lit/backlit plastic signs
- Include illuminated signs with flashing, moving, or brightness changing elements.
- Use plastic on the exterior of a sign.
- Install free standing or roof mounted signs.



Appropriately aggregated multi-tenant sign.



Appropriate scale and location of pedestrian sign.



Appropriate painted transom window sign.



Inappropriate plastic, backlit sign.

3.6 Materials and Colors

POLICY

Create cohesion throughout the district with the use of era-appropriate materials and colors found within the district. Generally, materials extracted locally should be used.



Addition with complementary use of sandstone.



Addition materials respect historic building.



Inappropriate use of fake stone veneer.



Inappropriate use of E.I.F.S. veneer.

IT IS GENERALLY APPROPRIATE TO:

- Use exterior wall materials that are commonly present in the district.
- Use natural brick and stone as dominant building material in new construction.
- Ensure that the predominant texture of the building is consistent with the texture of historic materials in the district.
- Paint and coat materials with muted natural colors ; paint or coat doors in more vivid colors to celebrate the entry.
- Use locally extracted materials.
- Use materials that respect the historic building while representing their time.

IT IS GENERALLY NOT APPROPRIATE TO:

- Use faux or artificial materials.
- Use prefabricated or metal buildings.
- Use vinyl plastic, and aluminum materials on new buildings.
- Use stucco or Exterior Insulation and Finish System (E.I.F.S.) for dominant building material.
- Use Concrete Masonry Unit (CMU) as dominant building material.
- Paint or coat materials that ordinarily would not be painted.
- Paint or coat surfaces in bright, neon, or reflective colors.

3.7 Service Areas

POLICY

Maintain a visually attractive pedestrian streetscape through the appropriate screening and concealment of utilities, garbage, recycling, storage, and other services.

IT IS GENERALLY APPROPRIATE TO:

- Locate utility systems out of view of the public right-of-way.
- Screen systems to the top-most portion of equipment.
- Completely screen the contents of storage and utility buildings.
- Locate trash enclosures to the rear of the main building and completely screen the contents.
- Locate communications equipment on existing poles in alleyways and rooftops where visibility is limited.

IT IS GENERALLY NOT APPROPRIATE TO:

- Design and locate utility systems into the street side elevation or above the roof line of the building.
- Surface mount equipment on walls visible to the public right-of-way.
- Use materials traditionally not used in the district to screen service areas.
- Use portable storage sheds unless they are completely out of view from the street-facing public right-of-way or street.



Appropriate roof-top screen.



Acceptable screening of utility and garbage.



Inappropriate lack of screening for mechanical.



Inappropriate lack of screening for service addition.

3.8 Parking Areas

POLICY

On-site parking should be located in ways that minimize disruption of the pedestrian experience.

IT IS GENERALLY APPROPRIATE TO:

- Locate parking at the rear of buildings, accessed from the alley.
- Screen parking from view from the public right-of-way with plantings and site walls.
- Locating parking in structures at the rear of the ground floor, allowing commercial uses at the street sides.
- Create secure bicycle parking.

IT IS GENERALLY NOT APPROPRIATE TO:

- Locate parking lots on the street sides of buildings.
- Locate parking in structures on the ground floor on the street side.
- Tear down historic buildings and replace entirely with on-site parking.



Acceptable screening by vegetation.



Acceptable screening by vegetation.



Inappropriate parking lot on street side.



Inappropriate lack of screening.



Inappropriate lack of screening.

CHAPTER 4: DESIGN GUIDELINES FOR FACADE IMPROVEMENTS AND MINOR ADDITIONS

In an effort to encourage minor building improvements while preserving the historical character of buildings within the district, this chapter provides guidelines for facade improvements and minor additions. This chapter is in addition to general information provided in chapters 2 and 3 and construction information included in chapter 8.

4.1 Facade Improvements

POLICY

Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.

IT IS GENERALLY APPROPRIATE TO:

- Maintain, preserve, and restore existing historic materials and details wherever possible.
- Remove non-original, unsympathetic, out-of-scale, elements and those in poor repair.
- Recreate components if there is sufficient physical/pictorial evidence.
- Use materials and finishes appropriate for the historic period of the building.
- Preserve and restore the original storefront, if it exists, with all of the original elements.
- Replace windows and doors to match the original details.
- Add awnings and sunshades of materials consistent with historical character and materials found in the district.

IT IS GENERALLY NOT APPROPRIATE TO:

- Cover up or block up original components and details. If such coverings/blockages exist, they should be removed and replaced appropriately.
- Infill openings with glass block, obscure glass, reflective glass, or leaded glass, unless appropriate to the original style of the building.
- Remove or cover historic wall materials with non-era materials such as wood, vinyl, or E.I.F.S.
- Replace windows or doors with vinyl or clear finish aluminum.
- Replace windows or doors with incongruent sizes or shapes for their historic openings.
- Re-configure ground floor storefronts to be out of proportion with the building's historic use.
- Add awnings and sunshades of plastic or vinyl material.



Appropriate historic window replacement.



Appropriate bay in-fill. Appropriate materials.



Appropriate historic bay in-fill.



Inappropriate window replacement style.



Inappropriate material and scale for opening.

4.2 Minor Additions

POLICY

Allow and encourage minor building additions and improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.



Compatible trellis, site walls, stairs, and awning.



Compatible fixed shading device.

IT IS GENERALLY APPROPRIATE TO:

- Locate minor additions in minimally invasive locations and areas that do not impair the character-defining aspects of the historic structure.
- Create additions that respond and are compatible with the historic aspects of the original building.
- Contribute to the character of the original building by respecting the scale, massing, form, proportion, rhythm, materials, and details of existing historic buildings.
- Attach new fixtures in a manner that preserves and does not harm historic elements.

IT IS GENERALLY NOT APPROPRIATE TO:

- Create minor additions with incompatible materials.
- Create minor additions that harm historic elements of the original building.
- Locate minor additions so as to detract from the overall character of an historic building.



Sign band addition obscures historic elements.



Inappropriate plastic awning and sign.

4.3 Miscellaneous, Life Safety Improvements, and Energy Generating Technologies

POLICY

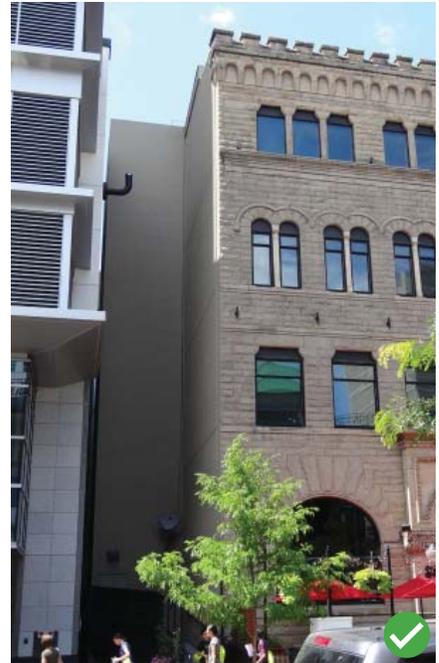
Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.

IT IS GENERALLY APPROPRIATE TO:

- Create minimally invasive additions for compliance with building codes and accessibility requirements.
- Provide barrier-free access to a building to promote independence for the disabled.
- Locate additional exit stairways or elevator shafts to the rear of the building or set back from the primary facade.
- Add features to a historic building to increase energy efficiency and comfort for the users.
- Locate utilities and energy-conserving/ generating systems where they will not damage, obscure, or cause removal of historically significant features or materials.
- On the roof, set back energy generating equipment from the primary facades so they are not prominently visible.
- Use screening devices to conceal energy generating equipment.

IT IS GENERALLY NOT APPROPRIATE TO:

- Make an addition on the street-facing facades of an existing building.
- Locate new additions that detract from the overall character of an historic building.
- Overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, and roof lines.
- Allow utilities and energy-conserving/ generating systems to visually detract from the historic resources on site.



Appropriate setback of additional exit stairway.



Appropriate congruous egress stair.



Exit stairway scale overwhelms historic facade.

CHAPTER 5: DESIGN GUIDELINES FOR ADDITIONS TO EXISTING BUILDINGS

5.1 New Additions to Existing ‘Block-Form’ Commercial Buildings

POLICY

Create new additions to existing ‘block form’ buildings to be congruous with the original building in a manner that preserves the integrity and character of the building and buildings adjacent. An addition should be designed and constructed to be recognized as a product of its own time and distinguishable from and congruent with the historic building.



Appropriate alignment of original elements.



Compatible addition materials and scale.



Appropriate setback of rooftop addition.

IT IS GENERALLY APPROPRIATE TO:

- Design a new addition to be subordinate to the existing building.
- Locate new additions at the rear of existing buildings or set back from the main facade or roof parapet.
- Build the new addition with no or minimal loss of historic aspects of the original building.
- Ensure the character defining features of the historic building are not damaged, destroyed, or obscured.
- Maintain the alignment of storefront elements, moldings, cornices and upper story windows that exist on the main part of the building.

IT IS GENERALLY NOT APPROPRIATE TO:

- Make an addition on the street-facing facades of an existing building.
- Mimic or exactly copy a style of the past or reproduce an historic building.
- Locate new additions so as to detract from the overall character of an historic building.
- Overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, or roof lines.
- Remove or alter a parapet or cornice to accommodate a new addition.



 Appropriate alignment of original elements.

IT IS GENERALLY APPROPRIATE TO:

(Continued)

- Relate roof pitch and orientation of the new addition to the primary building.
- Keep original exterior walls intact and use existing openings for connecting the addition to the original structure. Additions should not be created through the enclosure of a front porch or prominent side porch.
- Create windows visible from the public right-of-way that are congruous with those of the original building. For example, use a consistent wall-to-window ratio.

IT IS GENERALLY NOT APPROPRIATE TO:

(Continued)

- Create new openings that have no relationship in size or proportion to the openings in the existing building.



Inappropriate window proportion and detailing.

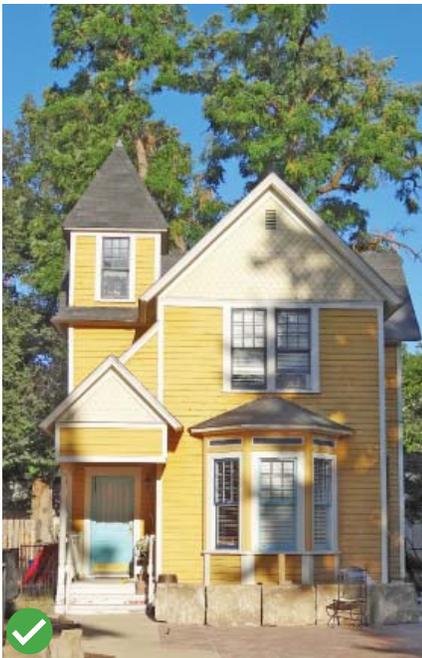


Addition overpowers and obscures historic facade.

5.2 New Additions to Existing ‘House-Form’ Buildings

POLICY

Create new additions to be congruous with the original building in a manner that preserves the integrity and character of the building and buildings within the surrounding block. Additions should be designed in a manner that preserves the character of the existing building’s rooftop, massing, and scale. An addition should be designed and constructed to be recognized as a product of its own time and distinguishable from and congruous with the historic building.



Addition preserves and relates to original house.



Acceptable ADA ramp addition.

IT IS GENERALLY APPROPRIATE TO:

- Preserve the established massing, scale, and orientation of the existing building.
- Subordinate and set back a new addition from the primary facade of the original building.
- Relate rooflines and shape, and orientation of the new addition to the primary building.
- Use windows that are congruous in scale with those of the original building.
- Distinguish the new addition from the existing building by a change in material or a decorative band.

IT IS GENERALLY NOT APPROPRIATE TO:

- Design a new addition that is incompatible with the scale, massing and orientation of the original building.
- Make an addition on the primary facade.
- Mimic or exactly copy a style of the past or reproduce an historic building.
- Cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features of the original building such as windows, doors, porches, or roof lines.
- Remove form elements and replace with a structure that is out of scale with the original building.



 Appropriate scale, style, and proportion of addition.

IT IS GENERALLY APPROPRIATE TO:

(continued)

- Consider first floor or basement additions before the addition of new second story additions when a second story does not exist on the original building.
- Addition of new dormer(s) should be in proportional scale to the original dormers and the scale of the roof.
- Locate accessibility elements visible to the front of the building yet not obscuring original entry.
- Maintain significant site features such as trees and site walls.

IT IS GENERALLY NOT APPROPRIATE TO:

(continued)

- Add a dormer to a primary elevation simply as a decorative feature.
- Replace an entire second floor roof or attic to add a “pop-top” or “box-top” addition.
- Locate accessibility elements such that they obscure the main entrance or severely compromise the building or site’s integrity.
- Pave the street-facing yard areas completely for plazas.



Inappropriate proportion and style.

5.3 New Additions to Civic, Religious, and Educational Structures

POLICY

Civic, Religious and Educational buildings have pride of place in the historic districts. Design and construct new additions to be congruous and subordinate to the original building in a manner that preserves the integrity and character of the building. An addition should be designed and constructed to be recognized as a product of its own time and distinguishable from and congruent with the historic building.



Addition (at right) responds to existing form and materials.



Addition (left) responds to existing form and materials.



Addition (at right) responds to existing form and materials.

IT IS GENERALLY APPROPRIATE TO:

- Design a new addition to be subordinate to the existing building.
- Locate new additions at the rear of existing buildings or set back from the primary facades or roof parapet.
- Build the new addition with no or minimal loss of historic aspects of the original building.
- Ensure the character defining features of the historic building are not damaged, destroyed, or obscured.
- Maintain the alignment of belt courses, moldings, cornices and windows that exist on the main building.

IT IS GENERALLY NOT APPROPRIATE TO:

- Make an addition to the street-facing facades of an existing building.
- Mimic or exactly copy a style of the past or reproduce an historic building.
- Locate new additions so as to detract from the overall character of an historic building.
- Overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, or roof lines.
- Remove or alter a parapet or cornice to accommodate a new addition.

IT IS GENERALLY APPROPRIATE TO:

(continued)

- Relate roof pitch and orientation of the new addition to the primary building.
- Keep original exterior walls intact and use existing openings for connecting the addition to the original structure. Additions should not be created through the enclosure of a front porch or prominent side porch.
- Create windows visible from the public right-of-way that are congruous with those of the original building. For example, use a consistent wall-to-window ratio.

IT IS GENERALLY NOT APPROPRIATE TO:

(continued)

- Create new openings that have no relationship in size or proportion to the openings in the existing building.
- Use plastic or vinyl materials.



Inappropriate material selection.



Inappropriate proportion, style, and material.

CHAPTER 6: DESIGN GUIDELINES FOR NEW CONSTRUCTION

This chapter provides guidance for new construction in the historic districts, in addition to general information provided in chapters 2 and 3 and construction information included in chapter 8.

6.1 New Building Design in Historic Districts

POLICY

New construction in the historic districts should be congruous with both the immediate context in which the new construction is located, as well as the overall character of the district.

IT IS GENERALLY APPROPRIATE TO:

- Design new construction to be congruous with the character of the district in site design, building design, and materiality.
- Consider the height, proportion, mass, scale, form, texture, material, lot coverage, orientation, and alignment of new construction when designing within an historic district.

IT IS GENERALLY NOT APPROPRIATE TO:

- Duplicate or mimic historic buildings in the district.

6.2 Orientation and Lot Coverage

POLICY

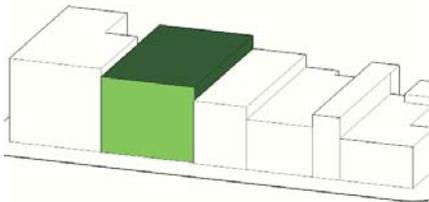
New construction should be located consistent with the established setbacks and existing character of the facades within a block.

IT IS GENERALLY APPROPRIATE TO:

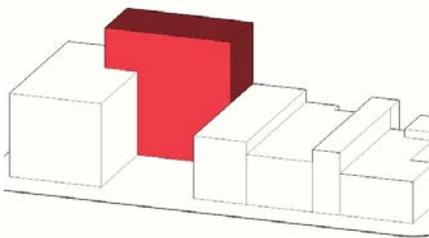
- Locate the primary facades at or near the same setback as contributing buildings on adjacent sites.
- Orient the primary facades parallel to the streets.
- Locate primary entrances on the street facade consistent with the prevailing pattern of the block.
- Create corner entries or plazas if they exist on the street intersection.
- Subordinate accessory buildings to the primary building on the site by placing the structure to the rear of the lot.
- Cover lot with buildings at similar ratio and setbacks as other contributing buildings on the block.

IT IS GENERALLY NOT APPROPRIATE TO:

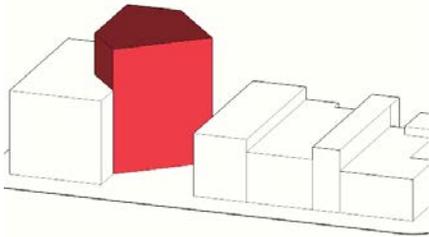
- Orient primary entrances to the rear or side when the prevalent pattern on the block is to orient entrances to the front.
- Locate a building on a site in a location that is greatly different from the location of buildings on adjacent lots.



Building matches front setback of adjacent sites.



Inappropriate setback.

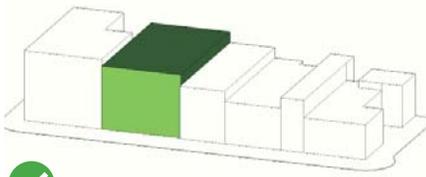


Inappropriate site orientation.

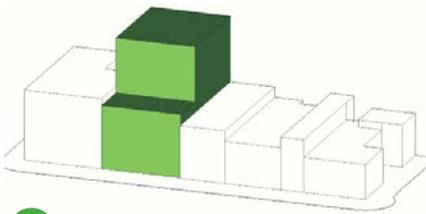
6.3 Height, Mass, and Form

POLICY

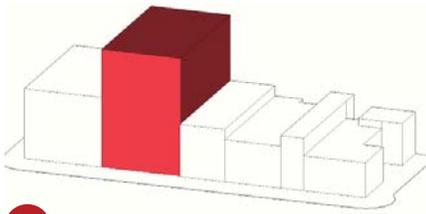
Design buildings to be compatible in height, massing and form with respect to adjacent contributing buildings.



Appropriate congruous building height.



Appropriate set back of additional stories.



Inappropriate and non-congruous height.

IT IS GENERALLY APPROPRIATE TO:

- Design a new building with front facade height similar to adjacent contributing buildings, and step back for additional height.
- Maintain the similarity of building and roof form traditionally found on the block when appropriate.
- Use massing and form similar to neighboring contributing buildings or the prevalent pattern on the block in new construction.
- Create roof forms, parapet lines, openings, towers, bays, porches, balconies, corner turrets, chimneys, and other design elements with massing and form characteristics commonly found in the district.

IT IS GENERALLY NOT APPROPRIATE TO:

- Use massing and building forms which are foreign to the historic districts.

6.4 Height-Width Ratio

POLICY

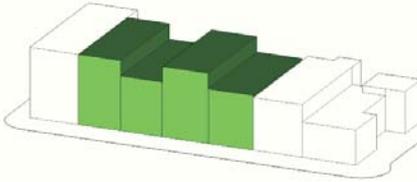
A similarity in building height and width is an important feature to maintain throughout the district. New building height and width should have similar proportions to neighboring buildings, such that the alignment features contributes to an overall sense of visual continuity along the street. Similarities in heights among building features such as porches are equally important.

IT IS GENERALLY APPROPRIATE TO:

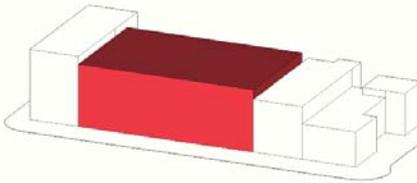
- Construct a new building on a site that has a similar front facade height as contributing buildings on adjacent sites and blocks within the district.
- Step additional stories back from the front facade.
- Divide the building mass to conform to building widths on neighboring properties.

IT IS GENERALLY NOT APPROPRIATE TO:

- Construct a new building to a site which does not maintain or blend with the front facade heights of buildings on adjacent sites.
- Construct a new building to a site which does not maintain or blend with the front facade height and widths of buildings on adjacent sites.



Appropriate division of building facade for context.



Inappropriate long building facade for context.

6.5 Proportion

POLICY

New building proportions and spacing of buildings should be consistent with contributing buildings on the block.

IT IS GENERALLY APPROPRIATE TO:

- Use similar proportions as those of adjacent contributing buildings on the block.
- Maintain consistent alignment of the facade elements of a new building with the facades of existing buildings on adjacent sites.
- Locate new buildings with similar spacing relative to other buildings along the block.
- Divide a new wide facade vertically to suggest similar building masses, if consistent with the prevailing pattern on the block.
- Create a visual horizontal division between the lower and upper floors with architectural detailing.

IT IS GENERALLY NOT APPROPRIATE TO:

- Construct a new building that does not have consistent width proportions and spacing of buildings on adjacent sites within the block.
- Create primary facades of a new building out of alignment or rhythm with the existing buildings on the block.
- Design a primary or street facing facade without windows.



Appropriate division of long facade.



Appropriate entrance features.



Proportion relates to surrounding buildings.

IT IS GENERALLY APPROPRIATE TO:

(continued)

- Provide an entrance that uses elements of a porch, canopy, or recess to create a transition from outside to inside.
- Design a porch or entrance with details of proportions similar to the details present on other contributing buildings in that district.
- Accentuate a main entrance, if there is one, with slightly larger opening proportions, and create a visual hierarchy among multiple entrances if intended for different uses.
- Use similar proportions in doors, windows, and window openings to those of contributing buildings on the block.
- Use a pattern and rhythm of windows and openings that is congruent to that of neighboring contributing buildings.

IT IS GENERALLY NOT APPROPRIATE TO:

(continued)

- Design an entrance that is simply a door, and provides little or no transition space from outside to inside.
- Design a facade with no vertical or horizontal visual divisions.
- Use doors, windows and window openings of dissimilar proportions than those of contributing buildings on the block.



Inappropriate openings on facade.

6.6 Facades—Alignment, Rhythm, and Spacing

POLICY

Elements of facades should be consistent in alignment, rhythm, and spacing along the blocks of the districts.



Appropriate architectural detail and ornament.



Appropriate division of first and second floor.



Appropriate segmenting of longer building facade.

IT IS GENERALLY APPROPRIATE TO:

- Align horizontal elements such as cornices, belt courses, windows, and awnings with adjacent contributing buildings.
- Create vertical bays of similar proportion to contributing buildings on the block.
- Design a projecting belt course below the second floor windows to differentiate first and second floors.
- Use window and door proportions similar to adjacent contributing buildings.
- Space windows and storefronts with similar spacing and rhythm as other contributing buildings on the block.

IT IS GENERALLY NOT APPROPRIATE TO:

- Create openings that are significantly out of proportion with those on adjacent sites.
- Use horizontally proportioned windows.
- Create flat, undifferentiated facades.
- Place the primary facade of a new building out of alignment or rhythm with the existing buildings on surrounding contributing sites.



Inappropriately proportioned openings.

6.7 Wall Materials

POLICY

Wall materials should be consistent with historical materials used in the district.

IT IS GENERALLY APPROPRIATE TO:

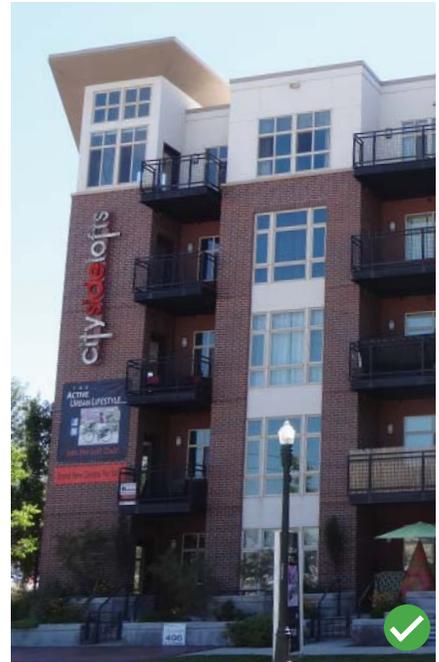
- Use exterior wall materials that are commonly present in the district.
- Use natural brick and stone as dominant building material in new construction.
- Include architectural detail and ornament that refers to the history of the district.
- Ensure that the predominant texture of the new building is consistent with the texture and scale of historic materials in the district.
- Generally paint and coat materials with muted colors; paint or coat doors in more vivid colors.

IT IS GENERALLY NOT APPROPRIATE TO:

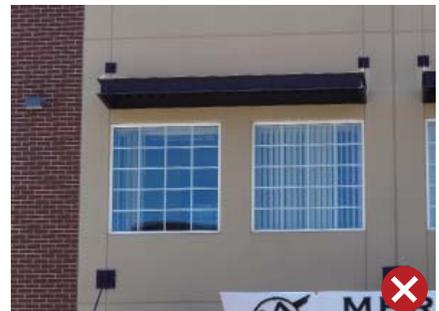
- Use artificial or faux materials.
- Use prefabricated or metal buildings.
- Use vinyl and plastic materials on new buildings.
- Use stucco or Exterior Insulation and Finish System (E.I.F.S.) for dominant building material.
- Use CMU (Concrete Masonry Unit) as dominant building material.
- Paint or coat materials that would not ordinarily be painted, such as brick or stone.
- Paint or coat surfaces in bright, neon, or reflective colors.



Appropriate use of brick.



Appropriate dominate use of brick.



Inappropriate use of E.I.F.S. and vinyl windows.



Inappropriate use of E.I.F.S.



Acceptable proportion and scale of opening.



Acceptable style and proportion of openings.



Appropriate scale and proportion of openings.



Acceptable material, proportion, and style.

6.8 Doors, Windows, Storefronts, and Entrances

POLICY

Maintain the character of the historic district through the use of congruent materials, styles, and proportions of doors, windows, storefronts, and entries on new construction.

IT IS GENERALLY APPROPRIATE TO:

- Use a ratio of opening to wall that is similar to that found on neighboring contributing buildings.
- Use a pattern and rhythm of windows and openings that is congruent to that of neighboring contributing buildings.
- Use vertically proportioned windows and doors.
- Use windows and doors of a similar style and complexity to those found throughout the district in historic buildings.
- Create visual relief and shading through window and door opening depth.
- Accentuate the primary entrance with architectural surrounds, porticos, canopies, or other design features appropriate to the architectural style of the building.

IT IS GENERALLY NOT APPROPRIATE TO:

- Create a new building which does not maintain the proportions or patterns of windows and openings of neighboring historic buildings in the district.
- Use windows of much greater proportion than those of surrounding historic buildings.
- Use windows of incompatible style or function of those found in the district.
- Use window or door materials not generally found in the district or that do not appear to be compatible in finish to those of neighboring historic buildings.

IT IS GENERALLY APPROPRIATE TO:

(Continued)

- Use wood or similar looking materials such as painted aluminum with details, depth and texture similar in appearance to historic wood windows.
- Use windows and doors that are of similar proportion to those found on historic buildings.
- Provide glass windows and doors at storefronts and entrances.
- Recess main entrances in grand openings.
- Use sidelights and transom windows to allow more natural light at ground level storefronts.
- Recess storefronts and provide awnings and interior lighting to provide an inviting environment for shopping.
- Use materials below and surrounding storefront windows that are compatible with original contributing historic buildings in the district.

IT IS GENERALLY NOT APPROPRIATE TO:

(Continued)

- Use vinyl windows.
- Use many different window proportions throughout a new building.
- Place windows and doors in same plane as walls.
- Use glass block or obscure glass in ground floor openings.
- Add awnings and sunshades of plastic or vinyl material.



Inappropriate vinyl material.



Inappropriate scale and proportion of opening.

6.9 Roofs, Parapets, Cornices

POLICY

Use similar roof forms, slope ratios, and materials drawn from historic structures in the districts.



Appropriate cornice detail.



Acceptable parapet detail.



Acceptable cornice and parapet details.



Acceptable parapet detail.

IT IS GENERALLY APPROPRIATE TO:

- Create a roof with parapet or cornice that is similar to the overall size, shape, slope, color, and texture of roofs on adjacent contributing buildings or in other areas of the district.
- Relate parapets and cornices to building form.
- Use materials similar to materials found on roofs, parapets, and cornices on contributing buildings in the district.
- Design parapet and cornices with 3-dimensional shapes compatible with adjacent and contributing buildings in the district.
- Articulate the center or corners of a parapet in a manner compatible with contributing buildings in the district.
- Differentiate the parapet or cornice with different material than the wall below.

IT IS GENERALLY NOT APPROPRIATE TO:

- Use a roof of a size, shape, or slope not typically seen on contributing buildings in the district.
- Use a standing seam or corrugated roof material, if not found on contributing buildings in the district.
- Use roof forms that detract from the visual continuity of the streetscape.
- Create parapets that lack detail or depth.
- Extend the parapet beyond the building face to incorporate business signage.

IT IS GENERALLY APPROPRIATE TO:

(continued)

- Minimize the visual impact of skylights and other rooftop devices visible to the public by locating them toward the rear of the building.
- Screen roof top equipment to the top of the equipment with materials compatible with building materials

IT IS GENERALLY NOT APPROPRIATE TO:

(continued)

- Allow mechanical vents, louvers or equipment to interrupt parapets or cornices.
- Allow un-screened mechanical equipment on the roof.



Inappropriate use of standing seam at roof.



Inappropriate lack of detail at parapet.



Inappropriate use of standing seam at roof.

6.10 Utilities, Energy Generating Technologies

POLICY

While encouraging the use of energy efficiency technology in new construction, minimize the visual impact of utilities and equipment on the character of the historic district.



Solar array is positioned to minimize the visual impact.

IT IS GENERALLY APPROPRIATE TO:

- Locate utilities and energy-conserving/ generating systems where they will not damage, obscure, or cause removal of historically significant features or materials.
- Minimize the visual impact of utilities and equipment by setting back and screening it from the primary facades.
- Conceal supporting hardware, frames, and utilities.

IT IS GENERALLY NOT APPROPRIATE TO:

- Locate utilities, energy-conserving or generating systems on primary facades or within view from the public right-of-way.



Utilities should be screened from pedestrian view.



Utilities should not be located on sidewalk.

CHAPTER 7: DESIGN GUIDELINES FOR ACCESSORY STRUCTURES

In an effort to encourage minor building improvements while preserving the historical character of buildings within the district, this chapter provides guidelines for facade improvements and minor additions. This chapter is in addition to general information provided in chapters 2 and 3 and construction information included in chapter 8.

7.1 Accessory Structures

POLICY

Accessory structures should be designed to be compatible with the main structure in design, materials and colors.

IT IS GENERALLY APPROPRIATE TO:

- Design accessory building to be subordinate to the main building.
- Use materials and colors compatible with the main building.
- Locate an accessory structure to the rear of the main building.
- Screen completely the contents of storage and utility buildings.

IT IS GENERALLY NOT APPROPRIATE TO:

- Locate accessory building such that it requires the removal of a significant site feature .
- Design the accessory building to visually compete with or overpower the primary building on the lot.
- Use temporary or portable storage sheds unless they are screened from view from the streets.



Appropriate screening material.



Acceptable screening material at sides when dumpster not visible to streets.



Inappropriate use of temporary structure.



CHAPTER 8: METHODS FOR CONSTRUCTION, MAINTENANCE, AND REPAIR

The Historic Districts derive their character from their particular collection of buildings, materials and building elements. Materials and details create the unique visual experience found in each district. Entrances, storefronts, roofs, parapets and cornices were given particular attention to celebrate their functions. Character-defining elements reflect the building's particular craftsmanship and architecture and make each building unique.

When rehabilitating existing buildings, these character-defining elements and materials should be identified, retained and preserved using the guidelines below.

8.1 Appropriate Methods for Window Replacement

Windows in Twin Falls's Historic districts offer visual interest within a variety of architectural styles. A window is a glazed opening in the wall of a building that was historically used to admit light and air. It is commonly fitted within a frame that supports one or more operable or fixed sash units containing panes of glass. The functional and decorative features of the windows that help define the building's historic character should be identified, retained and preserved. These elements may include frames, sills, heads, sash, glazing, muntins, hoodmolds, lintels, transoms and decorated jambs and moldings. If elements have deteriorated beyond the point of salvage, they can be repaired. If the element is deteriorated beyond repair, it can be replaced.

IT IS GENERALLY APPROPRIATE TO:

- Preserve and repair the window elements, rather than replacing them.
- Replace window or window elements, if absolutely necessary duplicating the existing material, design, configuration and hardware. These windows should have true-divided lights with the style and size of the muntins to match the original windows.
- Install or replace damaged weather stripping and caulking and/or install storm windows instead of replacing original glass with double-glazing for thermal upgrades. Match the mullions, muntins, meeting rails, size and configuration of the storm to the primary window. Paint to match the building's trim color in 'house form' buildings. Paint to match the window in 'block form' buildings.

IT IS GENERALLY NOT APPROPRIATE TO:

- Cover over or infill window openings with materials other than similar to the original. Glass block (where it did not exist), plywood and other materials are not allowed.
- Replace multi-sashed or a multi-light sash windows with a single span of glass.
- Install false muntins that only exist on the outside of glazing. For non-character-defining elevations, the Historic Preservation Commission will review window replacements on a case by case basis.
- Use mirrored or tinted glass.
- Avoid recreating missing elements unless strong pictorial, historical or physical documentation exists.
- Use stained or leaded glass only if it was originally on the building.
- Use vinyl or other non-historic materials.

8.2 Appropriate Methods for Replacement of Historic Elements

Historic elements addressed in this section include roofs, parapets, cornices, storefronts, entrances and doors. Methods to repair and replace materials such as masonry, wood and metal are also included, whereas methods for paint removal and window replacement are discussed in Sections 8.1 and 8.4.

8.2.1 ROOFS

Roof forms are unique character-defining elements in terms of building style and period and should be retained and preserved, not altered or obscured.

IT IS GENERALLY APPROPRIATE TO:

- Replace the existing roof materials with the same materials as the original, or a compatible substitute material if roof replacement becomes necessary. The replacement roof should match the original composition, size, shape, color, decorative patterning and texture of the original.
- Preserve decorative features such as cupolas, cresting, dormers, chimneys and weather vanes and their shapes, materials, size, color and patterning. When replacement of these features becomes necessary, the replacement feature should match the original in terms of design and materials.
- Install new additions such as skylights, antennas or mechanical equipment in such a manner as to not be visible from the pedestrian view.
- Locate new dormers on rear and side facing slopes of the roof and not visible from the public way.

IT IS GENERALLY NOT APPROPRIATE TO:

- Build alterations or changes that radically change, damage or destroy the roof's defining historic characteristics.
- Add bubble, faceted or dome skylights, particularly on the character-defining elevations, unless screened from view. On non-character defining elevations, flat, sloped glazing skylights may be approved on a case-by-case basis.

8.2.2 PARAPETS

A parapet is a protective wall that extends above the roof of a building at the building facades. Parapets are usually constructed of the same materials as the exterior walls. However, in Twin Falls they were made of brick, stone, or wood and often included a cornice made of stone or worked metal. To preserve the integrity of the building and the district, it is important that parapets be retained and restored.

Water damage has been the primary cause for deterioration so it is important to use proper materials and methods in repairing them.

The guidelines below address the general issues, while further below are techniques for specific material use.

IT IS GENERALLY APPROPRIATE TO:

- Preserve, repair and restore existing parapets. Only elements that are lost or deteriorated beyond repair should be replaced, matching any new elements as closely as possible to the original.
- Replace the entire parapet only where the parapet is severely deteriorated. The replacement should match the original as closely as possible.
- Replace the existing roof materials with the same materials as the original, or a compatible substitute material if replacement becomes necessary.
- Keep coping and flashing in good repair, seal openings, paint wood and metal, and correct deterioration of the masonry wall on a regular basis.

IT IS GENERALLY NOT APPROPRIATE TO:

- Remove existing parapets.
- Replace parapets with dissimilar materials.

8.2.3 CORNICES

A cornice is a projecting horizontal band, moulding, or set of mouldings located at the top of a building (or between floors) that helps protect the windows and walls below from water. Cornices are usually designed in conjunction with a parapet to emphasize the building's eave line or upper silhouette.

IT IS GENERALLY APPROPRIATE TO:

- Preserve, repair and restore existing intact cornices. Their defining elements should be repaired rather than replaced.
- Replace missing or damaged cornices based on historical, pictorial or physical evidence. If no such evidence exists, the cornice should be a contemporary design incorporating compatible materials.

IT IS GENERALLY NOT APPROPRIATE TO:

- Remove an existing cornice or parts of a cornice. Their defining elements should be repaired rather than replaced.

8.2.4 ENTRANCES

Entrances other than storefronts are used to access upper floor uses as well as non-store first floor uses. Often they were recessed with highly detailed surrounds composed of piers or engaged columns, temple fronts, pediments or other ornate detailing. Entrances are considered to be irreplaceable parts of the district's character and historic fabric.

IT IS GENERALLY APPROPRIATE TO:

- Preserve and repair the features of a building's entrance, including piers, pilasters, columns and above-door entablatures, rather than replace them.
- Preserve and repair the existing door and hardware; or, if necessary and little or no evidence is found for the original construction, replace with compatible materials and configuration.

IT IS GENERALLY NOT APPROPRIATE TO:

- Radically alter, reduce or enlarge a building's entrance. If the entrance is recessed, it should remain so. The Commission recognizes that, based on modern needs and uses, in certain circumstances, some alteration of the entrance might be required.
- Use aluminum or steel doors and surrounds if not appropriate to the style and period of the building.

8.2.5 PORCHES

A porch is an extension to a building that forms a covered approach or vestibule to a doorway. They may include pediments, decorated gable ends, columns, posts, railings and balustrades. In case of 'house form' or elevated civic buildings, or those elevated for rail freight, they may have had foundations, stairs and railings. Materials may be wood, brick, stone or concrete with cornices of stone or pressed metal.

IT IS GENERALLY APPROPRIATE TO:

- Preserve and repair the features of a building's porch, including such elements as posts, columns, railings, foundations, and above-door gable ends entablatures, rather than replace them. In cases where defining elements or the entire porch is missing and no pictorial historical or physical documentation exists, a design that is contemporary yet compatible to the original in terms of materials, size, scale and profile, would be the appropriate replacement method.

IT IS GENERALLY NOT APPROPRIATE TO:

- Remove a porch or any of its elements.
- Enclose a front porch.
- Add a porch to a building that never had one.

8.2.6 EXTERIOR AND ATTACHED LIGHTING

Exterior lighting fixtures and their illuminators help define and give character and human scale to the finer grain detailing of our historic buildings.

IT IS GENERALLY APPROPRIATE TO:

- Preserve and repair the original light fixtures wherever possible.
- Attach new fixtures to the mortar, not the masonry, to prevent damage to the historic fabric.
- Select pedestrian scale fixtures with warm colored light. Avoid sodium vapor. Lighting sources with a Kelvin temperature of 3,500 degrees or more and a color rendering index (CRI) of 70 or less are appropriate.

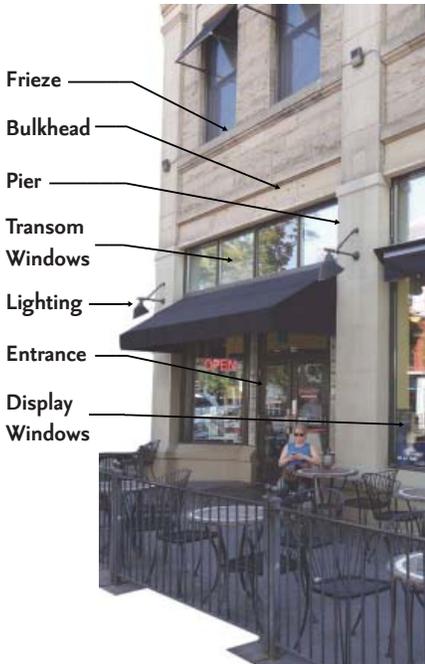
IT IS GENERALLY NOT APPROPRIATE TO:

- Use period light fixtures unless there is documented evidence that a particular fixture was used. If used, they should be historically accurate and compatible with the period of the building and in scale with the building or element to which they are attached.

8.2.7 STOREFRONTS

“Block form” commercial buildings have unique character-defining elements, including historic storefronts and their basic elements: bulkheads, piers, display windows, transoms, doors, entrances, and friezes. These elements should be identified, retained and preserved regardless of first floor uses.

STOREFRONT COMPONENTS:



- The **bulkhead** is the base that supports the building over the transom windows. Bulkheads are typically brick and stone.
- **Display windows** are a single window or a series of windows designed to display goods within, usually extending from the transom to bulkhead and consisting of panes of glass.
- **Transoms**, or transom windows, are windows located above a door or display window, designed to let more daylight in above the door or display window.
- The **piers** are vertical elements that frame openings. Often designed as flat columns or pilasters, piers can be used to divide store fronts, display windows or other building entrances.
- A **frieze** is a horizontal band used to emphasize the horizontal division(s) of a building facade. Friezes are often used to divide the display windows or transoms of the ground floor from upper story windows and used for signage.
- Storefront **entrances** were recessed to create a welcoming transition area and more visibility to displays.
- **Doors** play an important role in defining the storefront and were often painted in more vivid tones and usually glazed with clear glass.
- Original **hardware** along with **lighting** reflect the specific design of the original period of construction.

IT IS GENERALLY APPROPRIATE TO:

- Preserve and restore original storefronts and all their character-defining components.
- Recreate components if there is sufficient physical, pictorial or architectural evidence to support their recreation. The replacement should match the original in terms of design, materials and configuration.

IT IS GENERALLY NOT APPROPRIATE TO:

- Obscure or cover up original components and details with unsympathetic materials (faux stone, brick, rough or sawn wood and similar products) is not appropriate.
- Use stained or leaded glass unless it is appropriate for the style and period of construction.

IT IS GENERALLY APPROPRIATE TO:

(continued)

- Repair the original materials or, if absolutely necessary, replace with material that matches closely to the original.
- Replace missing components in keeping with the size, scale, style and materials of the building, and then only if there is little or no evidence of the original construction. In such cases, the design should be a contemporary and compatible design rather than one that tries to replicate an “old” look.
- Look to the original building for guidance on consistent materials, including wood, brick and stone, when replacing a component becomes necessary.

IT IS GENERALLY NOT APPROPRIATE TO:

(continued)

- Use glass block to fill openings, unless it is appropriate for the style, as it will obscure the interior and is not compatible. If the display window needs to be replaced, the new window should match the existing in terms of size, material and configuration.
- Use steel-covered hollow core doors or aluminum doors as they have an incompatible finished appearance. The Commission will allow a degree of flexibility in the materials used for doors as long as the contemporary material conveys the same visual appearance of the traditional material.
- Obscure the frieze with aluminum, or otherwise cover up this area. Installing an awning into the frieze is not appropriate. Instead, awnings should be installed below the frieze (and transom windows if present).
- The use of plywood or rough-sawn wood paneling is inappropriate due to deterioration and the need for constant maintenance and frequent replacement.
- Aluminum, vinyl, faux brick or stone are other materials that are inappropriate and should not be used.

8.3 Appropriate Methods for Repairing and Maintaining Historic Materials

Preserving the special character of Twin Falls' historic buildings is fundamental to the districts' success. It is important to maintain, preserve and repair original materials where possible, and if necessary, select appropriate new materials compatible in quality, size, texture and color.

8.3.1 MASONRY

With few exceptions, most of the districts' buildings are masonry. Brick is the most common material, followed by stone. Both use a variety of types and colors. Brick wall and parapet bonding patterns create uniqueness between buildings. Stone was used in coarser application for foundations with a wide variety of dressings above, from rusticated to smooth-faced. Below are techniques dealing with masonry repair:

- Water penetration can cause serious and costly damage to masonry either through destructive chemical reactions or freezing inside the walls. It is imperative to keep roof, flashing, drains, gutters and downspouts in good repair to prevent moisture penetration.
- Masonry should be cleaned only to arrest deterioration or remove severe soiling. Use the gentlest methods possible. Appropriate methods include low-pressure water, soft bristle brushes and mild detergents. Before cleaning any masonry surface, test a small patch to determine an appropriate cleaning method.
- If there is mortar deterioration (such as disintegrating mortar, joint cracks, loose bricks or damp walls), repointing may be necessary. Since buildings constructed prior to 1910 did not use Portland cement, avoid using it unless the original mortar had a high Portland cement content. Portland cement creates a bond stronger than the historic mortar and may cause spalling or crack the softer historic brick during freeze-thaw cycles. When repointing becomes necessary, use lime-based mortar, not Portland cement. Test a loose piece of mortar from an inconspicuous location to determine if there is lime in the mortar. Portland cement should not exceed 20% of the combined volume of lime and cement. Portland cement should be white, never gray or light gray. The new mortar should match the existing mortar's color.
- Take care to match the original color, material, composition size and profile of the existing mortar joints as closely as possible. Because power tools often damage surrounding brick, use hand tools to remove damaged mortar.
- Avoid abrasive cleaning techniques like sandblasting, high-pressure washing and washing with strong chemical solutions. Such methods can severely

damage masonry surfaces, and allow water and chemicals into the wall, deteriorating the joints. Protect all non-masonry surfaces prior to cleaning.

- The masonry of some pre-20th century buildings was low fired and porous, and therefore frequently painted. For this reason, removing paint from a building that has been historically painted is not appropriate.
- The application of coatings to previously unpainted masonry structures or applying stucco and concrete veneers damages the historic building by altering its character.

See Preservation NPS Briefs, available online at www.nps.gov. for additional guidance on how to properly repoint and repair historic masonry.

8.3.2 WOOD

Wood structures can be found in several of the districts, primarily in the form of 'house form' buildings converted to commercial use. Below are techniques dealing with wood elements:

- Wood siding, trims, railings and other wood elements should be retained and repaired. If replacement becomes necessary, the new element should match the original in terms of materials, size, profile and application.
- In cases where character-defining wood elements such as railings, cornices, balustrades or siding are missing, recreating those features would be appropriate if historical, pictorial or physical documentation exists. If no such documentation is available, a contemporary yet compatible approach in terms of materials, size, scale and color would be the appropriate solution.
- Original materials and openings should not be covered over, especially the character-defining elements because of the impact on the historic nature, and also because dry rot may occur beneath.
- Resurfacing frame structures with faux materials, brick veneer, vinyl, metal or aluminum siding is not appropriate. The Commission encourages the removal and the repair of the underlying surfaces where a structure has been resurfaced with inappropriate materials. A test patch should be conducted to determine if the material could be removed before undertaking the removal of inappropriate materials.
- All wood members must be finished, either painted or stained with opaque stain.
- Proper maintenance and a regular painting schedule will ensure the longevity of wood doors, windows, siding and other character defining elements.

See Preservation NPS Briefs, online at www.nps.gov for additional guidance.

8.3.3 METAL

Decorative metal such as cast iron and sheet metal grace many buildings in the historic districts. Below are strategies dealing with metal elements:

- Character-defining metal components should be identified, retained and preserved. The removal of character-defining metal elements will not be approved, because in so doing irreplaceable features are destroyed and previously unfinished surfaces will need to be recovered.
- Where removal of character-defining metal elements such as cornices is absolutely required, new elements of compatible design in terms of materials, size, scale, and color would be the appropriate solution.
- If the original fabric is damaged beyond repair, then replacement of metal elements may be appropriate. Sheet metal can be made to conform to the profile of the existing work and be fabricated if replacement pieces are needed.
- If the building has metal panels, caulk and fill the joints between the panels to avoid moisture penetration.
- Avoid contact between chemically incompatible materials such as aluminum and steel to prevent corrosion. Appropriate tools, materials and cleaning methods should be used because of the delicate nature of historic metal elements.

See Preservation NPS Briefs, available online at www.nps.gov. for additional guidance.

8.4 Appropriate Methods for Removing Paint

Paint applied to exterior materials must withstand yearly extremes of both temperature and humidity. Maintenance is very important and reapplication is recommended every 5 to 8 years.

8.4.1 REMOVING PAINT FROM WOOD

The primary purpose for painting wood is protection, since moisture penetration is a main cause of wood deterioration. The National Park Service’s “**Preservation Brief 10: Exterior Paint Problems on Historic Woodwork**” outlines three classes of paint removal, grouped according to their relative severity.

- **CLASS I** conditions include minor blemishes or dirt collection, and generally require no paint removal.
- **CLASS II** conditions include failure of the top layer or layers of paint, and generally require limited paint removal.
- **CLASS III** conditions include substantial or multiple-layer failure, and generally require total paint removal.

Since conditions may vary at different points on the building, careful inspection is critical. Prior to beginning a paint removal project, examine and note the surface conditions for each exterior painted woodwork item.

The recommended treatments (field testing and onsite monitoring of Department of Interior grant-in-aid and certification of rehabilitation projects) take three overriding issues into consideration:

1. The continued protection and preservation of the historic exterior woodwork;
2. The retention of the sequence of historic paint layers; and
3. The health and safety of those individuals performing the paint removal.

By these criteria, no paint removal method is without drawbacks, and all recommendations are qualified in varying degrees.

CLASS I:**Exterior Surface Conditions Generally Requiring No Paint Removal****Recommended Treatment for Dirt, Soot, Pollution, Cobwebs, etc. Removal:**

Most surface matter can be loosened by a strong, direct stream of water from the nozzle of a garden hose. Stubborn dirt and soot will need to be scrubbed off using 1/2 cup of household detergent in a gallon of water with a medium soft bristle brush. The cleaned surface should then be rinsed thoroughly, and permitted to dry before further inspection to determine if repainting is necessary. Quite often, cleaning provides a satisfactory enough result to postpone repainting.

CLASS II:**Exterior Surface Conditions Generally Requiring Limited Paint Removal**

Recommended Treatment for Cracking: Cracking can be treated by hand or mechanically sanding the surface, then repainting. Although the hairline cracks may tend to show through the new paint, the surface will be protected against exterior moisture penetration.

Recommended Treatment for Intercoat Peeling: First, where salts or impurities have caused the peeling, the affected area should be washed down thoroughly after scraping, then wiped dry. Finally, the surface should be hand or mechanically sanded, then repainted. Where peeling was the result of using incompatible paints, the peeling top coat should be scraped and hand or mechanically sanded. Application of a high quality oil type exterior primer will provide a surface over which either oil or a latex topcoat can be successfully used.

Recommended Treatment for Solvent Blistering: Solvent-blistered areas can be scraped, hand or mechanically sanded to the next sound layer, then repainted. In order to prevent blistering of painted surfaces, paint should not be applied in direct sunlight.

Recommended Treatment for Wrinkling: The wrinkled layer can be removed by scraping, followed by hand or mechanical sanding to provide as even a surface as possible, then repainted following manufacturer's application instructions.

CLASS III:**Exterior Surface Conditions Generally Requiring Total Paint Removal**

Recommended Treatment for Peeling: The first step in treating peeling is to locate and remove the source or sources of the moisture, not only because moisture will jeopardize the protective coating of paint but because, if left unattended, it can ultimately cause permanent damage to the wood. Excess

interior moisture should be removed from the building through installation of exhaust fans and vents. Exterior moisture should be eliminated by correcting the following conditions prior to repainting: faulty flashing; leaking gutters; defective roof shingles; cracks and holes in siding and trim; deteriorated caulking in joints and seams; and shrubbery growing too close to painted wood. After the moisture problems have been solved, the wood must be permitted to dry out thoroughly. The damaged paint can then be scraped off with a putty knife, hand or mechanically sanded, primed, and repainted.

Recommended Treatment for Cracking/ Alligatoring: If cracking and alligatoring are present only in the top layers they can probably be scraped, hand or mechanically sanded to the next sound layer, then repainted. However, if cracking and/or alligatoring have progressed to bare wood and the paint has begun to flake, it will need to be totally removed. Methods include scraping or paint removal with the electric heat plate, electric heat gun, or chemical strippers, depending on the particular area involved. Bare wood should be primed within 48 hours then repainted.

8.4.2 REMOVING PAINT FROM MASONRY

Removing paint, coatings, stains and graffiti is best using alkaline paint removers, organic solvent paint removers, or other cleaning compounds. The paint removal usually involves applying the remover either by brush, roller or spraying, followed by a thorough water wash. The manufacturer's recommendations regarding application procedures should always be tested before beginning work. Similar to water methods, chemicals should not be used in cold weather below 50°F because of the possibility of freezing. Chemicals may be hazardous to people and the environment and should be carefully considered.

Masonry cleaning methods generally are divided into three major groups: water, chemical, and abrasive. Chemical cleaners react with dirt and then are rinsed off the masonry surface with water. It is recommended to test a patch away from public view when using a chemical on a building. Abrasive methods include blasting with grit, and may include the use of grinders and sanding discs, which mechanically remove the dirt and, usually, some of the masonry surface. Abrasive cleaning is also often followed with a water rinse. This abrasive method should not be used.

See Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings www.marblemasteruk.com

8.4.3 REMOVING PAINT FROM METAL

When left exposed, corrosion and rust can damage architectural metals that have originally been painted. They are particularly vulnerable to air and moisture. Metal surfaces should be inspected routinely for signs of flaking or rust. Proper cleaning of the surface is necessary prior to repainting.

Chemical solutions/strippers are typically used on soft metals such as lead, tin, copper, zinc, and terne plate. A test is recommended to be prepared in an inconspicuous location to monitor reactions.

Chemical solutions/strippers should be properly neutralized to avoid further deterioration. Metals such as brass should be routinely polished.

Copper and bronze finishes, in time, will develop a protective greenish patina on the surface that need not be painted. It is crucial that all corrosion be removed and a metal primer coat be applied immediately to protect the surface from further corrosion. Rust retardant paints specifically designed for metal should be used on all metal surfaces that require a paint finish. Specific lacquers may be used on brass to preserve polished finishes.

8.4.4 REMOVING LEAD PAINT

Lead paint may be found in older buildings prior to the 1970's and property owners must comply with state and federal regulations.

For commercial buildings, it is necessary to hire specially trained and certified professionals. Methods for removing lead paint include, wet sanding, controlled sanding and using low-temperature heat guns or chemical strippers. Methods for encapsulating lead paint include encapsulant paints and coatings which can be applied to surfaces containing lead-based paint. If lead paint is found on windows, the sash can be removed for offsite stripping. Sash liners can also be installed to help reduce the friction that is caused when the windows are opened and closed.

Care should be taken to avoid spreading lead dust throughout the building.

For additional information and a more technical discussion on lead paint abatement, refer to the National Park Service Preservation Brief 37 and to the HUD Both documents are available on-line at www.nps.gov and www.hud.gov/lea.

CHAPTER 9: GLOSSARY

ACCESSORY STRUCTURE: A subordinate building that is located on the same lot as the principal building.

ADAPTIVE USE: The conversion of a building to use other than that for which it was built.

ALCOVE: A recess or small room that connects to or forms part of a larger room.

ALLIGATORING: A condition of paint or aged asphalt brought about by the loss of volatile oils and the oxidation caused by solar radiation. Causes a coarse checking pattern characterized by a slipping of the new paint coating over the old coating to the extent that the old coating can be seen through the fissures. “Alligatoring” produces a pattern of cracks resembling an alligator hide and is ultimately the result of the limited tolerance of paint or asphalt to thermal expansion or contraction. *Definition provided by the International Association of Certified Home Inspectors.*

ALTERATION: Any act or process that changes one or more of the exterior architectural features of a building, including but not limited to the erection, construction, reconstruction, or removal of any building.

APPROPRIATE: A proposed activity is consistent with the Guidelines.

APRON: The flat, horizontal member of a window, under the sill.

ARCH: A construction technique and structural member, usually curved and made of masonry. Composed of individual wedge shaped members that span an opening and support the weight above by resolving vertical pressure into horizontal diagonal thrust.

ARCHITRAVE: The lower most division of an entablature that rest directly on a column.

AWNING: A roof-like covering placed over a door or window to provide shelter from the elements. Historically they were constructed of fabric, but contemporary materials include metal and plastic.

BALCONY: A platform projecting from the wall or window of a building. Usually enclosed by a railing.

BALUSTER: An upright support for a rail in a balustrade.

BALUSTRADE: A row of balusters topped by a rail.

BAND, BELLY BAND, OR BAND MOLDING: A flat horizontal member of relatively slight projection, making a division in the wall plane.

BAY: Any number of principal divisions of a wall, roof or other part of a building that is marked by vertical supports.

BAY WINDOW: A structural wall projection with three sides containing windows. The bay projects angularly from the main structural wall and from the ground up.

BEAM: A long timber used as one of the primary horizontal, supporting members of a building.

BELT COURSE: A horizontal band of masonry across the exterior of a building that stands out visually.

BOND: Masonry units arranged in any of a variety of recognizable, and usually overlapping patterns so as to increase the strength and enhance the appearance of the construction.

BRACKET: A projection from a vertical surface providing support under cornices, balconies, window frames, etc.; also sometimes used to describe a metal fastener.

BRICK VENEER: A non-structural facing of brick laid against a wall for ornamental, protective, or insulation purposes.

BULKHEAD: Located at the top of a storefront, the bulkhead is the element that supports the building over the display window.

CANOPY: An overhanging cover for shelter or shade.

CAPITAL: The topmost part of a column.

CASING: The enclosing frame around a door or window opening.

CASEMENT WINDOW: A window that is hinged on the side and opens in or out.

CAULK: A waterproof, soft, pliable material used to seal joints and cracks against water or air leakage.

CERTIFICATE OF APPROPRIATENESS: A document evidencing approval by the Historic Preservation Commission of an application to make a material change in the exterior appearance of a designated historic property or of a property located within a designated historic district.

CLADDING: The application of one material over another to provide a skin or layer intended to control the infiltration of weather elements, or for aesthetic purposes.

CLAPBOARD: A long narrow board with one edge thicker than the other to facilitate overlap used to cover the outer walls of frame structures. Also known as weatherboard, bevel siding, lap siding.

CLERESTORY: An upper zone of windows that admits light to the center of a lofty room.

COLUMN: A vertical support or pillar.

CONTEXT: Buildings are grouped into functional subareas such as residential, commercial and mixed use. Each has distinct characteristics and requirements. Areas of similar function should be treated similarly in design. The surroundings, both historical and environmental, of a building or town.

COPING: A cap or covering at the top edge of a wall, either flat or sloping, to shed water.

CORBEL: A slightly projecting architectural element, usually in masonry, cantilevered from upper exterior walls; usually topped by a cornice or coping.

CORNICE: A horizontal molded projection at the crown of a building or wall. A continuous molded projection that crowns or horizontally divides a wall.

COURSE: In masonry, a layer of bricks or stones running horizontally in a wall.

CRAZING: A network of fine cracks on the surface of a material, especially paint.

DEMOLITION: The intentional destruction of all or part of a building or structure.

DEMOLITION BY NEGLECT: The destruction of a building or structure caused by the failure to perform routine maintenance over a period of time.

DISPLAY WINDOWS: Usually extending from the transom or cornice/frieze to the bulkhead and consisting of one pane of glass, the display window is an essential element that helps to define a building's storefront.

DORMER: Upright, roofed projection on a sloping roof, usually containing a window.

DOUBLE-HUNG SASH WINDOW: A window with two sashes, one above the other, arranged to slide vertically past each other.

DRESSING: A building's ornamental detail such as the molded framework around doors and window openings.

EAVE: The lower portion of the roof that overhangs the wall.

EXTERIOR INSULATION FINISHING SYSTEM (EIFS): A type of building product that provides exterior walls with an insulated finished surface, and waterproofing in an integrated composite material system.

ELEVATION: A scale drawing of a front, side, or rear of a building.

ENTABLATURE: Usually composed of a cornice, frieze, and architrave, it is the horizontal section that rests on a column.

FAÇADE: The front face or elevation of a building.

FASCIA: A horizontal piece covering the joint between the top of a wall and the eaves.

FENESTRATION: The arrangement, proportioning, and design of windows and doors in a building.

FLASHING: A sheet metal used to waterproof roof valleys or the angle between a vertical wall, such as a chimney, rising out of a roof.

FORM: The overall shape or outline of a building.

FOUNDATION: Supporting member of the wall, constructed usually of concrete, brick, stone, or concrete block.

FRAME: The fixed portion of a window comprising two jambs, a head, and a sill.

FRIEZE: A decorative band located directly below the cornice. In many cases the frieze was designed in conjunction with the cornice.

GABLE: The triangle formed by the sloping lines of the roof from the eaves to the ridge.

GABLE ROOF: A pitched roof in the shape of a triangle. Triangular wall segments at the end of a pitched roof.

GAMBREL ROOF: A roof with two slopes of different pitches on each side of the ridge.

GENERAL MAINTENANCE: Ordinary maintenance needed to keep a building or structure in good repair and does not require a change in materials.

GINGERBREAD: Pierced, curved decoration fashioned by a jigsaw or scroll saw, often used under the eaves of roofs, both on the main house and on porches.

HEAD: The uppermost member of a door frame or window frame.

HIPPED ROOF: A roof with slopes on all four sides. They are more common on older houses than on those built after 1940.

HISTORIC DISTRICT: A group of buildings and their surroundings given a designation due to their significance as a whole; a geographically definable area (urban or rural, small or large) possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically, but linked by association or history.

HISTORIC PRESERVATION COMMISSION: A volunteer group of citizens appointed by the mayor and council that evaluates applications for Certificates of Appropriateness against the design guidelines in order to determine acceptance or rejection of, or required modifications to proposed renovation or construction activity.

HORIZONTAL RHYTHM: The pattern of solids and voids created by the openings (such as doors and windows) or the repetition of design elements on each floor of a building or series of buildings.

HUE: A particular shade or tint of a given color.

INAPPROPRIATE: Term given to a proposed project that is not consistent with the Guidelines and may result in the Historic Commission withholding a Certificate of Appropriateness.

INFILL BUILDING: A new structure built in a block or row of existing buildings.

JAMB: Upright member that forms the side of a door or window opening.

JOINT COMPOUND: A premixed, plaster-like material used for patching holes in plaster walls and covering seams and nail holes when installing wallboard.

JOIST: Small horizontal timbers laid parallel from wall to wall to support a floor or ceiling.

LITE: A pane of glass in a window or glazed component of a window.

LINTEL: A horizontal structural member such as a beam over an opening that carries the weight of the wall above it.

MANSARD ROOF: A roof with two slopes on all four sides, the lower slope being much steeper than the upper.

MASS: The bulk and shape of a building.

MOLDING: Horizontal bands having either rectangular or curved profiles, or both, used for transition or decorative relief. A slender strip of wood used for ornamentation and finishing. Its profile is shaped to create modulation of light, shade, and shadow.

MULLIONS: The vertical members between the lite of a window.

MUNTINS: The grooved member of a window that is used to hold the edges of windowpanes within a sash.

NEGLECT: The failure to maintain a building's weather tight condition and/or the failure to prevent a correct deterioration of a building's structure, materials, or finishes.

NOSING: The rounded front (and sometimes side) edge of a stair tread that projects over the riser.

ORNAMENT: In architecture, every detail of shape, texture, and color that is deliberately exploited or added to attract an observer or define the characteristics of an architectural style.

PANEL: A sunken or raised portion of a door with a frame-like border. A section that is recessed below or raised above the surrounding area or enclosed by a frame or border.

PARAPET: A low wall that rises above a roof line, terrace, or porch and may be decorated. A low protective wall that extends above the roofline.

PEDIMENT: A wide, low-pitched gable surmounting the façade of a building in a classical style; any similar element used over doors and windows.

PIER: Stout, vertical, structural support, often made of bricks laid chimney-style. Vertical-supporting members that frame an opening such as a window or door, sometimes designed as a flat column or pilaster, piers are often used to divide storefronts, display windows, or the entrance to a building's upper floors.

PILASTER: A column like projection attached to a surface of a wall. Similar to a column, a pilaster is a shallow rectangular feature that projects from a wall and has a capital and base.

PITCH: The degree of slope of a roof. Pitch is measured in inches rise per foot of run. For example, a 45 degree roof has a 12 inch rise.

PLAZA: An open area usually located near urban buildings and often featuring walkways, trees and shrubs, places to sit, and sometimes shops.

POINTING: The outer portion of mortar in the joints of a masonry wall.

PORTICO: A large porch or covered walk with a roof supported by columns or piers.

POST: A vertical supporting member of a building.

PRESERVATION: The sustaining of the existing form, integrity, and material of a building or structure and the existing form and vegetation of a site. The maintenance and repair of a building's existing historic materials and retention of a property's form as it has evolved over time.

PRIMER: A base coat that prepares the surface for the finish coat of paint.

PROJECTION: An object or building form that juts out beyond a surface.

PROPORTION: The comparative relationship between parts or elements with respect to size, dimension, ratio and quantity.

PROTECTION: The act or process of applying measure designed to affect the physical condition of a property by defending or guarding it from deterioration, loss, or attack.

RAFTER: One of a series of parallel beams that establish and support the pitch of the roof from ridge to wall.

RAIL: Horizontal members framing a panel.

RAILING: A horizontal member of a balustrade.

RECOMMENDED: A proposed activity is recommended but is not required.

RECONSTRUCTION: New construction to accurately recreate a vanished building or architectural element as it appeared at a specific period of time. The work is based on reliable physical, documentary, or graphic evidence.

REHABILITATION: Returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features that are significant to its historical, architectural, and cultural values. Returning a structure to viable use while preserving its distinctive architectural and historic character.

REMODEL: To alter a structure in a way that may or may not be sensitive to the preservation of its significant architectural forms and features. Changing a building without regard to its distinctive, character-defining architectural features or style.

RENOVATE: Modernize and improve an existing structure while at the same time maintaining as much of its original character as possible.

REPOINTING: The process of removing deteriorating mortar from the joints of a masonry wall and replacing it with new mortar.

RESTORATION: Accurately recovering the form and details of a property and its setting as it appeared at a particular period of time, by removing later work and / or replacing missing earlier work. Returning a building to a particular period of time by removing later work and replacing missing earlier work.

RETROFIT: To furnish a building with new parts or equipment not available at the time of original construction.

REVEAL: The part of the jamb that is visible between the outer wall surface and window or doorframe.

REVERSIBILITY: A condition which allows removal of an added material or feature and return to the original, without damage to the original.

RHYTHM: A patterned repetition or alternation of formal elements (doors, windows, porches, etc.) or motifs in the same or a modified form.

RIDGE: The topmost horizontal line where the upper slopes of a roof meet.

RISER: The vertical member between two stair treads.

ROLL ROOFING: A roofing material made of asphalt soaked felt with a gravel surface available in a long sheet, usually 1 yard wide and 36 feet long.

ROOFING: STANDING SEAM METAL: A roofing material that comes in sections, typically 4x8 foot panels, with raised seams forming a pattern every few inches that runs the length of each panel.

SASH WEIGHT: Part of the mechanism of doublehung windows, which supports the weight of the sash and maintains it at a desired height; weights usually hang over pulleys on the end of sash cords or sash chain.

SASH: The part of the window framing that holds the glass; sometimes refers to the entire movable part of the window.

SCALE: A proportion used in determining dimensional relationships of differing component parts or buildings. The apparent size and mass of a building's façade and form in relation to nearby buildings. Important factors in establishing the scale of a façade include the physical relationship of elements such as window area to wall area; the shape and size of fenestration forms such as the subdivision of windows into lights; the bonding pattern of the brickwork; and details such as cornices and trim.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES: A set of standards and guidelines, issued by the U.S. Department of the Interior, National Park Service, for the acquisition, protection, stabilization, preservation, restoration, and reconstruction of historic properties. The Standards, written in 1976, and revised and expanded in 1983, 1990, and 1995 were developed pursuant to the National Historic Preservation Act of 1966 which directs the Secretary of the Interior to develop and make available information concerning historic properties. The Standards are neither technical, nor prescriptive, but are intended to promote responsible preservation practices. There are four treatments: preservation, rehabilitation, reconstruction and restoration.

SECTION: Graphic representation showing the view of a vertical plane through a building in order to see its construction.

SETBACK: The distance between a building and the front of the property line.

SHED ROOF: A roof having only one sloping plane.

SIGN BAND: The area that is incorporated within or directly under the cornice of a storefront that contains the sign of the business in the building.

SILL: A horizontal timber that is usually the lowest supporting member of a building; the lowest supporting member of a window casing.

SOFFIT: The area of the roof that extends over the walls of the house; also referred to as the overhang or the eaves.

STABILIZATION: Work to halt deterioration of a building by making it weather tight and structurally stable while awaiting more extensive rehabilitation..

STILE: Various vertical members that frame a panel.

STOOL: A finish piece of molding installed on top of the windowsill and extending beyond the window casing.

STOREFRONT: The street-level frontage of a store which usually contains display windows.

STREETSCAPE: The combined elements within and along the street right-of-way that define its appearance, identity, and functionality, including street furniture, landscaping, trees, sidewalks, and pavement treatments, among others.

STREET WALL: The line formed by the facades of buildings set back a common distance from the street.

STRINGER: A horizontal, supporting member.

STUCCO: A material, usually composed of cement, sand, and lime, applied to a surface to form a hard, uniform covering that maybe either smooth or textured. Also, a fine plaster used in decoration and ornamentation of interior walls.

STUD: One of the smaller uprights in the frame of a building, to which sheathing, paneling, or lath is applied.

STYLE: Characteristics and decorative elements that form a clear group associated with a specific period or design philosophy.

SUBFLOOR: The wooden base that is attached to floor joists in preparation for finish flooring.

TERRA COTTA: A red-brown fired but unglazed clay used for roof tiles and decorative wall coverings. These roof tiles are common in the California Mission style. Glazed terra cotta was frequently used for exterior decoration on commercial buildings of the early 20th Century.

TEXTURE: The surface quality of any material or building products as it affects the appearance or tactile characteristics of a surface of a building.

TRANSOM: Horizontal window openings above a door or window. A window or series of windows located above a door or display window, transoms are usually made of glass. In commercial building they can be seen as an extension of the display window and for this reason, provide an excellent location for signage.

TREAD: The horizontal walking surface of a step or stair.

TRIM: Finished woodwork used to decorate, border, or protect the edges of openings such as doors and entrances.

TUCK-POINT: Process of partially removing old mortar from masonry joints, cleaning the joints, and applying new mortar to them.

TURRET: A small tower, usually corbelled, at the corner of a building and extending above it.

VALLEY: A diagonal trough formed where two sections of the roof join at right angles.

VERANDA: A covered and partly enclosed porch or balcony extending along the sides of a building and used for natural ventilation and shading.

VERNACULAR: A style of architecture that uses the commonest building techniques that are based on the forms and materials of a particular period, region, or group of people.

VERTICAL RHYTHM: The pattern of solids and voids created by the openings (such as doors and windows) or decorative elements from floor to floor.

VISUAL CONTINUITY: A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

CHAPTER 10: BIBLIOGRAPHY AND SELECTED REFERENCES

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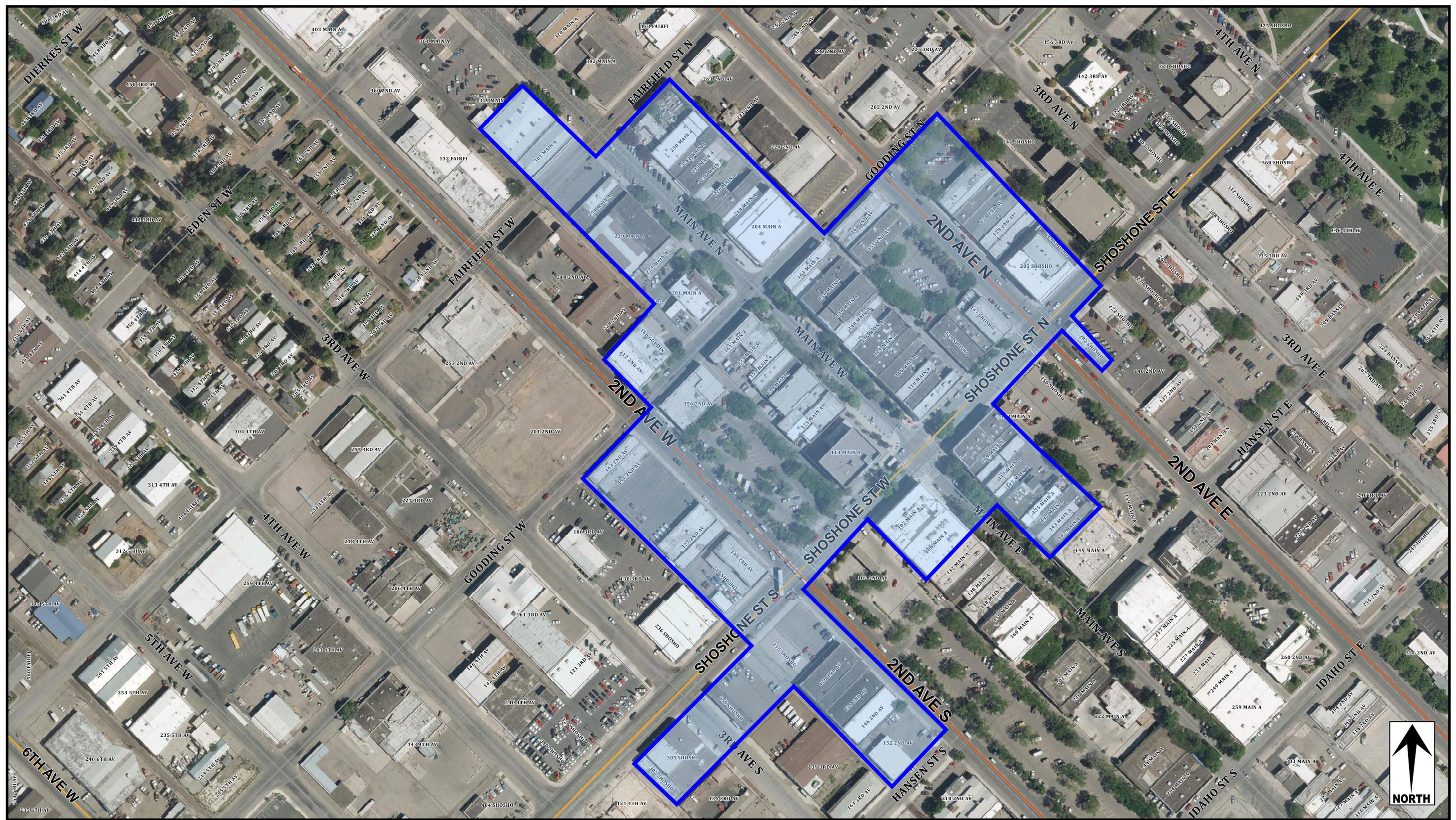
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Twin Falls Downtown Historic District



Twin Falls City Park Historic District





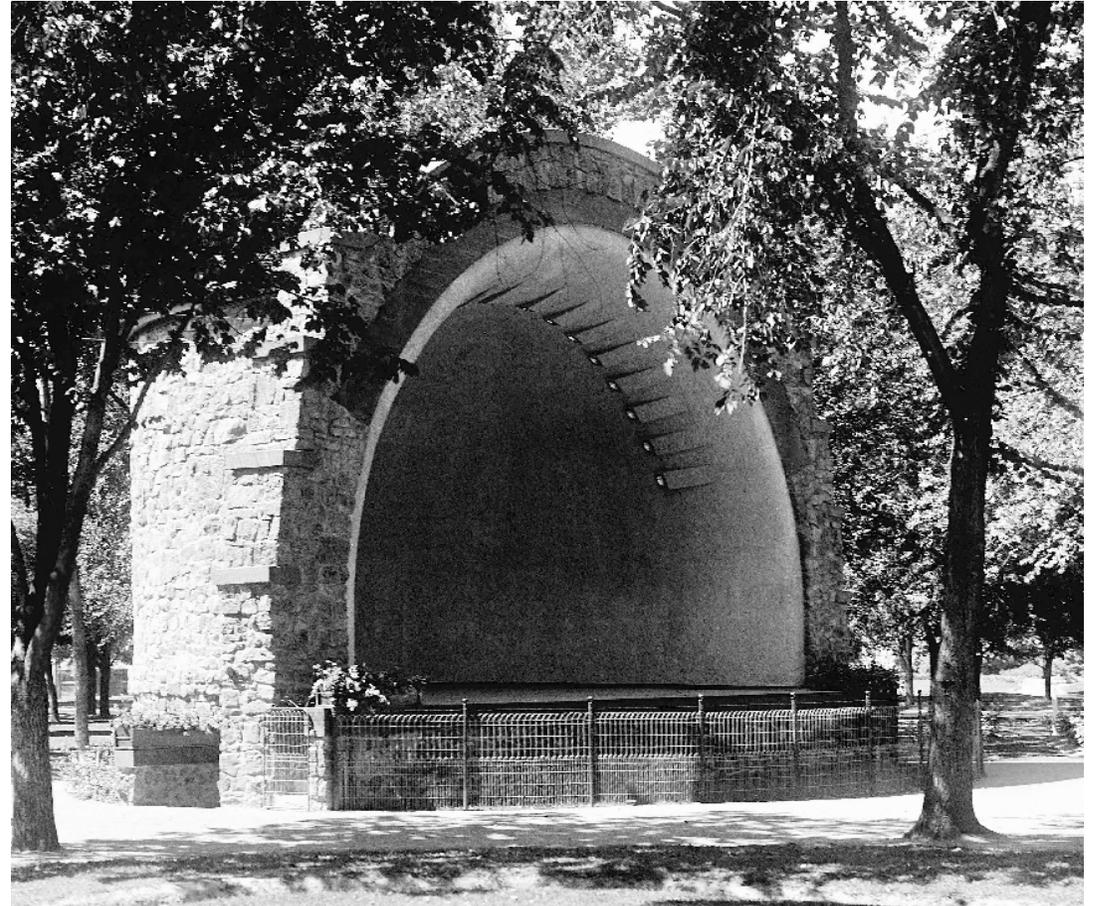


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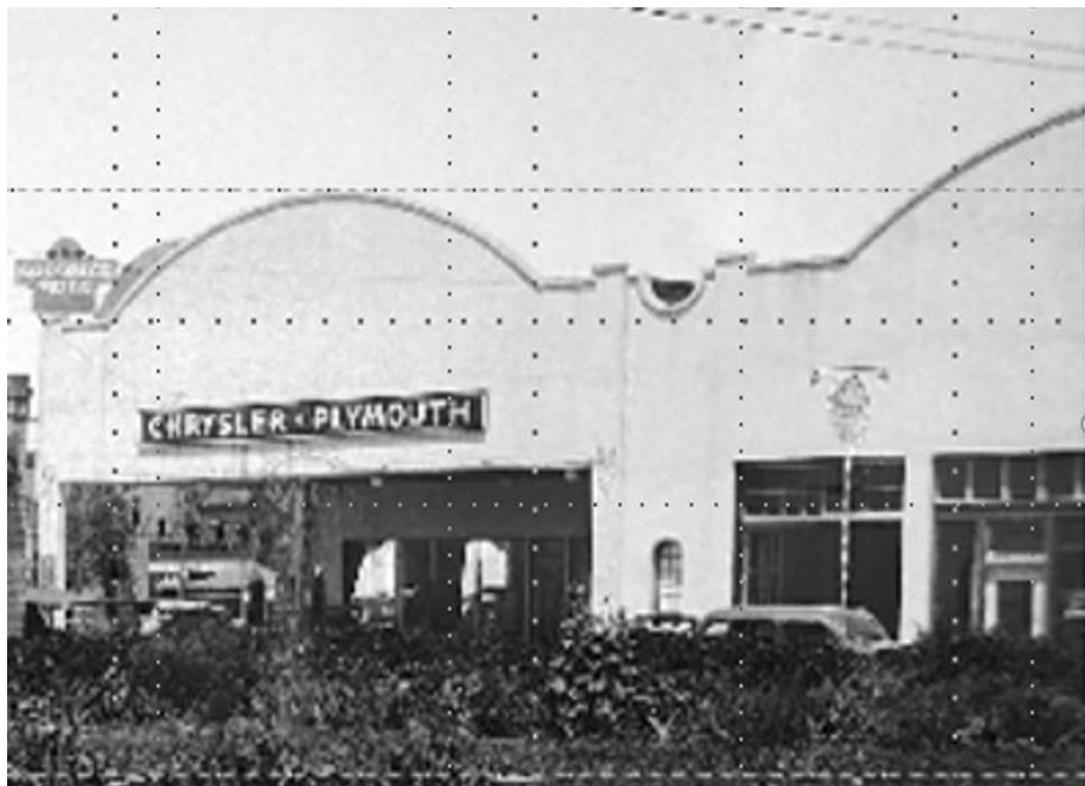


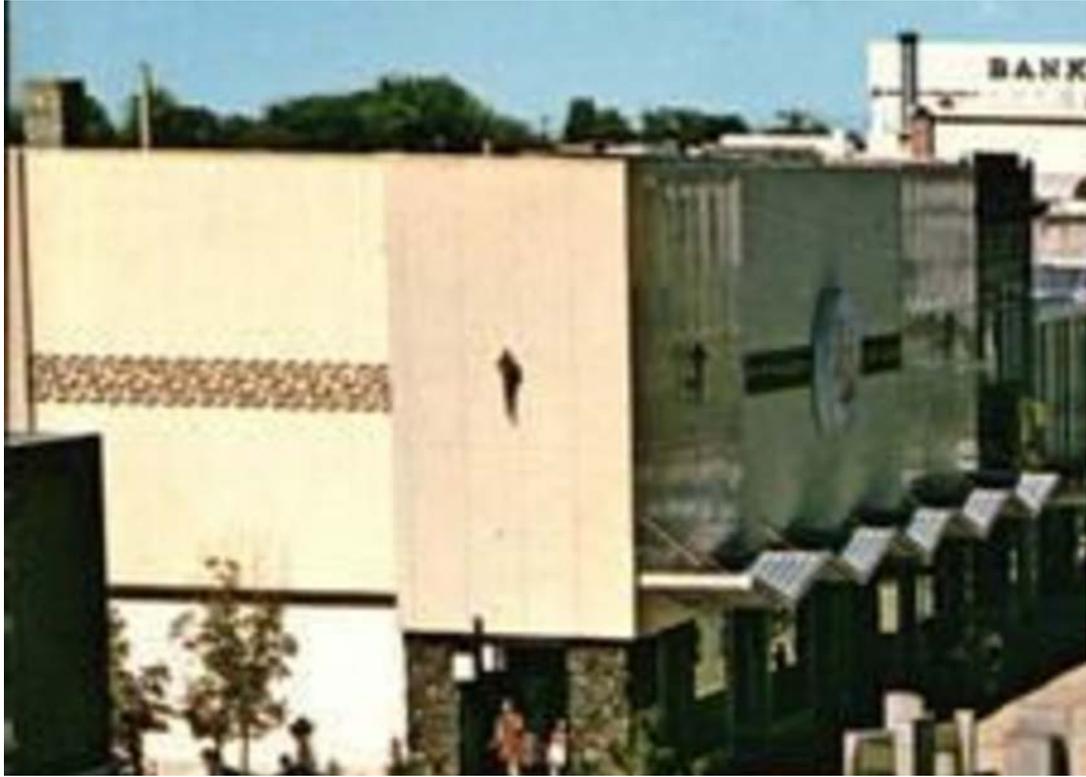




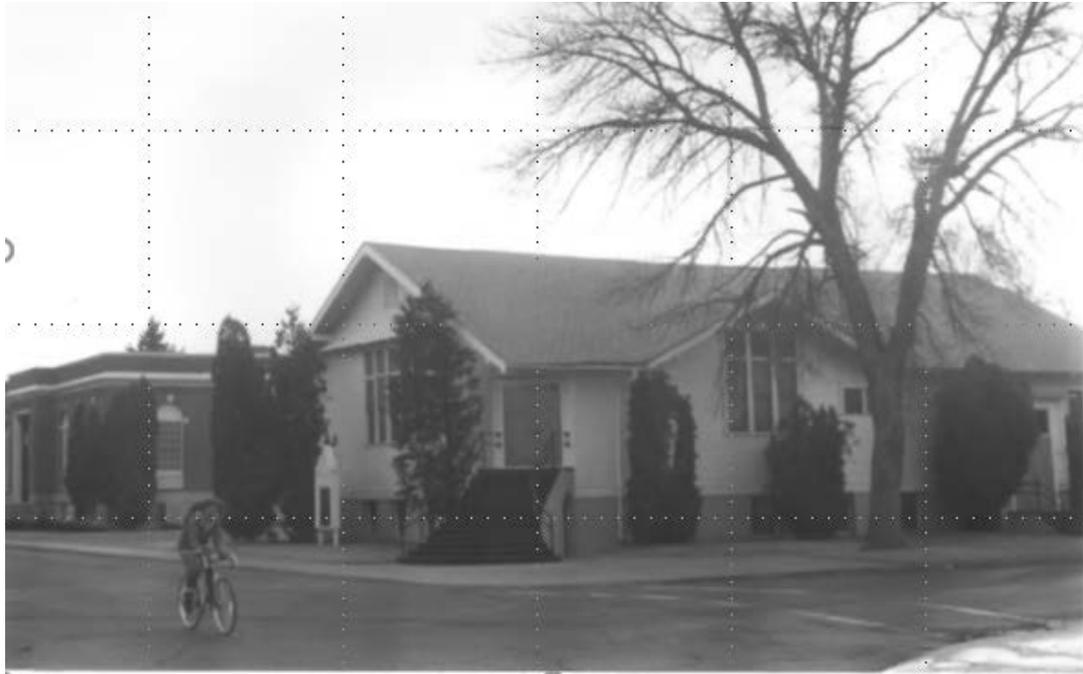








Reformed Church



Rogerson Hotel



Twin Falls High School





Date: Monday, November 28, 2016
To: Honorable Mayor and City Council
From: Bill Baxter – Finance Accountant/Utility Services Supervisor

Request:

Review and approve contract terms for PSI 10 year period beginning October 1, 2016, with terms to become effective on that date.

Time Estimate:

The staff presentation will take approximately 10 minutes...

Following the presentations, staff anticipates some time for questions and answers, estimating 20-25 minutes.

Background:

The City's 2010-2015 contract with PSI expired in December of 2015. Working up to that time, and since, PSI and City staff have developed and presented a number of options that were determined under Council guidance to meet the current and future needs of the citizens for solid waste management, as well as to provide for future options in recycling as such might become available. The investment PSI has made in the services, and the community, has been detailed in a letter presented by PSI in March, 2015, a copy of which is attached. At a Council meeting on May 11, 2015, Council motioned and approved that City staff work with PSI on options to address different services provided to the citizenry. Then on December 14, 2015, Council approved an extension of the current contract through September 30, 2016, to provide time to negotiate and gain approval for a 10 year contract to continue service for the residents of the City of Twin Falls. Staff presentations to City Council in March and August of 2016 continued to provide updates and confirm direction from Council members on the terms of the developing contract. Language has been evaluated and restructured numerous times, involving City staff, the City Attorney, and PSI's management and legal staff, to reach an agreement that we believe meets the needs of the citizens of the City of Twin Falls over the term being considered. The resulting contract document is being presented this evening for your discussion and the requested approval.

Approval Process:

This presentation is to provide, for Council discussion and approval, the options believed by staff to be appropriate for the terms written into the proposed 10 year contract with PSI for the City of Twin Falls' sanitation and recycling services. Approval of the terms included in the contract document, attached, by Council, will require a motion for such approval and an affirmative vote on such motion by a majority of Council members.

Budget Impact:

There is no budget impact associated with the Council's review and discussion of the PSI contract at this time.

Regulatory Impact: None

Conclusion:

Staff recommends that the Council discussion result in the approval of the PSI contract attached, for the 10 year term established by that contract document.

Attachments:

1. PSI letter dated March 4, 2015
2. Copy of Proposed PSI contract, showing original 2010-2015 language (crossed out) and the new language (underlined)



March 4, 2015

City of Twin Falls
Mayor & City Council
P.O. Box 1907
Twin Falls, ID 83303

PSI has been a proud partner with the City of Twin Falls since we started providing refuse collection services to the city in 1970. Through the city's own customer satisfaction survey Twin Falls residents continually rank PSI as one of the best services provided. In the last ten years alone, PSI has invested more than \$3.7 million in equipment to provide this service, of which \$1.45 million was invested in the single stream recycling program alone. PSI also has over \$900k invested in land and buildings within Twin Falls city limits.

PSI provides full-time employment for 38 local residents, and serves as a divisional headquarters for a four-state Mountain West Division. Five division employees, living and working in and around Twin Falls, are dedicated to the Management and Accounting of operations located across Idaho, Nevada, Montana and Wyoming.

Here are some quick stats from the year ending 12/31/2014:

- \$2,180,000 in wages paid locally
- \$432,000 in company paid health and retirement benefits
- \$3,100,000 in local Operating Expenses
 - Note: truck and container purchases are capital expenses not included in this number.
 - Included in operating expenses are property taxes paid to Twin Falls County of \$32k annually, \$13k of which are paid to the City Taxing district.

Raw expenses and expenditures only tell part of the story. PSI is committed to our municipal partners, employees and the community. We aim to do the right thing at the right time, and for the right reason.

Average wage for PSI hourly employees is \$16.15 per hour excluding benefits and overtime - 9.7% higher than the Idaho industry average of \$14.72 per hour according to the Federal Bureau of Labor Statistics.

We are dedicated to spending money with local vendors operating in the Twin Falls area, employing local people. As a community partner PSI has donated to the City of Twin Falls Sustainability fund, and provided free portable toilet service to Twin Falls City Parks. Other worthy local causes we support are:

- | | | |
|-----------------------------|-----------------------------|-------------------------------------|
| • Twin Falls Public Library | • Boy Scouts & Girl Scouts | • Dance/Sports teams |
| • Twin Falls YMCA | • St Vincent's Thrift Store | • Twin Falls School District |
| • Business Plus | • Western Days Parade | • Many others too numerous to list. |
| • Paint Magic | • Christmas Parade | |

Altogether, local cash donations and sponsorships totaled \$35k in 2014. This number does not include the value of services donated. Our most proud accomplishment came just this last year when our employees came up with an idea to support needy families in our area by providing complete holiday meals for families on Thanksgiving and Christmas. Through employee contributions, and PSI's company match we were able to provide 115 complete meals this year! Our goal for 2015 is to provide at least 100 meals at Thanksgiving and another 100 at Christmas.

At PSI we are proud to serve the City of Twin Falls and its residents, and request the honor of continuing to do so. We are requesting a renewal of our residential solid waste and recycling collection contract.

There have been some unfortunate developments recently in the recycling commodity markets. Pricing pressure has been increasingly negative. As you are aware, the material has had \$0 value for several years. Over the past year, the market has softened significantly more. Recent labor disputes at west coast ports have made things even worse. Beginning in February 2015, recycled material was \$15/ton charge to recycle. In March this number has risen to \$35/ton. It is expected to rise to \$45/ton in April, and these prices are expected for the next year. It is possible to not return to \$0 or rebate for several years. Our current contract for the city calls for a 50/50 share of proceeds on the recycling material, but rather than request reimbursement from the City PSI would like to pose the following contract renewal options.

Option 1: PSI requests a 5 year contract extension. PSI will pay for all processing & transportation fees on all single-stream recycling materials collected (see Recycle cost attachment A) starting in February 2015. As the commodities market recovers PSI would continue to share one half of that recycle income with the city. As a partner with the city, PSI is committed to the recycle program both philosophically and financially. Our exposure with this option is anywhere from 0 - \$450k over the 5 years. Realistically we expect the cost to be in the \$200-\$250k range with this option.

Option 2: PSI requests a 10 year contract extension. Recycling processing fee promise from Option 1 remains with this option. Our exposure doubles with this option, however we are hoping that the markets will recover in a few years. With this option PSI would offer to donate to the city all collection services we currently provide for seasonal parks and permanent collection city locations (Fire Dept, City Shop, etc.). The value for this service over 10 years is over \$324,000.

In either option, monthly collection rates would be adjusted annually just as they are in the current contract. The current rates are \$10.14 full service, and \$4.80 for one can service. In addition, PSI would like to offer Nuisance Property Service and an annual Clean Up Day.

With Nuisance Property Service, PSI will provide a suitable container (Dumpster or Roll Off) at the request of the City for the City's use to clean up nuisance properties. PSI will provide the city with a bill for the service. If the City is able to secure payment for the service from the property owner, the city will remit payment to the PSI. If the city is unable to secure payment from the property owner, PSI will consider the service donated to the City.

For the annual Clean Up Day, PSI will donate five (5) roll off containers and hauls, with the city paying only for disposal. Containers may be placed at different locations as requested by city staff.

We appreciate the opportunity to service the city of Twin Falls and look forward to providing continued service to the residents of Twin Falls for this extended period.

CITY OF TWIN FALLS, IDAHO
RESIDENTIAL SOLID WASTE COLLECTION & DISPOSAL SERVICES,
INCLUDING THE COLLECTION AND PROCESSING OF RECYCLABLES
CONTRACT

This Contract made and entered into this 7th day of November, 2016, by and between the City of Twin Falls, Idaho, hereinafter called "City" and PSI Environmental Systems, Inc., hereinafter referred to as "PSI."

NOW THEREFORE, it is agreed as follows:

1. SERVICES: The City provides curbside collection of solid waste, recyclables, and yard waste to its residents.

A. Primary Services: The primary services to be provided are:

1. Single-family residential solid waste collection and disposal, and curbside recycling program: PSI shall collect at curbside on a weekly basis all solid waste, as defined herein or under rules and regulations that may from time-to-time be promulgated by the City, placed curbside for collection, unless the item or waste product is specifically excluded in this Contract or the Twin Falls Municipal Code. PSI shall be responsible to provide each single-family residential customer with a single 95-gallon, or other authorized size, trash receptacle, and a single 95-gallon recycle cart.
2. "One-Can" Services: The "one-can" service allows existing customers to be able to have a smaller 35-gallon receptacle for solid waste sanitation services. Subscribers to this service are ~~not~~ also eligible to participate in the City's curb-side recycling program. Based on 2005 City Council action, no new customers are currently eligible to participate in this program.

Under this Contract, PSI and the City will undertake a pilot program to develop a strategy and method for expanding the smaller (35 and 65 gallon) cart sizes for solid waste. Users requesting these smaller carts will be provided with a 95-gallon recycle cart, also, but will be limited to trash collection of the contents of the cart. No additional bags or cans will be allowed, with the exception of the three weeks per year of "unlimited" trash collection provided for under paragraph 1.A.3., below.

3. Additional Solid Waste Receptacles: PSI shall provide additional 95-gallon trash and/or recycle receptacles to ~~Twin Falls~~ qualifying City single-family

residential customers who request this service. PSI shall be responsible for supplying, ~~billing and collecting all fees and rents from~~ to all single-family residential solid waste customers who request them, one or more additional receptacles. When such additional receptacles are provided to a residential property in the City, PSI will notify the City of the address, cart size and type so the account holder may be billed for the additional service by the City Utility Services office.

PSI will offer large capacity collection three weeks out of each year, to be established and advertised by PSI and the City each year. These collections will coincide with the regular trash day for each qualifying residential property during each of the selected weeks, and PSI will collect all trash meeting the standard bag and can sizes and weights, in addition to the garbage cart(s) in place at the residences. This service will be provided once in the Spring, once in the Fall, and once during the week following Christmas. No "makeup" collection will be provided for residents who miss their day during these weeks.

4. Bulky and large item collection and disposal: On a monthly basis, PSI shall collect all bulky and large items ~~placed out~~ for disposal, including, but not limited to, appliances, furniture, ~~cabinets, countertops,~~ small automobile parts, obsolete burning barrels, play equipment, mattresses and bedsprings, ~~carpets and pads, toilets, bathtubs, fences, fence posts, landscape timbers,~~ and similar items. The term "furniture" shall not be construed to mean any commercial-type furnishings such as church pews, booths, etc.

Personal residence improvement project waste, including such items as cabinets, countertops, carpets and pads, toilets, bathtubs, fences, fence posts, landscape timbers, must be prepared as noted in paragraph 5 below for collection. Bulky and large items that are too large to be fit into the packer truck may be collected with a different vehicle no later than noon of the day following the regularly scheduled pickup day. are to be called in by the property owner or resident and are to be collected within 2 days of such calls. Alternatively, City Code Enforcement staff, or PSI personnel, may note such items placed for collection, and remove them upon confirmation from property owners or residents that disposal is intended. Items considered for collection under this paragraph will be subject to those limitations as may be specified from time-to-time, under Section 3., Collection Restrictions, Paragraph A., of this Contract.

5. Building or home improvement waste: PSI shall collect a reasonable amount of building waste resulting from a property owner's or resident's personal home improvement projects. Examples of this type of waste may include lumber, plywood, siding, drywall, concrete rubble, bricks, windows, etc. Building or

home improvement waste ~~may be loose or stacked~~; it shall ~~not have to be~~ placed into suitable containers, as delineated in Section 3., Paragraph B. of this Contract to be picked up. PSI shall pick up the waste ~~whether it is in containers or not.~~ placed in acceptable containers, or, if described in Paragraph 4. above, if in a condition where it is manageable for PSI's personnel to load as a unit without risk of personal injury or damage to equipment or property.

A "reasonable amount" shall mean an amount of waste generated by a small to moderate home improvement project performed by the property owner. Generally, this shall mean approximately ½ cubic yard of building waste per week. If the property owner exceeds this amount, then PSI shall remove approximately ½ cubic yard and the remainder of the waste shall be tagged and ~~the generated from residential dwellings. removed the following week, unless the property owner disposes of the material before such follow up collection.~~ removed from the alley or curbside by the property owner or resident until the following week when the next ½ cubic yard of material will be collected by PSI.

Commented [Travis Ro1]:

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6. Yard waste collection and processing: PSI shall collect at curbside on a weekly basis all yard waste including cut grass, leaves, cut weeds, shrub trimmings, brush, twigs, small branches, sod, and similar items placed in appropriate containers or prepared for collection in accordance with rules and regulations for the disposal of yard waste.

7. Recyclable collection and processing: PSI shall collect at curbside on a biweekly basis, using alternating areas of the City and the same days as the garbage collection, at least the following recyclables:

- (a) Newspapers, including inserts;
- (b) Metal (steel, tin, and aluminum) cans, lids, and foils;
- (c) Flattened corrugated cardboard (OCC);
- (d) Cereal box-type paperboard;
- (e) magazines, mail inserts and other 'junk mail' items;
- (f) office paper;
- (g) plastic containers where the bottom is larger than the opening; and
- (h) Any other materials that PSI may wish to specify.

At a minimum, all recyclables shall be placed at curbside in ~~a separate, 18-gallon recycling container (blue box).~~ the provided 95-gallon recycling cart. The ~~"blue box" container~~ cart is to be supplied by PSI and is included in the base price. PSI shall deliver a recycling ~~container~~ cart to all single-family customers upon account set-up.

All revenues, if any, received from the collection of recyclables shall be split equally and shared between the City and PSI. As market conditions may require, following the first year of this Contract, ending December 31, 2017, the City and PSI shall negotiate a cost-sharing of any net costs associated with the handling, processing, transport and storage of recyclables collected under this Contract.

8. Future Recycling Options: During the term of this Contract, and as options for expanded recycling methods and processes become available on an economically viable scale, PSI and the City will work to develop ways to provide those options to citizens. Anticipated options include glass recycling, expanded plastics type and shape recycling, and "green waste" recycling and composting.

9. Residential Collections: All solid waste collected shall be disposed of at the South Central Idaho Transfer Station, located at 2186 Orchard Drive East in Twin Falls, Idaho. All recycling materials shall be sent to an appropriate recycling facility.

10. Accommodation of Disabled Persons: In accordance with the Americans with Disabilities Act, PSI shall provide accommodation to those who request it, including on-site collection to disabled residents who are unable to place their solid waste, yard waste, and recyclables at curbside for collection. Written certification from a doctor or other equivalent medical authority will be supplied to the City at the Utility Services Department in order for these residents to be served in this manner. The City will ~~not~~ publicize this service ~~but~~ and will advise PSI of any requests for accommodation submitted to the City. The City ~~will be provided work with a copy of PSI's~~ to establish written determination on any request for accommodation.

B. Optional Service Requirements: Upon written request of the City, PSI shall provide once-a-month special collection service. This service shall consist of the loading, hauling and placing of all loose debris and solid waste, exclusive of building materials, rock, earth, sod, manure and automobile bodies, that may have accumulated on any or all residential streets and alleys within the City.

C. Extra Service Requirements: PSI shall do such extra work in connection with this Contract as the City Manager or his agents may direct. No allowance for extra work of any kind shall be made unless PSI shall have been furnished an extra work order authorizing such work and an agreement for payment approved by the City Manager. PSI will provide, at the customer's expense, additional service to remove prohibited materials. Such service shall be provided upon request. PSI is responsible to notify the customer of the service.

D. Public Education: PSI shall work with the City in promoting recycling and proper

disposal of solid waste and yard waste. Public education efforts may include brochures, signs, videos, and presentations to classes and community groups. The cost of these services shall be included in the basic ~~bid-price~~ service rates set forth in this Contract.

E. Incidental Service: All minor details of work which are not specifically mentioned in this Contract, but are obviously necessary for the proper completion of the work, shall be considered as incidental and as being part of, and included with, the work contracted herein, and no extra compensation shall be allowed PSI for the performance thereof.

F. Disposal Site: All solid waste, collected from whatever source, shall be delivered to the Southern Idaho Solid Waste Transfer Station for disposal. PSI's services shall be conducted in accordance with the terms of this Contract and the Twin Falls City Code. Before work under this Contract shall be started, PSI shall meet and consult with the City Manager relative to materials, equipment, and all arrangements for performing the work.

2. COLLECTION RESTRICTIONS:

A. Items refused for pickup: PSI shall provide the City with a list of items or types of solid waste that will not be picked up, that require special preparation before being collected (e.g. paint cans, tires, etc.), or any other limits on collection. The list of items shall not be changed without the approval of the City Manager or his designee.

B. Types of containers: At minimum, on a weekly basis, PSI shall collect all solid waste placed at curbside ~~when in~~ the resident's issued 95-gallon, or other size authorized and provided, container. When the provided container(s) is (are) full additional items placed at curbside shall also be collected ~~and~~ when placed in the following containers:

1. Approved plastic bags closed at the top weighing no more than ~~30~~ 35 pounds; and

2. Or ~~Any~~ containers approved for solid waste collection weighing less than 50 pounds (container and contents combined) ~~must be collected.~~

C. Unacceptable Waste: When solid waste contains materials such as concrete, hot ashes or any other materials requiring special equipment or precautions in handling and disposal (collectively, "Unacceptable Waste"), the customer may be assessed a charge in addition to regular charges. Said charge will be negotiated prior to loading the Unacceptable Waste onto the collection vehicle. If the affected customer is not available to negotiate or if the parties are unable to agree upon a charge for the handling of the Unacceptable Waste, PSI shall have no obligation to collect and

transport the Unacceptable Waste. A part of the charge for collection will include the gate fee that will be charged at the applicable disposal site.

D. Hazardous materials, large items and non-household waste:

1. PSI shall not knowingly transport to the landfill hazardous materials or substances such as poisons, acids, caustic and explosives, toxins or toxic materials, medical wastes, wearing apparel and bedding or other solid waste from any place such as hospitals or any premises where highly infectious contagious disease has prevailed, asbestos or materials containing asbestos or radioactive materials. All requests for collection of any hazardous materials shall be referred directly to the City or its designated representative by PSI.
2. The City or its designated representative shall also be contacted by PSI when regulated items that cannot be collected, co-mingled, or transported to the applicable disposal site appear in any customer's container. Said materials will be left on customer property and PSI shall use reasonable efforts to notify the customer, who will be responsible for proper handling of the waste or making proper arrangements with PSI. A part of the charge for collection will include the gate fee that will be charged at the applicable disposal site for non-household solid waste.
3. PSI shall not be required to collect non-household solid waste items on regular collection routes and/or co-mingle them with the household solid waste in its collection vehicles.

3. COLLECTION DAYS, HOLIDAYS, TIMES AND ROUTES:

- A. Collection Days: ~~Collection days may not be altered without the City's consent and direction, which shall include at a minimum a 90 day notice to residential customers. Currently, the collection days are Monday through Friday. Any alteration of collection days will not be considered during the bidding and selection process shall be approved by the City, which approval shall not be unreasonably withheld, conditioned or delayed.~~
- B. Holidays: Collection shall not be scheduled on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. In the event of a collection postponed by a holiday, the collection day shall be on the following day. For example, if a recognized holiday were to fall on a Friday, the collection service would occur on Saturday. Normal collection will resume on the regular collection day of the following week. By December 1st of the preceding year, PSI shall annually provide the City's Representative with the specific dates of the holidays affecting service for the coming year. Additionally, ~~the Bidder~~ PSI will be required, at their sole cost, to notify the public about holiday collection schedules.

C. Times: The collection times for all services shall be between the hours of 7 a.m. and 7 p.m. of the scheduled collection day, unless authorized by the City's Representative to exceed this time period. Sunday pick-ups are prohibited.

D. Routes: Upon request, but annually at a minimum, PSI shall provide to the City's Representative a map of the collection routes followed by PSI within the City.

4. **TERM**: The term of this Contract shall be for a period commencing on October 1, 2016, and ending December 31, 2026. Thereafter, the City and PSI may extend this Contract by mutual agreement upon the terms and conditions contained herein or upon such changed terms and conditions as they shall agree.

5. **COMPENSATION**: PSI, in consideration of the sum to be paid it by the City and the covenants and agreements herein contained, agrees at its own cost and expense to furnish all labor, materials and equipment necessary for the collection, loading, and hauling of solid waste for residents of the City of Twin Falls, Idaho in full compliance with this Contract. City shall be responsible for the collection and billing of the residential solid waste removal fees, as specified in this Contract.

In consideration for the services herein provided, City agrees to pay PSI the Base Price for Residential Solid Waste Collection with Curb-Side Recycling program.

A. Base-Price for Residential Solid Waste Collection with a Curb-Side Recycling Program: The monthly unit price for ~~unlimited~~ residential solid waste collection services with a curb-side recycling program, as described in Section 1 of this Contract, is \$10.37, with the existing "One Can" customers' rate being \$5.00, and including a recycle cart.

City agrees to pay PSI the per customer amount for the customer count set forth herein on or before the 10th day of each month for the previous month for the ~~first 15 months of the~~ Contract term. On September 15 of each year during the term of this Contract, City and PSI shall determine the number of customers then receiving residential services. Ninety (90) days prior to each annual anniversary date (October 1st of each year) beginning in July ~~2011-2017~~, and each year thereafter, the City and PSI may negotiate a Contract price adjustment in consideration of current prices, costs, and the cost of living indexes and changed circumstances. Such an adjustment shall, as nearly as possible, reflect PSI's actual operating costs and may not necessarily correspond to cost of living indexes. The per customer amount and count shall then be adjusted and made effective for the following fiscal year, which first fiscal year shall be that beginning October 1, ~~2011~~ 2017.

The City Council, after providing PSI 180 days notice, shall have the right to amend the level of service provided for in this Contract. Qualifying levels of service and the

corresponding base price are as follows:

- B. Base Price for Residential Solid Waste Collection with a Curb-Side Recycling Program: The monthly unit-price for ~~unlimited~~ residential solid waste collection services with a curb-side recycling program, as described in Section 1 of this Contract, is \$10.37 per month.
- C. Base Price for "One Can" Service, including a Curb-Side Recycling Program: The monthly unit-price for "One Can" residential solid waste collection service, which will include a 95 gallon recycle cart, as described in Section 1 of this Contract, ~~residential solid waste collections services~~ is \$5.00 per month.
- D. Base-Price of Additional Charges for Other Options included in Contract:
 - 1. Contaminated Recycle Cart contents: 3 chances – 2 with a warning sticker each time; then a \$5.00 charge (on 3rd occurrence) and removal of cart;
 - 2. Extra 95-gallon Garbage cart: \$2.00 per month; and
 - 3. Extra 95-gallon Recycle cart: \$0.90 per month.

PSI and the City will collaborate on the development of a pilot program to test, and serve as the basis for, the considered expansion of the availability of smaller cart size services for the solid waste portion of the sanitation services. Such program will be directed at establishing standards and methods for providing either 35-gallon or 65-gallon cart size garbage carts to qualifying residents upon request by those residents who are interested in decreasing their garbage disposal loads into the system and landfill. Once the pilot program constructs are established, the program will be made available more broadly, using a controlled process in order to maintain an orderly and efficient distribution of the carts requested among residents in a timely fashion. Pricing of the smaller cart size services will be affected by the number of participants who choose to use the smaller carts, and this pricing may be modified, as the number shifts by more than 5%. Barring any significant change requiring a special public hearing, the pricing will only be adjusted annually within the budget process and time frame of the City.

6. RATE ADJUSTMENTS: ~~The Base-Bid Contract~~ prices, as illustrated in Section 5 of ~~the this~~ Contract, will remain in effect until an adjustment has been successfully negotiated. No adjustment to the ~~Base-Bid Contract~~ prices shall occur before October 2017. Thereafter, adjustments may be negotiated annually, as specified in ~~the this~~ contract. For purposes of this Contract, a rate adjustment is defined as any temporary or permanent adjustment in the ~~Base-Bid proposal~~ Contract pricing established in this Contract for the year beginning October 1st, 2016.

7. MAINTENANCE OF A BUSINESS OFFICE: PSI shall establish and maintain an office within the City of ~~Twin Falls~~ and shall keep said office open for business during the normal hours of each working day throughout the year. In addition, PSI shall be available 24 hours per day

for all days during the calendar year to perform all duties as required in this Contract should immediate performance of these duties be required to insure the health, welfare and safety of the people of the City of Twin Falls. PSI shall provide proper office space within the City limits of Twin Falls with sufficient telephones and personnel and shall quickly and expeditiously receive and answer all calls.

8. EQUIPMENT: For Primary Service Requirements, PSI must have a minimum of four (4) twenty cubic yard compactor truck units and have at least one stand-by unit for emergencies caused by breakdowns or unforeseen additional solid waste. For Secondary Service Requirements, PSI shall provide whatever equipment is necessary to best accomplish the work; preferably dump body trucks with tarpaulin covers. PSI shall maintain garaging and maintenance facilities for all equipment in a condition, and at a location, acceptable to the City insofar as zoning, traffic, home parking, and nuisance considerations are concerned. PSI shall maintain all trucks in a clean and sanitary condition and in a good painted condition and all the same color. All equipment necessary for the collection and hauling of garbage and refuse to be used by PSI shall be maintained so as to prevent leakage, spillage, or overflow. All equipment shall be clearly identified and assigned an equipment number displayed on both sides of the equipment in numerals at least six inches in height and with the firm name and telephone number similarly displayed. PSI shall not use a firm name containing "City of Twin Falls" or other words implying municipal sponsorship or ownership. Each vehicle hauling refuse in the City by PSI shall carry a fire extinguisher in accordance with the specifications approved by the City Fire Department and shall be inspected annually every ~~June and December~~ August of each year of this Contract. PSI's garage facilities shall have adequate fire extinguishers on the premises at all times. All equipment that is unsuitable shall be immediately removed from service and shall be replaced with equipment approved by the City. Vector control will normally consist of spraying, etc., for the control of flies, mosquitoes, and other insects on or about PSI's equipment. PSI shall provide all vector control as directed by the City and as required by the State Health Department, and no additional charge will be made to the City. PSI shall have all equipment, materials, and supplies necessary for spraying, etc., as required for the proper control of flies, mosquitoes and other insects as directed by the City and the State Health Department. The City shall have the right, during normal working hours, to inspect the equipment used for the performance of this Contract.

9. PERFORMANCE STANDARDS: ~~The Contractor~~ PSI shall be responsible for program management according to specific operating and personnel standards:

- A. ~~The Contractor~~ PSI's vehicles shall be operated in accordance with applicable laws of the State of Idaho and local ordinances.
- B. Service shall be provided as scheduled unless excused by the City Manager, or his designee.
- C. ~~The Contractor~~ PSI shall employ only competent and trustworthy workers and supervisors.

- D. ~~The Contractor~~ PSI's employees and supervisors shall conduct themselves in a courteous, honest, and professional manner. ~~The Contractor~~ PSI shall take immediate action to correct the behavior of any employee or supervisor who is insolent, disorderly, careless, unobservant, dishonest, or acting in any way that is detrimental to the satisfactory progress of work under ~~the~~ this Contract.
- E. ~~The Contractor~~ PSI's employees shall be attired in a manner that is professional and as neat and clean as circumstances permit.
- F. ~~The Contractor~~ PSI shall exercise reasonable care and diligence in handling waste containers. Any waste spilled while emptying the containers shall be completely and immediately cleaned up by ~~the Contractor~~ PSI.
- G. ~~The Contractor~~ PSI shall provide and maintain suitable, appropriate containers, as specified in this ~~bidder information packet~~ Contract.
- H. ~~The Contractor~~ PSI shall replace cans in an erect position with the lids replaced or placed adjacent to the container, except during windy conditions when the containers may be laid on their side to avoid the cans being blown away. ~~The Contractor~~ PSI shall be responsible for the replacement of any containers damaged by its employees.
- I. ~~The Contractor~~ PSI shall have at least one field supervisor dedicated to overseeing the performance of ~~the Contractor~~ PSI's workers in the City. The supervisor shall familiarize himself/herself with the City and the services required under these specifications.
- J. ~~The Contractor~~ PSI shall maintain an office for the receipt of service calls and complaints. The office shall be open and available for calls, at minimum, Monday through Friday from 8 a.m. to 5 p.m. as well as any time when ~~the Contractor~~ PSI is performing services under ~~the~~ this Contract in the City. The office shall contain at least two telephone lines with local numbers listed under ~~the Contractor~~ PSI's name in the City's local telephone directory. The office shall have the ability to communicate with personnel in the field.
- K. Each complaint shall be investigated by ~~the Contractor~~ PSI and responded to within one business day unless mutually extended by ~~the Contractor~~ PSI and the complaining party. If the complaint concerns the failure of ~~the Contractor~~ PSI to collect solid waste, bulk items (as delineated in Section 4 above), building material, yard waste, and/or recyclables as required by these specifications, ~~the Contractor~~ PSI shall make the collection by 6:00 p.m. of the same day. There will be no exception to this requirement unless the collection has been altered due to a holiday or unforeseen circumstances and authorized by the City Manager, or his designee.

L. The vehicles used for collection shall have a completely enclosed, watertight body, and shall be properly designed so that the wheel and axle loads with a fully-loaded body shall not exceed the schedule of weights allowed by the laws of the State of Idaho and the City. If it is not possible to fully load the body and stay within the limits of the law, ~~the Contractor~~ PSI will be required to reduce the loads in the body until they comply with the law.

M. The equipment shall be painted uniformly and must be maintained in good condition, appearance, and in a sanitary condition at all times. Each piece of equipment shall include ~~the Contractor~~ PSI's name and each vehicle shall be assigned a number that is prominently painted on the vehicle. Sufficient equipment and personnel shall be furnished to make all collections completely within current collection schedules.

10. CITY-PSI RELATIONS:

A. City Manager's Responsibility and Authority: All work shall be done under the general supervision of the City Manager. The City Manager shall decide any and all questions which may arise as to the quality and acceptability of services provided.

B. Inspection of Work: All materials and each part or detail of the work shall be subject at all times to inspection by the City Manager. Such inspection may include field, or shop inspection, and any equipment used under this Contract is subject to such inspection. The City Manager shall be allowed access to all parts of the work and shall be furnished with such information and assistance by PSI as is required to make a complete and detailed inspection.

C. Protection of Property: PSI shall not enter upon private property for any purpose without obtaining permission, and it shall be liable for all damage done to water, gas, steam or other pipes, flumes, poles or conduits, or other real or personal property owned by any person or corporation. PSI shall repair or replace, as directed by and to the satisfaction of the City Council and City Manager or his authorized representative, all water, sewer, irrigation, drainage or other pipe, flumes, conduits, hydrants, poles or other property of the City, which may be injured or damaged by reason of the execution of the work done under this Contract, or by reason of the negligence or carelessness of PSI, or any of its agents, servants, or employees, and if PSI shall fail or neglect to make such repairs, or to replace the same within ten (10) days after being notified to do so, then the City, by its agents, servants or employees, may make such repairs, replace such sewer, irrigation or drainage pipes, flumes, conduits, hydrants, poles, or other property so injured or damaged, and the cost of so doing shall be deducted from any sum or sums due, or to become due to PSI under this Contract.

11. SERVICE CONTROLS: No work which may be defective, or deficient in any of the requirements of this Contract, will be considered as accepted in consequence of the failure of any officer of the City or inspector connected with the work, to point out the defects or deficiencies. PSI shall correct any imperfect work, whenever discovered. In addition to penalties provided for violations of any presently existing ordinances of the City of Twin Falls, the following liquidated damages may be assessed by the City.

PSI shall pay City \$750.00 per day for discontinuance of collection and disposal service on any route for any reason for more than 72 hours beyond the scheduled day, except for causes beyond the control of PSI.

For each complaint of failure to make collection from a customer's container in accordance with the prescribed schedule of collections, when correction of such complaint is not made within 24 hours, the City shall withhold from money due PSI the sum of \$15.00 per service. Complaints of this nature will be referred in writing to PSI, who shall remedy the faulty condition within 24 hours after receipt of such notice. PSI will not be required to use a collection unit of the load packer type, but may use a small pick-up truck servicing such complaints.

~~**12. POSSESSION BY CITY:** In the event that the collection of solid waste shall be interrupted by a labor dispute for more than 72 hours, the City shall have the right to take temporary possession of all facilities and equipment of PSI for the purpose of continuing the service which PSI has agreed to provide in order to preserve and protect the public health and safety. The City shall have the right to retain possession of said facilities and equipment until PSI can demonstrate to the reasonable satisfaction of the City that required service can be resumed by PSI. Should PSI fail to demonstrate within 20 days that required services can be so resumed, this Contract will be rendered void, and the privileges granted by this Contract shall be cancelled and annulled. During any period in which the City has temporarily assumed the obligations of PSI, the City shall be entitled to all revenue. The City shall pay PSI reasonable rental for trucks, equipment and other property used by the City in the performance of this Contract. In the event of such a labor dispute, PSI shall immediately notify the City of the dispute and remain in constant communication with the City.~~

12. EMERGENCY SERVICES: PSI shall perform solid waste removal services and shall furnish the equipment necessary therefore during an emergency endangering life or property. In all cases PSI shall notify the City Manager of the emergency as soon as practicable, but PSI shall not wait for instructions before proceeding to properly protect both life and property.

13. INSURANCE: ~~The contractor~~ PSI shall provide the following coverage:

A. **Worker's Compensation Insurance:** ~~The contractor~~ PSI shall procure and maintain during the life term of ~~the~~ this Contract, Worker's Compensation Insurance, including Employer Liability Coverage, in accordance with all applicable statutes of

the State of Idaho. In the event that any of ~~the~~ this Contract work is sublet, ~~the contractor~~ PSI shall require the subcontractor to provide insurance for all the subcontractor's employees engaged in such work unless such employees are covered by the protection afforded by ~~the contractor~~ PSI's insurance.

B. Commercial General Liability: ~~The contractor~~ PSI shall procure and maintain during the ~~life term of the~~ this Contract, Commercial General Liability on an "Occurrence Basis" with limits of liability not less than \$1,000,000 per occurrence and/or aggregate, combined single limit for Personal Injury, Bodily Injury, and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Completed Operations Liability; (C) Independent Contractors Coverage; and (D) Broad Form General Liability Extensions.

C. Motor Vehicle Liability: ~~The contractor~~ PSI shall procure and maintain during the ~~life term of the~~ this Contract, Motor Vehicle Liability insurance with limits of liability of not less than \$1,000,000 per occurrence, and/or aggregate, combined single limit for Personal Injury, Bodily Injury, and Property Damage.

D. Environmental Liability: PSI shall procure and maintain during the term of this Contract, environmental liability insurance with limits of liability of not less than \$1,000,000 per occurrence.

E. Additional Insured: The Commercial General Liability and Motor Vehicle Liability policies shall include an endorsement stating the following: it is understood and agreed that the following shall be Additional Insured: The City of Twin Falls and including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and their board members, employees, and volunteers. This coverage shall be primary to the Additional Insured, and not contributing with any other insurance or similar protection available to the Additional Insured, whether said other available coverage be primary, contributing or excess.

F. Cancellation Notice: ~~The Worker's Compensation, Commercial General Liability, and Motor Vehicle Liability policies shall include an endorsement stating the following: It is understood and agreed that thirty (30) days advanced written notice of cancellation non-renewal, reduction and/or material change will be mailed to:~~ The policy or policies shall contain a clause that the insurer will not cancel the insurance coverage without written notice to the City in accordance with the provisions of such policies.

City Manager City of
Twin Falls PO Box 1907
Twin Falls, Idaho 83303-1907

G. Renewal Certificates: If any of the policies expire during the term of ~~the~~ this

Commented [Travis Ro3]:

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Contract, ~~the Contractor~~ PSI shall deliver renewal certificates and/or policies to the City at least ten (10) days prior to the expiration date.

15. INDEMNIFICATION AND HOLD HARMLESS: ~~The Contractor~~ PSI agrees to hold harmless the City, its elected and appointed officials, employees and volunteers and others working in behalf of the City from any and all liability, including damages of any kind or nature, expenses and costs, including professional fees and court costs under any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City, its elected and appointed officials, employees, volunteers or others working in behalf of the City, by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with its operations under ~~the this~~ Contract or any other current or future local, state, or federal statutes and regulations which might be asserted against the City directly or indirectly in connection with ~~the this~~ Contract, or acts and omissions of the City, its elected and appointed officials, employees, agents, contractors, and subcontractors. ~~The Contractor will provide a Certificate of Insurance covering sudden and accidental environmental impairment in the amount of one million dollars (\$1,000,000.00)~~

16. LAWS TO BE OBSERVED: PSI shall give all notices and comply with all Federal, State and local laws, ordinances and regulations in any manner affecting the conduct of the services, and all such orders and decrees as exist, or may be enacted by bodies or tribunals having any jurisdiction or authority over the work, and shall indemnify and save harmless the City against any claim or liability arising from, or based on, the violation of any such law, ordinance, regulation, order or decree, whether by PSI, its agents, contractors or subcontractors, PSI's officers or employees. PSI shall secure all permits and licenses necessary for the provision of the services, including a license from the City for the collection and transportation of solid waste within the City limits.

17. WARNING SIGNS AND BARRICADES: ~~PSI shall provide adequate signs, barricades, red lights and watchmen and take all necessary precautions for the protection of the work and the safety of the public. If used all barricades and obstructions shall be protected at night by signal lights which shall be kept burning from sunset to sunrise. All PSI equipment shall be readily identifiable by the Public.~~

17. PUBLIC SAFETY AND CONVENIENCE: PSI shall at all times conduct its work so as to insure the least possible obstruction to traffic and inconvenience to the general public and the residents in the vicinity of the work, and to insure the protection of persons and property in a manner satisfactory to the City Manager. No road or street shall be closed to the public except with the permission of the City Manager and proper governmental authority. Fire hydrants on or adjacent to the work shall be kept accessible to firefighting equipment at all times. Temporary provisions shall be made by PSI to insure the use of sidewalks and the proper functioning of all gutters, sewer inlets, drainage ditches and irrigation ditches, which shall not be obstructed except as approved by the City Manager.

18. CITY'S RIGHT TO TERMINATE CONTRACT: If PSI defaults in the performance of any of the covenants of this Contract, City ordinances, reasonable rules and regulations as might be set forth by the City Council from time-to-time, health or environmental regulations of the State of Idaho or declares bankruptcy, the City shall give PSI ~~fifteen thirty~~ (1530) days written notice from the date of default or City's reasonable discovery of default setting the default, and if PSI fails, neglects, or refuses for a period of more than ~~fifteen thirty~~ (1530) days after receiving said notice to correct the default, then the City without further notice may revoke ~~the this~~ Contract and thereby render it null and void. ~~In the event of the termination of this Contract for breach or default by PSI, the City at its option can purchase such trucks, equipment, and other property used by PSI in the performance of this Contract for a value to be determined by appraisal. The City shall appoint one appraiser, PSI shall appoint one appraiser, and these two shall appoint a third. The decision of the three appraisers, thus appointed, as to the reasonable purchase value of such property and equipment shall be binding on both parties. The amount so determined shall be paid by the City to PSI in three equal yearly installments, the first installment to be made on April 1st of the next ensuing calendar year and the subsequent payments on April 1st of the two succeeding years until the entire amount is paid in full. It is further understood that upon purchase of the trucks, equipment, and other property that the City will have released PSI of all further obligations under the Contract.~~

19. PSI'S RIGHT TO SUSPEND WORK OR TERMINATE CONTRACT: PSI may suspend work or terminate ~~the this~~ Contract upon ~~fifteen thirty~~ (1530) days written notice sent by certified mail with return receipt to the City and the City Manager, for any of the following reasons:

- A. If an order of any court, or other public authority caused the work to be stopped or suspended for a period of ninety (90) days through no act or fault of PSI or ~~his~~ its employees.
- B. If the City should fail to act upon request for payment within ten (10) days after the 10th of the month following presentation of the request.

20. ASSIGNMENT: Neither PSI nor the City shall subcontract, sell, transfer, assign or otherwise dispose of this Contract or any portion thereof, or of its right, title or interest therein, or its obligations there under, without written consent of the other party, which consent shall not be unreasonably withheld, conditioned or delayed. Any transfer, reorganization, merger or other corporate activity wholly within PSI or among its parents, subsidiaries, sister entities and affiliates will not require the City's consent.

21. WAIVER: Failure of either party to exercise the rights upon any default of the other shall not be construed as the waiver of the right to insist upon full performance of all the terms and conditions of this Contract, or exercising any other rights contained in this Contract.

22. AMENDMENTS: This Contract may not be amended, modified, altered or changed in any respect whatsoever, except by further agreement duly executed by the parties hereto.

23. ATTORNEY'S FEES: In any controversy relating to this Contract, the prevailing party shall be awarded its attorney fees and costs (including, but not limited to, the costs for arbitrator(s) and expert witnesses) in any proceeding brought in a court of law and/or arbitration, including any bankruptcy or appeal proceeding.

24. NOTICES: Notices or communications herein required or permitted shall be in writing and given to the respective party by registered or certified mail or by hand delivery (said notice being deemed given and received as of the date of mailing or delivery) at the following addresses unless either party shall otherwise designate its new address by written notice:

City of Twin Falls
Attention: City Manager
PO Box 1907
Twin Falls, Idaho 83303-1907

PSI Environmental Systems, Inc.
Attention: District Manager
222 Gem Street
Twin Falls, ID 83301

25. FORCE MAJEURE: Provided that the requirements of this Section are met, PSI shall be excused from performance and shall not be liable for failure to perform under this Contract if PSI's performance is prevented or delayed by acts of terrorism, acts of God, landslides, lightning, forest fires, storms, floods, typhoons, hurricanes, severe weather, freezing, earthquakes, volcanic eruptions, other natural disasters or the imminent threat of such natural disasters, pandemics, quarantines, civil disturbances, acts of the public enemy, wars, blockades, public riots, strikes, lockouts, or other labor disturbances, acts of government, or governmental restraint or other causes, whether of the kind enumerated or otherwise, and whether foreseeable or unforeseeable, that are not reasonably within the control of PSI ("Force Majeure"). If, as a result of a Force Majeure event, PSI is unable wholly or partially to meet its obligations under this Contract, it shall promptly give the City notice of the Force Majeure event, describing it in reasonable detail. PSI's obligations under this Contract shall be suspended, but only with respect to the particular component of obligations affected by the Force Majeure and only for the period during which the Force Majeure exists.

***[Remainder of Page Intentionally Left Blank;
Signature Page Follows.]***

IN WITNESS WHEREOF, the parties have executed this Contract as of the day and year first above written.

PSI

By: _____

Title: _____

CITY OF TWIN FALLS

By: _____
MAYOR

**P.O. Box 1907
Twin Falls, ID 83303-1907**



Date: Monday, November 28, 2016

To: Honorable Mayor and City Council

From: Lorie Race, CFO

Request:

Consideration of a request to authorize city staff to move forward with re-funding the 2009 bond issuance.

Time Estimate:

Christian Anderson, VP of Zion's Bank Public Finance, will give a presentation, followed by any questions Council may have. I would estimate this taking approximately 10 minutes.

Background:

The City currently has outstanding bonds issued through the Idaho Bond Bank. The series in question is the 2009 Issuance that covered the purchase of Pristine Springs. The City issued bonds in the amount of \$10,255,000 for 15 years. The call date on these bonds is 9-15-17, and the callable par is \$5,395,000.

The direction would be to team up with several other entities to refund this debt. The City and rate-payers would benefit from lower interest rates and shared costs of issuance. With the lower anticipated interest rates, it's estimated the City would save approximately \$400,000 over the remaining life of this debt, combined. We would not be extending the term of the current debt.

Approval Process:

The City Council would simply need to vote to authorize staff to continue working to refund the 2009 Bond Issuance.

Budget Impact:

The City would be able to save interest expense of approximately \$50,000 per year in the Water Fund.

Regulatory Impact:

There is no regulatory impact.

Conclusion:

Staff recommends that Council approve this request and authorize the Finance Team to move forward to refund this debt.

Attachments:

No attachments



Date: Monday, November 28, 2016
To: Honorable Mayor and City Council
From: Mitch Humble, Deputy City Manager

Request:

Consideration of a request by Starr Corporation, to present a proposed Guaranteed Maximum Price (GMP) for the City Hall Project.

Time Estimate:

The presentation from Michael Arrington, STARR Corporation, will take approximately 20 minutes.

Background:

As per our CM/GC Contract Agreement with STARR Corporation, Michael Arrington will be presenting the GMP for the City Hall Project.

The GMP for City Hall construction project is \$5,733,566.00. This includes all bid packages for the project with the exception of Bid Package No. 17, Sun Screen Devices. Starr Corporation did not receive any bids for this package and we may want to consider other options moving forward. It should be noted the \$5,733,566.00 does include the Banner building demolition (\$261,035.00).

Approval Process:

Council approval to accept the GMP for the City Hall Project as presented by Starr Corporation.

Budget Impact:

This request utilizes 5,472,531.00 of cash reserves that have been budgeted for this project.

Conclusion:

Staff recommends that the Council approve the GMP as presented by Starr Corporation.

Attachments:

City of Twin Falls Bid Packages

City of Twin Falls-City Hall

November 21, 2016

Bid Package No. 1-Concrete	\$	115,000.00
Bid Package No. 2-Metals	\$	310,000.00
Bid Package No. 3-Concrete Beam Strengthening	\$	136,348.00
Bid Package No. 4-Masonry	\$	345,000.00
Bid Package No. 5-Rough Carpentry	\$	362,400.00
Bid Package No. 6-Millwork	\$	185,509.00
Bid Package No. 7-Roofing	\$	153,000.00
Bid Package No. 8-Insulation	\$	54,000.00
Bid Package No. 9-Doors and Hardware	\$	60,573.00
Bid Package No. 10-Aluminum Storefront	\$	373,043.00
Bid Package No. 11-Gypsum Board/Acoustic Tile	\$	305,430.00
Bid Package No. 12-Ceramic Tile	\$	224,000.00
Bid Package No. 13-Flooring	\$	158,832.00
Bid Package No. 14-Painting	\$	68,935.00
Bid Package No. 15-Specialties	\$	58,950.00
Bid Package No. 16-Roller Blinds	\$	39,900.00
Bid Package No. 17-Sun Screens	\$	-
Bid Package No. 18-Seating	\$	34,700.00
Bid Package No. 19-Conveying Equipment	\$	92,000.00
Bid Package No. 20-Fire Suppression System	\$	95,500.00
Bid Package No. 21-Plumbing	\$	264,895.00
Bid Package No. 22-HVAC	\$	585,603.00
Bid Package No. 23-Electrical Systems	\$	819,980.00

Allowances

Project Manager	\$	48,000.00
Project Superintendent	\$	91,000.00
Job Site Trailer	\$	5,400.00
Telephone	\$	1,500.00
Temp Toilets	\$	2,160.00
Dumpster	\$	14,400.00
Brick Restoration	\$	26,000.00
Concrete Column Repair/Cleaning	\$	8,500.00
Joist Cleaning	\$	12,000.00
Asbestos Abatement at VCT	\$	2,500.00
Underlayment for Flooring	\$	18,000.00
Digital Wall Graphics	\$	12,000.00
Contingency	\$	152,551.00
CM Fee	\$	169,526.00
Payment and Performance Bond	\$	65,396.00
Total	\$	5,472,531.00
Banner Building Demolition	\$	261,035.00
	\$	5,733,566.00

City of Twin Falls-City Hall-Sub Bids
November 3, 2016

Bid Package No. 1-Concrete

Contractor	Base Bid	Total
Starr Corporation	\$ 115,000.00	\$ 115,000.00
		\$ -

Bid Package No. 2-Metals

Contractor	Base Bid	Total
Quality Steel	\$ 310,000.00	\$ 310,000.00
K&T	\$ 392,963.00	\$ 392,963.00
		\$ -

Contractor	Base Bid	Total
K&T	\$ 136,348.00	\$ 136,348.00
Starr Corporation	\$ 192,000.00	\$ 192,000.00
		\$ -

Bid Package No. 4-Masonry

Contractor	Base Bid	Total
Pro Masonry	\$ 345,000.00	\$ 345,000.00
TMC	\$ 759,420.00	\$ 759,420.00
		\$ -

Bid Package No. 5-Rough Carpentry

Contractor	Base Bid	Total
Starr Corporation	\$ 362,400.00	\$ 362,400.00
		\$ -
		\$ -

Bid Package No. 6-Millwork

Contractor	Base Bid	Total
Gary's Woodworking	\$ 185,509.00	\$ 185,509.00
		\$ -
		\$ -

Bid Package No. 7-Roofing

Contractor	Base Bid	Total
Robison Roofing	\$ 153,000.00	\$ 153,000.00
Smith Roofing	\$ 250,688.00	\$ 250,688.00
		\$ -

Bid Package No. 8-Insulation

Contractor	Base Bid	Total
L2 Insulation	\$ 54,000.00	\$ 54,000.00
Insulation Plus	\$ 59,945.00	\$ 59,945.00
CBI	\$ 154,000.00	\$ 154,000.00

Bid Package No. 9-Doors and Hardware

Contractor	Base Bid	Total
ABS	\$ 60,573.00	\$ 60,573.00
IWH	\$ 69,883.17	\$ 69,883.17
		\$ -

Bid Package No. 10-Aluminum Storefront

Contractor	Base Bid	Total
NuVu	\$ 373,043.00	\$ 373,043.00
D&A	\$ 454,749.00	\$ 454,749.00
		\$ -

Bid Package No. 11-Gypsum Board/Acoustic Tile

Contractor	Base Bid	Total
Interior Contractors	\$ 305,430.00	\$ 305,430.00
Summit	\$ 568,119.00	\$ 568,119.00
Interior Systems	\$ 563,887.00	\$ 563,887.00

Bid Package No. 12-Ceramic Tile

Contractor	Base Bid	Total
Creechley Tile	\$ 224,000.00	\$ 224,000.00
		\$ -
		\$ -

Bid Package No. 13-Flooring

Contractor	Base Bid	Total
Pioneer Floors	\$ 158,832.00	\$ 158,832.00
OEC	\$ 251,600.00	\$ 251,600.00
		\$ -

Bid Package No. 14-Painting

Contractor	Base Bid	Total
Third Generation	\$ 68,935.00	\$ 68,935.00
Gary Hansen	\$ 97,900.00	\$ 97,900.00
		\$ -

Bid Package No. 15-Specialties

Contractor	Base Bid	Total
OEC	\$ 58,950.00	\$ 58,950.00
SBI	\$ 73,260.00	\$ 73,260.00
		\$ -

Bid Package No. 16-Interior Slabs

Contractor	Base Bid	Total
Blind Appeal	\$ 39,900.00	\$ 39,900.00
		\$ -
		\$ -

Bid Package No. 17-Sun Screens

Contractor	Base Bid	Total
		\$ -
		\$ -
		\$ -

Bid Package No. 18-Seating

Contractor	Base Bid	Total
Norcon	\$ 34,700.00	\$ 34,700.00
OEC	\$ 47,500.00	\$ 47,500.00
		\$ -

Bid Package No. 19-Conveying Equipment

Contractor	Base Bid	Total
Northwest Elevator	\$ 92,000.00	\$ 92,000.00
Schindler	\$ 101,500.00	\$ 101,500.00
Thyssen Krupp	\$ 110,650.00	\$ 110,650.00

Bid Package No. 20-Fire Suppression

Contractor	Base Bid	Total
Evans Plumbing	\$ 95,500.00	\$ 95,500.00
Phoenix Fire	\$ 113,727.00	\$ 113,727.00
Delta	\$ 167,325.00	\$ 167,325.00

Bid Package No. 21-Plumbing

Contractor	Base Bid	Total
Evans Plumbing	\$ 264,895.00	\$ 264,895.00
Reis Plumbing	\$ 303,627.00	\$ 303,627.00
Paige	\$ 369,274.00	\$ 369,274.00

Bid Package No. 22-HVAC-REBID

Contractor	Base Bid	Total
Sawtooth Sheetmetal	\$ 585,603.00	\$ 585,603.00
Brizee Heating	\$ 617,500.00	\$ 617,500.00
Lewis	\$ 1,031,300.00	\$ 1,031,300.00

Bid Package No. 23-Electrical Systems

Contractor	Base Bid	Total
Gietzen	\$ 819,980.00	\$ 819,980.00
Magic Valley Electric	\$ 976,900.00	\$ 976,900.00
Electric One West	\$ 977,248.00	\$ 977,248.00
Wheeler	\$ 1,375,150.00	\$ 1,375,150.00