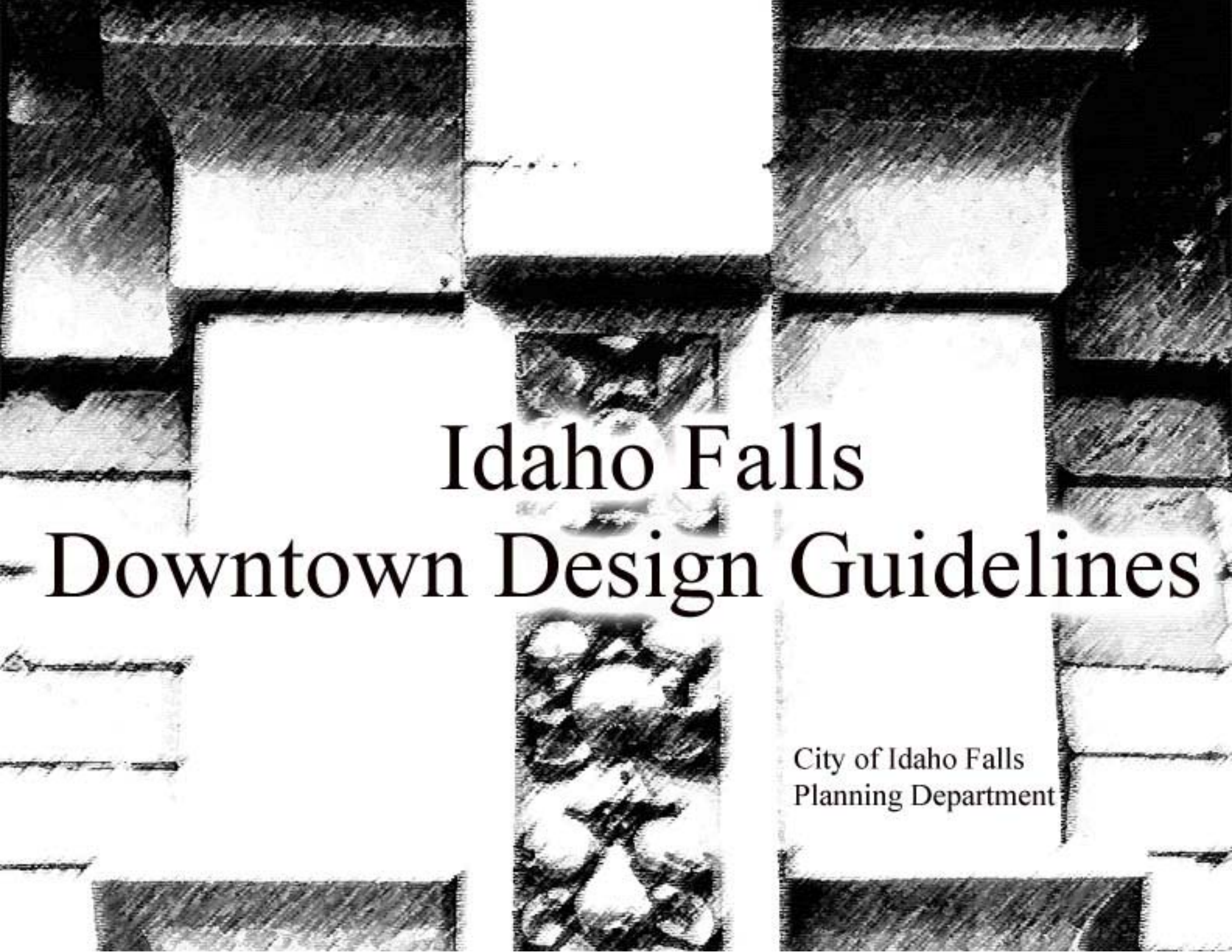


Idaho Falls
Downtown Design Guidelines

City of Idaho Falls
Planning Department

Table of Contents

Acknowledgments

This booklet has been financed, in part, with federal funds from the National Park Service, U. S. Department of the Interior, and administered by the Idaho State Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the agencies.

This program received federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability of age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C St. N. W., Washington, D.C. 20240.

Introduction

The central purpose of the Idaho Falls Downtown Design Guidelines is to maintain and enhance the community's unique architecture while accommodating new development initiatives. Commercial districts that have a unique sense of place that cannot be replicated elsewhere have a significant competitive advantage over other, more ordinary commercial strips. Preserving and rehabilitating historic commercial buildings can create an exciting, growing and aesthetically pleasing commercial district that will attract shoppers, visitors and those who may want to make future investments in properties and businesses in Idaho Falls.

In order to achieve this, design guidelines help improve the quality of all building façade improvements and new construction by providing hands-on information to property and business owners for such topics as storefront reconstruction, awning and signage placement, repairing original windows, proper cleaning of masonry, appropriate building materials and basic principles for designing compatible new infill buildings. Architectural guidelines are important because the design of each individual building is important to the overall impression and vitality of downtown Idaho Falls. Last, but not least, the most important benefit of producing these *Guidelines* is to increase the community's awareness of downtown Idaho Fall's unique and authentic architectural assets.

The Downtown Idaho Falls Design Guidelines were developed by the City of Idaho Falls Planning Department. Volunteers formed a steering committee composed of the following groups to help represent various sectors' needs during the development of these guidelines. Two different public input sessions were held to make sure that the community's concerns were addressed by establishing these guidelines. Urban Development Services, a technical service provider to the City of Idaho Falls Planning Department, assisted the steering committee, facilitated a production process, provided consultation, and edited the drafts and final document.

Study Area

The adjacent map shows the overall boundary for the design guidelines. The area is bounded by G Street to the north, Memorial Drive to the west, Eastern Idaho Railroad to the south and Yellowstone Highway to the east.

Within this area there are two sub-districts: a downtown historic district and a retail overlay district. These are depicted on the next two pages.

Historic District

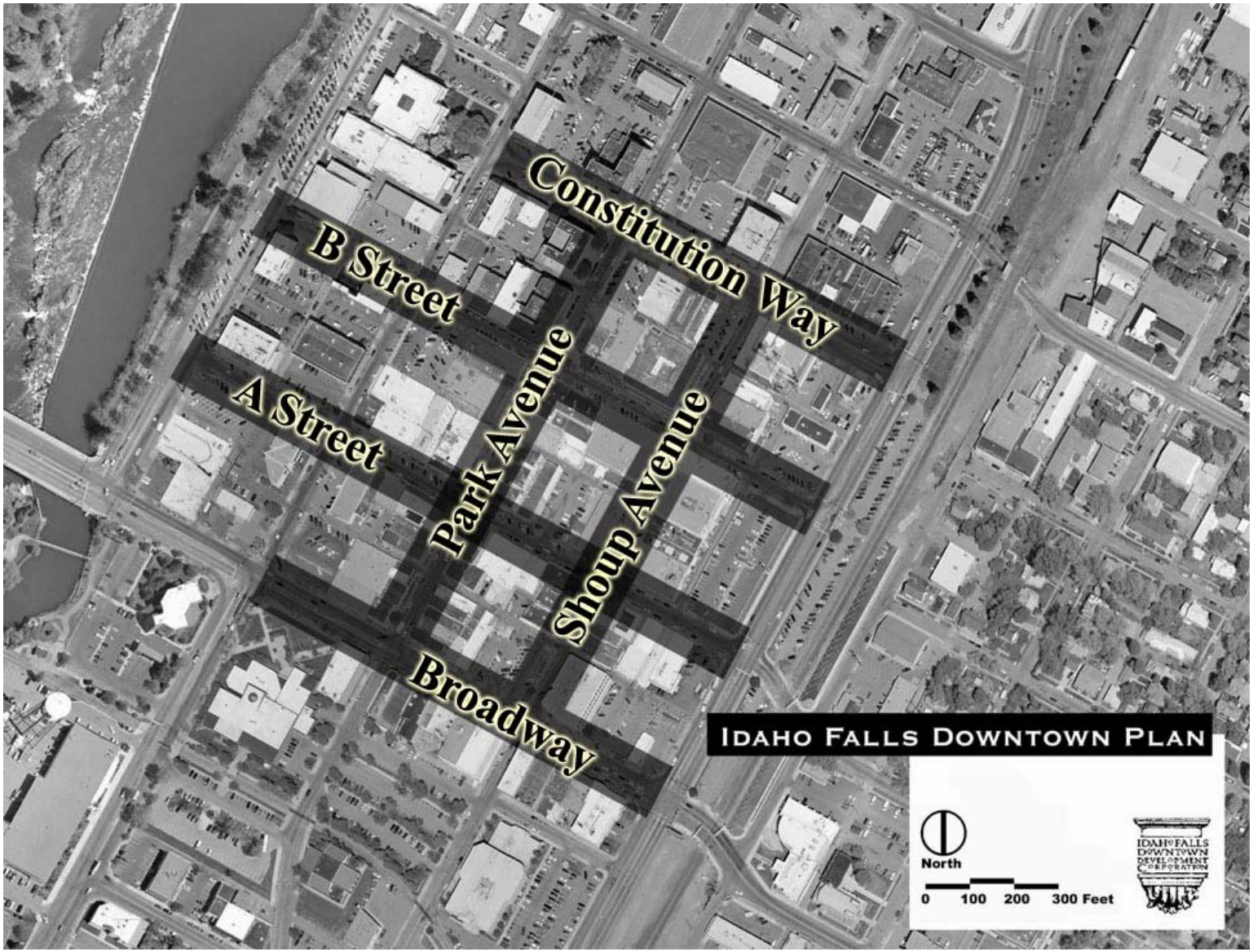
The illustration to the right depicts the area of downtown Idaho Falls with the greatest concentration of historic buildings. Contributing structures in this district are subject to restoration guidelines found in these *Guidelines*.

.

Retail Overlay District:

Primary Shopping Streets

The image to the right depicts the primary shopping streets in downtown Idaho Falls. New construction and building renovations or restorations on these streets are required to meet certain design standards laid out in these ***Guidelines***. The purpose is to insure that the physical environment on these strategic streets is built and maintained in a way that fosters retail activity.



Architectural Styles and Building Forms in Downtown Idaho Falls

The images shown here depict downtown Idaho Falls diverse architectural palette. The intent of the design guidelines is to foster the stewardship of this palette and to provide guidelines for new construction that encourages design flexibility while respecting what provides downtown Idaho Falls with a unique sense of place. The intent of the guidelines is not to replicate these buildings.

Prairie Style

Art Deco

Arts and Crafts

Beaux Arts

Arts and Crafts

Mediterranean Revival

Vernacular

Anatomy of a Building in Idaho Falls,ID

Presented below are typical building components found in buildings in downtown Idaho Falls

Building Maintenance

Materials

The following materials are found in downtown's building stock:

- Terra Cotta
- Brick
- Basalt
- Structural Pigmented glass
- Marble
- Travertine
- Tile
- Limestone
- Wood
- Stucco
- Enamel Metal
- Cast Concrete
- Glazed brick
- Stained glass

Cleaning and Repair of Masonry

The masonry materials in downtown Idaho Falls are primarily brick and basalt, a local volcanic stone. Marble is used sparingly. Maintaining building masonry in good condition is of utmost importance to property and business owners who wish to have a sound and stable building. However, the care of masonry requires thoughtful and careful planning and the use of proper procedures so that masonry is not damaged or destroyed. Masonry that has lasted almost one hundred years or more could easily see its life span cut dramatically if improper procedures are used.

Many of the buildings in Idaho Falls appear to have been constructed of a soft brick that has not held up for various reasons. Several of the buildings have been faced over with stucco or painted. Removing either of these is not recommended if it will cause more damage to the underlying surface. Other, exposed masonry surfaces in the district should be cleaned if this is economically feasible. Years of airborne pollution and mildew have changed the color of these buildings to a darker shade than the original materials.

The basics of masonry cleaning must be attended to in the early stages of a substantial facade or building rehabilitation takes place.

Points to consider in cleaning masonry:

- The type of cleaning method that should be selected for a masonry project depends on the masonry surface and the degree of dirt and staining present.
- In general cleaning will use the gentlest means possible.
- Test patches should always be done in advance of the work to ensure the method is compatible with the masonry.
- Water cleaning is perhaps the safest and easiest method of cleaning masonry and may be the most appropriate for much of the limestone trim. Never use a high pressure "power wash" as this can erode masonry surfaces. **(Figure 1.)** This is especially true of brick because high pressure washes and sand blasting will expose the soft inner-core of the brick. There are two steps: pre-soaking the masonry to remove dirt deposits with warm water and environmentally corrected Tri Sodium Phosphate (TSP). This is followed with scrubbing the surface with a soft bristle brush by hand. **(Figure 2.)** Prior to doing water cleaning, the masonry surfaces should be inspected to determine if mortar joints are

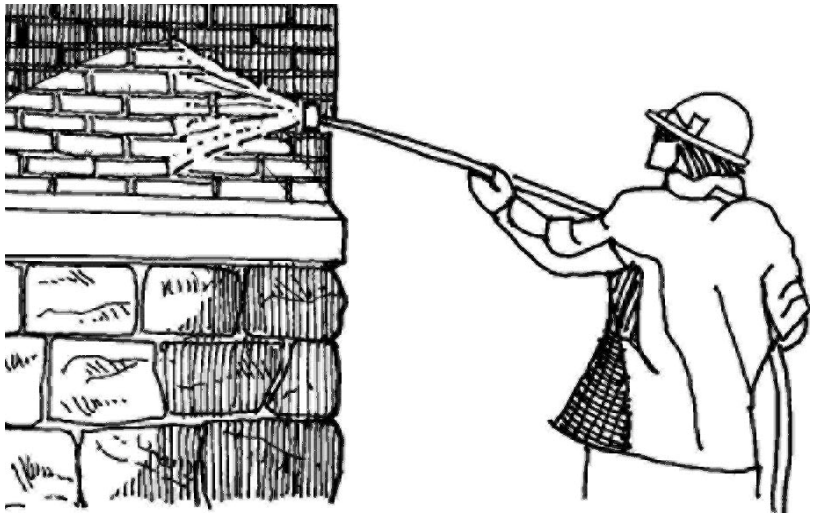


Figure 1.

reasonably solid or they may be a risk of water penetrating the brick and through the interior wall. A test patch should be done first to see if water cleaning damages masonry through efflorescence, salts leaching from the masonry. This

Building Materials Common to Downtown

The following images represent the variety of materials found in downtown in addition to wood, an assortment of brick and travertine and marble trim.

Terra Cotta

Structural Pigmented


Basalt


Decorative Tile

Glazed Brick

Terra Cotta


Limestone Details

Cast Concrete

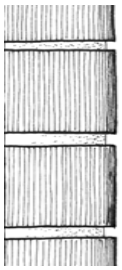

Stained Glass

is of special concern with older buildings and the use of high-pressure water cleaning techniques. Water cleaning should only be done in warm weather.

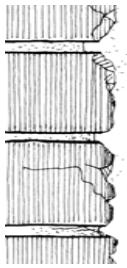
- Chemical cleaning is best used to remove paint and stains on masonry that cannot be cleaned by water. Care must be used in chemical cleaning methods since some methods may damage limestone, marble and terra cotta.

Figure 2.

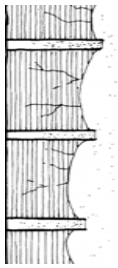
Again, a test patch should be conducted on masonry to determine the chemical's effect on the brick and mortar and it is recommended the cleaning solution be diluted to twice the manufacturer's recommendations. Adverse effects may include discolored brick or stone, dissolved mortar, and efflorescence. Last, avoid the use of hydrochloric and other acidic cleaners which can cause the most damage to all forms of masonry. Due to the acidity of these chemicals and the potential environmental concerns their use needs to be carefully considered and is not recommended.



Properly Pointed



Impact of sandblasting



Advanced deterioration due to sandblasting

Figure 3.

- Mechanical cleaning is the least used method for cleaning masonry. Sandblasting, a typical mechanical technique, destroys masonry by abrading the dirt off the surface and will result in its erosion. This erosion exposes the softer inner surface leaving the masonry susceptible to weather and accelerated deterioration. Additionally this method of cleaning can cause lead based paint to become airborne which is a health hazard.

Repointing

Repointing, or tuck pointing as it is often called, is the removal of deteriorated mortar joints and their replacement with new mortar. Careful and thoughtful planning is required for good repointing projects which, generally, should be done after any cleaning project. Repointing is called for when there are obvious signs of mortar disintegration or mortar joint cracks and when loose bricks are in evidence.

Consideration in repointing projects:

- Only experienced and well-qualified professional contractors in masonry repair should undertake projects. Consult the Idaho State Historic Preservation Office for information on where to seek qualified contractors.

- In preparation for repointing, joints should be carefully raked (scraped) in a uniform manner. The raking should preferably be done by hand so that there is minimal damage to the brick edges. Though this is labor intensive and costly, the use of power grinders or pneumatic power chisels will chip off the outer edges of the masonry. Hand raking is the preferred way to do this. Keep in mind that the EPA may require that dust generated from grinding be captured through a dust extraction/recuperation system.

- The replacement mortar should duplicate the original in strength, composition, texture, color, profile and depth. Departing from these characteristics can radically change the appearance of the buildings. Throughout downtown there are varying types of mortar used and different mortar profiles. Mortar should generally not be harder in substance that the masonry because this may lead to masonry cracking and spalling. All joints should be hand raked to remove loose mortar. Power equipment should not be used to remove loose mortar. When it is time for filling, joints should be damp so the mortar can bond with the masonry.

- Once repointing is completed, the repointed walls or areas should be cured by periodic wetting with a hand sprayer and protected from sunlight by a plastic covering. The wetting should occur periodically for two days.

Cleaning and Repair of Terra Cotta

Terra cotta is essentially weathered clay mixed with sand and fired at high temperatures to obtain hard masonry qualities. The material was used extensively in commercial buildings throughout the United States at the turn of the century. The unique terra cotta architectural features of the commercial area should be maintained and preserved.

Points to consider:

- As with brick and stone repair and cleaning, a professional should be consulted as to the proper methods of cleaning, repairing or replacing terra cotta.

- Terra cotta, like other masonry, should be cleaned with the gentlest means possible. Water, detergent and a soft natural or nylon brush can be used to clean most dirt and grime. In addition, a two-part limestone chemical-alkaline cleaner, with an acid neutralizer, can also be used. For stains that are more stubborn such as these resulting from pollution, steam and weak solutions of muriatic acids can be used. Abrasive cleaning methods such as sandblasting are not recommended and will cause permanent damage to the terra cotta.

- Repointing terra cotta joints should be done with a mortar similar in strength and composition to the old mortar. Do not use hard Portland cement or waterproofing as both will result in the cracking and spalling of terra cotta pieces. Terra cotta installed over doors and windows is often held in place by an exposed steel angle. If water penetration is allowed then the steel can rust, expand and cause the terra cotta to split. These areas should be checked often to make sure water penetration isn't occurring.

- Spalling of just the glazed material can be repaired easily with special masonry paints, which can be used effectively to protect areas from further water penetration. These paints last from three to five years and colors could be matched to the original terra cotta glaze. Terra cotta cracks should be sealed with a one-part silicone sealant and an epoxy material should be injected behind the sealant into the depths of the crack.

- Minor spalling of the body and glaze of terra cotta pieces should remedied by masonry paints or by patching to match the color and texture of the existing terra cotta. However, terra cotta that consists of major ornamental pieces that are highly visible or have lost much of their material and structural integrity should be replaced. Terra cotta should always be considered first as a replacement material but other materials such as stone, fiberglass and pre-cast concrete may be used Each material has its advantages and disadvantages so careful consideration should be given to the one that will last and is affordable within the scope of the renovation.

Wood Framed Buildings

There are not many wood frame commercial buildings still intact. Maintenance on these structures is fairly easy to perform although it can be costly when trying to match up existing materials and construction methods. The key to working with wood frame buildings is to take extra care when using modern wood. The wood that was used to build these structures was a much better grade than the lumber offered by today's lumber yards. If modern lumber is used on exterior surfaces, it will be important to prime all surfaces, including surfaces that are not visible when installed, before installing. Make sure that all visible surfaces receive two top coats of paint applied with a brush. This will reduce the chance that the wood will rot. Replacement wood should match the original in width, depth and length

Other Building Materials

There are other building materials besides terra cotta and masonry that also need attention and routine maintenance. These materials can be found primarily in the storefronts and windows.

Structural Pigmented Glass

Structural pigmented glass was commercially produced in the earlier part of the twentieth century. These panels came in a wide variety of colors and could be sculpted, laminated and even textured. These materials could be applied atop other materials through the use of a mastic, which made it a popular material for updating store fronts. Its crisp, glossy appearance made it popular during the Art Moderne and Art Deco periods especially in theaters, bakeries, restaurants and jewelry stores. This material is no longer produced and is considered rare. Replacement pieces typically come from architectural salvage warehouses.

Porcelain Enamel Panels

These panels were applied over the older façade to create an updated image for the business. At times, a simple structure was put up and covered with the panels in a decorative pattern. Porcelain enamel panels were very common in commercial buildings from the late Art Deco period to the early 1960's. These panels are generally made of steel with a fired-on vitreous colored glaze that often appears to have the texture of terra cotta. With regard to maintenance, these panels should not be painted or even sandblasted; applied paint can be stripped with a mild chemical stripper. If there are blemishes in the glaze finish, they can be touched up with similarly colored glaze.

Copper Storefront Window Frames

Many turn-of-the-century storefronts were built with copper frames and trim; however, some of the copper storefronts frames have been painted over. Copper is

one of the more durable building materials and is mostly maintenance-free. Unpainted copper parts should be left to weather (oxidize) and form a green patina that actually protects the copper. Paint can be stripped from the copper. Again, use a mild chemical cleaner and start with a test patch

Aluminum Storefronts

Aluminum as a storefront material that came into increasing use during the 1950s and is still being used extensively today. Several storefronts in downtown still have their original aluminum parts. These can be easily cleaned with a wet sponge and a very mild abrasive cleaner like Comet. It does not need to be polished.

Terrazzo flooring

Terrazzo is a highly durable material used quite commonly in entryway floors. Able to be poured in a decorative manner, terrazzo was quickly embraced by Art Deco designers in the 1920s and through the 40s. Storefronts dating from earlier periods commonly used terrazzo when remodeling was done. Terrazzo flooring is composed of colored stone chips that are placed in a cemented base with thin strips of brass as a frame. The floor is poured into place and then ground and polished to reveal the chips. Repairing this flooring requires specialized assistance so consult the Idaho State Historic Preservation Office or the Idaho Falls Historic Preservation Commission for additional information.

Windows

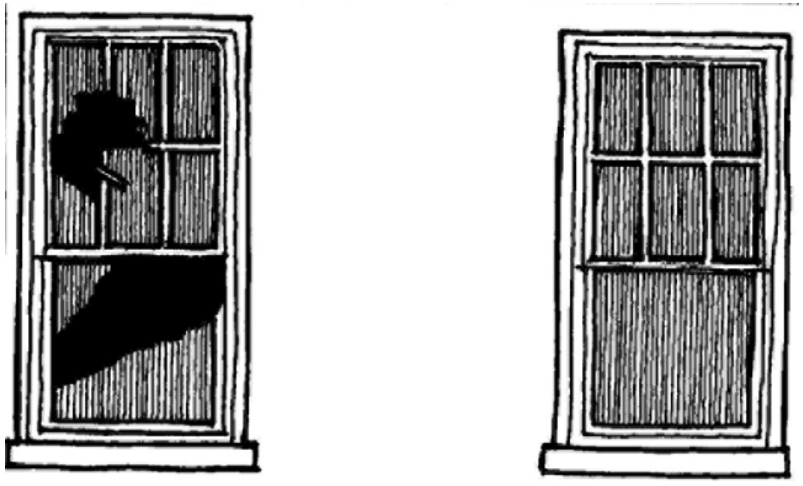


Figure 4.

Whether to repair or replace windows is often an important decision in planning a façade rehabilitation project. Upper-story windows are critical elements in defining the overall character of the building so careful consideration must be given to this issue**.** *(The treatment of first-story display windows is covered in another section on page 25)*

Generally, original windows should be retained, preserved, and repaired for continued use; only when a window is beyond any reasonable method of repair should a replacement be considered. Often, original windows need routine maintenance, minor repairs, and replacement of parts. Replacements should match the original as closely as possible in terms of sash, muttins, and frame profiles as well as materials. **(Figure 4.)** New windows should always fill the original window opening.

Window repairs usually center on the removal of old paint, priming and repainting of sashes and frames, replacement of broken panes, and the patching and reinforcing of wooden sashes. Paint can be removed easily by scraping or through the use of a heat gun—the glass will have to be protected from the heat using a heat shield Bare wood should be primed and repainted with a good quality oil-or latex-based paint. Reglazing, which is the replacement of missing or broken panes, requires the scraping of old putty, re-laying new putty in the rabbets (grooves), and inserting new glazing with a seal of putty beveled around the edge of the glass. Chemical strippers can soften hardened putty for easier removal, but should always be used in accordance with the manufacturer's standards. Deteriorated wood in sashes and frames can be addressed through one of the following methods depending on the degree of deterioration. Wood putty can often be used for wood that is split or rotted, especially at the ends of the wooden members. Semi-rigid epoxies can also be used for weathered or decayed wooden parts. Epoxied surfaces, however, must be sanded and painted. For severely deteriorated parts, replacement wood parts may be sought by consulting local craftsmen or nearby mills.

Make sure operating parts, such as the sash cords, locks and weights, are working properly. Older wooden windows that have horizontal "play" can easily be made more energy efficient by inserting metal weather stripping between the sash and jamb. This weather stripping is only visible when the window is raised. Weather-stripping is satisfactory as long as it is not a felt-based material. Felt materials can retain water and swell, making it difficult to operate the windows.

Exterior storm windows are probably the most efficient way to insulate the existing windows. Storms can be made of different materials, including wood and painted aluminum. They should also match the shape, profiles and colors of the interior window. Another type of storm that is rather inexpensive is the interior-mounted Plexi-glass storm window. Not only are they easy to install but they do not detract from the exterior appearance of the building.

Building Rehabilitation

Colors

Building colors in Idaho Falls reflect the predominate building materials such as red, brown and yellow bricks; terracotta; structural pigmented glass; and storefront materials consisting of steel, wood or aluminum. Most of the accent color downtown was added by awning fabric. Very few if any major building elements were painted except for the trim around windows, window frames, and signage. In general, consider the following points regarding the use of paint:

- Masonry wall surfaces that have not been historically been painted should remain unpainted.
- While the primary building colors should be generally maintained and respected, one new major trim color—perhaps a darker color that complements or contrasts with the existing building colors—could accentuate doors, windows, and other storefront parts. A somewhat lighter minor trim color could also be used to highlight smaller building details.
- Though there will be limited opportunities for adding more colors to most buildings in downtown Idaho Falls, creativity and discretion should be used in deciding where and what colors can be used.

Awnings

Awnings and canopies

The installation of new awnings can dramatically improve a building's appearance relatively inexpensively. Other benefits of new awnings include the protection of exposed storefronts from sunlight damage to merchandise; shelter for shoppers during rain, snow or harsh weather; and providing the merchant a way in which to project a positive image of the retail business.

All buildings located along designated primary shopping streets shall provide pedestrian weather protection at least four feet wide along at least 80% of the front of the building. The weather protection may be in the form of awnings, marquees, canopies, or building overhangs.

The use of awning at intersections is particularly important because pedestrians may want to wait under shelter while crossing the street. When a corner building has awnings that reach out to the corner, it psychologically shortens the distance that the pedestrian has to travel to cross the street. Also, the use of awnings and canopies better defines the entrance(s) of a building and the businesses within. From an overall perspective, similar and appropriate awnings help to create a sense of uniformity within a shopping area.

- Awning and canopy design should be integrated with the overall design of the façade. Awning forms should match the shape of the storefront opening but as a rule of thumb most storefronts on most vernacular brick front buildings should have gently sloping awnings.
- Awnings should be made of canvas. Avoid vinyl or plastic materials. Several different fabrics are used for awnings including painted army duck, vinyl coated cotton, vinyl-laminated polyester and solution dyed acrylic. Typically these fabrics can last from five to ten years. Other awning types such as bubble, back-lighted and plastic are not recommended Accent lighting from above is preferred.
- Awnings can be fixed or retractable. Fixed awnings have flexibility to be shaped in concave, standard sloped or convex forms. Domed, bullnose, and bubble awnings are not recommended shapes. Retractable awnings (less susceptible to vandalism damage) are more restricted in shape than fixed ones but can better adapt to heat, light and loads imposed by wind, rain and snow. Traditionally, lateral arm retractable awnings were used. These spring-loaded manual arms keep the fabric taut. When rolled-up, the fabric is wrapped around a roller and the arms fold back against the building. Retractable hardware is the most desirable if present and serviceable. Reusing this hardware could save the merchants significant costs.

Incorrect Correct

Figure 5.

- Awnings should complement and enhance building features rather than cover major portions of the facades. **(Figure 5.)** Generally, awnings should respect and fit within the storefront opening that they are protecting and not be out of scale in relation to the rest of the building and the bay where they are located. Barrel shaped awnings should only be used with curved openings and rectangular awnings should only meet up with openings that have right angles. Awnings that cover up strong vertical elements, such as storefront piers, can destroy the visual proportions and relationships between the storefront and the upper façade.

- The appropriate location for the awning to start is at a point just above the storefront glazing, or about 15 feet above the sidewalk. The bottom edge of the awning should extend not less than eight feet above the sidewalk. In general, the awning should project outward from the building no less than four feet but no more than six feet.

- Wherever possible, the bottom and top edges of awnings should line up with adjacent awnings. Use similar shaped awnings and colors when facades abut one another.

- Awning colors should coordinate with the color scheme of the façade. Colorful awnings are appropriate but extreme, brilliant, or harsh colors should be used sparingly.

- Awning fabric should be a matte finish and not shiny or glossy

- There should be minimal signage on awnings. Signage can be incorporated into awnings with silk-screening, sewn appliqué, self-adhesive vinyl, and hand painting. Signs on the awnings could include the business name but should not promote product names. Promotion of products is better accomplished by strong window displays.

Storefront Security and Lighting

Existing and potential business owners need the street to be safe in order for them to be successful. Two ways to bring about a safe commercial district are to establish the perception that people respect and value the street, and for the business owners themselves to take a proactive stance towards fighting crime. This starts by keeping buildings in good repair, employing good lighting so potential customers feel secure, keeping public spaces free of debris, eliminating any signs of graffiti, removing any elements that have been recently vandalized until they can be repaired, and in general reducing the perception that security issues exist. Attracting more customers to the street will ultimately deter more crime from happening

Lighting

Much of downtown Idaho Fall's business district is without reliable street lighting. Merchants are encouraged to leave display window lights on all night as this not only helps illuminate their products but helps to deter vandalism and theft.

Monitored security systems

Businesses are encouraged to install monitored alarm systems. These systems can save a business from theft, smoke or fire damage. These alarms are directly wired to the local fire station as well as to the alarm company. Although these systems can be costly to install, many times the savings can be made up from lower insurance rates.

The appearance of security bars reduce the perception that the commercial street is a secure place to shop. It is important to secure a business without fortifying the storefront. Security features should be designed to be as invisible as possible. All security gates should be placed at the rear of the interior showcase windows. This allows the street to project a safer image after hours. Security grates should be an open, rolling mesh type to allow for visual surveillance of the space as well as direct access for fire fighting companies.

If solid, opaque security doors are required then they should be placed at the rear of the display window and should only be in the closed position after business hours. Display window lights should be left on during the night and should illuminate posters for merchandise or inexpensive displays.

Burglar alarm sirens should not be mounted on the walls that are visible from the street. These can be concealed under awnings.

Barbed wire on fences or any portion of the building or property is strongly discouraged.

Storefronts

There are four basic components of a traditional storefront: (See page 8)

1. Bulkheads or kickplates at the storefront bottom that elevate the display windows to a safe and easily viewed height.
2. Storefront windows that serve to display the store's merchandise as well as to allow natural light deep into the interior space.
3. Transom windows above the main glass area that are sometimes composed of prisms or stained glass to further diffuse light into building.
4. Recessed entryways, often with a tiled or terrazzo flooring.

Most buildings in downtown Idaho Falls do have their original storefronts, while others are remnants and will need to be reconstructed. However, modified or missing storefronts can be reasonably reconstructed or rehabilitated to mirror the original designs.

Consider the following guidelines for reconstruction and rehabilitation:

- If the existing storefront is original, efforts should be undertaken to preserve as much of the original materials and entry and window openings as possible. Otherwise, if there are future alterations, the proportion of the storefront to the rest of the building may be lost. If there are missing elements, such as missing transoms, they should be replaced.

- Occasionally, a remodeled or slightly altered storefront may have equal value as an original so care must be taken to determine if these alterations are well-designed and constructed and worth maintaining.

- Recessed entryways should be maintained and no solid or residential doors should be installed. Ideally, doors should be double wide with horizontal glazing.

- The original window display size should be maintained. Window glazing should have a high light transmission factor. Security grates on the outside storefront should be discouraged and placed in the interior of the storefront.

- The bulkhead or kickplates should be uncovered, rehabilitated or preserved. In downtown Idaho Falls, most bulkheads are made of tile, brick, stone, marble, metal, or porcelain enamel panels.

- Transoms, wherever still in place, should be uncovered, repaired and maintained. Replacement transoms should be matched to the originals if they are still intact. Older transoms may be composed of prism glass, frosted glass, leaded glass, or stained glass. If they are missing entirely then choose a modern material that can approximate the scale, texture, and finish of the original, if known.

Color

Colors should generally complement and be in harmony with the primary and secondary colors found in the building materials and storefronts. A more vibrant color palette may be used but businesses should refrain from garish colors.

The historic building colors are reflected in the predominate building materials such as the buff and gray limestone, the red, brown and yellow bricks, and the storefront materials consisting of steel, copper, or aluminum. Wood frame buildings did introduce a variety of colors but very few if any other major building elements were painted except for window trim and signage. Generally, wall surfaces that have not been painted should remain unpainted, and in particular, unpainted masonry or stone surfaces should remain unpainted. Color can be used in awning fabrics, signs, wooden surfaces, metal surfaces, tile in bulk heads and entryways, and on top of stucco. While the primary building colors should be generally maintained and respected, one new major trim color, perhaps darker and complimenting or contrasting with the building colors, could accentuate doors, windows, and other storefront parts. A somewhat lighter, minor trim color could also be used to highlight smaller building details.

Cornices and Roofs

A few of the storefronts have *elaborately decorated cornices* at the top of the storefront but for the most part cornices in downtown Idaho Falls are relatively simple. Building cornices and roofs in downtown Idaho Falls have been constructed with a variety of materials included glazed brick, porcelain enamel, limestone, wood and decorative tile. Cornices that have been altered and destroyed during a previous remodeling should be duplicated it their design is well known, ideally using the same materials. Most masonry cornices in need of repair will need mortar repointing and in some cases brick replacement.

Doors

Many of the original storefront doors have been replaced over time by aluminum and glass commercial doors or by doors more appropriate to residential buildings. Although some aluminum and metal doors may lack historic character, they cannot be considered entirely inappropriate since they are simple in design. Consider these following preferences for doors:

- Original doors should be maintained in all storefronts. In some cases, steel and aluminum doors may be the original doors in the Art Deco and Moderne buildings.

- The front storefront door should be compatible in design with the rest of the storefront.

- If the storefront retains some of its traditional character, a traditional wood door with a glass panel will reinforce the building's design. A salvaged older door that fits the storefront can be used.

- If a traditional appearance is not a concern, choose a door that fits the overall design of the storefront.

- Avoid over decorating the storefront with moldings and window grills that look residential and out of place.

Landscaping and Public Improvements

Public improvement projects should feature and highlight downtown's commercial buildings but not overwhelm them. Private property owners that purchase amenities to be installed on the public right-of-way should be required to match the palette that has been set forth by the Idaho Falls City Planning Department Focus and should meet the basic needs of the users such as comfortable seating, clear wayfinding signs and simple landscaping. The streetscape should also reflect the unique characteristics of the neighborhood.

Exterior Lighting

Exterior lighting should also be used to enhance building and site features. For example, lighting may be used to emphasize a building's texture or details and to define pedestrian walks and building entrances. All lights should point down on the building or ground or directly onto the building to try and preserve dark skies. Overall lighting levels should be compatible with the neighborhood ambient light level and should be focused toward the ground and should not cast a glare on adjoining properties. Use of floodlights or other types of bright, diffused lighting should be prohibited. Generally, the glass portion of the lamp should not be directly visible outside of the light fixture. Pedestrian alleys between buildings and rear lot circulation areas should be illuminated.

Uniform lighting is also recommended in parking lots. Box-type, color corrected lighting on poles no more than 20 to 25-feet tall should be used for lighting of parking lots, and loading and service areas.

Off-Street Parking Lots

Off-street parking lots create gaps in the street wall, eliminating the sense of enclosure on the commercial street and interrupting activities that make the street an interesting place for people. Expanses of pavement and parked cars create a visually harsh environment that adversely affects downtown's image. Surface parking lots are therefore discouraged. If businesses need additional parking this should be done via city owned parking structures. Municipal ownership can help ensure that the structures are designed and laid out efficiently and managed in the business community's best interest. To minimize impact, any entrance to a parking structure should not be any wider than two lanes or about 30 feet.

Surface parking lots should bounded by three-foot, semi-transparent screen walls and complimentary landscaping to reduce the visibility of parked cars from the street and the pedestrian corridor. For security, a clear zone must be maintained, between four to eight feet in height, to ensure that the interior of the parking lot is visible from the street. Interior landscaping is recommended, including islands defined by curbs and planted with shade trees, plus the addition of decorative parking lot light fixtures. Parking identification signs are recommended for use throughout the business district.

New Construction and Infill Development

The following guidelines are for new commercial development in the historic district of downtown Idaho Falls (*See page 5*) .

Building orientation

Established Pattern

The majority of downtown's buildings are built to the front of the lot line , which is also referred to as a zero lot setback. The buildings that are exceptions to this tend to be public buildings or more modern, suburban style, auto-serving buildings.

Required Elements

Buildings should be oriented to the primary shopping street (see map, page 6 for definition of these streets) and maintain zero lot setbacks. The front entrance of buildings shall not open directly onto a parking lot or driveway. With buildings that have larger frontages (60 feet or more), the lesser of 10% of the front face or 20 contiguous feet can be recessed from the front lot line, but not by more than six feet. Recessed store entrances are not included in this figure. Doorways or entrance foyers for upstairs tenants should not be more than ten feet from the front lot line.

Front lot line coverage

Established Pattern

Buildings have been removed from downtown's primary shopping streets to make room for parking lots and drive-through facilities. This decreases downtown's sense of place and, more importantly, decreases the pedestrian's desire to walk around downtown. Even with these gaps the majority of the buildings in the primary shopping zone cover the entire front lot line.

Required Elements

Buildings should be contiguous along the primary shopping streets (see map page 5) so that shoppers are encouraged to continue window shopping. This is important because about 65% of all retail purchases happen on impulse. Luring the pedestrian from one storefront to the next provides one of the merchant's best chances to make a sale. The front façade of each building wall should be offset or "framed" to distinguish it from the neighboring building. This could be accomplished through the use of pilasters, for example. Differing facades provide visual interest and pedestrian scale, making it is obvious when one building begins and the other stops.

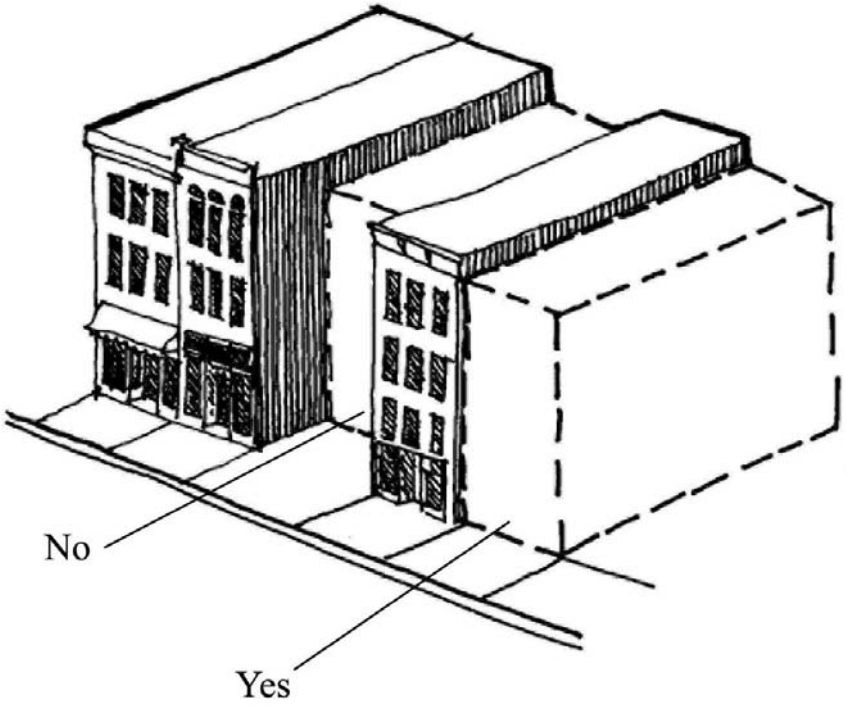


Figure 6.

Drive-through businesses are prohibited from having their drive-through lanes emptying onto primary shopping streets. Drive-through lanes and parking lot entrances and exits shall occur on streets other than primary shopping streets. Parking lot entrances and drive-throughs shall occur at mid-block locations or via improved alley ways. These automobile uses reduce the desired pedestrian orientation of downtown. **(See Figure 6.)**

Height

Established Pattern

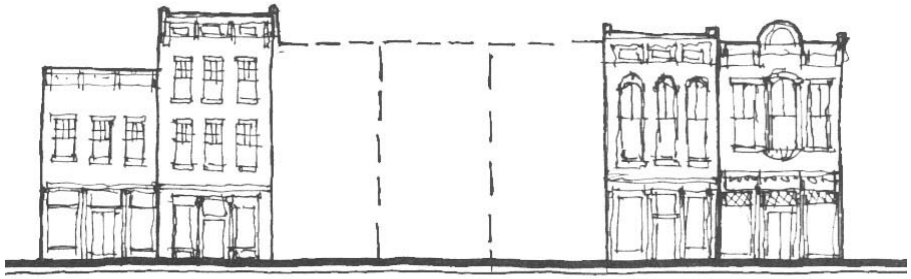
The majority of the buildings are two stories, with a lesser number of three story and one story buildings. Thus on average, downtown's perceived height is two stories. Most one story buildings appear to be more utilitarian in nature.

Required Elements

As a matter of right new construction should be entitled to 36 feet or three stories in height in the historic district and in areas that abut the historic district. Taller buildings are permitted, but floors above the third floor or 36 feet in height shall be set back 20 feet from the front façade. **(See figures 7. and 8.)** The lower, front parapet wall of such buildings shall take on more of the appearance of a cornice and meet all other guidelines set forth in this document, particularly in terms of setback and front lot line coverage.

Buildings over three stories and 36' are not allowed in the historic district

Figure 7.



Maintain building height and bay width module

Figure 8.

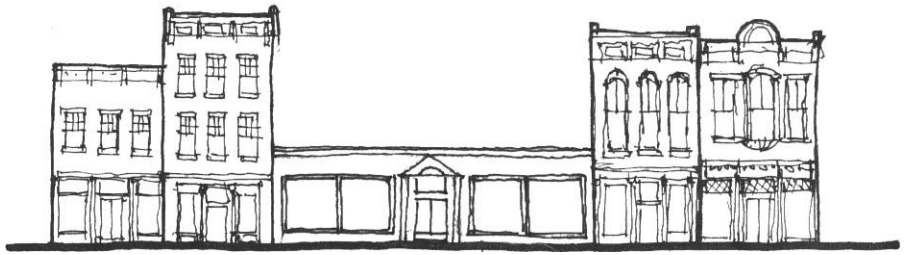


Figure 9.

Guideline

One story buildings are permitted in the primary shopping zone but are not encouraged. Maintaining the height of the street wall helps to establish a stronger sense of place and provides second story space for complementary uses. **(See Figure 9.)**

Building Fenestration

Established Pattern

Downtown's buildings are built as multiples of a 25 to 30 foot-wide module as expressed by pilasters or bays on the front of the building. **(See Figure 8.)** Good examples of this are the Willard Arts Center and the Rogers Hotel. This pattern is more evident on the upper floors of buildings, in part because many of the first floor areas where this would be expressed are currently concealed by modifications to the store front that hide the load-bearing columns. Reestablishment of the original bay modules should be encouraged when new renovation or restoration occurs.

Required Elements

Larger building facades should be articulated by breaking the facade into vertical patterns or sections that maintain the rhythm of storefront widths or bays. Articulation of the facades into these 25 to 30 foot-wide bays can be achieved through modulating building elements such as recesses, projections, expressed entries, columns, pilasters, and/or other clearly expressed architectural details. The differences between these wall planes should be not less than 3.5 inches.

Using this type of modular unit helps break the façade into portions that are more human in scale and rebuilds a common, integral pattern among the storefronts of downtown Idaho Falls. This is true for the first floor in particular. Upper floor bay widths can be some multiple of the lower bays.

Corner buildings

Established pattern

Corner buildings in downtown tend to have their corners "clipped," meaning that instead of the building's facades coming together at the corner to form a right angle they instead have a triangular or curved piece removed from the corner with the doorway located in this feature. This angle and doorway relationship establishes a stronger orientation to the intersection. The corner entrances of these buildings may or may not have their first floor entrances set diagonally, although most are. Some are inset at the corner but in a rectangular form.

Required Elements

Buildings at the end of blocks should have either a recessed, corner-facing entry or a structural canopy that provides some shelter for people waiting to cross the street. Corner buildings should be larger in scale and massing in relation to other buildings in the block face. Corner entrances are deemed to meet the primary entrance requirement . Entrances should be oriented to the corner with a slight bias to the primary shopping street . **(See page 6 for definition of primary shopping streets.)**

Guideline

Corner buildings should announce the block by being larger or having a dominant building element that sets them off from the rest of the street—for example, a clipped or rounded edge to where the two adjacent walls meet, a corner tower, a larger sign panel, canopy, or cupola.

Buildings finishes

Established pattern

Downtown's architectural fabric is composed of materials from the list of materials below. Most buildings typically employ one material for the curtain walls and use one or two other materials for trim details. This is particularly true for brick buildings which might employ limestone or terra cotta for accents such as the window surrounds, pilasters, or cornice. Sometimes one color of brick dominates the façade(s) and a secondary brick color is used for accents. No one brick color predominates in downtown.

The following materials should be considered the palette for downtown.

- Terra Cotta
- Brick
- Glazed Brick
- Native Basalt
- Structural Pigmented Glass
- Marble
- Travertine
- Medium to High Sheen Tile
- Limestone
- Wood
- Stucco
- Enamel Metal
- Enamel Brick
- Cast Concrete (Deco Building)

Required Elements

Buildings should be composed of one primary material and a secondary, contrasting trim material from the above list.

Prohibited materials:

- Stucco should be real stucco and not exterior insulation and finishing system. Stucco should not come within three feet of grade and should not be placed over older or historic materials.
- Concrete siding is not allowed on elevations visible from primary and secondary shopping streets.
- Unfinished or bare CMU's (concrete masonry units) are not allowed on elevations visible from primary and secondary shopping streets. CMU's should be used in conjunction with other masonry materials or employ a contrasting colored grout.
- Shiny or high gloss materials such as mirrored surfaces should not comprise more that 10% of the front facade.

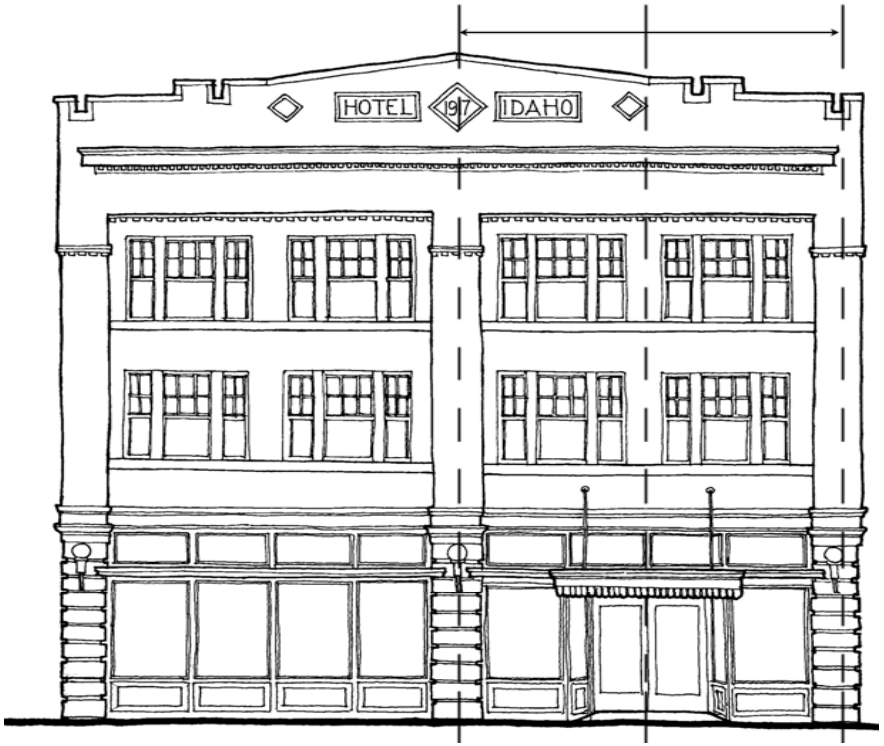
Guideline

Building finishes should ideally complement the target market and the history of the district. Try to achieve this by using indigenous materials and local artists to design and fabricate functional portions of the lower store front such as tile work or millwork.

Integrate native building materials when possible. This helps to keep more money in the local economy and it avoids cookie cutter approaches often imposed by chain stores' standard plans.

Upper façade windows

The following sketch should be consulted when reading this section.

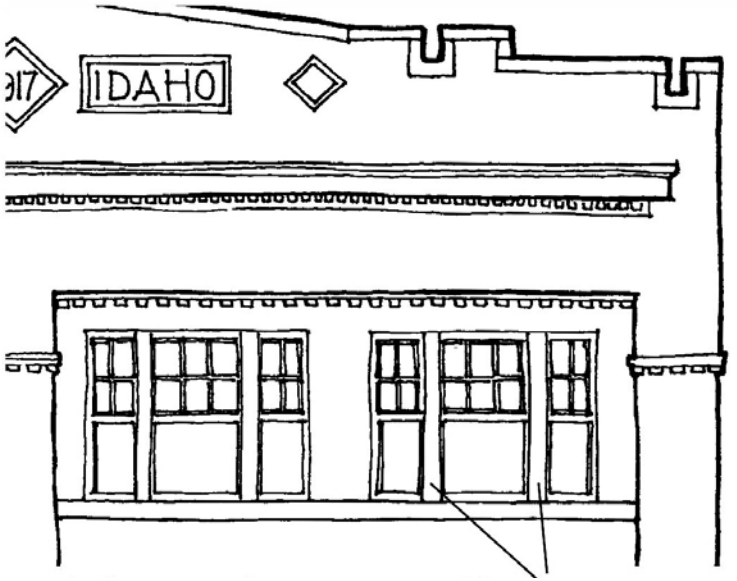


Windows should be centered between the bays and should be laid out symmetrically with in the bay

Figure 10.

Established patterns

- Current windows are cut into the building or are bay windows
- Windows are recessed from the front façade by three to four inches.
- Majority of windows are rectangular in shape. Individual window units have about a 2 to 1 vertical orientation and are at least 16 square feet in area.
- Windows are sometimes grouped together to form a rectangular window band. When banded together, there is typically about a five to six- inch vertical structural separation.
- The sills and lintels are contrasting materials in comparison to the upper building's wall materials. Often these elements are stone or brick turned on edge.
- Window sills are all aligned at the same height while the tops of windows do vary in height and shape, establishing a hierarchy of windows.
- Windows are double hung or vertical casement windows. Almost all upper story windows are operable.



Windows are always separated by about a five to six inch vertical set forward of the sash.

Figure 11.

- The ratio between upper façade wall materials to windows is about 60 percent solid and 40 percent windows.
- Windows are laid out in a regular rhythm and the overall patterns are symmetrical.
- Windows or banks of windows are centered within the bay in which they are located.

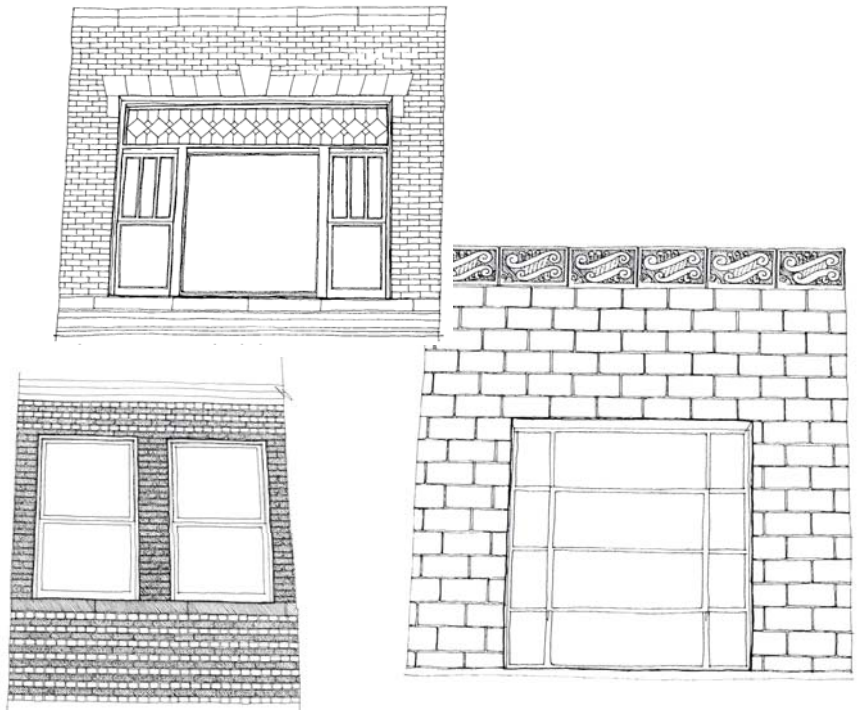


Figure 11. Variety of window configurations

- Windows are generally surrounded by about a 2.5 inch brick mold.
- Double hung windows should have 1.5 inch stile and a 2.5 inch top rail.

When the structure is two floors or more, the upper façade is composed of windows with some degree of regularity and this pattern is typically the same between the second floor and third floor.. The layout of the windows relates to the layout of the lower façade elements.

Required elements

When the structure is two floors or more, the windows shall have a regular pattern and shall align with the windows on adjacent floors. The layout of the windows should correspond and enhance the layout of the lower façade elements.

- Windows shall be cut into the building or be in the form of bay windows. When cut into the façade, they should be recessed from the front façade by 3 to 4 inches.
- Majority of windows shall be rectangular in shape. Individual window units should have about a 2 to 1 vertical orientation.
- The majority of windows should be at least 16 square feet in area.
- Windows can be grouped together to form a rectangular window band. When banded together, there should be about a 5-6 inch vertical structural separation between windows.
- The sills and lintels shall be a contrasting material in comparison to the upper building's wall materials. Often these elements are stone or brick turned on edge.
- Window sills shall be aligned at the same height while the tops of windows can vary in height and shape to establish a hierarchy of windows.
- Windows shall be either double hung or vertical casement windows and shall be designed to be operable.
- Windows shall be laid out in a regular rhythm horizontally and the overall pattern should be symmetrical.
- Windows or banks of windows shall be centered within the bay in which they are located.
- Windows shall be surrounded by about a 2.5 inch brick mold.
- Double hung windows shall have about a 2.5 inch stile and a 3 inch top rail.

Guidelines

- The ratio between upper façade wall materials to windows is about 60 percent solid and 40 percent windows.
- Ideally upper window mullions should be a lighter color as this will create a greater contrast with the glass and help the building "read better" architecturally.
- The upper story window sticking pattern is diverse. No specific pattern is recommended. Double hung windows do prevail. **(See Figure 11.)**

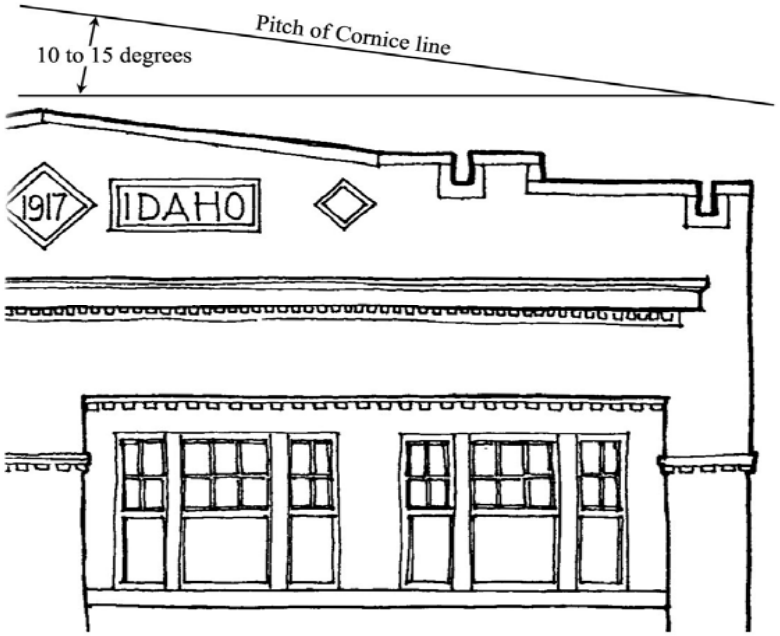
Figure 12.

Cornices or parapet wall

Established Patterns

All front and side walls of buildings presently terminate in a cornice or parapet wall. No major roof forms are visible above the top of the front and side wall planes. The existing cornices exhibit the following trends:

- The height of these elements are between 10 and 25% of the upper façade height **(See Figure 12)**
- The cornice is either implied by changes in material colors, patterns or material. The cornice is either a flat design or projects slightly from the front façade. In contrast to flat cornices, built up masonry or stone cornices project slightly from the façade. This cornice element is also found composed of metal, projecting no more than two feet from the façade.
- The cornice is sometimes composed of terra cotta bands that may have a slight projection.
- A cornice may be symmetrically laid out (horizontally). The parapet or cornice is often flat, stepped or incorporates a gable with about a 10-15 degree pitch from the horizontal. **(See figure 13.)**
- Bays or pilasters on the overall building façade are sometimes expressed through vertical elements in the cornice line.



Required elements

Each building shall have a cap on the top of the front wall to reinforce the "skyline" of the street. The complexity of these elements that make up the skyline will obviously vary with the style of architecture. Portions of the cornice shall have some projection from the front facade, to create a greater sense of enclosure within the street.

- The height of these elements can be any where between 10% and 25% of the upper façade height , but not to exceed four feet in height.
- The cornice should be composed of built up masonry, stone, metal, fiberglass if painted and terra cotta.
- Some of the cornice elements shall project at least three inches from the front wall plane but no more than two feet from the façade.
- The cornice shall be laid out symmetrically (horizontally).
- The parapet or cornice shape should be flat, stepped or incorporate a gable with about a 10-15 degree pitch from the horizontal.

Guideline

- Bays or pilasters can be expressed through vertical elements in the cornice line.

Mechanical Equipment

Established Pattern

Currently all mechanical equipment is only visible when you are on the upper floors of buildings. None of this equipment is visible from any of the primary shopping streets except some portable air-conditioning units over doors

Required Elements

All roof top mechanical equipment shall not be visible from the ground level of primary and secondary shopping streets. This can be avoided by raising the roofline enough to conceal the equipment or by placing the equipment on the ground behind the building and landscaping around it.

Guidelines

Air-conditioning units over doorways should be relocated if at possible so that they are not visible or they are concealed by an awning.

Storefront entrances

Established Pattern

Entrances are slightly recessed from the front lot setback. Typically the recessed depth is equal to the width of the door. Very infrequently is this depth much deeper.

Required Elements

The primary storefront entrance or foyer must be set back from the sidewalk but this depth should be no more than five feet. The building may have a further recess if necessary, but the remaining façade should be a zero lot set back along the primary and secondary shopping streets. The primary entrance should be given greater design emphasis in relation to other entrances. Each storefront should have its own entrance and remain open during business hours. Storefronts can have secondary entrances but the primary entrance needs to be open during business hours.

Storefront windows and transoms

Established Patterns

The lower portion of the store front are composed of elements that make this space read as a strongly horizontal, mostly transparent band from about 18 inches to about 12 feet in height. Display windows and transoms combined result in about 80% of this space being glass. The majority of the display windows do remain but most were modernized at some point. Smoked and tinted glass and smaller windows have replaced the traditional storefronts as buildings have been remodeled.

Downtown Idaho Falls commercial stock still has a great collection of transom windows. These windows are directly above the display window, are the same width as the display window and usually are18 inches to two feet in height.

Required elements

Store windows should contain clear glass to allow for visual access of the interior space. Clear glass is defined as having an 85% light transmission factor. Tinted and mirror glass should be avoided at all costs on the first floor. Increased transparency increases the ability of potential customers to see displays, increases the feeling of security on the street and it allows the interiors of businesses to be more easily viewed by security officers.

All storefronts should feature this clear transparency factor from at least 18” inches to nine feet in height. The transparency factor allows for greater interaction between the public realm of the street and semi-private realm of the store interior. In short, it establishes an environment which the pedestrian is more inclined to explore, leading to greater impulse sales.

All storefront windows should allow visual penetration from the front of the store window to the first ten feet of the interior space. If offices occupy the first floor and privacy is required then interior partitions can be used. Again, these should be placed at a minimum 10 foot depth from the front window.

Transom windows should be employed above the display window. Preferably these elements should be decorative with a smaller-scale, square or rectangular pattern. Transom windows should be about two feet in height and their widths should align with the display window patterns below them.

Guideline

Window displays should not occupy more than 35% of the window space

Lower storefront definition

Established Pattern

In two story buildings, the top of the lower storefront is separated from the upper façade by a very strong linear cornice, subordinate to the more dominate cornice at the top of the store.

Requirement

Establish some type of three-dimensional linear device directly above the transom window to help "frame" the lower storefront and differentiate the lower storefront from the upper storefront. This element shall only be as wide as the outside of the display windows.

Bulkheads

Established Patterns

- Bulkheads are about 18 inches to 30 inches in height
- Divided into bays expressed by column supports
- Bay widths range from 8 feet to 16 feet.
- Composed of metal, mosaic tile, granite, terracotta, limestone or decorative brick patterns
- The majority of the bulkheads are set in front of the display window by two to three inches.

Requirements

- Bulkheads should be no more than 30 inches in height and divided into bays of 8 to 16 feet. The width of the bays should be in proportion to or correspond to the building's layout.
- The bulkheads should sit in front of the display window by two to three inches. If the bulkhead is to project more than three inches in front of the display window then there should be a sill with a 30 degree slope to promote drainage and discourage loitering.
- The following materials should be used: metal such as copper or buffed aluminum, mosaic tile, granite, terra cotta, limestone or decorative brick patterns.

Large institutional users

Guidelines

Large institutional users who do not need display windows or retailers who do not want display windows facing primary shopping streets **(page 6)** can have a primary entrance on the street, but their non-retail uses should be to the rear of the first floor. The front should have a retail edge. For example, grocery stores and theaters could have their primary entrances at the street edge with the rest of the building set back from the lot line. This would allow the developer to build retail in front of the building to maintain the retail edge along the street.

Parking lots

Established Pattern

Downtown Idaho Falls has a mix of surface parking lots and some parking structures that are in the basements of buildings for tenants' use. In general, all public parking is either on-street or in surface parking lots. The abundance of the surface parking lots is starting to tip the balance of downtown from being a pedestrian-oriented space to a more suburban-style development. The following guidelines will help downtown maintain its pedestrian orientation.

Requirements

Additional surface parking lots in downtown that face pedestrian shopping street **(See Page 6)** are not allowed Any new parking abutting pedestrian shopping streets must be contained in structures and these structures should have a first floor retail edge or a non parking lot use. Any new parking structures should adhere to the guidelines in this document so that the structure looks more like a building than a parking structure. The height of the structure should not be more than three stories unless it is deemed uneconomical to build a smaller structure.

Entrances for parking lots should be off secondary streets and not primary shopping streets. Entrances can also be off of an alley but not directly in the middle of the shopping street.

Surface lots should be behind retail structures so that the retail edge along the primary shopping street is left intact. In addition, the primary entrance for buildings served by these lots should be from the shopping street, not from the parking lot. If rear entrances are built, they should be secondary in importance and stature to the primary entrance. The primary entrance is to be left open during business hours.

Guideline

Parking can also be subterranean with buildings on top.

Community Planning Guidelines

Existing Conditions

Downtown Idaho Falls is built on a street grid that is still fairly intact today especially in the older core of downtown. A regular grid of streets makes it easy to get around downtown, especially for visitors and people new to the community.

Requirements

New buildings and developments should respect the existing organization of the city street grid and block patterns. "Super block" developments that require the closing of streets to assemble a larger site are not allowed. Closing streets creates a confusing and circuitous traffic pattern. New buildings or pedestrian bridges should not be built across or block access to existing streets.

Refuse Containers

Existing Conditions

Currently many of the business have their garbage dumpsters directly visible in alleys, which creates visual chaos looking down the alley. Some alleys are used quite regularly by pedestrians moving from parking lots to buildings, so creating a better visual impression is desirable.

Requirements

Dumpsters should be either internal to the building they are intended to serve, or external to the building subject to the standards established below.

- If dumpster cannot be located inside the building being served due to unique conditions, it shall not be visible from the primary shopping streets.
- Dumpster shall be screened on all sides with a minimum six foot (6') high wall with the exception of the access opening.
- Pedestrian and vehicle access shall be screened by a solid operable gate of the same height as the wall. The walls, gates, and doors shall be attached to the exterior walls of the principal structure; and finished with the same exterior materials as the principal structure. However, gates may be constructed of contrasting metal.
- Refuse containers shall be placed on a concrete pad with sufficient strength The containers themselves shall be enclosed on all sides with an operable door for inserting refuse. A common refuse container may be shared between usesr on separate lots that do not have sufficient area to store refuse with the submittal of a shared access agreement signed by all parties involved including the City of Idaho Falls. The refuse container shall comply with the screening requirements listed above.

Merchants should keep store lights on

Business are encouraged to keep lights on until 11:00 P.M. or later. This not only allows products to be advertised later it also allows for the sidewalk to be illuminated, making the streets appear safer.

Cart vendors should be encouraged

Cart vendors should be encouraged if new buildings can't be built on the street. They provide opportunities for entrepreneurs and incentives for pedestrians to keep walking. If implemented, this retailing strategy will need to be managed so that the approved vendors do not directly compete with adjacent businesses.

Sidewalk Dining

Sidewalk dining should be encouraged to help build a livelier street environment for pedestrians. Encourage restaurants to add table lighting so that they project a more inviting atmosphere at night, along with low volume background music. Restaurants are also encouraged to use retractable storefronts in order to adjust to weather conditions.

Residential Buildings

Mixed Use Residential Buildings

Downtown Idaho Falls was built as a mixed-used area with retail, commercial and offices on the first floors of buildings. The upper floors of buildings sometimes contained residences in addition to the aforementioned uses.

Requirements

New residential structures in the primary shopping area shall limit residences to the upper floors and shall retain the first floor for commercial purposes, with the exception of the entrance for the upper floors which shall comprise no more than 20% of the first floor facade or at most 20 feet of façade.

Architectural Style or Design

Established Pattern

Downtown Idaho Falls has very few buildings that are solely residential at this time. However, it is anticipated that with the growth and development of the waterfront more residential buildings will be constructed adjacent to the Snake River or nearby.

Guidelines

New residential structures should look to the historic core of downtown for the design palette of materials, massing, proportions, setback, roof forms, and bulk. New residential buildings proposed for sites adjacent to existing neighborhoods should be built with materials similar to those found in the immediate area's residential stock. Of particular importance is how windows are handled. This is discussed in detail below. If the building is to be more than 36 feet in height then the conforming materials can be required only on the first three floors.

Building exteriors should be constructed of durable materials that are easy to maintain. Materials should be employed at a human scale rather than as monolithic finishes. This means the facades should incorporate materials that have a smaller scale, texture or pattern such as:

- painted wood siding
- brick
- stone
- ceramic and terra-cotta tile

Materials not to be used:

- Mirrored glass
- Exterior Insulation and Finishing System or EIFS

Building Height and Bulk

Established patterns

Most downtown Idaho Falls' buildings are two to three stories in height. The Hotel Bonneville is the tallest structure downtown with five stories —about 60 feet in height. At the northeastern edge of this district along G Street are single family residential buildings that are mostly one story.

Requirements

New buildings in the historic district shall comply with the height guidelines as set forth on page 19.

New developments on the fringe of the design review district should be designed to create a step down or transition that is similar in height, bulk, and scale to development just outside of this district. This issue is most prevalent along G Street where single family residential stock dominates. In particular new development should be no higher than a line starting at 12' feet in height and continuing up at a 45 degree angle. This line should be drawn at a right angle to the southwestern edges of the properties on the northeast side of G Street

Guidelines

Outside of the historic district, new construction should be compatible with the scale of development immediately adjacent to the site for the proposed building. Height, bulk and scale mitigation may be required to allow proper light and air to reach adjacent land uses, in particular adjacent low rise, single family residences.

Some techniques which can be used in these cases include:

- articulating the building's facades vertically or horizontally in intervals that relate to the existing structures in order to reduce the overall bulk of a building (See Section Below.)
- increasing building setbacks at ground level particularly along the single family residential streets
- reducing the bulk of the building's upper floors
- limiting the length of, or otherwise modifying, facades

- reducing the height of the structure
- reducing the number or size of accessory structures.

Building Articulation

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale. Large, expansive facades should be avoided. Building entrances should be obvious and window courses present a unified appearance. Most residential projects with large blank walls, extensive use of metal or glass siding, or extremely large or small windows will seem out of character with downtown Idaho Falls' existing built environment. Below are some ways in which designs can be more appropriate to the existing built environment. Again, immediately adjacent styles should be considered to establish a more harmonious setting.

- Establish bays within larger building by stepping some portions of the facade forward or backwards. This can be as simple as a recessing a facade by the depth of masonry unit. This should be done about every 25 feet.
- Provide a porch, patio, deck or covered entry for each interval
- Provide a balcony or bay window for each interval
- Change the roofline by alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval
- Use changes in the building wall plane as an opportunity to change materials.

Windows

Windows collectively form patterns that are often the single biggest design element on a building's facade. The following are some ways in which this design element can be used to create a more human scale.

- Repeat window patterns at an interval that equals the articulation interval.
- Windows can be grouped together to form larger areas of glazing that retains human scale if individual window units are separated by moldings or jambs
- Establish a window pattern that helps to identify individual residential units in a multi-family building

Individual windows in upper stories should:

- be approximately the size and proportion of a traditional residential window
- include a trim or molding that has the appearance of substantial thickness and width from the sidewalk
- separate each window from adjacent windows by a vertical element of at least five inches.

Blank Walls

Where blank walls are unavoidable they should receive design treatment to increase visual interest. Buildings should avoid large blank walls facing the street, especially near sidewalks or across the street from existing single family residential.

Treat the surface as an art canvas for tile mosaics, a decorative masonry pattern, sculpture, relief, etc. over a substantial portion of the blank wall surface or employ small setbacks, indentations, or other means of breaking up the wall's surface. Vegetation can be used to break up the monotony on lower-story walls.

Site Design

Residential only buildings should be sited to maximize opportunities for creating usable, attractive, well integrated open space. In addition, the following should be considered:

- courtyards that organize architectural elements while providing a common garden;
- entry enhancements such as landscaping along a common pathway;
- decks, balconies and upper level terraces;
- Fencing with a space of between 3 and 4 inches between pickets or slats to allow air flow and some visual access to the interior spaces (no chain link fence);
- play areas for children;
- individual gardens;
- location of outdoor spaces to take advantage of sunlight.
- pedestrian weather protection in the form of canopies, awnings, arcades or other elements wide enough to protect at least one person
- pedestrian-oriented open space such as a courtyard, garden, patio, or other

unified landscaped areas

- providing the appropriate levels of lighting to create adequate visibility at night. All lighting should be shielded so that "dark skies" are maintained.

Entrances should consider the following to generate a higher level of interest:

- special detailing or architectural features such as ornamental glazing, railings and balustrades, awnings, canopies, decorative pavement, decorative lighting, seats, architectural molding, planter boxes, trellises, artwork signs, or other elements near the doorway.

- visible signage identifying building address

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Each building should have a limited number of entrances to the public street so that security is easily maintained.

Mechanical Equipment

Required Elements

No roof top mechanical equipment shall be visible from the ground level. These elements shall be shielded from view by the building's cornice line or parapet walls. If mechanical equipment is to be placed on the ground then it should be shielded by a decorative screen tall enough to conceal the equipment. This screening device is to be surrounded by landscaping. These elements shall be confined to the interior of the lot and under no circumstances shall these units be placed less than 50 feet from adjacent, existing residential or commercial uses.

Waste Disposal Bins

Larger residential projects (20 plus units) should have their waste disposal bins internal to the building if at all possible. If not, the following shall apply. Waste bins for low rise residences (2-3 stories and from 5 to 20 units) shall be screened by an opaque wall, 8 feet in height with a three foot landscaped perimeter. The gates to the bin can be an open pattern with the design elements not spaced more than 4 inches apart. All such structures shall be no closer than 70 feet from the nearest single family residential.

Accessory Structures/ Garages

New development, residential or commercial should not place accessory structures with blank walls such as garages towards the primary façades of existing residential. These elements should either be designed to be residential in appearance or adequately screened with vegetation, fencing or they should be oriented to the interior of the block.

Parking Lots

Surface parking lots for residential are not permitted to front on primary shopping streets (see page 6 for definition of primary shopping streets). Outside of this zone, all parking lots serving residences shall be landscaped so that there is a vegetation understory that is no more than three feet in height and at least four feet in width. This allows people inside the parking lot a greater sense of security because the lot is more visually self policing. Taller canopy trees are encouraged along the edges of the parking lots and at the end of rows of parked cars. Each row should allocate a space for a tree in the middle of the row if the row is longer than 14 parking spaces or 70' feet.

Parking lots edges shall be defined by a continuous curb, eight inches in height except at entrances, exits and pedestrian access points. All automobile circulation for the parking lot shall be internal. Use of public streets to go from row to row is not permitted.

Parking and automobile access should be located away from corners so that motorists enter at mid block or off of improved alleyways. If possible, entrances must be at least 80 feet from the nearest intersection.

Entrances to parking lots shall be designed and maintained to highlight the entrance. This can be done with a change of plant materials or colors, or changes in construction materials.

Secretary of the Interior's Standards for Rehabilitation

The guidelines presented in this publication are based on the *Secretary of the Interior's Standards for Rehabilitation* which was developed by the Secretary of the Interior and the National Park Service to ensure that a building rehabilitation would qualify as a Certified Rehabilitation for the Federal and State Historic Preservation Tax Credit programs *(see page. 27).* Many of the buildings in downtown Idaho Falls could be eligible for these tax credits if listed on the National Register.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will 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 elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Definitions

Architectural Character: The overall effect of elements which comprise a building or group of buildings, including style, materials, color, fenestration, height, size and other building design details.

Awning: A framework covered in fabric or metal projecting from the façade of a building located on a storefront or individual window openings. The primary purpose is to shade the interior of the building and provide protection to pedestrians.

Bulkhead/Kick plate: The metal, wood, stone or brick panel located beneath the display window in a typical storefront.

Canopy: A flat metal structure used to shelter pedestrians on the sidewalk that projects out from a storefront at a right angle and is usually suspended with chains or rods.

Cornice: A projecting molding or ornamentation that crowns the top of a storefront or façade.

Design Guidelines: Recommendations describing general design criteria for urban development.

Double-Hung Windows: A window with two sashes that slide up or down.

Efflorescence: Usually a white powdery crust formed on bricks or other masonry as a result of water penetration and crystallization.

Façade: Usually, the front face of a building but can be considered any exposed elevation.

Fenestration: The arrangement of windows and doors of building, particularly along the front or that portion of a building facing the street.

Lintel: A horizontal structural element over a window or door opening that supports the wall above.

Mullion: a structural element which divides adjacent window units

Muntin: is a strip of wood separating and holding panes of glass in a window.

Parapet: The portion of the wall of a façade that extends above the roofline.

Pedestrian-oriented Commercial Street: A street characterized by a narrow right-of-way, multiple storefronts, high volumes of pedestrian traffic and relatively few breaks in the streetwall. These streets generally have smaller retail establishments, which serve the local neighborhood.

Sash: A frame designed to hold the glass in a window.

Scale: Generally refers to the relative size of a building, street fixture, sign or other architectural element.

Sign Board/Fascia: A horizontal panel of either wood or an inset in a brick wall located immediately below the cornice. It is usually an ideal location to place a sign.

Spalling: The breaking off of stone or masonry chips due to water damage or other structural material failures.

Storefront: Usually considered the first story of a commercial building façade where the primary entrance and storefront windows are located.

Streetscape: The design elements along the public right-of-way, including streetlights, sidewalks, landscaping, furniture signage and awnings.

Streetwall: The vertical plane created by building facades along a street.

Transom: Smaller sets of windows usually above a door or display window.

Sources for More Information

Technical Information

Awnings and Canopies: Guidelines. National Main Street Center. Washington D.C.: National Trust for Historic Preservation, 1983.

Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Buildings. Robert C. Mack, FAIA and Anne E. Grimmer. Washington DC: National Park Service, 2000.

Brief #2: Repointing Mortar Joints in Historic Masonry Buildings. Robert C. Mack, FAIA, and John P. Speweik. Washington DC: National Park Service, 1998.

Brief #6: Dangers of Abrasive Cleaning to Historic Buildings. Anne Grimmer. Washington DC: National Park Service, 1979.

Brief #7: The Preservation of Historic-Glazed Architectural Terra Cotta. De Teel Patterson Tiller. Washington DC: National Park Service, 1979.

Brief #9: The Repair of Historic Wooden Windows. John H. Myers. Washington DC: National Park Service, 1981.

Signs for Main Street: Guidelines. National Main Street Center. Washington D.C.: National Trust for Historic Preservation, 1983.

Architecture

The Buildings of Main Street: A Guide to American Commercial Architecture. Richard Longstreth. Washington D.C.: The Preservation Press, 1987.

American Vernacular Design, 1870-1940. Herbert Gottfried and Jan Jennings. Ames: Iowa State University Press, 1985.

Keeping Up Appearances. National Main Street Center. Washington D.C.: National Trust for Historic Preservation, 1995.

General Information

National Park Service Preservation Briefs: http://www2.cr.nps.gov/tps/briefs/presbhom.htm

Illustrated Secretary of the Interior Standards for Rehabilitation: http://www2.cr.nps.gov/tps/tax/rhb/index.htm

Checklist for Rehabilitating Historic Buildings:

http://www2.cr.nps.gov/tps/cheklist.htm