NOTICE OF AGENDA

PUBLIC MEETING

Twin Falls Historic Preservation Commission

June 15, 2015, 12:00 PM

City Council Chambers

305 3rd Avenue East Twin Falls, ID 83301

HISTORIC PRESERVATION COMMISSION MEMBERS

Ryan Horsley | Samantha Kemp | Debbie Lattin **Vice-Chair** | Ruth Pierce | Wendy Rice | Nancy Taylor **Chair** | Randall Watson

COUNCIL LIAISON: Jim Munn, Jr.

I. CALL MEETING TO ORDER:
   1. Confirmation of quorum
   2. Introduction of staff

II. CONSENT CALENDAR:
   1. Approval of Minutes from the following meeting(s): May 18, 2015

III. CERTIFICATE OF APPROPRIATENESS: NONE

IV. OLD BUSINESS UPDATE:
   1. Idaho Certified Local Government Grant 2015 (Design Guidelines/Education)
   2. State of Idaho 125th Anniversary of Statehood – Nancy Taylor

V. NEW BUSINESS:

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

VII. UPCOMING MEETINGS/SCHEDULE: Monday, July 20, 2015 at 12:00 PM

VIII. ADJOURN MEETING:

Si desea esta información en español, llame Leila Sanches al (208) 735-7287
Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

Design Guidelines for Commercial Historic Districts

with the
Secretary of the Interior's Standards for Historic Preservation

August 2009

BOISE
CITY OF TREES

Prepared for the City of Boise Historic Preservation Commission by

McKibben + Cooper
Architects

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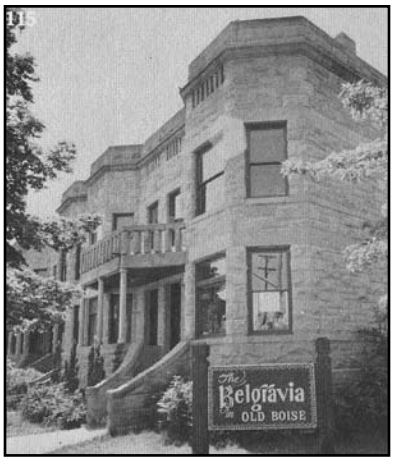


Photos Courtesy of Boise City Historic Preservation Commission

Chapter 1: Introduction

Valuing Boise's Commercial Historic Districts

The City of Boise has three distinctive and charismatic Commercial Historic Districts: **Old Boise**, **South Eighth Street** and **Hyde Park**. Their historic settings and distinctive wood, brick, stone and concrete buildings contribute immeasurably to Boise's identity, history, unique sense of place, and the quality of life in the neighborhoods around them. The mixed use and compact nature of these areas, plus the comfortable and fascinating streetscape, create walkable streets supporting urban living and counteracting sprawl. These guidelines will help preserve the districts' important historic qualities while allowing changes and new construction that accommodate our 21st century lifestyles.

Preserving these valuable community resources requires careful planning, sensitive rehabilitation and conscientious maintenance. Historic preservation laws, ordinances, and review and approval processes protect the character of historic districts, thereby sustaining or increasing a major source of value for property owners, businesses, and residents. Rather than hinder development, the historic preservation and 'New Urbanist" (pedestrian-friendly, compact, mixed-use) design principles embodied in these Guidelines encourage creative solutions to enhance the special character of districts, reinforce property values and spur economic development. Additions and new construction within the Old Boise and South Eighth Street Districts will stimulate beneficial retail, entertainment, office and residential development in downtown Boise, and sustain neighborhood activity in the Hyde Park.

The **Design Guidelines for Commercial Historic Districts** clarify requirements for property owners and design professionals, and suggest techniques to preserve and enhance the historic district's qualities with regard to today's cultural standards. The Guidelines provide a basis for making informed, consistent decisions about proposed new construction and building or site alterations. When used in conjunction with City staff consultation, the Guidelines can benchmark early stages of project conception and design, and help prevent delays and minimize added costs to developers and builders.

Because changes to existing buildings and the design of additions and new construction is sensitive in the Districts, property owners, developers and builders are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants.

Glossary
Clarification of terms and definitions used throughout these Guidelines can be found in Chapter 5.

Bibliography & Selected References
Additional selected sources, references, and relevant Boise City Zoning Code Provisions are contained in Chapter 6.

Central Fire Station (2008)

The following descriptions outline 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.
- **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.
- **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.

1.1 Purpose of the Guidelines

Boise's commercial historic districts provide a unique opportunity to preserve and enhance the intact historic character of the downtown as a place to live, work and play, as well as provide a stimulus for economic development and revitalization.

The Purpose of these Guidelines is to:

- Define characteristics of each district and identify the Contributing and Noncontributing Structures.
- Provide citizens, and other interested parties with information and guidelines on the appropriate treatment of properties within the districts and direction for compatible new construction.
- Provide clarity in the application of the Secretary of Interior's standards for historic properties.
- Provide information about the basic principles of historic preservation and urban design to create an environment that is scaled to the pedestrian, maintains cohesive neighborhood identity and respects the unique settings of Boise commercial historic districts.
- Provide a framework for decision-making for the Historic Preservation Commission.
- Identify additional resources to accomplish appropriate rehabilitation, additions and new construction within the districts.

1.2 Approval Process

Under State and local law, building owners and developers must apply for a Certificate of Appropriateness from Boise City Planning & Development Services 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 review many of the applications. Refer to the decision matrix section for the level of review for a particular project.

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 (See "Integrity" on page 9).

Principles and Benefits of Historic Preservation

Principles the Historic Preservation Commission will consider, besides the significance and integrity, when reviewing proposed work include the following general principles of why historic resources should be protected and enhanced:

Livability and Quality of Life

Livability and quality of life are heightened when a district offers a rich diversity of experiences, including spaces and buildings with various ages, uses and stories to tell. The ability to live, work and play in the pedestrian friendly environment that Boise's Historic Districts provide, offer plenty of opportunities for social interaction to strengthen 'sense of place', identity and pride of ownership.

Economic Benefits

As Donovan Rypkema explained in his 1994 work, The Economics of Historic Preservation– "there is no form of economic development of any kind, anywhere, on any level, that is more cost effective" than areas with historic preservation. Property values often rise with local historic district designation, equaling if not outpacing similar, undesignated areas and often the performance of the city as a whole. In addition, infrastructure is already in place, existing space has quicker occupancy availability, and rehabilitation often costs less than new construction because of the use of high quality, durable original materials.

Flexibility, Adaptability

Historic buildings offer flexible and adaptable spaces to accommodate modern business and residential lifestyles while providing unique and memorable settings.

Construction Quality

High quality construction materials and craftsmanship may often be found in historic buildings. Old growth timber, labor intensive hand-work and almost forgotten artisan techniques characterize many of Boise's historic properties.

History, Authenticity, and Character

Historic Preservation is our opportunity to commemorate the past while keeping it alive for future generations. By preserving lost architectural styles and craftsmanship, we retain the authenticity and character that is our local heritage.

Environmental Benefits

Environmental benefits for reusing historic buildings include the energy savings obtained by retaining building materials and assemblies, less construction and demolition debris, less hazardous material debris and dust, and less need for new materials. Nationwide studies show that more money stays in the local economy with preservation projects because of the use of local labor and materials.

1.3 Application Matrix

Boise City Historic Preservation Commission Certificate Of Appropriateness Matrix (Draft 9/29/08)

Under Section 67-4608 of the Idaho Statutes, no "exterior portion or any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features)… shall be erected, altered, restored, moved or demolished within such district until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the historic preservation commission."

Under the provisions established in sections 2-18-09 and 2-18-10 of the Historic Preservation Ordinance, Certificates of Appropriateness may be issued by the Historic Preservation Commission (commission level requiring a public hearing) or the Planning Director (staff level approval).

Based on the past experience and concerns raised by owners of historic properties, staff has prepared the following matrix outlining proposed methods of attaining a Certificate of Appropriateness or permission to make other minor exterior changes in designated historic districts.

Staff may refer any request for a Certificate of Appropriateness to the Commission if staff and the applicant disagree over the appropriateness of the request, or if in staff's opinion, the request will have an adverse effect on surrounding properties.

Reason For Certificate of Appropriateness	**Commission Level**	**Staff Level**	**No CA Required** (Staff Sign-Off)
Alteration to contributing structure (visible from public right-of-way)	✓		
Addition or alteration on a structure that increases the square footage of the footprint by more than more than 25%	✓		
Additions or alterations that adds more stories to an existing structure	✓		
Any work done without a Certificate	✓		
Change in zoning classification	✓		
Construction of new structure	✓		
Demolition of all or more then 25% of a structure	✓		
Additions that increase the square footage of the footprint by less than 25% and are not visible from the public right of way		✓	
Alteration to non-contributing structure (visible from public right-of-way)		✓	
Additions visible from public right-of-way on noncontributing structures which expand the footprint less than 25%		✓	
Alterations to commercial structures (minor)		✓	
Awnings, canopies and patio structures		✓	
Change in use that requires Administrative Review		✓	
Doors and windows (new location and/or material replacement)		✓	

1.3 **Application Matrix** (Continued)

Reason For Certificate of Appropriateness	**Commission Level**	**Staff Level**	**No CA Required** (Staff Sign-Off)
Driveways and sidewalks (change in location or material)		✓	
Landscaping replacement or removal including hardscape finishes		✓	
Painting of a structure		✓	
Signs (commercial districts)		✓	
Storefront (commercial restoration)		✓	
Brick, wrought iron or stone fences		✓	
Time extensions		✓	
Doors (no change in size or material)			✓
Wood fence, (*requires fence permit)			✓
Inground irrigation systems			✓
Maintenance and ordinary repair of exterior features			✓
Roofing (no change in material or color)			✓
Site improvements (not visible from the right-of-way)			✓
Plants (including flowers and bushes)			✓
Removal of any tree located within the public right-of-way that has been deemed to be a public hazard by Community Forestry			✓
Windows (no change in size, materials or mullion patterns)			✓
Note: Public rights-of-way include streets and sidewalks; however, for the purposes of this document do not include alleys.			

1.4 Definitions of Contributing, Non-contributing Structures and Integrity

Each historic district has a "**Period of Significance,"** which is the time during which the area gained its architectural and historical importance. Generally, 50 years is considered the time that must pass before a property or a collection of properties can be evaluated for historic significance. In addition to being from a historic period, a property must possess integrity. 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. The concept of **integrity** 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' below).

In the case of structures that are **contributing**, the majority of the building's structural system and materials date from the period and character-defining elements of the architectural style such as the **mass** and **form** remain intact. Character-defining elements of structures in historic districts allow for recognition of being a product of its own time. In the case of a district, integrity also includes design of blocks, lots, streets and streetscape. The City's intent is to encourage high quality development while protecting the heritage of Boise's commercial historic districts. The general overriding goal for new construction within Boise residential historic districts: New construction should be **congruous** with existing buildings in their setting and within the historic district as a whole. The immediate block face is viewed as the starting point for the site design of new buildings. Building site design should reinforce the established character of the historic district and the visual continuity of the streetscape. These Guidelines will be one source in determining the congruity of proposed exterior changes in commercial historic districts.

The following definitions explain the difference between Contributing and Noncontributing Structures in the districts as evaluated and determined by professionals in surveys endorsed by the Boise City Planning & Development Services Department and the Boise City Historic Preservation Commission.

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.

The Commission shall approve a change in classification based on the following findings and the property's integrity:

1. Whether or not the building, site, structure or objection is eligible for the National Register of Historic Places.

2. Whether or not the building, site, structure or object contributes to the district.

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 building or structure 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.

1.5 Summary of the Secretary of Interior's Standards for Historic Preservation

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 ("Treatment"). They pertain to historic buildings of all materials, construction types, sizes and occupancy, and encompass the exterior and the interior of historic buildings. They also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. As the Secretary of the Interior notes, 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."

Treatment further states, in its first introductory paragraph,

> The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

The Standards are required for rehabilitation projects as they have been adopted by city ordinance.

The Ten Standards for Rehabilitation State:

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.

The Boise Historic Preservation Commission adopts these statements in its use of the Standards and other information found in the Treatment. They are not intended to be strict, technical rules or standards. These Guidelines, together with the Standards and Secretary's Guidelines, will be interpreted and applied in a manner consistent with the Idaho law's statement of purpose for local historic preservation.

State Code 67-4608 states:

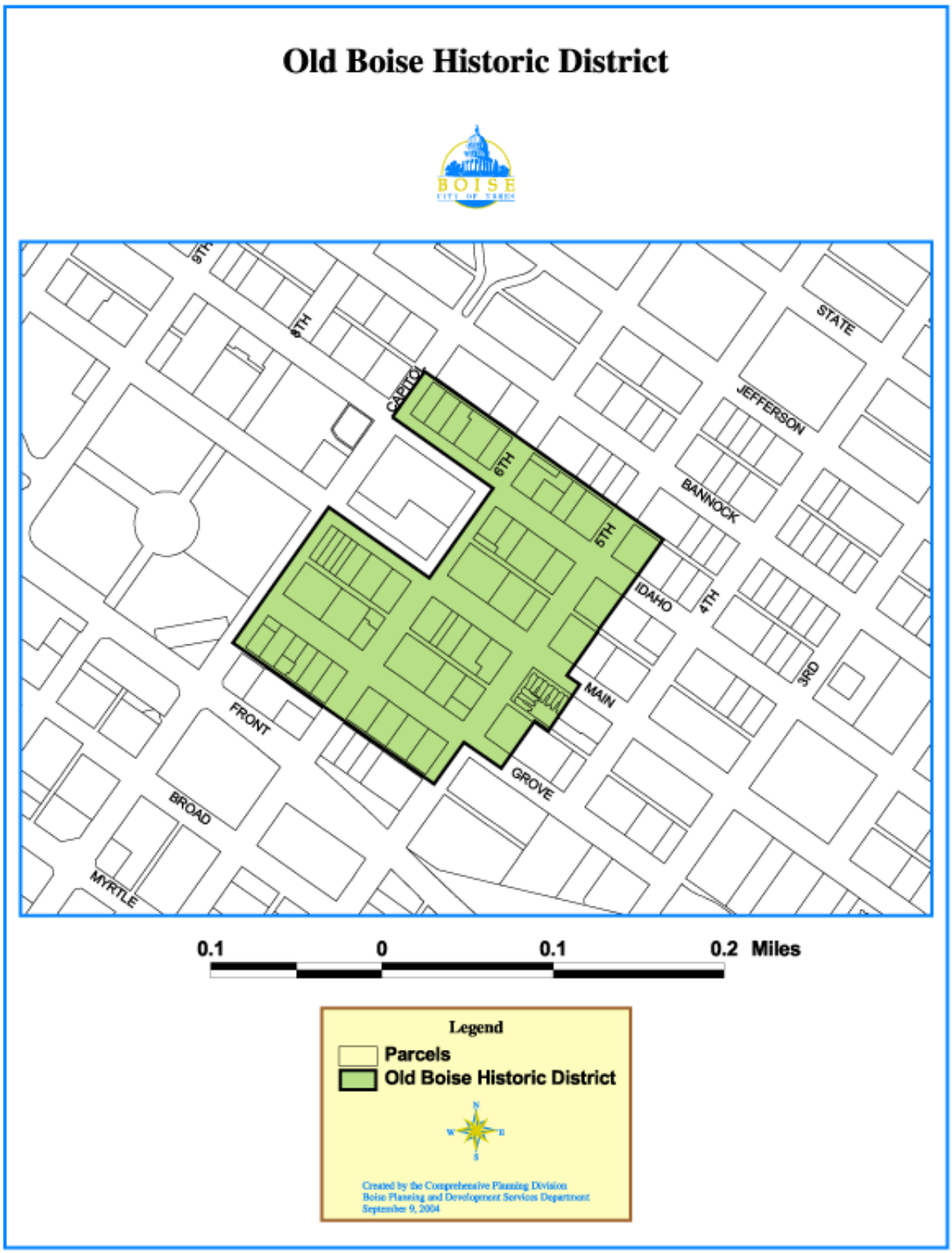
> The historical, archeological, architectural and cultural heritage of the state is among the most important environmental assets of the state and furthermore that the rapid social and economic development of contemporary society threatens to destroy the remaining vestiges of this heritage; it is hereby declared to be the public policy and in the public interest of this state to engage in a comprehensive program of historic preservation, undertaken at all levels of the government of this state and its political subdivisions, to promote the use and conservation of such property for the education, inspiration, pleasure and enrichment of the citizens of this state. It is hereby declared to be the purpose of this act to authorize the local governing bodies of this state to engage in a comprehensive program of historic preservation.

Included in the Standards are guidelines for rehabilitating historic buildings, districts and neighborhoods. All properties within a historic district are subject to these Guidelines and Standards and can be evaluated for congruousness based on these and other preservation and planning documents and sources set forth in the Historic Preservation Ordinance.

1.6 Commercial Historic Districts

This portion includes three sections, one for each of the three commercial historic districts. The historic districts are: Old Boise, South Eighth Street and Hyde Park. Each section contains a map, statement of significance and description of the district, design goals, policy, and guidelines for unique design considerations such as building orientation, height, materials and parking.

1.6.1 Old Boise Historic District



Old Boise Historic District

Recent Trends

The historic Old Boise District has continued to flourish the past decade, as new and old alike create a vibrant and active downtown experience. The district is especially known for its abundant nightlife with unique restaurants and music venues. Even though the district remains an important part of downtown Boise, it has had little change in the addition of new buildings.

Veltex Building

The new **Veltex Building** on the corner of 5th and Main Street, with its brick façade and courteous nods to historic buildings, has added a valuable insight into the future potential for growth of new buildings in Old Boise.

Basque Block

Likewise, the latest renovations to buildings in the **Basque Block** and the north side of Idaho Street prove that the districts' historic and existing buildings are invaluable in their ability to adapt and age with ongoing trends.

Veltex Building

Statement of Significance of the Old Boise Historic District

From the1979 Survey

On July 7, 1863, three days after the establishment of the fort by the United States Army, the first Boise townsite was platted consisting of ten blocks, five on each side of Main Street, extending from what is now called 5th Street to 10th Street. Blocks 5, 6, and 7 of that plat still have the same block numbers in the later and official Boise City Original Townsite Survey and are the three core blocks of the proposed Boise Historic District.

The District, as a whole, contains the largest number of historically significant and architecturally important commercial buildings in close proximity in the downtown area. That these buildings have survived, and are now attracting investment because of their aesthetic and historic character, also attests to their cultural and economic value.

The District contains the oldest commercial structure in the City – the Perrault Building dating from 1879. It also has the oldest house in continuous use as a residence – the Cyrus Jacobs House constructed in 1864. Most of the buildings, however, date from the turn of the century and exhibit the design vocabulary current at that time, including various vernacular – commercial styles and Romanesque Revival types.

Following the turn of the century many of the buildings were acquired, or built, by the newly arrived Basques who constitute an important and numerous cultural – ethnic group and who continue their language and social ties to the area with the Basque Center and whose history is related to many other buildings in the District.

The District, as a whole, qualifies in numerous details with the first three areas of formal significance mandated by the Historic Preservation Ordinance: Historical- Cultural- Educational; Architecture-Engineering; Geographic. The fourth area of significance, Archaeological, remains to be developed from field research which has not yet been undertaken. There is little doubt, however, that the techniques of historical archaeology will reveal new insights into Boise's past when this area is explored since most of the sites are known to contain the foundations of the earliest permanent buildings erected in the City. (Please refer to the survey of this district on the City of Boise's website).

Design Goals: Maintain the stately elegance of this district, as reflected in the scale, quality of design and construction.

Policy: Preserve the unique historic character of the district and ensure that improvements respect the historic scale of construction. Preservation of the key details of high style buildings should be a priority.

It Is Generally Appropriate to:

1.6.1.1 Restore and repair buildings before considering replacing them.

1.6.1.2 Maintain the prevalent historic and architectural styles of the district.

1.6.1.3 Maintain the prevalent historic and architectural qualities of the district through additions that consider appropriate restoration of the historic building.

1.6.1.4 Maintain a continuous 'streetwall' with the zero front and side setbacks of historic properties on the block.

1.6.1.5 Maintain a visual break on the façade between the first and second floors.

1.6.1.6 Step back new construction above the prevalent parapet line of existing and/or adjacent structures.

1.6.1.7 Preserve existing historic outbuildings, significant landscape features and auxiliary buildings.

1.6.1.8 Use ornament and detail for new buildings and additions that are congruous with the existing building. Detail should complement the new or existing building providing substantial "depth" with finishes integral to overall design that appear similar to those found traditionally on the building or in the district.

1.6.1.9 Allow cultural and civic structures to have 'pride of place' with setbacks and form differences, while maintaining compatibility with the prevalent human scale.

1.6.1.10 Maintain the character of the streetscape when installing new sidewalks or plazas.

1.6.1.11 Locate additional parking spaces to the rear of the property screened from streets.

1.6.1.12 Comply with design guidelines for new construction, additions, and methods for construction, maintenance and repair in chapters 2, 3 and 4.

It Is Generally Not Appropriate to:

1.6.1.13 Demolish existing buildings for surface parking.

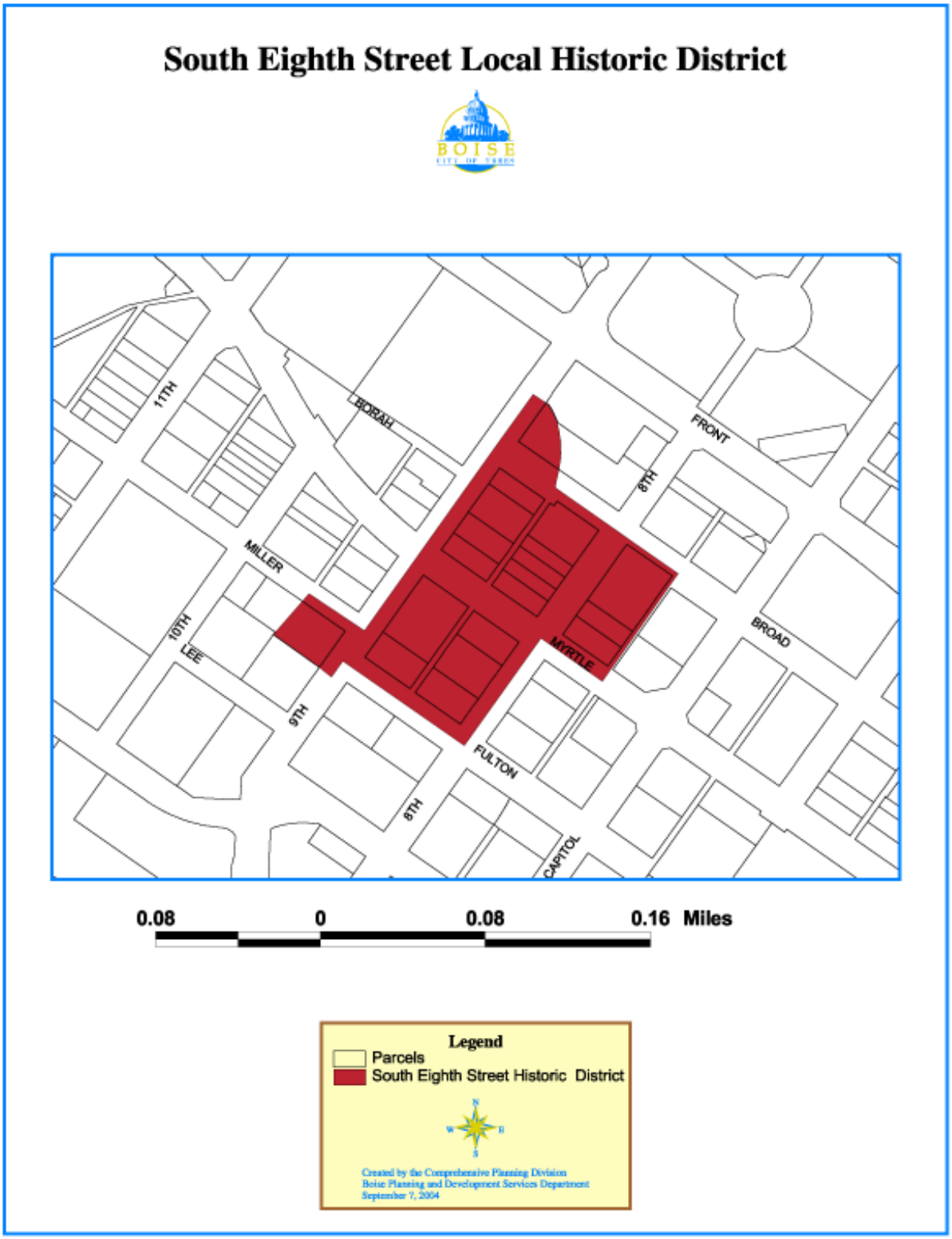
1.6.1.14 Use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block, stucco, EIFS and corrugated or other metal siding as the dominant building material on additions and new buildings.

1.6.1.15 Remove mature trees unless they are deemed by the City to be dying, dead, diseased or posing a safety hazard to the public.

1.6.1.16 Use large paved, asphalted or comparable hardened materials for parking areas that is visible from the front elevation or the public right-of-way. Where this is an exception and alleys are not present, the use of hardened materials should be minimized.

1.6.1.17 Conflict with The Secretary of the Interior's Standards for Rehabilitation.

1.6.2 South Eighth Street Historic District



South Eighth Street Historic District

Recent Trends

The South Eighth Street Historic District has gone through a major transformation in the past years. The creation of BODO (Boise Downtown) on the North side of the Broad St. boundary has given new interest and vitality to the adjacent historic district.

New businesses and tenants have filled the storefronts and many of the old historic buildings have undergone major renovations.

Statement of Significance of the South Eighth Street Historic District

From the1979 Survey

Boise was established, initially, as a military post and outfitting station for the miners going into the Boise Basin and the Silver City mines. Almost immediately, however, it was evident that the city was a pleasant and well-located entity in its own right, had abundant natural resources and was located on an historic transportation route (The Oregon Trail) which would soon be the general route for a developed road and railroad.

The City immediately prospered as a commercial and wholesale center and, with the advent of a rail connection to the main line in 1894 with tracks along Front Street there was immediate development of large-scale warehousing. Two of the additions to the platted city – Miller Addition in 1889 and the Davis Addition in 1890 – anticipated and provided for rail spurs off the frontage tracks. The South 8th Street Historic District is located in these two early-day industrial/warehouse subdivisions – the first such land developments in the City.

The impressive size and scale of the principal buildings in the District attest to the immediate success of the wholesaling and certain limited industrial enterprises which located there. The provision of the rail spur track in the planned rail right-of-way along the alley lines in the blocks between 7th and 9th Streets were the key to this development – as well as the proximity of the area to the business center of downtown.

These wholesaling and industrial occupancies (and the buildings which housed them) remained viable until approximately 1950, when a gradual decline began due to the competition of truck transportation. Only a small number of warehouses had adequate space for truck docking, and few of the original occupancies remain.

Imaginative developers have invested in the principal buildings and have undertaken large-scale redevelopment preserving the historic theme of the 1900-1915 architectural styles of the buildings. It may be argued that some of the buildings have been "prettified" beyond recognition. Nevertheless, the scale, color and impact of Boise's first major industrial and wholesaling district is being continued and is enjoying a new life of adaptive reuse along with the continuation of some of the original uses. (Please refer to the survey of this district on the City of Boise's website).

Design Goals: Maintain the massive ware-house character of this district, as reflected in the scale, quality of design and construction.

Policy: Preserve the unique historic character of the district and ensure that improvements respect the sense of massiveness and scale of construction. Preservation of the key details of high style buildings should be a priority.

It Is Generally Appropriate to:

1.6.2.1 Maintain the prevalent historic and architectural styles of the district.

1.6.2.2 Maintain the prevalent historic and architectural qualities of the district through additions that consider appropriate restoration of the historic building.

1.6.2.3 Maintain a continuous 'streetwall' with the zero front and side setbacks of historic properties on the block.

1.6.2.4 Maintain a visual break on the façade between the first and second floors.

1.6.2.5 Step back new construction above the prevalent parapet line of existing and/or adjacent structures.

1.6.2.6 Preserve existing historic outbuildings, significant landscape features and auxiliary buildings.

1.6.2.7 Use ornament and detail for new buildings and additions that are congruous with the existing building. Detail should complement the new or existing building providing substantial "depth" with finishes integral to overall design that appear similar to those found traditionally on the building or in the district.

1.6.2.8 Allow cultural and civic structures to have 'pride of place' with setbacks and form differences, while maintaining compatibility with the prevalent human scale.

1.6.2.9 Maintain the character of the streetscape when installing new sidewalks or plazas.

1.6.2.10 Locate additional parking spaces to the rear of the property screened from streets.

1.6.2.11 Comply with design guidelines for new construction, additions, and methods for construction, maintenance and repair in chapters 2, 3 and 4.

It Is Generally Not Appropriate to:

1.6.2.12 Demolish existing buildings for surface parking.

1.6.2.13 Use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block, stucco, EIFS and corrugated or other metal siding as the dominant building material.

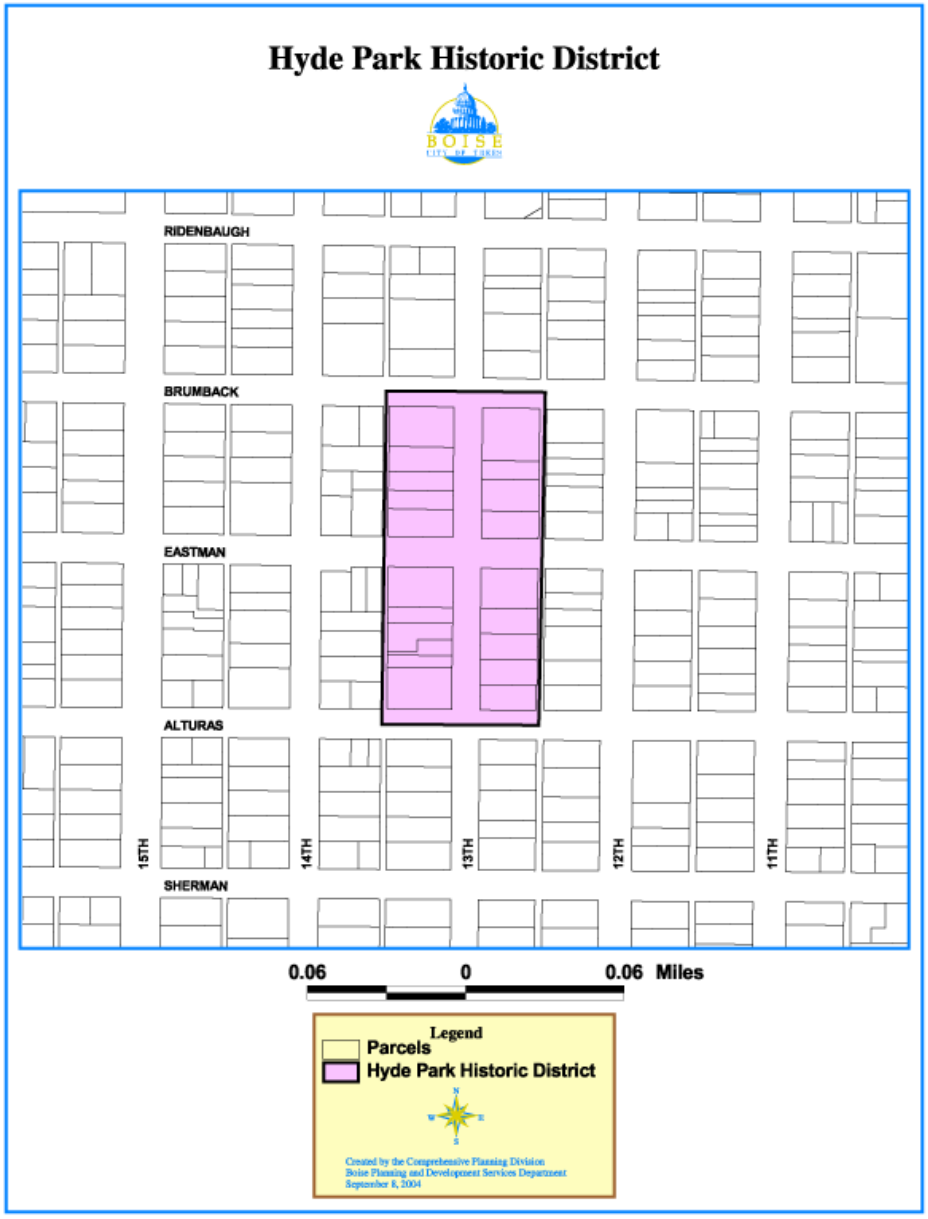
1.6.2.14 Remove mature trees unless they are deemed by the City to be dying, dead, diseased or posing a safety hazard to the public.

1.6.2.15 Use large paved, asphalted or comparable hardened materials for parking areas that is visible from the front elevation or the public right-of-way. Where this is an exception and alleys are not present, the use of hardened materials should be minimized.

1.6.2.16 Maintain just the facade of a structure.

1.6.2.17 Conflict with The Secretary of the Interior's Standards for Rehabilitation.

1.6.3 Hyde Park Historic District



Hyde Park Historic District

Recent Trends

Hyde Park continues to maintain its charm and quaintness of years passed. Some buildings have been restored and renovated, but many of the businesses have remained. The steadiness of the active storefronts and restaurants has created an ongoing community dialogue, which allows the district to keep its tight knit neighborhood ties.

One of the newer businesses, **Goody's**, took root in a restored bungalow at the South entrance into Hyde Park. This ice cream parlor, with its beautiful setting and outdoor seating has become a destination for those who live in the district as well as for those who live in the surrounding communities.

Goody's Building

Statement of Significance of the Hyde Park District

From the 1979 Survey

Boise City was officially platted in 1867 with streets from 1st to 16th and Front to Fort. The areas outside this boundary already had some growth in scattered farm houses and a few non-farm dwellings on land claims. The first subdivision to be platted outside the original boundary was Arnold's Addition in 1878 which extended the City north of Fort Street to what is now Resseguie and from 9th to 13th Streets. This addition set the street pattern for the North End with the numbered streets running true north and south and forming angled intersections where they came off of Fort.

13th Street had been established very early as a common road connecting the City to Hill Road at the base of the foothills. With the available lots taken up in the original townsite it was natural that further additions would continue this pattern to the north rather than to the south toward the river where there were large land holding still being farmed or in orchard.

By 1890 it was evident that the City required more additions to the North End and that a transit system would enhance the land sales. In 1891 the Brumback and Hyde Park Additions were platted, the Boise Rapid Transit company was established to provide street car service and in 1893 two more subdivisions were platted extending 13th Street further to the north as a residential arterial.

The center of the Hyde Park district was at the intersection of 13th and Eastman and the commercial buildings and neighborhood stores which were established in the two blocks along 13th Street from Alturas to Brumback were on lots which were part of the four 1891-1893 city plat additions – Hyde Park, Brumback, Bryon and Lemp.

The neighborhood flourished and the commercial center prospered with the construction of the Waymire Building and Shops, the I.O.O.F. Lodge, a post office, drug stores, meat markets, barber shops and bakeries. The streetcar service was extended to the north along 8th, 10th, 15th, 18th, 24th and 30th Streets – eventually to the Soldier's Home on State, out Warm Springs Avenue and to South Boise.

No other residential area, however, had a neighborhood shopping center quite like Hyde Park, except the South Boise center on Broadway near Boise Avenue, and the Hyde Park commercial center did not expand beyond the limits identified today, or "infill" the residential lots adjacent to it. Immediately next to the "build-up" commercial center at 13th and Eastman there still are viable residential occupancies. The six half-blocks comprising the center were zoned "D" – Commercial in Boise's first zoning ordinance in 1928. Hyde Park is still unique as Boise's first "satellite" shopping area.

(Please refer to the Hyde Park survey on the City of Boise's website).

Design Goals: Maintain the intimate historic character of this district, as reflected in the diversity of style, scale, quality of design and construction. New construction projects shall maintain the residential character and scale of the neighborhood; it should be in character with the contributing structures in the district; the modest character of the district should be recognized and respected. New construction at the intersection of North 13th and Eastman Streets should celebrate the corners.

Policy: Preserve the unique historic character of the district and ensure that improvements respect the diversity and scale of construction. The distinctive design characteristics of individual building types and styles should be preserved. New construction should be congruous with its historic context while reflecting contemporary design and preserving traditional spacing between structures. New construction projects shall recognize the importance of the diverse architectural styles and integrity that characterizes the district by considering ways to enhance, reinforce and restore it through rehabilitation and new construction of buildings. Projects should continue the diversity in size and uses, while maintaining the continuity of the open spaces, including traditional space between buildings.

It Is Generally Appropriate to:

1.6.3.1 Maintain the prevalent historic and architectural styles of the district.

1.6.3.2 Maintain the prevalent historic and architectural qualities of the district through additions that consider appropriate restoration of the historic building.

1.6.3.3 Maintain the historic front and side setbacks of historic properties on the blocks.

1.6.3.4 Borrow from the diversity of architectural styles in the district.

1.6.3.5 Design new buildings and additions to be similar in scale through the use of similar materials, roof forms and solid-to-void relationships.

1.6.3.6 Preserve existing historic outbuildings, significant landscape features and auxiliary buildings.

1.6.3.7 Use ornament and detail for new buildings and additions that are congruous with the existing building. Detail should complement the new or existing building providing substantial "depth" with finishes integral to overall design that appear similar to those found traditionally on the building or in the district.

1.6.3.8 Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.

1.6.3.9 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.

1.6.3.10 Adapt signage for office conversions that is consistent with the building design.

1.6.3.11 Maintain the character of the streetscape when installing new sidewalks or plazas.

1.6.3.12 Locate additional parking spaces to the rear of the property screened from streets.

1.6.3.13 Maintain the continuity of landscaping and mature trees. Where mature trees exist, every attempt should be made to design and construct around them.

1.6.3.14 Access new parking, driveways, accessory units and garages from the alley.

1.6.3.15 Comply with design guidelines for new construction, additions, and methods for construction, maintenance and repair in chapters 2, 3 and 4.

It Is Generally Not Appropriate to:

1.6.3.16 Demolish existing buildings for surface parking.

1.6.3.17 Use incongruous materials such as plastic, vinyl, fiberglass, concrete block, corrugated or other metal siding and E.I.F.S.

1.6.3.18 Remove mature trees unless they are deemed by the City to be dying, dead, diseased or posing a safety hazard to the public.

1.6.3.19 Use large paved, asphalted, or comparable hardened materials for parking areas that is visible from the front elevation or the public right-of-way. Where this is an exception and alleys are not present, the use of hardened materials should be minimized.

1.6.3.20 Use chain link, un-faced concrete, plastic, vinyl, fiberglass, concrete block, and mesh "construction" fences in front yards.

1.6.3.21 Conflict with The Secretary of the Interior's Standards for Rehabilitation.

Chapter 2: Guidelines for New Construction

Boise City commercial historic districts each have a distinctive and unique character as described in Section 1.6. New construction within these 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. The purpose of this chapter is to provide guidelines which support appropriate new construction within that district. **This chapter is in addition to the general policy and design guideline statements contained within chapters 1, 3 and 4.**

2.1 Statement of Commission's Goals for New Construction

New construction in Boise Commercial Historic Districts is welcomed, as long as the site, design and construction are **congruous** with the character of the district. It is preferable to design congruous contemporary structures rather than duplicate or mimic the design of historic buildings in the district. Compatibility derives directly from an evaluation of both the building and its site. The site is critical considering the various building/lot configurations and the overall appearance within the context of neighboring buildings set within the immediate block. Important design considerations for new buildings include height, massing, scale, form, texture, lot coverage, setbacks, spacing of buildings, orientation and alignment.

Congruousness of materials, vehicle access, landscaping, utility systems, and other site features are also important. The general design guidelines covered in this chapter are in addition to those found in the specific district guidelines in Chapter 1 and must be followed by applicants for new construction projects.

2.2 Height

Policy: Building heights will conform to the "maximum" height limits described in Boise's Zoning Ordinance, while respecting neighboring contributing structures.

In the Hyde Park Historic District, the scaling relationship between height and width should have similar proportions to neighboring buildings. The height-width ratio is the relationship between the height and width of the front façade (in the case of corner lots, two facades including porches, wings, and other relevant features). The ratio should be of similar proportions to the neighboring buildings.

It Is Generally Appropriate to:

2.2.1 Add a new building on a site that has a similar front façade(s) height similar to contributing buildings on adjacent sites and block (see Figures 2.2A-C). Additional stories shall step back from the front façade(s) (See Figure 2.2D).

It Is Generally Not Appropriate to:

2.2.2 Add a new building to a site, which does not maintain or blend with the front façade heights of buildings on adjacent sites.

Figure 2.2A

Appropriate:
New building's front façade height is congruous with adjacent existing buildings

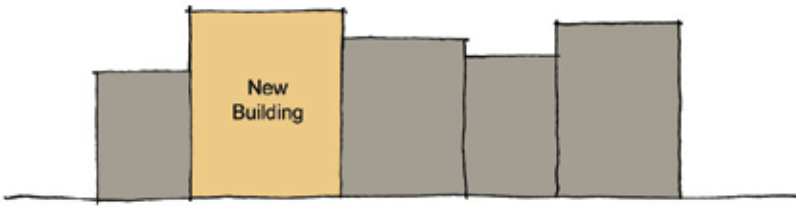


Figure 2.2B

Not Appropriate:
Building's front facade height is too tall and overwhelms existing structures.

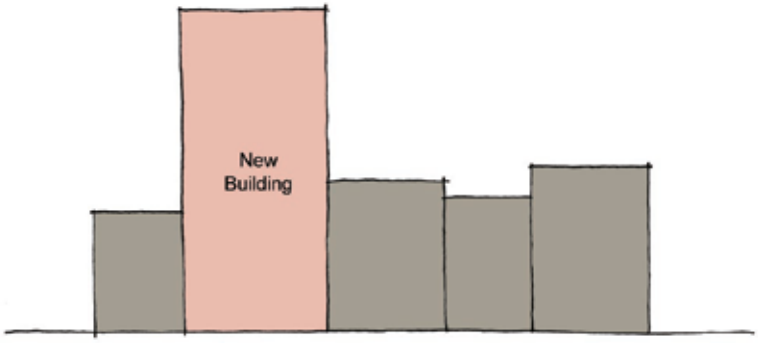


Figure 2.2C

Appropriate:
Building's front facade height is congruous and building has stepback above street frontage.

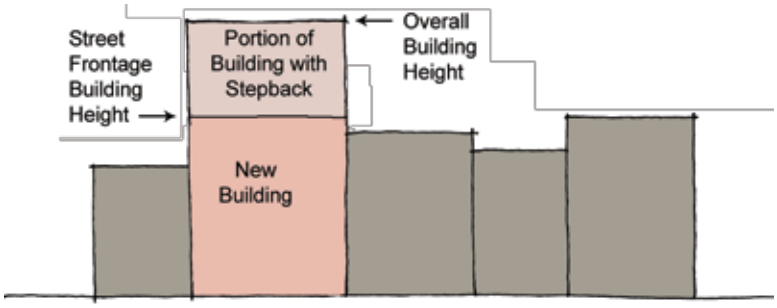


Figure 2.2D
Appropriate: Step back building above adjacent building height patterns.

2.3 Setbacks, Orientation and Plazas

Policy: Maintain the prevailing, existing setbacks and orientation to the street within a block for the primary building. "Minimum" setbacks are described in Boise's Zoning Ordinance. Setbacks that are greater than the zoning code minimums may be appropriate for alterations, additions or new construction, in order to be congruous with the site, block or district.

New construction should respect the established setbacks and existing character of the façades within a block. Corner conditions should respect the prevailing pattern of the intersection with corner entries and plazas if present. Maintaining uniform setbacks of the porch and main building promotes the congruousness of the new building with the district. On the other hand, respecting the alignment of rear additions may be less critical if it is not visible from the primary elevation.

It Is Generally Appropriate to:

2.3.1 Keep the visual mass of the building at or near the same setback as contributing buildings on adjacent sites.

2.3.2 Maintain the spacing of side yards of contributing buildings and fit a new building within the range of yard dimensions seen within the block.

2.3.3 Orient the primary façade of a new building parallel to the street.

2.3.4 Provide primary entrances on the street façade.

2.3.5 Orient entrances similar to the prevailing pattern on the block.

2.3.6 Create corner entries or plazas if they exist on the street intersection.

2.3.7 Enhance the primary entrance through canopies, architectural surrounds, porticos or other design features appropriate to the architectural style of the building.

2.3.8 Subordinate the accessory buildings to the primary building on the site by placing the structure to the rear of the lot.

Figure 2.3A
Appropriate: Enhanced entrance according to style.

It Is Generally Not Appropriate to:

2.3.9 Place a building on a site in a location that is greatly different from the location of buildings on adjacent sites.

2.3.10 Orient primary entrances to the rear or side when the prevalent pattern on the block is to orient entrances to the front.

2.3.11 Create too many plazas in the middle of a block face against the prevailing pattern.

Figure 2.3B

Appropriate:
Building matches front setback of adjacent buildings.

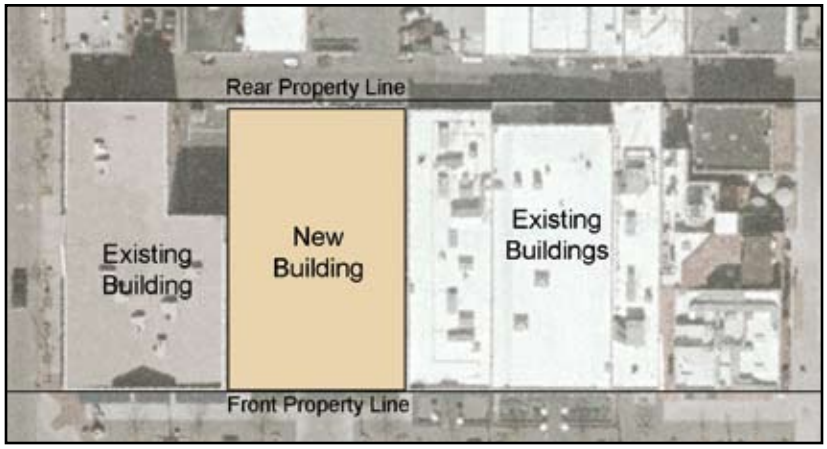


Figure 2.3C

Not Appropriate:
Building does not maintain continuous 'shoulder-to-shoulder' frontage.

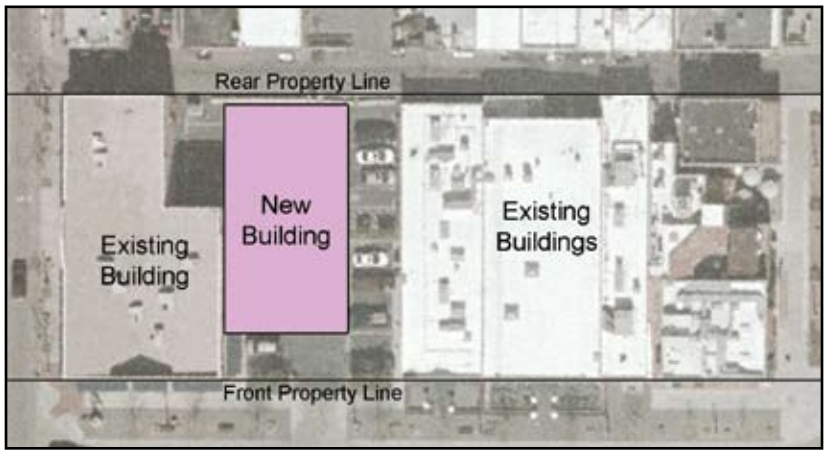


Figure 2.4A
Appropriate: Existing historic buildings exhibits massing, form and vocabulary of district.

2.4 Mass and Form

Policy: Massing and form of new construction should be similar to the block face and preserve the congruity of the block face as it was developed during the period of significance.

Consistent massing allows for new buildings to be congruous with existing buildings and within context of the district. Massing is defined as "the three-dimensional geometric composition of a building" or the overall "bulk" of a building. Similarity in building and roof form promotes a sense of visual continuity. For example, simple rectangular solids are typically appropriate.

Commercial and mixed use buildings built up until the mid-1940s tended to be designed in rectangular blocks filling the lots, whereas homes were freestanding with compositions of mostly rectangular forms topped by simple gable or hipped roofs. Homes had substantial front porches, and often rear or side porches.

Projections may have included bays, towers, balconies, corner turrets, operable awnings, and chimneys.

Figure 2.4B
Appropriate: Massing of new building maintains historic form and vocabulary.

It Is Generally Appropriate to:

2.4.1 Design a new building to reinforce a pedestrian-friendly character from the front elevation. Maintain the similarity of building and roof form traditionally found on the block when appropriate.

2.4.2 Use massing and form similar to neighboring contributing buildings or the prevalent pattern on the block in new construction. Design a new building to convey a human scale through the use of traditional mass, size, material and window openings.

2.4.3 Use design elements such as roof forms, parapet lines, openings, towers, bays, porches, balconies, corner turrets, chimneys and other characteristics commonly found in the district.

2.4.4 Create a new building form which is unique in the district but relates to the neighboring buildings and to the neighborhood through its overall massing.

It Is Generally Not Appropriate to:

2.4.5 Use massing and building forms which are foreign to the historic district.

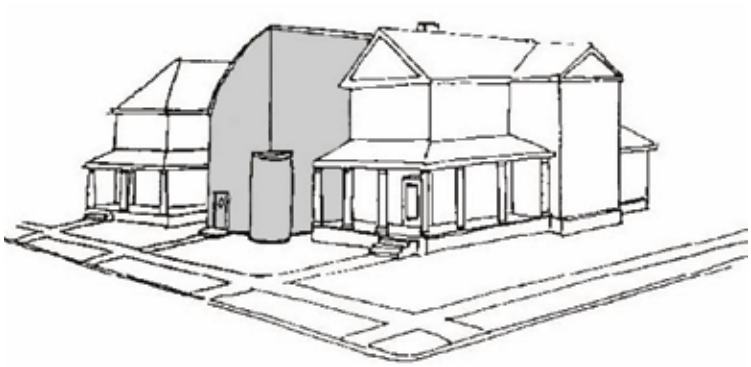
Hyde Park

Figure 2.4C

Appropriate:
Massing and form are harmonious with existing historical form and vocabulary of adjacent buildings.

Figure 2.4D

Not Appropriate:
Massing and form contradict existing historical form and vocabulary of adjacent buildings.



South 8th Street & Old Boise

Figure 2.4E

Appropriate:
Massing and form are harmonious with existing historical form and vocabulary of adjacent buildings.

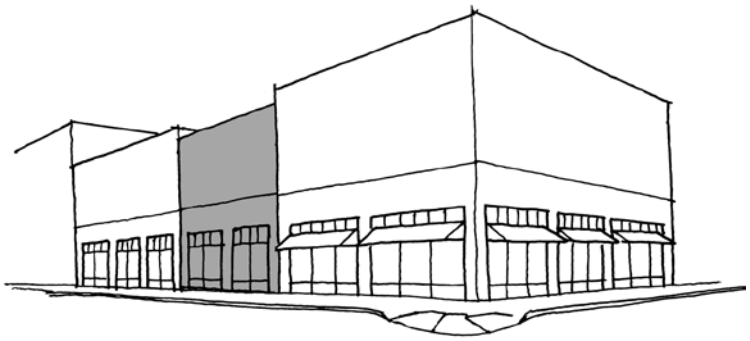
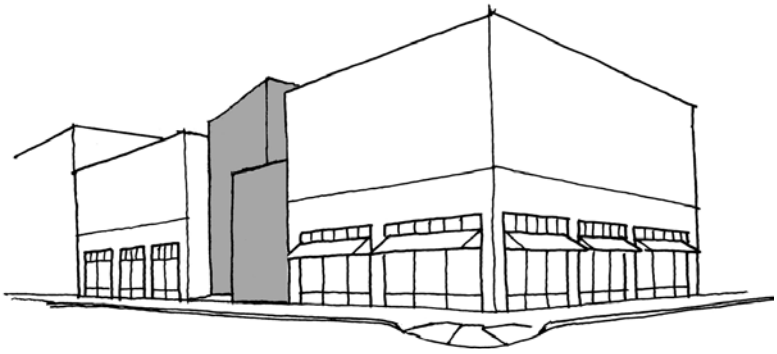


Figure 2.4F

Not Appropriate:
Massing and form contradict existing historical form and vocabulary of adjacent buildings.



2.5 Proportion

Policy: Proportions of the facades and the spacing of the buildings should be consistent along the street.

South Eighth Street & Old Boise

Along a block, the uniformity of the proportions of the facades and the spacing of the buildings must be considered in new construction to achieve harmony along the streetscape. Spacing between buildings should be consistent along the street in order to maintain the rhythm that is traditionally prevalent on the block face in the district.

Commercial and mixed use buildings in the Significant Periods were configured in rectangular block forms in multiples of the underlying lot pattern of 50' wide lots, often with visual subdivisions of 25'. Horizontally, most of these facades were divided with a clear visual division between the first story and upper stories, usually with bands or changes of material or detail, creating visual weight for the 'base' of the building. Often retail or building signage was located below the demarcation.

Hyde Park

The original homes in the districts provided larger setbacks from side lot lines and had raised front, side and rear porches, lending a wider proportion to the first floor.

Porches, projecting bays, balconies and other façade elements should be aligned with those of existing buildings along the street. This alignment creates harmony and maintains the rhythm of façade proportions along the block length. Front widths of new buildings should correspond with existing building widths; however, a wider façade can be broken into separate elements that suggest front widths similar to those of neighboring buildings.

Where lots are combined to create a larger development, the building-to-lot proportions should visually suggest a relationship with adjacent buildings by breaking large building masses into smaller elements. Where a building site is comprised of multiple lots, the new building should be clearly of similar proportion to other buildings on the same block.

Figure 2.5A
Appropriate: Vertical proportions divide façade into smaller sections.

Figure 2.5B
Appropriate: Historic building proportions & scale.

Figure 2.5C
Appropriate: Historic building proportions & scale relate to character of district.

It Is Generally Appropriate to:

2.5.1 Align the façade of a new building with the facades of existing buildings on adjacent sites.

2.5.2 Construct new buildings with similar spacing relative to other buildings along that street.

2.5.3 Allow the construction of a new building larger than the buildings on adjacent sites by dividing up the wide façade to suggest smaller building masses.

2.5.4 Orient the main entrance of a building parallel to the primary street and create a visual hierarchy among multiple entrances if intended for different uses. (Create identity for entrances to upper floors).

2.5.5 Provide an entrance that uses elements of a porch canopy or recess to create a transition from outside to inside.

2.5.6 Design a porch or entrance with modern details similar to the details present on other buildings in that district.

2.5.7 Create a visual division between the lower and upper floors with architectural detailing.

It Is Generally Not Appropriate to:

2.5.8 Add a building to a site which does not maintain, or suggest, the spacing of buildings on adjacent sites within the block.

2.5.9 Place the primary façade of a new building out of alignment or rhythm with the existing building on surrounding sites.

2.5.10 Design and construct a foundation height that is not proportional to neighboring buildings.

2.5.11 Design a monolithic façade with no vertical or horizontal visual divisions.

2.5.12 Design an entrance that is simply a door, and provides little or no transition from outside to inside.

2.5.13 Design an at-grade entrance to a building intending to look like a home, as virtually all existing homes with historic significance provide a "stepping up" to the front entrance.

Figure 2.6A
Appropriate: Architectural detail and ornament define windows, storefront and bottom and upper floor.

Figure 2.6B
Appropriate: Vertical window proportions in groupings.

2.6 Façades

Policy: Maintain similar wall-to-opening relationships on additions and new buildings to those of buildings on adjacent sites within the block, with overall proportions of windows, doors and front façades.

The front facades of buildings within the district vary in style and detail. However, certain proportional relationships exist among buildings in the immediate setting. The proportion of openings on the street-side façade, or more specifically, the relationship of width to height of windows and doors and their placement along the façade, should reflect the same relationships along the street. A distinction should be made between the ground floor and upper floors with a change in material or with belt courses. Buildings in the district were built in increments of 50' or less so vertical divisions should be made to maintain that rhythm.

Architectural detail and ornament decorated the historic buildings to commemorate, celebrate or identify the occupants, owners, city history or environment. New buildings should incorporate modern elements such as these and include public art on the facades, as well as on the site and in the interiors.

It Is Generally Appropriate to:

2.6.1 Use window and door proportions similar to adjacent buildings.

2.6.2 Use windows or combination of windows with vertical proportions.

2.6.3 Design a projecting belt course below the second floor windows to differentiate first and second floors.

2.6.4 Divide longer buildings into roughly 50' vertical segments to be congruous with other buildings in the district.

2.6.5 Include architectural detail and ornament that refers to Boise's history and its people, and the natural environment.

2.6.6 Include public art on the building, site and inside.

Figure 2.6C
Not Appropriate:
Flat, undifferentiated façade.

It Is Generally Not Appropriate to:

2.6.7 Create openings that are significantly out of proportion with those on adjacent sites.

2.6.8 Use horizontally proportioned windows.

2.6.9 Design buildings over 50' long without a compositional vertical division.

2.6.10 Create flat, undifferentiated facades

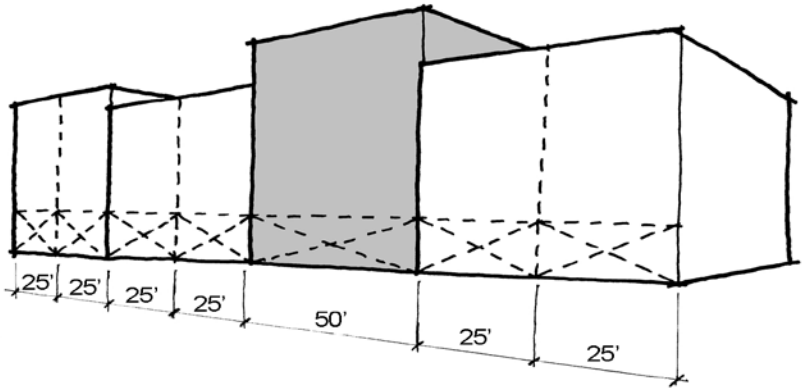


Figure 2.6D
Appropriate: Divide longer buildings into 25-50' wide segments or into smaller widths found on the block face.

Figure 2.7A
Appropriate: Use windows with vertical proportions and in keeping with architectural style of the building.

2.7 Doors, Windows, Entrances and Storefronts

Policy: Walking down a street in the district, a pattern of storefront, window and door openings becomes evident along the block. This rhythm of solids to voids, walls to windows, and juxtaposition of stronger and less dominant elements should be reflected in the façade of a new building. Windows give scale to buildings and visual attention to the composition of individual facades. Historic windows are generally inset into relatively deep openings or surrounded by casings and sash components that cast shadows and provide depth and relief. Windows in new construction should have similar characteristics.

Windows provide the scale and character of the building. Windows and window patterns in new construction should be of similar proportion and size to the windows of the other buildings within the district. For the majority of districts, the rule of thumb for windows is generally vertical, double-hung or casement, and wood-framed. Historic architecture styles display a thoughtful use of natural lighting, often with numerous and well placed arrangement of windows.

Entrances and doors are also important character-defining features of buildings throughout the district. Entrances are usually recessed in grand openings, detailed in brick or stone, with glass doors to welcome visitors. Side and toplights of glass bring in more sunlight or glow at night from illumination within the lobby.

It Is Generally Appropriate to:

2.7.1 Use a ratio of wall-to-opening that is similar to that found on other historic buildings within the block and found throughout the district. Provide a pattern of windows and doors on a new building façade, which recalls similar patterns on facades of other buildings in that given district.

2.7.2 Provide storefronts similar to the rhythm and pattern along the block.

2.7.3 Use double or single-hung sash windows. Provide windows of overall proportions similar to those used on buildings on surrounding sites within the block.

2.7.4 Design the window and door cases with depth and visual relief.

2.7.5 Use wood or similar looking materials such as aluminum clad or anodized aluminum that provide depth and texture similar in appearance to historic wood windows.

Figure 2.7B
Appropriate: Wood storefront with depth and visual relief.

2.7.6 Provide doors and entrances of overall proportions similar to those used on buildings on adjacent sites.

2.7.7 Provide glass doors and sidelights.

It Is Generally Not Appropriate to:

2.7.8 Erect a new building, which does not maintain the proportions or patterns of windows similar to those in the district.

2.7.9 Provide windows of overall proportions that are greatly different from windows on buildings on adjacent sites.

2.7.10 Use window and door types incongruous with the character of the district.

2.7.11 Use vinyl windows.

2.7.12 Use multiple window styles throughout a new building.

Figure 2.7C
Not Appropriate: Replacement window structure is too thin and window divisions are not characteristic of the style of the building. Mullian pattern and sill depth should match historic windows present.

Figure 2.7D
Appropriate: Use typical storefront elements.

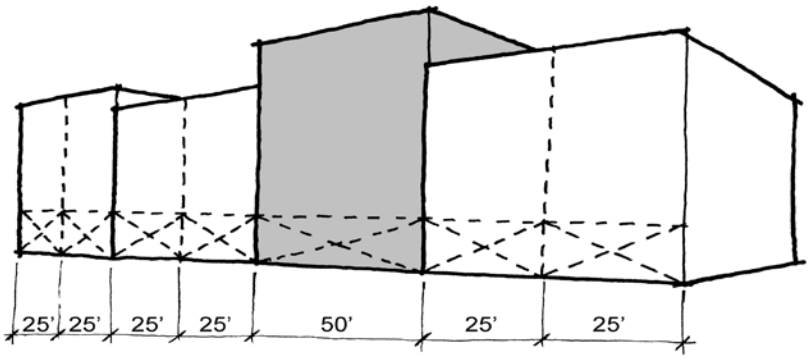


Figure 2.7E
Appropriate: Divide storefronts to match pattern and rhythm of existing storefronts.

2.8 Roofs, Parapets and Cornices

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

Roofs are major features of most historic buildings and when repeated along streets contribute toward a visual continuity. The architectural character of older buildings is generally expressed in roof forms and materials. Typical roofs in Boise's districts are simple in form with gabled, hipped, or occasionally a combination of the two. Roofs purposely extend beyond the building walls to protect the window and door openings and provide shade. These eaves are sometimes enclosed with wood soffits (the underside of a roof overhang) which are vented.

Various materials are used for the roofs of buildings throughout the district, but shingles of varying materials predominate. Some of the more common materials are wood shingle, clay tile, composition material such as asphalt or asbestos shingles, tin and slate. The design of roofs for new buildings should be **congruous** to the size, shape, slope, color and texture of other roofs on the block.

Figure 2.8A
Appropriate: Roof style and materials relate to architectural style.

Figure 2.8B
Appropriate: Roof form and materials relate to architectural style and adjacent buildings.

Figure 2.8C
Not Appropriate: Do not use standing seam metal on walls or roofs when visible from the public right of way.

It Is Generally Appropriate to:

2.8.1 Add a new building with a roof that relates to the overall size, shape, slope, color, and texture of roofs on adjacent sites or in other areas of the district. Special consideration should be given to front-facing facades.

2.8.2 Use materials on a new roof which are similar to materials found on roofs in the district.

2.8.3 Use gable and hipped roofs that protrude beyond the plane of the building walls as primary roof forms.

2.8.4 Maintain roof forms similar to those seen traditionally on the block within pitches of 6:12 or greater. Use shed roofs for some porch additions.

2.8.5 Use decorative elements such as corner boards and brackets under the eaves to provide depth and relief.

2.8.6 Minimize the visual impact of skylights and other rooftop devices visible to the public; these should be located toward the rear of a house.

2.8.7 Related parapets and cornices to building form.

It Is Generally Not Appropriate to:

2.8.8 Use a roof of a size, shape or slope not typically seen in the district.

2.8.9 Use a standing seam or corrugated roof material.

2.8.10 Use "exotic" building and roof forms that detract from the visual continuity of the streetscape.

Figure 2.9A
Appropriate: Use stone as a dominant building material.

2.9 Materials and Colors

Policy: Use similar building materials and colors as those found within the district.

Prevalent architectural styles found within the districts use a variety of common building materials. Brick and sandstone are dominant exterior materials, with some of the original buildings clad in either brick or wood siding. Brick is the most common material, often used with sandstone detailing. Sandstone is also either used on the entire façade or only at the base of commercial buildings. Stucco, rusticated concrete block and stone were sometimes used solely as wall material or for ornamentations. New construction should incorporate these historic building materials.

The color of natural materials such as stone and brick should be similar to those found in the district and extracted locally if possible. Color that is applied, such as paints and coatings, should be muted with the exception of doors, which historically took on more vivid tones to celebrate the entries.

It Is Generally Appropriate to:

2.9.1 Use exterior wall materials that are commonly present in the district.

2.9.2 Use natural brick and stone as dominant building material in new construction.

2.9.3 Ensure that the predominant texture of the new building is consistent with the texture of historic materials in the district.

2.9.4 Generally paint and coat materials with muted colors; paint or coat doors in more vivid colors.

It Is Generally Not Appropriate to:

2.9.5 Use faux or artificial materials.

2.9.6 Use prefabricated or metal buildings.

2.9.7 Use vinyl and aluminum materials on new buildings.

2.9.8 Use stucco or Exterior Insulation and Finish System (E.I.F.S.) for dominant building material.

2.9.9 Use CMU (Concrete Masonry Unit) as dominant building material.

2.9.10 Paint or coat materials that ordinarily would not be painted.

2.9.11 Paint or coat surfaces in bright, neon or reflective colors.

Figure 2.10A
Appropriate: Use wall-mounted fixtures between entrances.

Figure 2.10B
Appropriate: Use light fixtures that relate to building's architectural style.

2.10 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 or the streetscape.

Light levels should provide for adequate safety yet not detract from or overly emphasize the site or building. Often porch lights are sufficient for residences.

It Is Generally Appropriate to:

2.10.1 Use wall-mounted light fixtures placed between storefronts to light sidewalks and add ornament to facades.

2.10.2 Light sign panels with several individual wall- mounted, directional fixtures.

2.10.3 Use warm colored light bulbs to prevent harsh lighting of facades or site areas. Light sources must have a Kelvin temperature of 3,500 degrees or less and a color rendering index (CRI) of 70 or higher.

2.10.4 Direct all light downward to protect the night sky from light pollution.

It Is Generally Not Appropriate to:

2.10.5 Use neon lighting for purely architectural effect.

2.10.6 Use exposed horizontal tube light fixtures.

2.10.7 Install white or cool colored bulbs. Lighting sources with a Kelvin temperature of 3,500 degrees or more and a color rendering index (CRI) of 70 or less.

2.10.8 Overly light building facades, site areas or parking lots. "Crime" lights or floodlights are discouraged particularly where surrounding lighting is subdued.

2.10.9 Use internally lit plastic signs.

2.10.10 Extend parapet design to incorporate business signage.

2.11 Signage

Policy: Signs should be compatible in scale and design with other signage in the district.

Signage design is important in supporting the historic character of the sub-district and creating a special identity. Signs should be flat, wall-mounted, painted or enameled and/or perpendicular small pedestrian-oriented types that enhance the architectural features of the building.

Colors, materials and lighting shall be visually restrained and be a minimal feature in the overall appearance of the building and district.

It Is Generally Appropriate to:

2.11.1 Locate signs to fit within the architectural features of a building's façade, such as the signage panel band above the transom windows, within entryways or display windows. Signs should not mask architectural features or details.

2.11.2 Align signs similarly to other signs along the block.

2.11.3 Create one sign for buildings with multiple upper floor tenants.

2.11.4 Light signage with single tube neon or warm colored bulbs.

2.11.5 Paint window signs or gold-leaf directly on windows.

2.11.6 Repaint faded or "ghost signs" on brick exteriors.

It Is Generally Not Appropriate to:

2.11.7 Install electronic message center displays or reader board signs.

2.11.8 Include illuminated signs with flashing, moving or brightness changing elements.

2.11.9 Use plastic on the exterior of a sign. Plastics are not historical, whereas painted or enameled metal or wood signs strengthen the ambience of the district.

2.11.10 Use fluorescent color on a sign or lighting sources with a Kelvin temperature of 3,500 degrees or more and a color rendering index (CRI) of 70 or less.

2.11.11 Include moving or rotating sign parts.

2.11.12 Install a free standing, roof mounted or internally lighted signs.

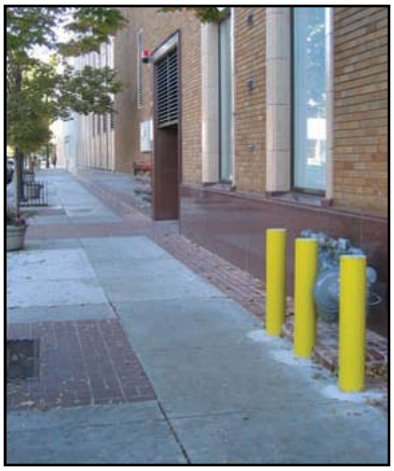


Figure 2.12A
Not Appropriate: Do not locate utilities or equipment along sidewalks or public view.

2.12 Utilities and Equipment

Policy: Utility systems such as energy and water systems that increase efficiency are encouraged, provided that they do not adversely impact the historic integrity of a building or the district, and are generally placed out of view from the public way or street. Utilities serving properties in the district include telephone and electrical lines, gas meters, heating/ventilating/air conditioning/cooling (HVAC), geothermal, irrigation pumps and telecommunication systems. Alternative systems are also becoming more popular and should be concealed from view from the street. For new construction, visual impacts associated with utility systems should be minimized.

It Is Generally Appropriate to:

2.12.1 Locate systems that are unobtrusive and not in view of the public right of-way.

2.12.2 Place alternative heating devices such as photovoltaic panels on the back elevations or roof of the building if it is a flat roof.

2.12.3 Screen systems to the top most portion of equipment.

2.12.4 Co-locate communication equipment on existing utility poles when not visible from public right-of-way.

2.12.5 Locate communication equipment on existing rooftops where visibility is limited.

2.12.6 New communication towers shall be constructed of wood, similar in height to existing poles and located in the alley.

Figure 2.12B
Not Appropriate: Utilities and/or mechanical equipment should not be seen from public right-of-way.

It Is Generally Not Appropriate to:

2.12.7 Design and construct utility systems into the street side elevation or above the roof line of the building.

2.12.8 Install solar panels that project above the plane of the roof if visible from the public right-of-way.

2.12.9 Place a satellite dish in view of the public right-of-way.

2.12.10 Surface mount equipment on walls visible to the public right-of-way.

2.12.11 Install metal poles.

Figure 2.13A
Appropriate: Do locate trash enclosure in alley and use similar screening materials as main building.

Figure 2.13B
Not Appropriate: Don't enclose a trash enclosure in public view with concrete masonry.

2.13 Accessory Structures

Policy: Accessory buildings support the main structure on the site with storage, utilities, garbage and recycling. They may also augment the livable space of the existing building and preserve the overall character of the district through a detached and secondary appearance and position. Today's outbuildings include garages, accessory dwelling units and sheds. Their design, materials and colors should be compatible with the main building.

It Is Generally Appropriate to:

2.13.1 Locate an accessory structure to the rear of the main building.

2.13.2 Completely screen the contents of storage and utility buildings.

It Is Generally Not Appropriate to:

2.13.3 Locate accessory dwelling units or garages so that they require the removal of a significant site feature or primary building element.

2.13.4 Design the accessory dwelling unit or garage to visually compete with or overpower the primary building on the lot.

2.13.5 Add an accessory dwelling unit to a site which does not maintain or blend with the heights of buildings on adjacent sites.

2.13.6 Use materials traditionally not used in the district.

2.13.7 Use portable storage sheds unless they are completely out of view from the street-facing public right-of-way or street.

Figure 2.14A
Appropriate: Sidewalk café enclosure with wrought iron as structure material.

2.14 Sidewalk Cafés

Policy: Sidewalk cafés are areas of city sidewalks that are used by adjacent restaurants for the dining and socializing of their customers.

It is Generally Appropriate to:

2.14.1 Use wrought iron or wood materials for sidewalk café structures.

2.14.2 Meet sidewalk café dimensional requirements as put forth in the city ordinance.

2.14.3 Use freestanding elements for shading and fencing when such elements are not directly part of the building facade.

It is Generally Not Appropriate to:

2.14.4 Attach the sidewalk café elements to the building.

2.14.5 Use plastic materials for sidewalk café structures and elements.

Figure 2.15A
Appropriate: When parking is next to public way, separate it with a screened buffer or plantings.

Figure 2.15B
Appropriate: When parking is next to public way, separate it with a screened buffer or plantings.

Figure 2.15C
Not Appropriate: Buffers should be used to separate parking from public walkways.

2.15 Parking

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

It is Generally Appropriate to:

2.15.1 Locate parking at the rear of buildings, accessed from the alley.

2.15.2 Screen parking from view from the public right-of-way with plantings and site walls.

2.15.3 Locate parking in structures at the rear of the ground floor, allowing commercial uses at the street sides.

2.15.4 Create secure bicycle parking.

It is Generally Not Appropriate to:

2.15.5 Locate parking lots on the street sides of buildings.

2.15.6 Locate parking in structures on the ground floor on the street sides.

2.15.7 Tear down historic buildings and replace entirely with on-site parking lots.

Chapter 3: Guidelines for Additions on Existing Structures

3.1 New Additions

Because the districts are desirable places to live and work, additions to historic buildings may be desired to accommodate more commercial space or add residential living. They demand special consideration and sensitivity to the existing structure and the neighboring buildings and spaces. Additions should contribute to the character of a building and area by respecting the scale, massing, form, proportion, rhythm, materials and details of existing historic buildings.

Architectural compatibility is based on an understanding of the character-defining elements of the existing buildings, landscape and other features of the district. Typically, this understanding involves an analysis of how design principles are used in the existing buildings and landscapes and then interpreting them in today's design philosophy, materials and construction techniques.

The addition should be seen as a product of its own time and not an exact duplication. Exactly copying a style of the past or reproducing a historic building creates a false sense of history for the addition and the existing resource.

Large additions may threaten not only the integrity of the structure but visual continuity and appeal of the neighborhood, so generally, an addition should be secondary in scale and character to the original building, using quality design and materials. It should be designed and constructed so that it does not detract from the original design, and should not overpower, obscure, damage or destroy character-defining attributes of the building. A new addition should also respect the buildings and the fundamental design elements of the district that provide an overall historic character. Ultimately, if the addition were removed, it should still be possible to rehabilitate the building to its original form.

Figure 3.2A
Appropriate: Keep original walls and build additions with compatible materials and details.

Figure 3.2B
Appropriate: Addition is distinguishable from existing building. However, more attempt should be made in following details of existing portion of building, including trim and moulding.

3.2 Additions to Existing Original 'Block-Form' Commercial Buildings

'Block-form' commercial buildings, as opposed to 'house form' buildings, are rectangular structures generally built to the street-facing right-of-way lines. They may have a parapet or cornice masking a low sloped roof behind or, in some cases, have a sloped roof with a pediment and cornice. To maintain the original structure's integrity, additions should be made to the rear. If constructed on top, the addition should be set back from the street-facing facades. Additions to historic buildings should only be considered after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces.

Policy: Design and construct 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; maintain the character of a rooftop (or parapet edge) and the mass and scale of existing buildings.

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.

It Is Generally Appropriate to:

3.2.1 Design a new addition to preserve the established massing scale and orientation of the building and character of the block.

3.2.2 Place new additions at the rear of existing buildings or set back a new roof-top addition from the street-facing façades of the original building to maintain original proportion, massing, size and scale.

3.2.3 Construct the new addition so that there is the least possible loss of historic fabric and so that the character defining features of the historic building are not damaged, destroyed, or obscured.

3.2.4 With the addition, maintain the alignment of storefront elements, moldings, cornices and upper story windows that exist on the main part of the building.

3.2.5 Relate rooflines, the pitch and orientation of the new addition to the primary building.

3.2.6 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.

Figure 3.2C
Not Appropriate: Do not overpower historic buildings with additions that are dramatically different in scale and material.

3.2.7 Use 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.

3.2.8 Consider use of windows that are slightly different in design or detailing to create a distinction from windows on the existing building.

3.2.9 Design the addition to be subtly distinguishable as new. Use similar materials as found on the original building, but change the color or texture slightly to differentiate new from old.

3.2.10 When adding on in the plane, make a vertical recess and use a slightly different color or texture for the addition.

It Is Generally Not Appropriate to:

3.2.11 Make an addition on the street-facing facades of an existing building.

3.2.12 Locate new additions so as to detract from the overall character of an historic building.

3.2.13 Overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, roof lines.

3.2.14 Remove or alter a parapet or cornice to accommodate a new addition.

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

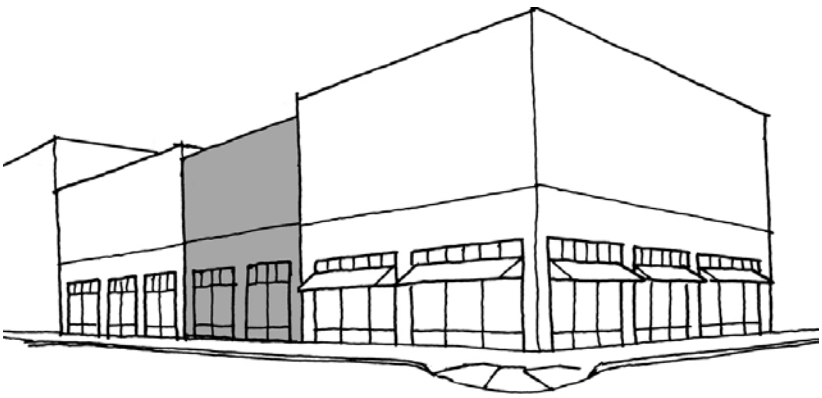


Figure 3.2D
Appropriate: Use commercial forms that are consistent with architectural style of original building.

3.3 Additions to Existing Original 'House-Form' Buildings

'House form' commercial buildings are those that were originally built and used as homes and are currently used for commercial purposes. The location of an addition is critical to its compatibility. Historically, many of these homes in Boise have been added to over the years, with the additions usually attached to the rear or a secondary side façade. In many cases, the additions are smaller than the original building. Additions to historic buildings should only be considered after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces.

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.

The **integrity** of both the site and the building should be maintained. This is extremely difficult in constructing additions that remove or substantially modify the entire second floor of a historic building. In many situations, the burden may be too great since the property may provide other alternative possibilities for additional space. For example, additions to the back and side elevations of the house are often appropriate, depending on how the yards (open space) contribute to the character and setting of the site and district. Basement (below grade) or ground-level additions that are subordinate to the original building are usually the most appropriate paths for consideration. In determining whether or not a Certificate of Appropriateness should be issued, the Commission will look at whether the site can handle the addition or if the addition will overwhelm the site, setting and character defining facade.

In situations where preferred options are not feasible, a dormer addition can augment headroom in an attic and enhance use of a space in the building. Careful attention should be taken in designing and constructing these additions.

Providing access to the disabled in historic buildings poses unique challenges. Some historic 'house form' buildings have steep and narrow steps, constricted doorways and complex room layouts that might cause difficulty bringing these properties into compliance with the federal Americans with Disabilities Act (ADA). The ADA requirements should be met in such a manner as to cause the least amount of damage to historic buildings while providing adequate access to the disabled. While the Historic Preservation Commission recognizes the importance of equal access, it encourages solutions that provide the disabled access while protecting the District's historic fabric; therefore structures with a historical classification are given more flexibility in meeting certain accessibility requirements.

Figure 3.3A
Appropriate: Renovation used similar materials as was found on existing building.

Figure 3.3B
Appropriate: Accessibility additions for commercial use are discreet and do not overpower existing building.

Policy: Design and construct 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; maintain the character of a rooftop and the mass and scale of existing buildings.

It is Generally Appropriate to:

3.3.1 Design a new addition to preserve the established massing, scale and orientation of the building and character of the block.

3.3.2 Set back a new addition from the primary façade of the original building to maintain original proportion, massing, size and scale.

3.3.3 Relate rooflines, the pitch and orientation of the new addition to the primary building.

3.3.4 Use 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.

3.3.5 Use similar materials as found on the original building. Distinguish the new addition from the existing building by a change in material or a decorative band.

3.3.6 Retain compatibility with the original foundation through maintaining similar height and in matching materials.

3.3.7 Consider ground or basement additions before the addition of dormer(s). Under unique circumstances driven by site constraints, dormer(s) additions should be designed in proportional scale to the original roof and should not compete visually.

3.3.8 Use a dormer in character with the style of the house and of typical form such as gable, hip or shed. New dormers should e restricted to side and rear elevations.

3.3.9 Retain significant site features such as trees and site walls.

Figure 3.3C
Appropriate: Historic porch and features have remained throughout years of maintenance.

It is Generally Not Appropriate to:

3.3.11 Construct a new addition that creates an appearance inconsistent with the historic character of the building.

3.3.12 Overpower, cover, obscure or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, roof lines.

3.3.13 Make an addition on the primary façade.

3.3.14 Remove an entire second floor roof or attic and replace it with a structure that is out of character with the original building.

3.3.15 Add a dormer to a primary elevation of the building simply as a decorative or utilitarian feature.

3.3.16 Raise a first-floor or entrance more than an entire story to accommodate a garage or locate a primary dwelling above a garage.

3.3.17 Construct "pop-top" or "box-top" additions under any circumstances through the removal of an entire second floor roof or attic and replace it with a structure that is out of character, mass and form with the original building.

3.3.18 Add accessibility elements that obscure the main entrance or severely compromise the building or site's integrity.

3.3.19 Change the street-facing yard areas by completely paving them for plazas. Maintain perimeter landscaping.

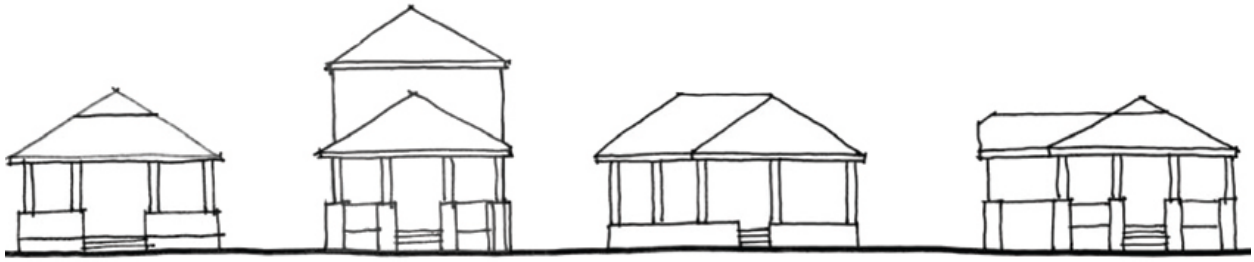


Figure 3.3D
Appropriate: Use residential forms that are consistent with architectural style of original neighborhood historic buildings.

Chapter 4: Methods for Construction, Maintenance and Repair

The Historic Commercial Districts derive their character from their particular collection of buildings, materials and a variety of building elements. Individual building styles expressed with different materials and details create the unique visual experience found in each district. Special attention was often given to ground floor and parapet/cornice areas of the buildings. Corners may have been celebrated with ornate entrances or upper level turrets. These 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.

4.1 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 4.2 and 4.3.

Figure 4.1.1A
Appropriate: Do replace and use roof materials that are correct for style and era of building.

Figure 4.1.1B
Appropriate: Do replace and use roof materials that are correct for style and era of building.

4.1.1 Roofs

While single-slope shed forms masked by parapets are the most common roof types in the districts, barrel vaults, mansards, hips and other varieties are also found. In addition the few 'house form' buildings have gables, hips, and shed roof types. The 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:

4.1.1.1 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. Wood shingles are an appropriate roofing material only if there is pictorial, historical or architectural evidence that they were once in use on the historic building, and if they were typical of a particular style.

4.1.1.2 Preserve decorative features such as cupolas, cresting, dormers, chimneys and weathervanes 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.

4.1.1.3 Install new additions such as skylights, antennas or mechanical equipment in such a manner as to not be visible, or at least screened from the pedestrian view.

4.1.1.4 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:

4.1.1.5 Build alterations or changes that radically change, damage or destroy the roof's defining historic characteristics.

4.1.1.6 Add bubble, faceted or dome skylights, particularly on the character-defining elevations. On non-character-defining elevations, flat, sloped glazing skylights may be approved on a case-by-case basis.

Figure 4.1.2A
Appropriate: Keep existing parapets in good repair.

4.1.2 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 Boise they were made of wood, brick, or stone, 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:

4.1.2.1 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.

4.1.2.2 Replace the entire parapet only where the parapet is severely deteriorated. The replacement should match the original as closely as possible.

4.1.2.3 Replace the existing roof materials with the same materials as the original, or a compatible substitute material if replacement becomes necessary.

4.1.2.4 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:

4.1.2.5 Remove existing parapets.

4.1.2.6 Replace parapets with dissimilar materials.

Figure 4.1.3A
Appropriate: Maintain the integrity of the cornice design through good maintenance.

4.1.3 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:

4.1.3.1 Preserve, repair and restore existing intact cornices. Their defining elements should be repaired rather than replaced.

4.1.3.2 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:

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

Figure 4.1.4A
Appropriate: Preserve original detailing and keep in good repair.

4.1.4 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:

4.1.4.1 Preserve and restore original storefronts and all their character-defining components.

4.1.4.2 Repair the original materials or, if absolutely necessary, replace with material that matches closely to the original.

4.1.4.3 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.

4.1.4.4 Replace missing components in keeping with the size, scale, style and materials of the building, and then only

Figure 4.1.4B
Appropriate: Keep original storefronts in good repair and maintain architectural integrity.

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.

4.1.4.5 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:

4.1.4.6 Obscure or cover up original components and details with unsympathetic materials (faux stone, brick, rough or sawn wood and similar products) is not appropriate and will not be approved. If such coverings exist, they should be removed.

4.1.4.7 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.

4.1.4.8 Use stained or leaded glass unless it is appropriate for the style and period of construction.

4.1.4.9 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 storm doors as long as the contemporary material conveys the same visual appearance of the traditional material.

4.1.4.10 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).

4.1.4.11 The use of plywood or rough-sawn wood paneling is inappropriate due to deterioration and the need for constant maintenance and frequent replacement.

4.1.4.12 Aluminum, vinyl, faux brick or stone are other materials that are inappropriate and should not be used.

Figure 4.1.5A
Appropriate: Preserve and repair original entrance features on existing buildings.

4.1.5 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:

4.1.5.1 Preserve and repair the features of a building's entrance, including piers, pilasters, columns and above-door entablatures, rather than replace them.

4.1.5.2 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:

4.1.5.3 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.

4.1.5.4 Use aluminum or steel doors and surrounds if not appropriate to the style and period of the building.

Figure 4.1.6A
Appropriate: Preserve and repair original porches on existing buildings.

4.1.6 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 buildings elevated to accommodate 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:

4.1.6.1 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:

4.1.6.2 Remove a porch or any of its elements.

4.1.6.3 Enclose a front porch.

4.1.6.4 Add a porch to a building that never had one.

Figure 4.1.7A
Appropriate: Use light fixtures that reflect the architectural style of the original building.

Figure 4.1.7B
Not Appropriate: Do not use light fixtures not compatible with the architectural style.

4.1.7 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:

4.1.7.1 Preserve and repair the original light fixtures wherever possible.

4.1.7.2 Attach new fixtures to the mortar, not the masonry, to prevent damage to the historic fabric.

4.1.7.3 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:

4.1.7.4 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.

Figure 4.2A
Appropriate: Replacement windows are to use similar materials and configurations as original windows.

Figure 4.2B
Not Appropriate: Do not fill in window voids with incompatible materials.

4.2 Appropriate Methods for Window Replacement

Windows in Boise's Historic commercial 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 selectively repaired. If the element is deteriorated beyond repair, it can be selectively replaced

It is Generally Appropriate to:

4.2.1.1 Preserve and repair the window elements, rather than replacing them.

4.2.1.2 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.

4.2.1.3 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:

4.2.1.4 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.

4.2.1.5 Replace multi-sashed or a multi-light sash windows with a single span of glass.

4.2.1.6 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.

4.2.1.7 Use mirrored or tinted glass.

4.2.1.8 Avoid recreating missing elements unless strong pictorial, historical or physical documentation exists.

4.2.1.9 Use stained or leaded glass only if it was originally on the building.

4.2.1.10 Use vinyl or other non-historic materials.

4.3 Appropriate Methods for Repairing and Maintaining Historic Materials

The special character of Boise's historic buildings was achieved through traditional construction techniques and materials. Preserving this character 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.

4.3.1 Masonry

With few exceptions, most of the downtown 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.

4.3.2 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, available online at www.nps.gov for additional guidance.

4.3.3 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.

4.4 Appropriate Methods for Removal of 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.

4.4.1 Paint Removal 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 l/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 Crazing: Crazing 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

4.4.2 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

4.4.3 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.

4.4.4 Lead Paint Removal

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.

The City has also put together a brochure for homeowners which may provide some good information for businesses as well. It is available online at www.cityofboise.org/Departments/PDS/Documents/page32110.aspx.

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. org and www.hud.gov/lea.

Chapter 5: 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.

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 doorframe 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 all 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 measure 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 double-hung 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 and 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.

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NOTICE OF AGENDA
PUBLIC MEETING
MINUTES
Twin Falls Historic Preservation Commission
May 18, 2015, 12:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

HISTORIC PRESERVATION COMMISSION MEMBERS

Ryan Horsley Samantha Kemp Debbie Lattin Ruth Pierce Wendy Rice Nancy Taylor Randall Watson
Vice-Chair **Chair**

COUNCIL LIAISON: Jim Munn, Jr.

Commissioners Attending: Kemp, Lattin, Rice and Taylor
Staff Attending: Strickland and Weeks
Council Liaison: None

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **April 27, 2015**

Motion:
Commissioner Lattin made a motion to approve the consent calendar as presented. Commissioner Rice seconded the motion.

Unanimously Approved

III. CERTIFICATE OF APPROPRIATENESS:

1. Fisher's Technologies, 242 2nd Avenue South – Nathan Bishop, Creative Carpentry
   - Nathan Bishop, stated his company Creative Carpentry is doing renovation at 242 2nd Avenue South for Fisher's Technology. They would like to paint the Fisher's Sign on the side of the building. He is not able to use an old style print however he can make it look washed out. It will be approximately 20' x 5', and will be lit with goose neck lighting.
   - Commissioner Taylor explained she is fine with the request as long as it looks as aged as possible.

Motion:
- Commissioner Kemp made a motion to approve the request as presented. Commissioner Lattin seconded the motion.

Unanimously Approved

IV. OLD BUSINESS UPDATE:

1. Idaho Certified Local Government Grant 2015 (Design Guidelines/Education)
   - Chairperson Taylor reminded the members that she still needs a narrative from each of them about their knowledge and experience with historic preservation.
2. Idaho Archeology and Historic Preservation Month 2015 – Nancy Taylor

- Chairperson Taylor recommended that with the July 3, 2015 celebration that the Commission cancel this year's plans to do the historic walking tours for Historic Preservation Month. The walks can be planned for another time, but she would really like the Commission to focus on the 125th Statehood Anniversary Celebration planned for July 3, 2015

3. State of Idaho 125th Anniversary of Statehood – Nancy Taylor
   - Chairperson Taylor stated there have been some pledges for the celebration but there is a need for more contributions. The minimum amount needed for the event is approximately $2800.00. The cupcakes will be judged based on their appearance and taste and the businesses need to provide a minimum of 50 cupcakes. The theme for the event is Happy Birthday to Us. She has completed the Special Event application for the celebration.

V. NEW BUSINESS: None

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

- Planner I Weeks reminded the Commission that the design guidelines need to be completed.
- The State has recommended that an RFP be posted so the designs can to be ready by August in order to use the $7000.00.
- Chairperson Taylor explained that things were put on hold because the State requested a meeting with them prior to moving forward and that meeting finally occurred May 11, 2015.

VII. UPCOMING MEETINGS/SCHEDULE: Monday, June 15, 2015 at 12:00 PM

VIII. ADJOURN MEETING:

Chairperson Taylor adjourned the meeting at 1:00 PM.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department