



**STEUNENBERG RESIDENTIAL
HISTORIC DISTRICT**



**DESIGN
GUIDELINES**



Caldwell Historic
Preservation Commission

RESOLUTION NO. 01-13

A RESOLUTION OF THE CITY OF CALDWELL HISTORIC PRESERVATION COMMISSION
ADOPTING AMENDED STEUNENBERG RESIDENTIAL HISTORIC DISTRICT DESIGN GUIDELINES

WHEREAS, the City of Caldwell by ordinance, created a commission to be known and designated as the Caldwell Planning and Zoning Commission (hereinafter referred to as "the Commission"); and,

WHEREAS, said ordinance, and all amendments adopted subsequent thereto, outlines the duties of the Commission; and,

WHEREAS, one of the duties of the Commission is to approve or deny requests for Certificates of Appropriateness; and,

WHEREAS, part of the criteria for approval or denial of said certificates is based upon general adherence to Steunenberg Residential Historic District Design Guidelines.

NOW THEREFORE BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF CALDWELL, IDAHO THAT THE STEUNENBERG RESIDENTIAL HISTORIC DISTRICT DESIGN GUIDELINES SHALL BE AS FOLLOWS:

Article 1: Steunenberg Residential Historic District Design

Guidelines Section 1. See attached document.

Article 2: Amendments

Section 1. Any portion of the Design Guidelines may be amended at any regular meeting of the Commission by a majority vote of the voting membership of the Commission.


Chairperson

ATTEST:


Senior Planner, Planning and Zoning

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revised 12/2012

INTRODUCTION

The guidelines contained herein are intended to provide direction to residents and property owners within the Steunenberg Residential Historic District towards the goal of preserving the historic qualities of the District while allowing the District to remain fluid so that it is livable by today's cultural standards. The District has a variety of architectural styles and has already experienced change. Continued change is therefore expected. The guidelines encourage quality development as accomplished through preservation, as well as alterations and new construction which are harmonious with the overall character of the District.

"The Steunenberg Residential Historic District reflects ideals of early 20th-century Progressive influences on city beautification and suburban planning. Tree-lined boulevards and streets, parks and stylish single-family residences within easy access to public transportation were the hallmark of this early Caldwell subdivision. Properties within the district also illustrate the influence of many popular styles of architecture, both plan book and architect-designed, from the 1880s to the 1950s. A large majority of the area's homes retain their essential historical and architectural characteristics and have been evaluated as contributing to a residential historic district." (Buckendorf, Madeline Kelley, 2001. "Steunenberg Residential Historic District National Register Nomination")

Historic preservation is a dynamic field which is becoming increasingly important to communities seeking to maintain or improve their quality of life. Steunenberg's Historic District neighborhood represents exactly the sort of development that cities across the nation are now trying to emulate in order to decrease urban sprawl. This "new urbanism" takes as its model the pattern of development found in this early Caldwell suburb. Promoting this type of compact, pedestrian-friendly development is part of Caldwell's growth management goal.

The District represents and comprises special qualities that draw residents to live within its boundaries. Historic district designation offers residents confidence that the character of the neighborhood will be protected through historic preservation laws, ordinances, and processes. Accordingly, the District protects the context of the neighborhood as a whole, and thus protects the major source of the value for an individual property.



*Former Caldwell City Hall was located on
Seventh Avenue opposite the depot.*

**The City of Caldwell
Steunenberg Residential Historic District
Acknowledgements**

Mayor

Jarom Wagoner

City Council

Brad Doty
Chuck Stadick
Diana Register
Geoff Williams
Chris Allgood
Mike Dittenber

Historic Preservation Commission

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Idaho State Historical Society

Janet Gallimore, Executive Director
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DESIGN REVIEW IN THE STEUNENBERG RESIDENTIAL HISTORIC DISTRICT

"The challenge here is to encourage upgrading and continued maintenance of existing landmarks and to guide the process of change so that it is sympathetic to the existing character of the historic area... freezing things in time would be neither feasible nor desirable." (Duerksen, Christopher J. and R. Matthew Goebel, 1999. Aesthetics, Community Character and the Law. American Planning Association; Planning Advisory Service Report Number 489/490.

CALDWELL HISTORIC PRESERVATION COMMISSION

The Caldwell City Council approved the creation of the Caldwell City Historical Preservation Commission in 1979. The Commission adopted its rules and bylaws in 1980 followed in 1988 by a city ordinance designating the name of the Commission to be "Caldwell Historic Preservation Commission" and establishing the powers and duties of the Commission based on Idaho Statute Title 67, Chapter 46. In 2002, the Commission amended and combined the Commission's three governing documents in Bill 18, Ordinance 2422. This document was updated in 2008 and again in 2012 in Bill No. 8, Ordinance 2905, Section 02-17 of Caldwell City Code.

The Caldwell Historic Preservation Commission members are appointed by the Mayor and confirmed with a majority vote of City Council. The power they rely upon to govern comes from Idaho State Law. It is important to know that the Commission is comprised of volunteers who are attempting to protect your interests, as well as those of your neighbors. The only compensation they receive for their effort is the satisfaction that they are contributing to the overall quality of life in Caldwell. The Commission is comprised of between five and ten members who either live or work in the City, except that one member may be from the Area of City Impact.

GETTING TO KNOW THE DISTRICT'S ARCHITECTURAL STYLES

The Steunenberg Residential Historic District is comprised of homes displaying at least ten distinct styles of Architecture. This section shows ten of the architectural styles that can be found in the District. Many times a home has more than one contributing influence of style. In order to identify the architectural style of a home in the District, we look to identifying features that mark these styles. To assist you in identifying these features, there is a glossary of architectural terms.

The following line drawings are from Virginia and Lee McAlester's *A Field Guide to American Houses* (listed in the resource section of these guidelines). It is an excellent source for further information about your home's architectural style.

Queen Anne

1880 -1910



asymmetrical facade

IDENTIFYING FEATURES

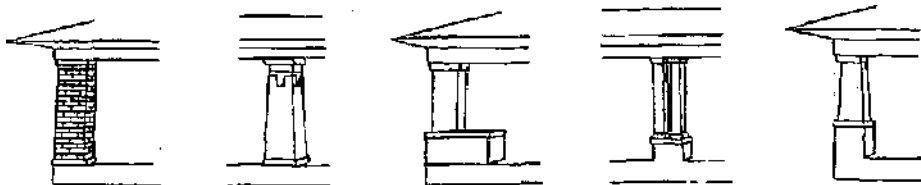
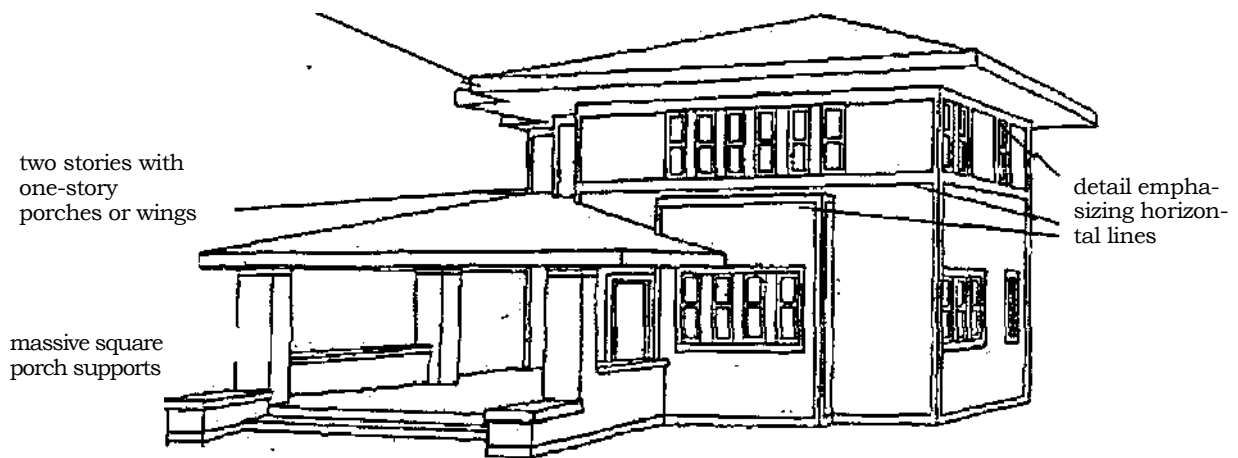
Steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows and other devices used to avoid a smooth-walled appearance; asymmetrical facade with partial or full-width porch which is usually one story high and extended along one or both side walls. Double-hung windows are relatively long and narrow. Ornate stained glass windows are not uncommon. More is NEVER TOO MUCH with a Queen Anne.

Prairie School

1900 -1920

low-pitched roof
with widely over-
hangin eaves

COMMON PORCH SUPPORT VARIANTS

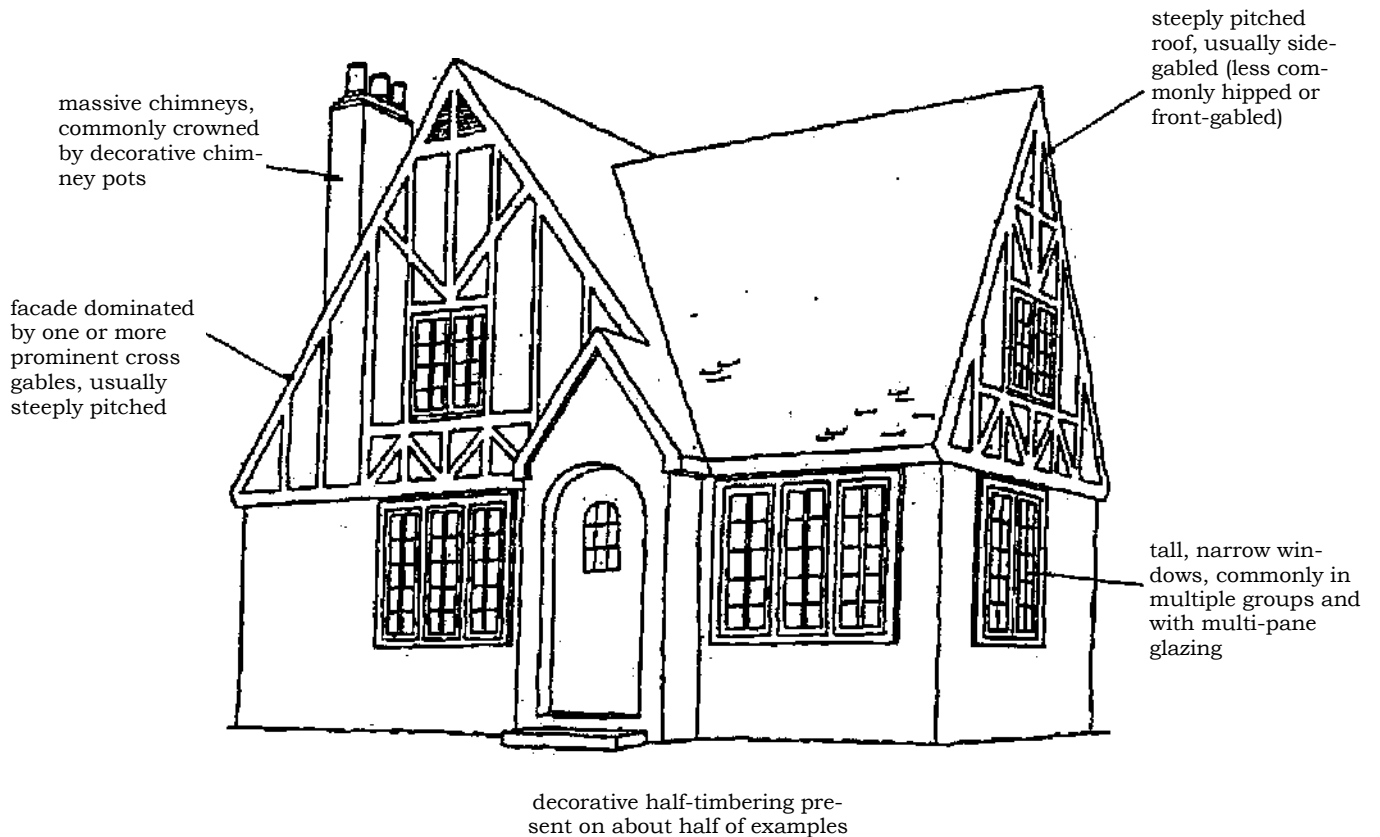


IDENTIFYING FEATURES

Low-pitched roof, usually hipped, with widely overhanging eaves; two-stories, with one-story wings or porches; eaves, cornices and façade detailing emphasizing horizontal lines; often with massive, square porch supports.

Tudor Revival

1890 -1940

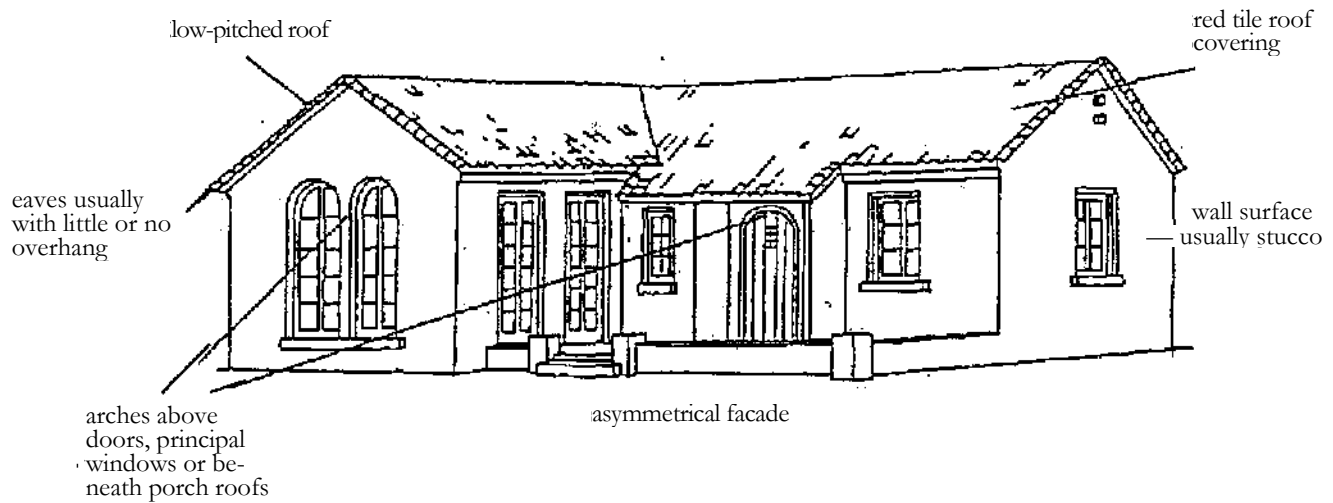


IDENTIFYING FEATURES

Steeply-pitched roof, usually side-gabled (less commonly hipped or front-gabled); façade dominated by one or more prominent cross gables, usually steeply pitched; decorative (i.e., not structural) half-timbering present on about half examples; tall, narrow windows, usually in multiple groups and with multi-pane glazing; massive chimneys, commonly crowned by decorative chimney pots.

Spanish Revival

1915 -1940

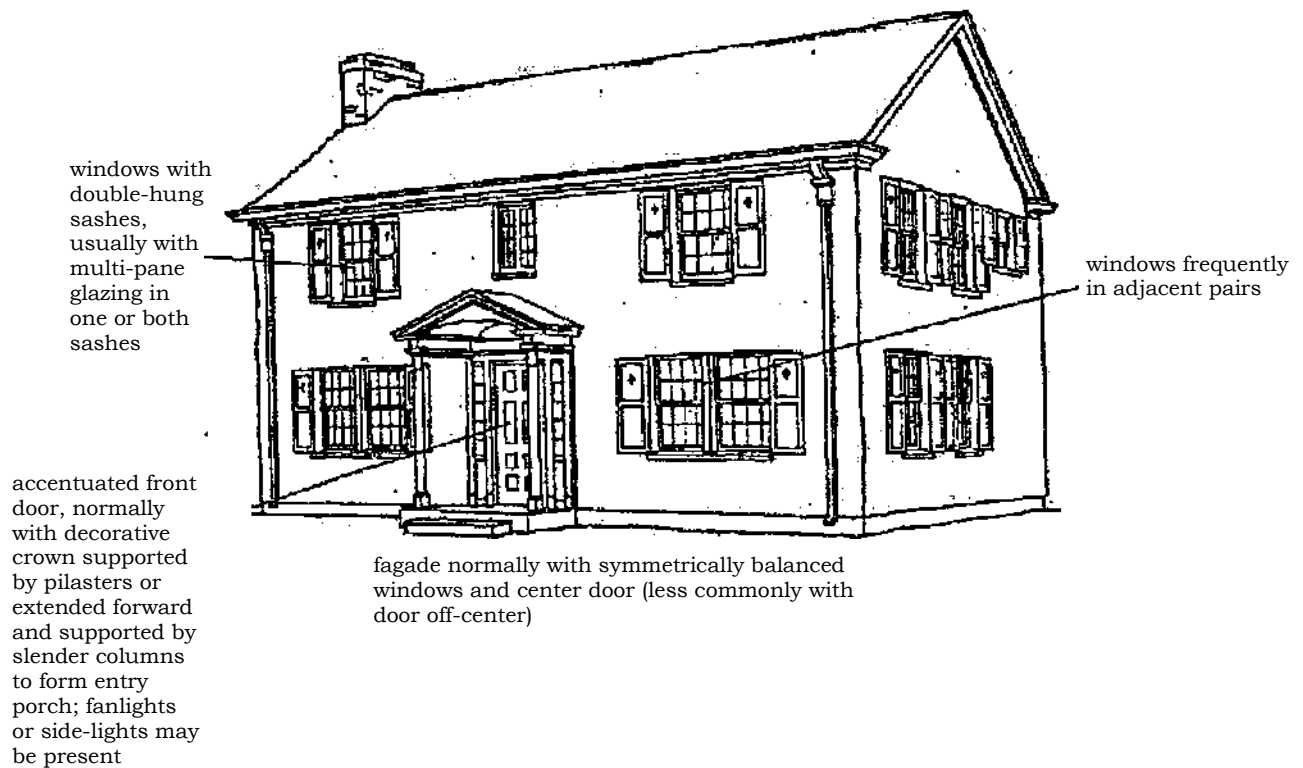


IDENTIFYING FEATURES

Low-pitched flat, gable, or hip roof, typically with no eave overhang; red tile roof covering; typically with one or more prominent arches placed above door or principle window, or beneath porch roof; wall surface usually stucco; facade normally asymmetrical; half-round arches, doors, and windows; ornate tile, wrought iron, and wood work.

Colonial Revival

1880 -1955

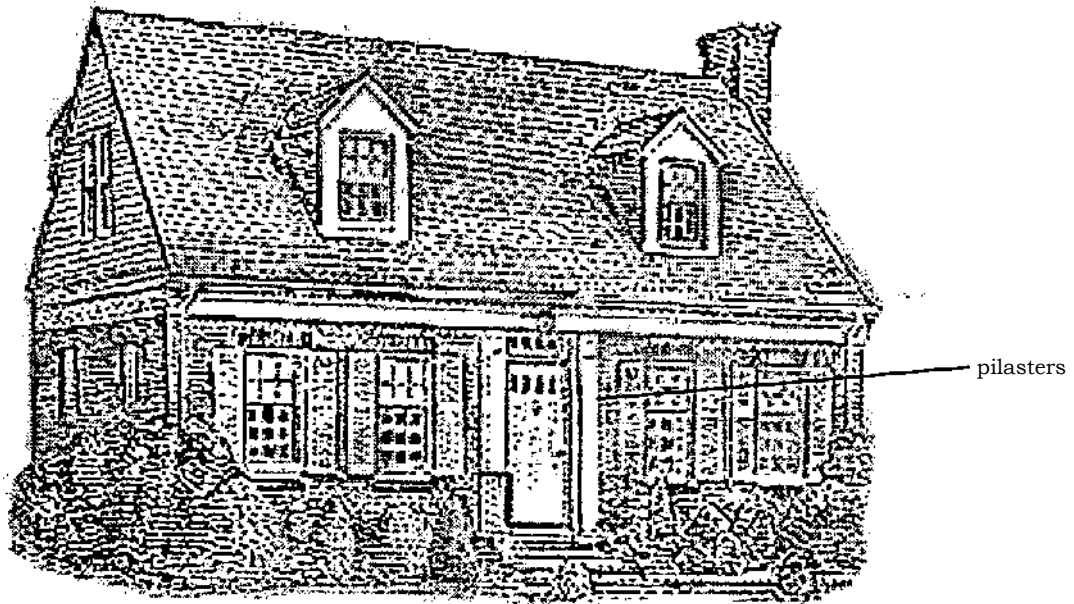


IDENTIFYING FEATURES

Accented front door, normally with decorative crown (pediment) supported by pilasters or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; facade normally shows symmetrically balanced windows and center door (less commonly with door off-center); windows with double-hung sashes, usually with multi-pane glazing in one or both sashes, and shutters; windows frequently in adjacent pairs; siding is brick or wood clapboard.

Cape Cod

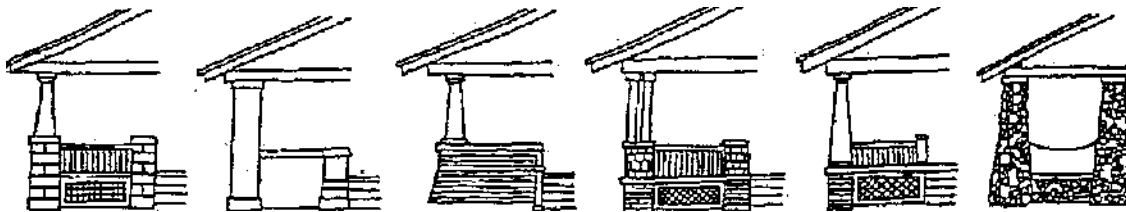
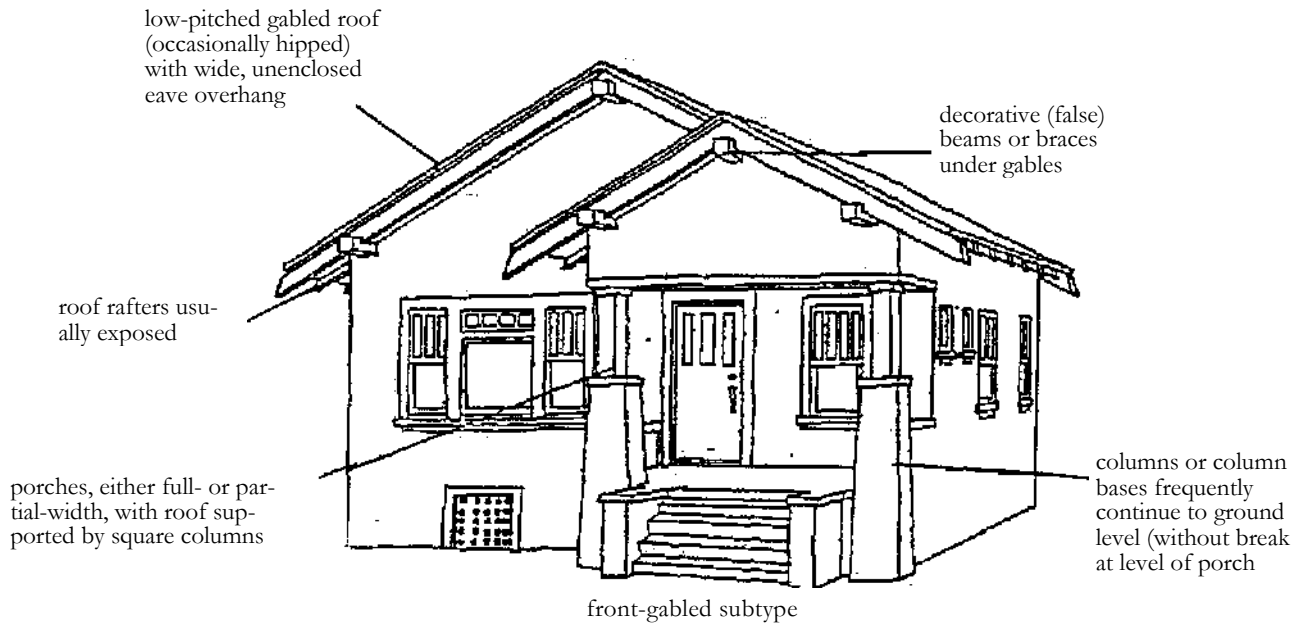
1915 -1955

**IDENTIFYING FEATURES**

Side-gabled subtype of the Colonial Revival style; brick-veneer, vernacular version of the subtype; lack of ornamentation, which is common on vernacular examples.

Craftsman

1905 -1930



SOME TYPICAL PORCH SUPPORTS AND PORCH RAILINGS

A pier without column is common

IDENTIFYING FEATURES

Low-pitched, gabled roof (usually hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor); double-hung windows.

Craftsman

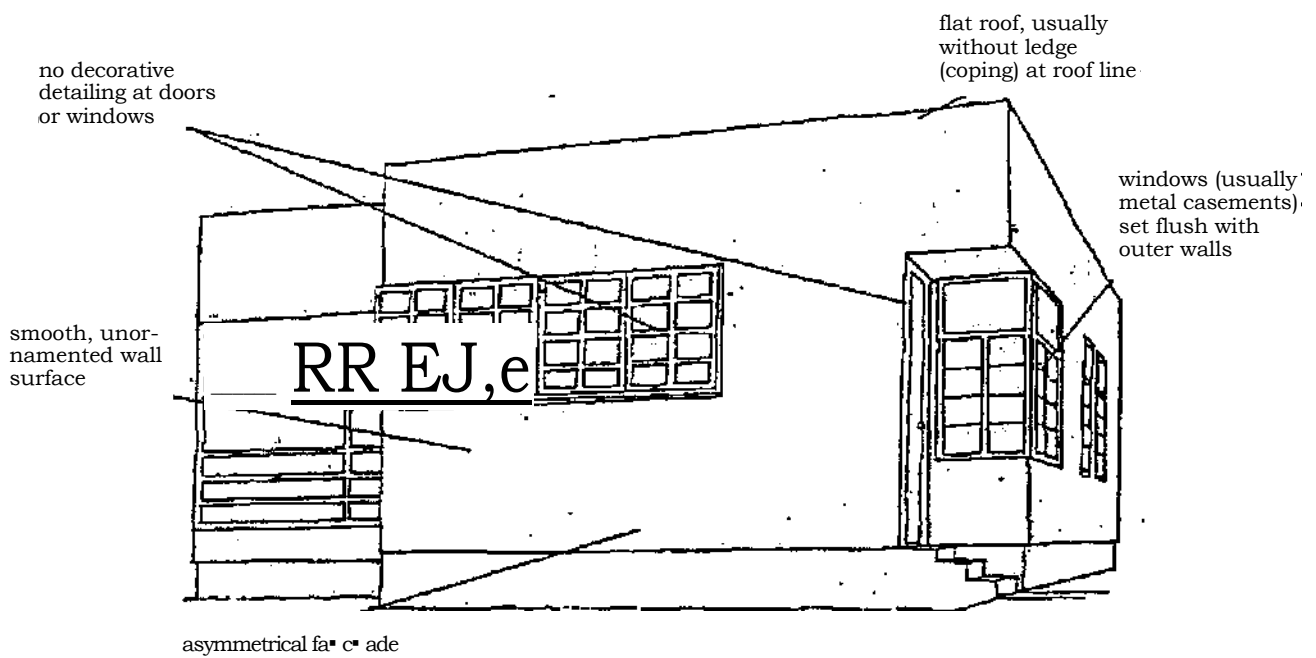
1905 -1930

**IDENTIFYING FEATURES**

Side-gabled subtype of the Craftsman Style; occurs in less than 10 percent of Craftsman houses.

International

1925 - present

**IDENTIFYING FEATURES**

Flat roof, usually without ledge (coping) at roof line; windows (usually metal casements) set flush with outer wall; smooth, unornamented wall surfaces with no decorative detailing at doors or windows; facade asymmetrical.

Pueblo Revival

1910 - present
 projecting wooden roof
 beams (vigas)

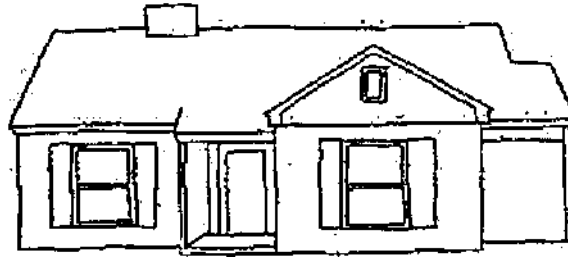


IDENTIFYING FEATURES

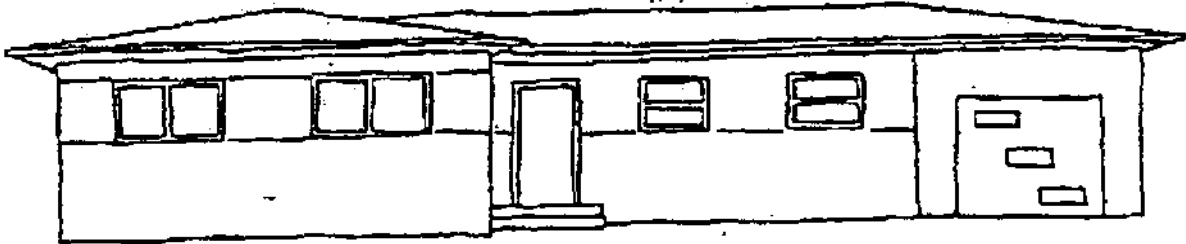
Flat roof with parapeted wall above; wall and roof parapet with irregular, rounded edges; projecting wooden roof beams (vigas) extending through walls; stucco wall surface, usually earth-colored.

Modern Forms

Ca. 1910 - present

**MINIMAL TRADITIONAL**

Simplified form loosely based on the Tudor style of the 1920's and 1930's. **IDENTIFYING FEATURES** Roof pitches are low or intermediate; eaves and rake are close rather than overhanging. Usually there is a large chimney and at least one front-facing gable.

**RANCH**

This style is loosely based on early Spanish Colonial precedents of the American southwest.

IDENTIFYING FEATURES

Asymmetrical one-story shapes with low-pitched roofs dominate; moderate or wide eave overhang, wooden and brick wall cladding are used, sometimes in combination. Maximized façade width increased by the use of built-in garages.

Glossary of Architectural Terms

The following definitions are provided to assist in the use of this guidebook and for future reference. This section, including illustrations, was derived from the *Old-House Dictionary, an Illustrated Guide To American Domestic Architecture 1600 to 1940*, written and illustrated by Steven J. Phillips and published by American Source Books, Lakewood, Colorado, in 1989.

Arch

A curved and sometimes pointed structural member to span an opening.

Balcony

A railed, projecting platform found above ground level on a building.

Baluster

One of a series of short pillars or other uprights that support a handrail or coping.

Balustrade

A series of balusters connected on top by coping or a handrail and sometimes on the bottom by a bottom rail; used on staircases, porches, etc.

Bay

A space protruding from the exterior wall that may contain a window; a compartment of about 16 feet on a side. A bay window is a projecting window with an angular plan.

Brackets

Projecting support members found under eaves or other overhangs; may be plain or decorated.

Casement

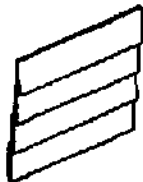
A window sash that opens on hinges fixed on its vertical edge. A casement window contains two casements separated by a mullion (vertical dividing bar).

Clapboard Siding

This type of siding consists of boards that are thicker on one edge than the other; the bottom (thick) edge of one board overlaps the top (thin) edge of the board below.

Column

A pillar, usually circular in plan. The parts of a column in classical architectural are the base, shaft and capital.



Court

An open area partially or totally surrounded by walls or buildings.

Dormer

A vertical window projecting from the slope of a roof; usually provided with its own roof. The specific name of a dormer is frequently determined by the shape or type of its roof.

Double hung window

A window with two sashes, each moveable by means of sash cords and weights.

Eave

That portion of the roof which projects beyond the walls. Eaves that are without gutters are often referred to as dripping eaves.

Façade

The principal face or front elevation of a building.

Gable

The triangular end of an exterior wall in a building with a ridged roof.

Gable roof

A sloping (ridged) roof that terminates at one or both ends in a gable. Also known as pitched roof, ridge roof or comb roof.

Gutter

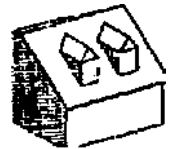
A channel of wood or metal running along the eaves of a house; used for catching and carrying water.

Hip Roof

A roof formed by four pitched roof surfaces.

Louver

A small lantern or other opening, often with wood slats, used for ventilating attics or other spaces.



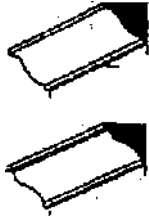
Glossary of Architectural Terms

Masonry

Work constructed by a mason using stone, brick, concrete blocks, tiles, or similar materials.

Molding

A continuous decorative band; serves as an ornamental device on both the interior and exterior of a building or structure; also often serves the function of obscuring the joint formed when two surfaces meet.

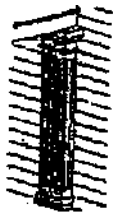


Pane

A single piece of window glass. Windows are often described according to the number of panes they have. For example, a window with eight panes of glass is called an eight *light window*. Often a double hung window is described in terms of the number of panes in each of its two sashes (e.g., a *six-over-six double hung window* indicates that each sash has six panes).

Pilaster

A rectangular column or shallow pier attached to a wall; frequently decoratively treated to represent a classic column.



Porch

A covered entrance or semi-enclosed space projecting from the facade of a building; may be open-sided, screened or glass enclosed. A small porch may be called a stoop.

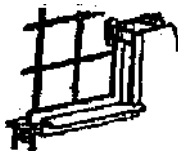


Portico

A covered walk or porch supported by columns or pillars.

Sash

The framework into which panes are set.



Shed Roof

A roof consisting of one inclined plane. Unlike a lean-to roof, a shed roof need not be carried by a higher wall (i.e., it may serve as the primary roof form for a building).

Siding

Although the term siding is sometimes used to refer to exterior wall coverings made of wood, its meaning may be extended to include any type of finish covering on a frame building (with the exception of masonry). The term cladding is often used to describe any exterior wall covering, including masonry.

Sill

The framing member that forms the lower side of an opening, such as a door sill. A window sill forms the lower, usually projecting, lip on the outside face of a window.

Spindlework

An ornament made with a lathe; used as gable or porch trim. Also known as turned wood ornaments.



Stucco

An exterior wall covering consisting of a mixture of portland cement, sand, lime and water; or a mixture of port-land cement, sand hair (or fiber) and sometimes crushed stone for texture; this term is often used synonymously with cement plaster.

Truss

A truss is essentially a triangle formed by any one of a combination of structural members into a rigid roof framework for spanning between two load-bearing walls. Generally, trusses are used when the span between two such walls exceeds 20 to 35 feet.



Turret

A small and somewhat slender tower; often located at a corner of a building, in which case, it is often referred to as a corner turret.



Veranda

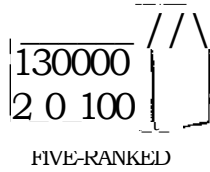
A roofed space attached to the exterior wall of a house and supported by columns, pillars or posts; called piazza in earlier literature. A closely related term is porch, although its meaning usually is confined to a covered shelter over an exterior door.

Pictorial Glossary

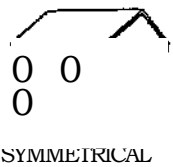
A FEW COMMON DESCRIPTIVE HOUSE TERMS



THREE-RANKED



FIVE-RANKED

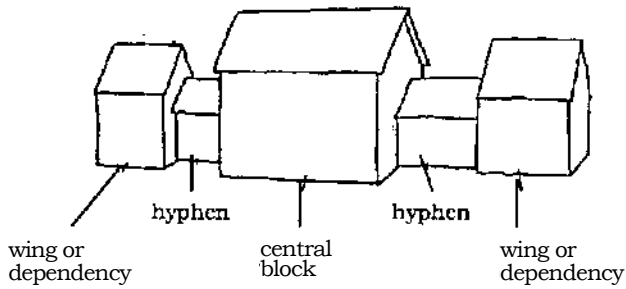


SYMMETRICAL

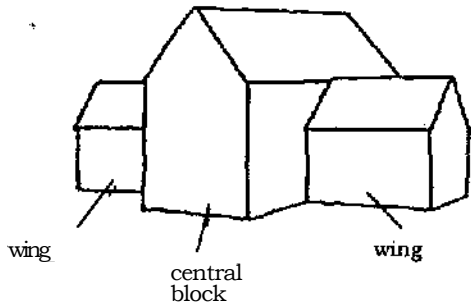


ASYMMETRICAL

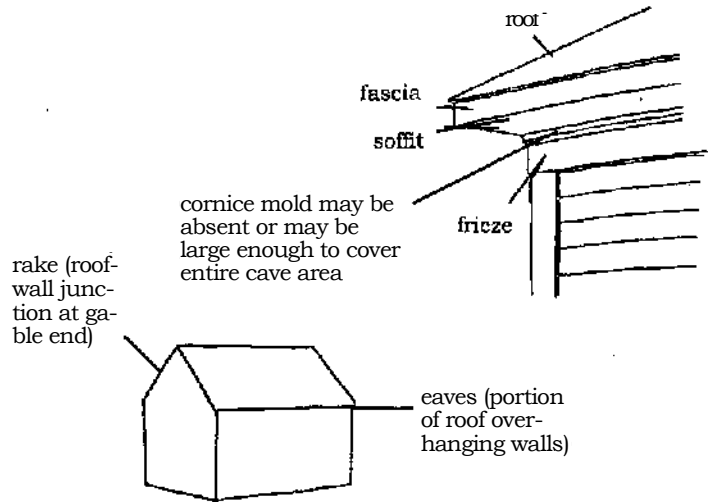
FIVE-PART PLAN



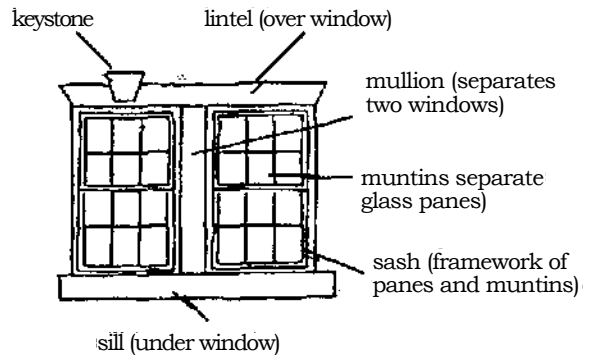
THREE-PART PLAN



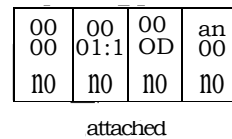
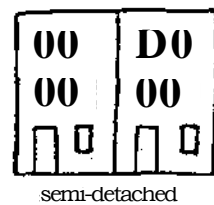
ROOF-WALL JUNCTION



WINDOWS



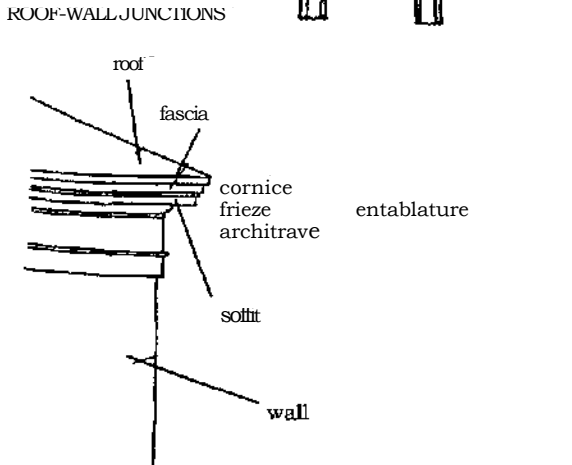
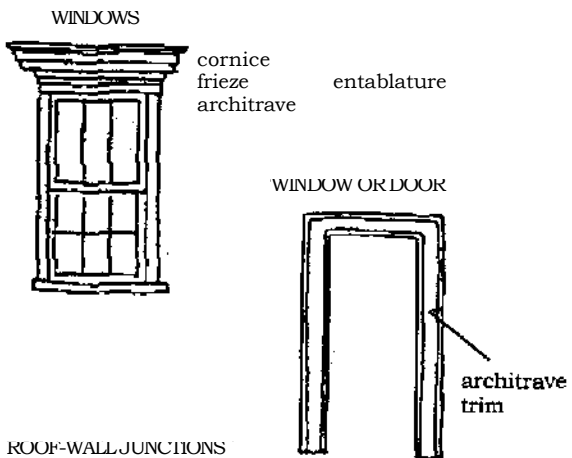
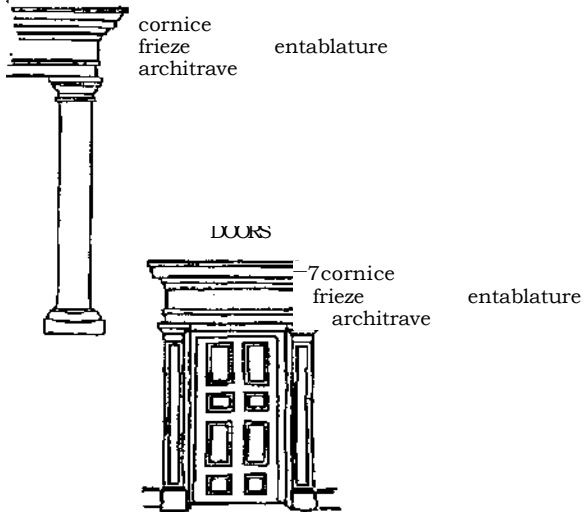
URBAN HOUSE TYPES



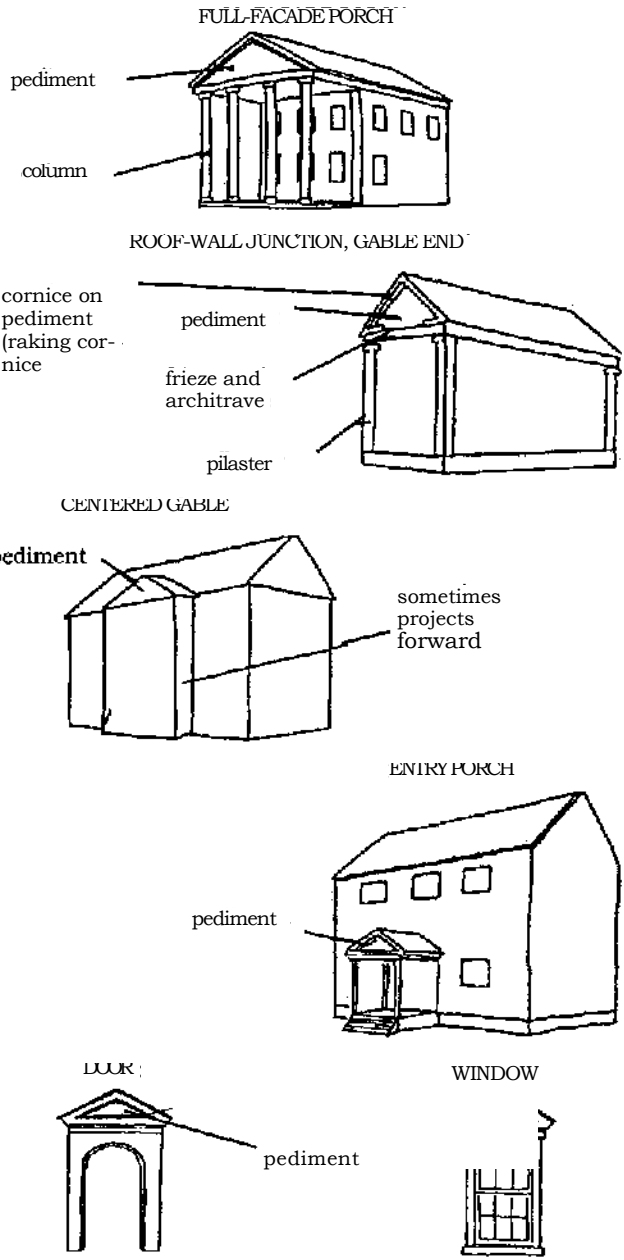
PARTS OF THE CLASSICAL ORDER APPLIED TO HOUSES

**USE OF ENTABLATURES:
CORNICES, FRIEZES & ARCHITRAVES**

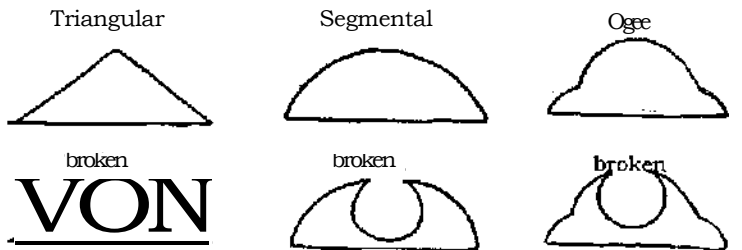
ANCIENT CLASSICAL MODELS & HOUSE PORCHES



USE OF PEDIMENTS



TYPES OF PEDIMENTS



Ogee and segmental are only common over doors and windows McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1989

TREATMENT STRATEGIES

Choosing a Treatment Strategy for a Historic Building:

Selecting an appropriate treatment for a historic building will provide for proper preservation of the historic fabric. The method that requires the least intervention is always preferred. By following this tenet, the highest degree of integrity will be maintained. The following treatment options appear in order of preference. When making a selection, follow the sequence:

Treatment 1: Preserve

If a feature is intact and in good condition, maintain it as such. This focuses on sustaining the existing form, materials, and integrity through ongoing maintenance and repair of historic materials and features, rather than extensive replacement or new construction.

Treatment 2: Repair

If the feature is deteriorated or damaged, repair it to its original condition. This focuses on repair of deteriorated features.

Treatment 3: Reconstruct

If the feature is missing entirely, reconstruct it from appropriate evidence. Also if a portion of a feature is missing it can also be reconstructed.

Treatment 4: Replace

If it is not feasible to repair the feature, then replace it with one that is a simplified interpretation of the original (e.g., materials, detail, finish). Replace only that portion which is beyond repair.

Treatment 5: Compatible Alteration

If a new feature or addition is necessary, design it in such a way as to minimize the impact on original features. Accurately depict the form, features, and character of a property as it appeared at a particular period of time.



One of these things is not like the others...

The prominent garage, lack of a porch and visible front door, shallow pitched roof and horizontal windows make the center house stand out as incompatible in a historic neighborhood

The Secretary of the Interior's Standards for Rehabilitation

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 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 alterations 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.**

Windows, Doors, and Facade Treatment

It is Generally Appropriate to:

- On new construction, use double or single-hung sash windows. Provide windows of over-all proportions similar to those used on houses on surrounding sites within the block.
- On new construction, design window and door cases with depth and visual relief. New windows in an existing structure should be installed with a sill depth matching the existing.
- Use removable storm windows that blend the texturing and match sash styles so they don't look obtrusive or out of place.
- On new construction, provide doors of overall proportions similar to those used on houses on surrounding sites within the block.
- Use wood or similar looking materials that provide depth and texture similar in appearance to historic wood windows on the primary façade. Other window materials can be considered on the secondary elevations of the new building. Use extruded window muntins matching those existing on a contributing house located within the block.
- Replacement windows and doors should appear similar to the original in profile, including sill depth and recessed glass, and proportions.
- Use vinyl windows in an area not visible from the public right-of-way.
- Use screen doors that are simple in design and blend with the design of the inner door and the house.
- Retain and preserve windows and their functional and decorative features that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds.
- Protect and maintain the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

It is Generally Not Appropriate to:

- Erect a new building, which does not maintain the proportions or patterns of windows similar to those in the District.
- Provide windows of overall proportions that are greatly different from windows on contributing houses on adjacent sites.
- Use window and door types incongruous with the character of the District.
- Use vinyl windows that are visible from the public right-of-way.
- Use multiple window styles throughout a new building.
- Use aluminum doors with mill, brush, or polished finish or metal louvered doors.
- Change the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.
- Change the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which radically change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.
- Strip windows of historic material such as wood, iron, cast iron, and bronze.

New Construction**It is Generally Appropriate to:**

- Add a new building on a site that is similar in height and width to buildings on adjacent sites and blocks.
- Use massing and form similar to neighboring buildings in new construction.
- Use design elements such as roof forms, lines, openings, and other characteristics commonly found in the District.
- Orient the primary facade of a new building parallel with the street.
- Provide primary entrances on the street facade.
- Enhance the primary entrance through steps, functional porches, stoops, porticos or other design features appropriate to the architectural style of the building.

It is Generally Not Appropriate to:

- Add a new building to a site, which does not maintain or blend with the heights of buildings on adjacent sites.
- Add a new building to a site, which does not maintain or suggest the width of buildings on adjacent sites.
- Orient primary entrances on non-street facades.
- Design and construct a garage as part of the primary building. Primary buildings should not have garages that access from the front elevation or public right-of-way.

Materials**It is Generally Appropriate to:**

- Use exterior wall materials that are commonly present in the District.
- Ensure that the predominant texture of the building is consistent with the texture of historic materials in the District.
- Use wood or painted, composite wood-resin, or fiber cement siding as building material in new construction.
- Use materials that appear similar in scale, texture, and finish to those employed historically. Smooth fiber cement board and wood lap siding are examples.

It is Generally Not Appropriate to:

- Use faux wood graining in composite or artificial materials used to simulate wood siding. Choose a smooth surface.
- Use prefabricated or metal buildings.
- Use vinyl and aluminum materials.
- Use materials that are out of scale with those seen historically or that have a finish which is out of character.
- Use materials which interact negatively with building materials on contributing properties.
- Use synthetic materials not proven to be durable or which are difficult to repair and recycle.
- Use materials which are manufactured using harsh chemicals.
- Use materials which off-gas harsh chemicals.
- Use embossed wood-grain siding.
- Cover original material.
- Remove original material that is in good condition.

Roof Forms and Materials

It is Generally Appropriate to:

- 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.
- Use materials on a new roof which are similar to materials found on roofs in the District.
- Use gable and hipped roofs as primary roof forms and that protrude beyond the plane of the building walls.
- Use decorative elements such as corner boards and brackets under the eaves to provide depth and relief.
- Minimize the visual impact of skylights and other rooftop devices visible to the public; these should be located toward the rear of a house
- Select replacement roof materials to retain the historic character of the property.
- Use a material similar in texture, finish and color to the original.
- The use of composition shingles is encouraged.

It is Generally Not Appropriate to:

- Use a roof of a size, shape, or slope not typically seen in the District.
- Use corrugated roof material.
- Use "exotic" building and roof forms that detract from the visual continuity of the streetscape.
- Use a metal roof on a historic structure where it was not used historically. (A metal roof may be considered on a contributing building when evidence exists that documents its prior use on that structure. Metal roof profiles should be similar to that found historically, including standing seam, stamped shingle, etc.)
- Use of corrugated metal roofing.

Trim and Details

It is Generally Appropriate to:

- Design a new building using similar forms to those present in the District.
- Use details, which are functional and contain a high level of craftsmanship.
- Align windowsills, moldings, and eave lines whenever possible with similar elements on adjacent buildings within the block.
- Retain ability to perceive historic character.
- Avoid damage to historic building fabric.

It is Generally Not Appropriate to:

- Apply incongruous details from one style of architecture onto another style.
- Use architectural details in ornamentation that confuse the history or style of a building. For example, do not use Craftsman details on Colonial Revival homes.
- Confuse history.

Accessory Buildings or Garages**It is Generally Appropriate to:**

- Use similar architectural characteristics as seen throughout the District. For example, a basic rectangular form with gable, hip, and shed roofs.
- Maintain a proportional mass, size, and height to ensure the accessory building or garage is not taller than the primary building on the lot or does not occupy the entire backyard.
- Subordinate the accessory building or garage to the primary residential building on the site by placing the structure to the rear of the lot. Otherwise, consider locating the accessory building or garage to the side as long as it is set back substantially.
- Use the same roof form as the existing primary building.
- Use similar materials used on the primary existing building.
- Match rooflines; vary rooflines as long as the variation is not significant.
- Design garages so they are alley-loaded.
- Maintain proportional lot coverage as found on the neighboring properties of the same block.

It is Generally Not Appropriate to:

- Locate accessory buildings or garages so that they require the removal of a significant site feature or primary building element.
- Design the accessory building or garage to visually compete with or overpower the primary building on the lot.
- Add an accessory building to a site which does not maintain or blend with the heights of buildings on adjacent sites.
- Construct an accessory building or garage that is larger than the existing primary building on the site.
- Minimize primary structures in terms of historic character or residential appearance.
- Use materials traditionally not used in the District.
- Use portable storage sheds unless they are completely out of view from the front public right-of-way or street.
- Conflict with the Secretary of the Interior's Standards for Rehabilitation.

Fences and Walls**It is Generally Not Appropriate to:**

- Use chain-link, unfaced concrete, plastic, vinyl, fiberglass, concrete block, and mesh "construction" fences in front yards.
- Conflict with the Secretary of the Interior's Standards for Rehabilitation.

Additions**It is Generally Appropriate to:**

- Design a new addition to preserve the established massing and orientation of the existing building and character of the block.
- Relate rooflines, the pitch, and orientation of the new addition to the primary building.
- Use windows visible from the public right-of-way that are congruous with those of the original building.

Additions (continued)**It is Generally Appropriate to:**

- Consider ground or basement additions before the addition of dormers. Under unique circumstances driven by site constraints, dormer additions should be designed in proportional scale to the original roof and should not visually compete.
- Use similar materials as found on the original building.
- Use dormers in character with the style of the house and of typical form such as gable, hip, or shed. Maintain proportional lot coverage as found on the neighboring properties of the same block.
- Locate an addition to the rear or on an inconspicuous side of the original structure.
- Have an addition be subordinate to the primary structure, be similar to the historical structure, and be lower in scale and in height than the primary structure.

It is Generally Not Appropriate to:

- Construct a new addition that creates an appearance inconsistent with the historic character of the building.
- Overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character-defining features such as windows, doors, porches, roof lines.
- Remove an entire second floor roof or attic and replace it with a structure that is out of character with the original building.
- Add a dormer to a primary elevation of the building simply as a decorative feature.
- Raise a first-floor or entrance more than an entire story to accommodate a garage or locate a primary dwelling above a garage.
- 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.

It is Generally Appropriate to:

- Always abide by all recommendations as listed in The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

It is Generally Not Appropriate to:

- Perform anything listed as "Not Recommended" in The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Resources for Further Research

Many documents and sources of information are available on historic preservation, renovation, restoration, and other related topics. A list of some of these resources is provided below and in the pages that follow.

Agencies and Organizations

American Association for State and Local
History 172 Second Ave. North, Suite 102
Nashville, TN 37201

Caldwell Historic Preservation Commission
Caldwell Public Library
1010 Dearborn
Caldwell, ID 83605
(208) 459-3242

Idaho State Historical Society
State Historic Preservation Office
210 Main Street
Boise, ID 83702
(208) 334-3861

Idaho State Historical Society Library and Archives
450 N. Fourth Street
Boise, ID 83702
(208) 334-3356

National Trust for Historic Preservation
Western Regional Office
450 Golden Gate Ave.
P.O. Box 36062
San Francisco, CA 94102

National Park Service Website: www2.cr.nps.gov/tps/index.htm

Reference Materials

Architectural Styles

Blumenson, John J. G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*. Nashville, TN: American Association of State and Local History, 1977.

Gotfried, Herbert and Jan Jennings. *American Vernacular Design 1870-1940*. Iowa State University Press/Ames, 1989.

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City of Caldwell

The Arrowrock Group, Inc. *1997 and 1998 Historic Site Inventories of Washington Heights and Steunenberg and Hands Additions, Caldwell, Idaho*. Idaho SHPO and Caldwell Public Library.

Atteberry, Jennifer Eastman. *Building Idaho: An Architectural History*. Moscow, ID: University of Idaho Press, 1991.

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Rehabilitation and Renovation

Dictionary of Building Preservation. New York: Preservation Press, John Wiley, 1997.

Glenn, Patricia Brown. *Under Every Roof A Kid's Style and Field Guide to the Architecture of American Houses*. Preservation Press, John Wiley, 1993.

Jakubovich, Paul J. *Living With History: A Guide To The Preservation Standards for Historically Designated Houses In Milwaukee*. Milwaukee, Wis.: City of Milwaukee, Dept. of City Development, 1997.

Morris, Marya. *Innovative Tools for Historic Preservation*. Chicago American Planning Association, c. 1992.

Murtagh, William J. *Keeping Time: The History and Theory of Preservation in America*. New York: Preservation Press, John Wiley, 1997.

O, Say, Can You See: a visual awareness tool kit for communities. Washington, D.C.: Scenic America, [1999].

The Secretary of Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings. Washington, D.C.: U.S. Dept. of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, 1992.

Stevenson, Katherine Cole. *House by Mail: A Guide to Houses from Sears, Roebuck and Company*. New York: Preservation Press, John Wiley, 1996.

White, Bradford J. *Procedural Due Process in Plain English: A Guide for Preservation Commissions*. Washington, D.C.: National Trust for Historic Preservation, c. 1994.

Series of National Trust Publications

Cox, Rachel S. *Design Review in Historic Districts*. Washington, D.C.: National Trust for Historic Preservation, c. 1997.

Cultural and Ethic Diversity in Historic Preservation. Washington, D.C.: National Trust for Historic Preservation, c. 1992.

Miller, Julia H. *A Layperson's Guide to Historic Preservation Law: A Survey of Federal, State and Local Laws Governing Historic Resource Preservation*. Washington, D.C.: National Trust for Historic Preservation, c. 1997.

New Life for White Elephants: Adapting Historic Buildings for New Uses. Washington D.C.: National Trust for Historic Preservation, c. 1996.

Knoicki, Leah. *Rescuing Historic Resources: How to Respond to a Preservation Emergency*. Washington, D.C.: National Trust for Historic Preservation, c. 1998.

Railroad Depot Acquisition and Development. Washington, D.C.: National Trust for Historic Preservation, c. 1991.

Reviewing New Construction Projects in Historic Areas. Washington, D.C.: National Trust for Historic Preservation, c. 1992.

Terrell, Greta. *Getting to Know Your 20th-century Neighborhood.* Washington, D.C.: National Trust for Historic Preservation, c. 1992.

Wood, Byrd. *Basic Preservation Procedures.* Washington, D.C.: National Trust for Historic Preservation, c. 1999.

Periodicals

Historic

Architectural Forum (1892-1954)
Arts and Decoration (1910-1942)
The Craftsman (1901-1939)
House Beautiful (1896-present)
House and Garden (1901-present)
Town and Country (1846-present)

Popular

American Bungalow
Architectural Digest
Historic Preservation
The Old-House Journal

Acknowledgements

Cities:

Puyallup, WA
Twin Falls, ID
Boise, ID
Santa Clara, CA
Staunton, VA

Lewiston, ID
Pocatello, ID
Meridian, ID Eugene,
OR Colorado
Springs, CO

Historic Preservation Commission



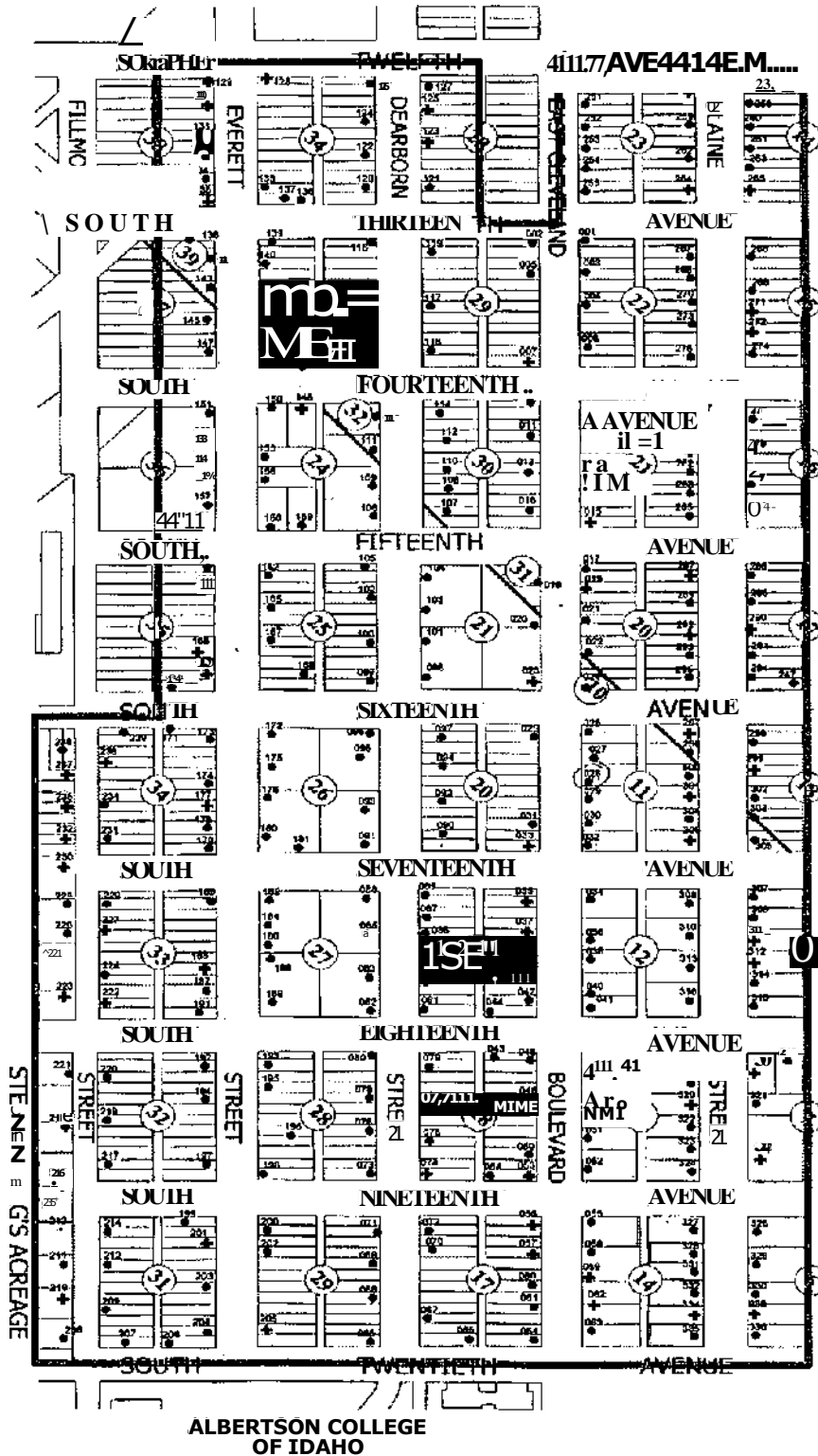
Caldwell Depot Facing Seventh Ave.
1906

621 Cleveland Blvd.
Caldwell, Idaho 83605
Tel: (208) 455-4667
Fax: (208) 455-3021

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District Map



Steunenberg Residential
Historic District

**CALDWELL, CANYON
COUNTY, IDAHO**

- District Boundary
- Contributing Structures
- Non Contributing Structure
- 002** Field Number of Property

Source: Official City Map of Caldwell, 1961 (not to scale)