



PRESERVING YOUR HISTORIC HOME

— A GUIDE FOR THE HOMEOWNER —



PREPARED
BY THE
IDAHO FALLS
HISTORIC
PRESERVATION
COMMISSION

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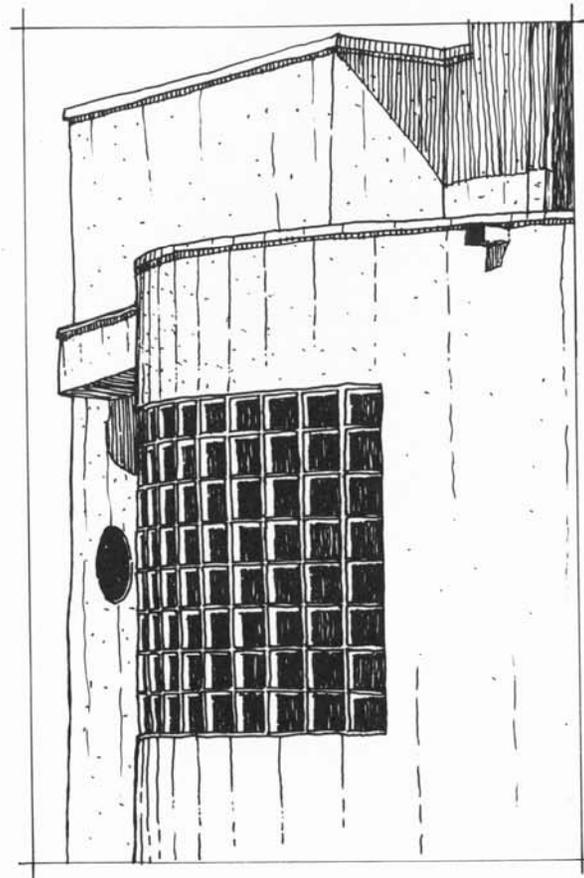
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	Introductions			
Idaho Falls Historical Preservation Commission prepared these guidelines for property owners.				
	<p>This guide is intended to assist owners of older homes make informed decisions about the rehabilitation of their properties. For successful rehabilitation, the distinctive original exterior features of the older home are treated appropriately and retained whenever possible. Most people buy an older house because they like the way it looks. This guide is intended to help owners maintain that look -- preserve the structural and decorative characteristics that give an older home its style and convey its time and place in the community.</p>		<p>Architectural style is determined by combining form (building size and shape) and details within that form (features and ornamentation). Styles reflect a mixture of geographical, climatic, historical, political, social, economic, technological, and even religious factors. Few homes are "pure" examples of any specific style. Sometimes only the basic form, roof type, or decorative details represent a certain style. Some homes represent two styles, e.g. Craftsman details may be found on a Queen Anne. Being able to identify the predominant style or detailing is important when planning a rehabilitation of a house. Knowing styles assists in determining appropriate materials for repair or missing details to replace.</p>	
	<p>The Guidelines address six prominent residential styles:</p> <ul style="list-style-type: none"> Queen Anne Tudor Colonial Revival Craftsman/Bungalow Prairie Art Moderne 		<p>The six residential styles addressed in this guide were popular between the years of 1890 and 1940. Some of these styles are found in the Ridge Avenue Historic District, which was listed in the National Register of Historic Places in 1993. However, historic houses in Idaho Falls are not limited to Ridge Avenue. The styles illustrated are from existing homes located on the numbered and lettered streets as well as the Ridge Avenue District. These illustrations are intended to serve as a helpful guide in recognizing various elements of a particular style.</p>	
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Architectural Styles

Queen Anne

1880 - 1910
 The Queen Anne in Idaho Falls is not exuberant and decoratively rich with towers, turrets, bay windows, and encircling porches normally associated with this style. In most of Southeastern Idaho, the Queen Anne style is conservative and ornamentation has classical rather than fanciful origins. Most Queen Anne examples retained the steeply pitched roofs and front-facing gable.



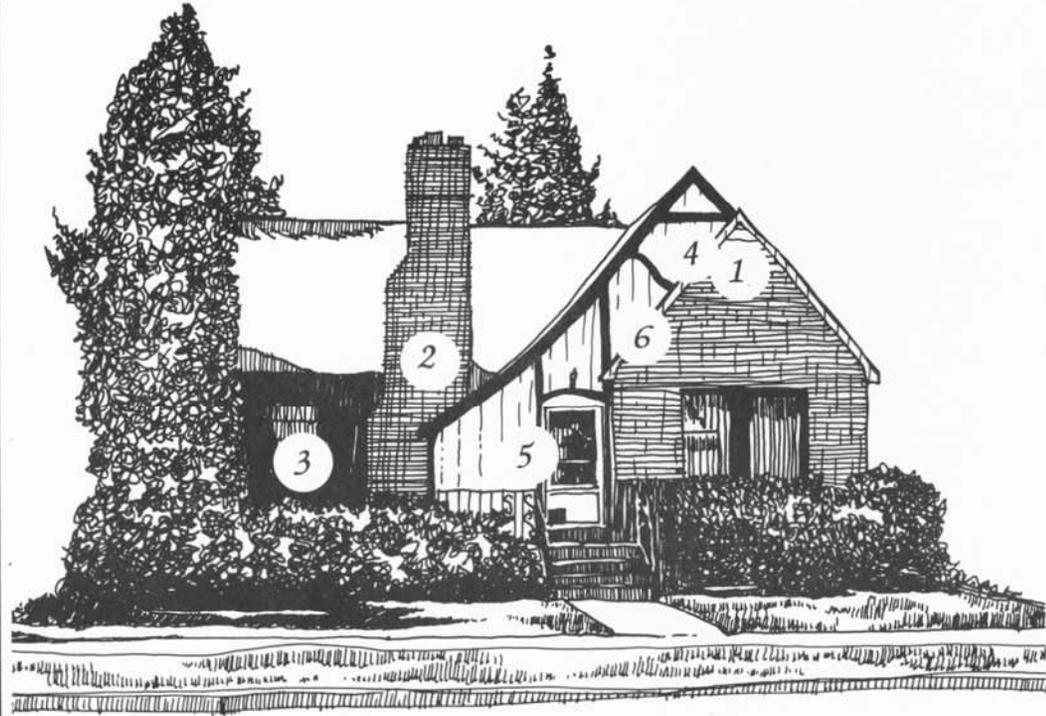
Shingles, often patterned under the front-facing gable, and wood clapboard siding were popular exterior materials. Classical columns, either full-height or resting on railings, were used for porch supports.

- | | | | |
|---|--------------------------------|---|-----------------------------------------------------------------------------|
| 1 | steeply pitched roof | 5 | full or partial porch |
| 2 | dominant front gable detailing | 6 | a large single-light window with additional small rectangular lights on top |
| 3 | gable dormer | | |
| 4 | classical columns | | |

Architectural Styles

Tudor

1890 - 1940
 This style was based on late Medieval English homes, ranging from the modest country cottages to the imposing manor houses. During the 1920s and 1930s, this was one of the most fashionable styles across America. The trademark features were the steeply pitched roofs with half-timbered detailing on the front gable. The trademark features were the steeply pitched roofs with half-timbered detailing on the front gable.



The exterior wall material was stucco, brick, and brick veneer. Ribbons of tall, narrow multi-light windows were common. Doors were sometimes paneled with strap hinges and leaded glass glazing. Idaho Falls has many good examples of this style.

- | | | | |
|---|-----------------------------------------------------------------------|---|--------------------------------------|
| 1 | steeply pitched gabled roof | 4 | half-timbered detailing |
| 2 | massive exterior chimneys with decorative chimney pots | 5 | arched doorway entrance |
| 3 | casement or double-hung sash windows grouped with multi-light glazing | 6 | a variety of exterior wall materials |

Architectural Styles

Colonial Revival

1880 - 1950
 The 1876 Philadelphia Centennial Exposition sparked a new interest in early American history. The 17th and 18th century housing types provided inspiration to builders of Colonial Revival homes in the first half of this century. Colonial Revival houses display a feeling of order. This style is represented by sensible proportions, symmetrical facades, classical columns, and grand porticoes.



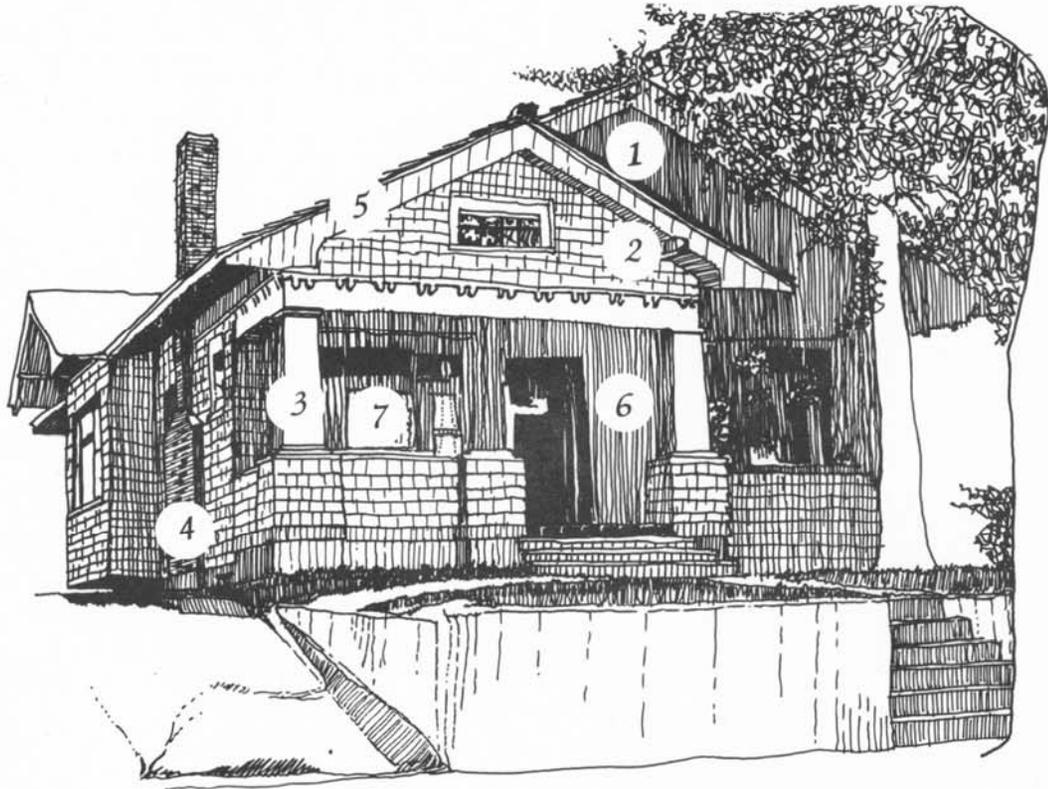
The exterior wall materials were either stone, brick, or wood. The roofs were gable, hipped, or gambrel (Dutch styling) shape. Windows were frequently in pairs. Idaho Falls has several good examples of this style.

- | | | | |
|---|---------------------------------------------------|---|----------------------|
| 1 | accentuated entry porticoes | 6 | decorative pediment |
| 2 | double-hung sash windows with multi-light glazing | 7 | pilasters or columns |
| 3 | symmetrical facade | 8 | silet |
| 4 | gable roof | | |
| 5 | fanlight over door | | |

Architectural Styles

Craftsman/Bungalow

1905 - 1930
 The Craftsman home, an American classic, was the most popular small house in the early part of this century. It was attributed to Charles Sumner Greene and Henry Mather Greene of Pasadena, California. Their design was published by *Ladies' Home Journal*, *Good Housekeeping*, *Architectural Record*, and other magazines. The Craftsman style was influenced by some Oriental forms and by the Arts and Crafts Movement in England.



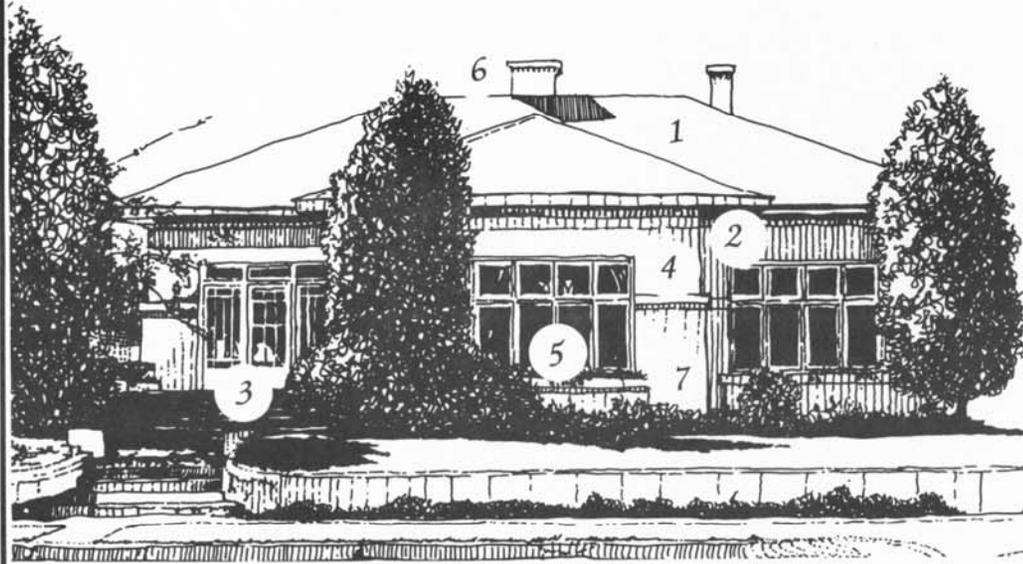
The Craftsman/Bungalow style home has a gable or hipped roof with wide, overhanging eaves. The use of natural materials such as wood shingle, stucco, brick, and stone with earth-tone finishes was common. Idaho Falls has many good examples of this style.

- | | | | |
|---|--------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | low pitched gable roofs | 6 | full or partial open or enclosed porches |
| 2 | exposed rafters | 7 | front window section with a large center fixed light window with double-hung sash windows on both sides and sixteen small lights at the top |
| 3 | tapered, square piers which may continue to the ground level | | |
| 4 | exterior chimney | | |
| 5 | fascia | | |

Architectural Styles

Prairie

1900 - 1920
 This American Classic is attributed to the Chicago architects known as the Prairie School. Frank Lloyd Wright was considered the master of this style, which takes its name from the Midwestern prairies. The wide expanse of the prairie is associated with the horizontal lines of these homes. This style could be adapted to many different site conditions with its box forms. It was a relatively short lived style.



Eaves, cornices, and wall detailing emphasize the horizontal lines of these homes. Rows or ribbons of windows dominate the facades. Exterior wall materials are stucco, wood, and brick. Idaho Falls has four good examples of this style.

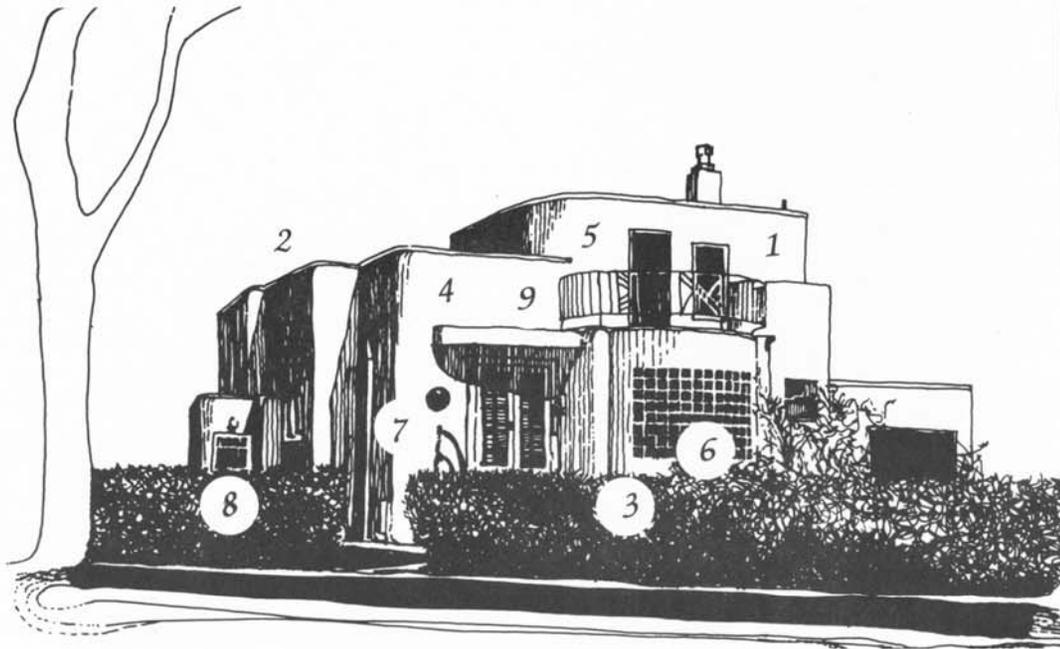
- | | | | |
|---|---------------------------------------------------|---|-----------------------|
| 1 | low pitched hipped roof | 6 | interior chimneys |
| 2 | wide overhanging eaves | 7 | plain smooth surfaces |
| 3 | porches have massive, square supports | | |
| 4 | horizontal lines | | |
| 5 | bands of casement windows with geometric patterns | | |

Architectural Styles

Art Moderne

1920 - 1940

The Art Deco and Art Moderne styles were built between the First and Second World Wars. Art Deco was used in public and commercial buildings and was ornamental in style. Art Moderne featured a streamline effect and plain detailing. Industrial designers of ships, airplanes, and cars used smooth surfaces, curved corners, and horizontal lines. This style emphasized similar architectural details.

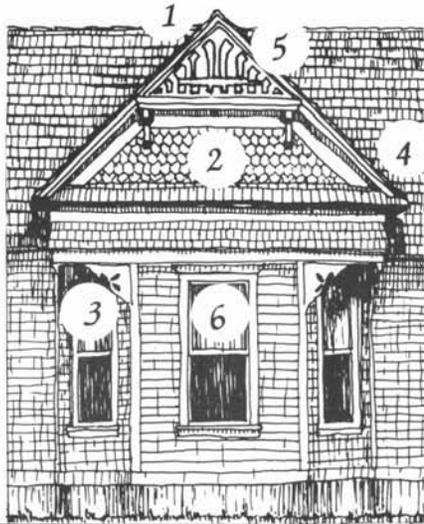


Art Moderne homes have flat roofs and smooth wall surfaces of stucco, often with horizontal grooves and curved corners. Glass block and metal casement windows were common. Idaho Falls has a few good examples of this style.

- | | | | |
|---|----------------------|---|-------------------------------------------|
| 1 | smooth wall surfaces | 6 | glass block windows |
| 2 | flat roof | 7 | round windows |
| 3 | asymmetrical facade | 8 | metal or wood doors with circular glazing |
| 4 | horizontal lines | 9 | metal railings |
| 5 | curved corners | | |

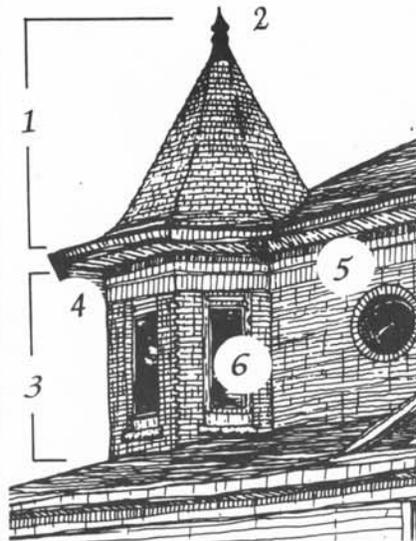
Roofs, Porches, and Eaves

Queen Anne



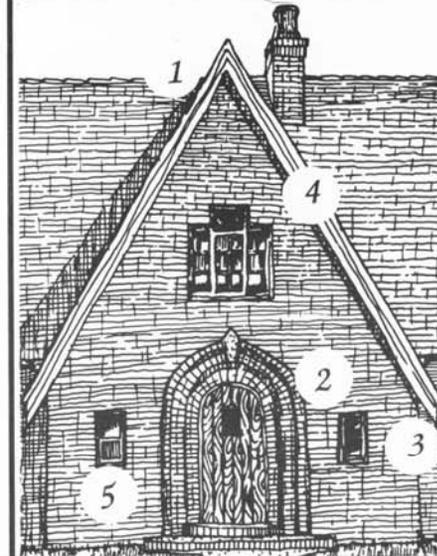
- 1 steeply pitched roof
- 2 fish scale shingles
- 3 lace-like brackets
- 4 slight overhanging eaves
- 5 decorative gable ornament
- 6 double-hung windows

Queen Anne



- 1 witches' cap
- 2 finial
- 3 polygonal turret
- 4 soffit
- 5 frieze
- 6 double-hung windows

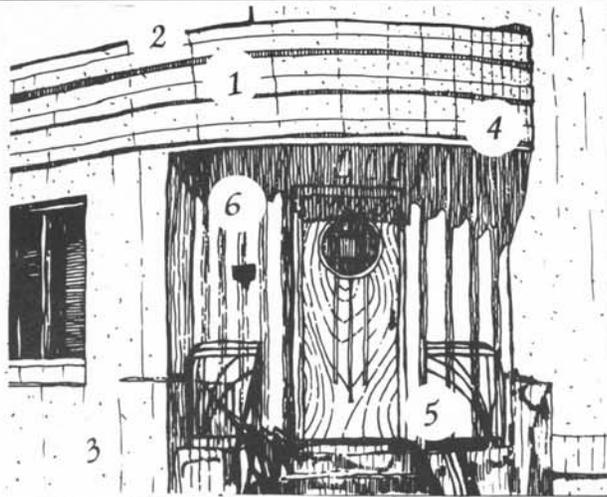
Tudor



- 1 steeply pitched roof
- 2 arched door frame
- 3 slight overhanging eaves
- 4 plain gable details
- 5 double-hung windows

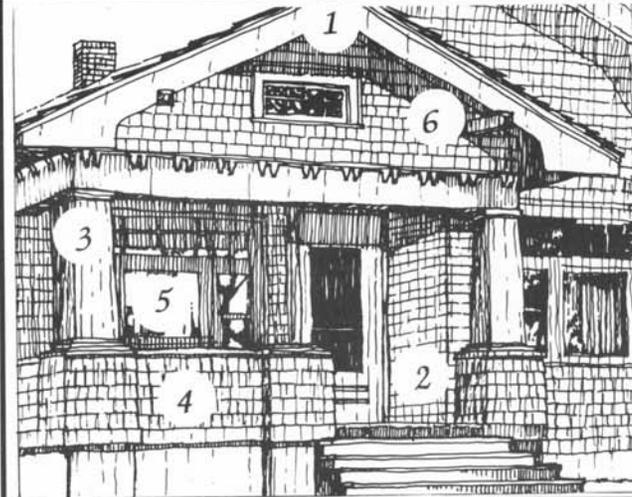
Roofs, Porches, and Eaves

Art Moderne



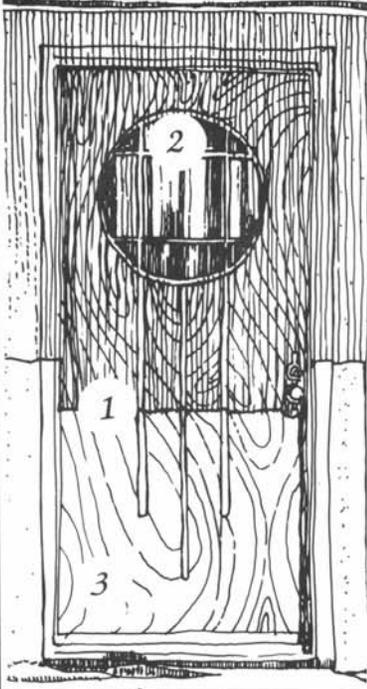
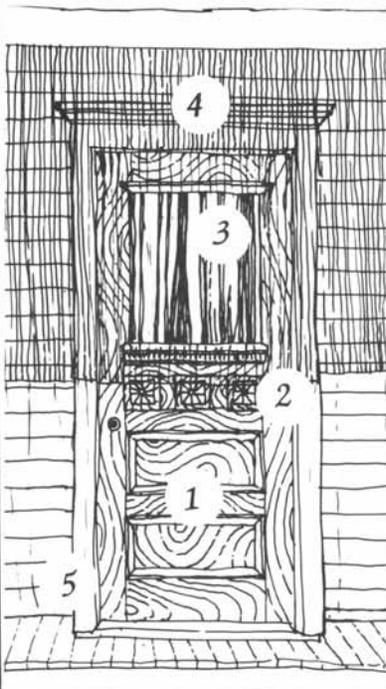
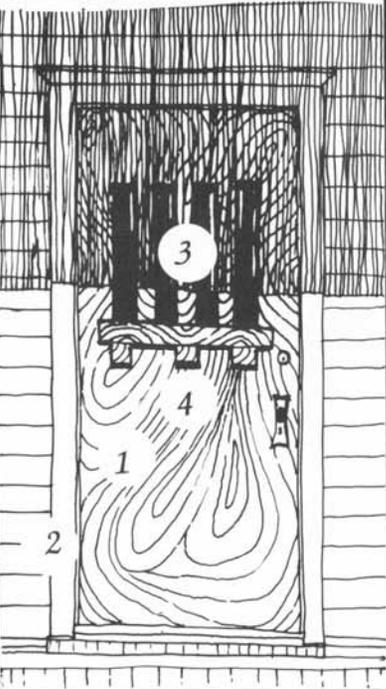
- 1 soft round corners
- 2 flat roof
- 3 smooth wall finish
- 4 curved canopy with horizontal elements
- 5 metal railing
- 6 stucco or plaster veneer with streamline reveals

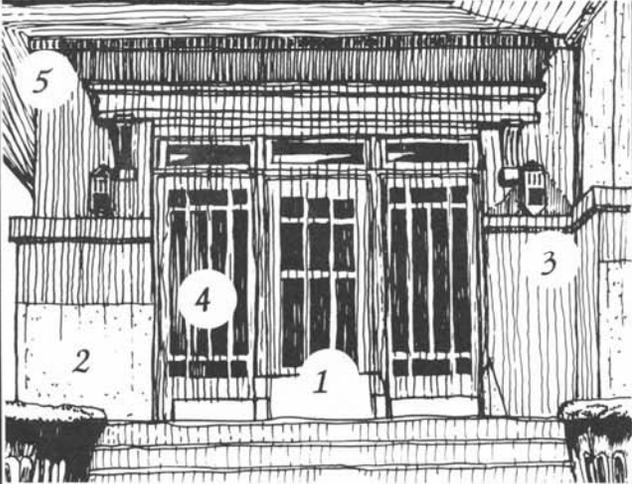
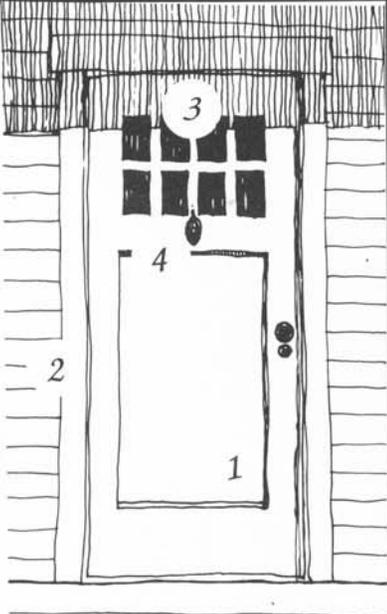
Craftsman/Bungalow



- 1 low pitch roof
- 2 open porch with large overhanging gables
- 3 tapered square piers
- 4 wood shingles
- 5 large front window area
- 6 exposed rafters and purlins

Entrances					
Colonial Revival	Tudor		Notes		
			<p>Entrances are your first impression. It is key to maintain the focal point in preserving the character of the home. The front door is used and abused by both weather and people. Expect the entrance to require some attention.</p>		
<ol style="list-style-type: none"> 1 elliptical arch 2 fanlight with tracery 3 sidelights 4 raised six-panel door 5 one story pilasters 6 cornice with dentils 	<ol style="list-style-type: none"> 1 board/plank door 2 keystone 3 glazing 4 round-arch portal 5 brick exterior finish 		<p>Since there are many architectural elements associated with the door, changes to its appearance will impact the integrity of its historic appearance or style.</p>		

Entrances					
Art Moderne		Queen Anne		Craftsman/Bungalow	
 <p>A line drawing of an Art Moderne entrance. It features a flush door with a streamline design, a circular glazing element at the top, and a usually painted or glossy varnished finish. The door is set within a simple casing.</p>		 <p>A line drawing of a Queen Anne entrance. It features a raised panel door, a patera above the door, a single large light in the transom, a decorative crown molding above the door, and a casing. The door is set within a decorative wood molding.</p>		 <p>A line drawing of a Craftsman/Bungalow entrance. It features a flush door, a casing, four vertical lights in the transom, and wood molding. The door is set within a decorative wood molding.</p>	
<p>1 flush door with streamline design 2 circular glazing 3 usually painted a novelty color or glossy varnish finish</p>		<p>1 raised panel door 2 patera 3 single large light 4 decorative crown 5 casing</p>		<p>1 flush door 2 casing 3 four vertical lights 4 wood molding</p>	

	Entrances		Craftsman/ Bungalow	
	Prairie			
				
	<ol style="list-style-type: none"> 1 door pattern with rectilinear geometric forms 2 plain stucco surface 3 contrasting horizontal lines 4 leaded glazing 5 large overhanging eaves 		<ol style="list-style-type: none"> 1 panel door 2 casing 3 eight square lights which usually mirror the front window design 4 door knocker 	

	Windows			
	Craftsman/Bungalow		Notes	
			<p>Windows and doors are significant architectural features that help define a specific style. Investigate the window condition before deciding whether to repair or replace the existing windows. Often repairing defects will be more cost effective.</p>	
	<ol style="list-style-type: none"> 1 large front fixed window in center 2 double-hung windows on sides 3 twenty small lights fixed over top 4 muntins 5 shared sill 6 wood shingle siding 		<p>Often re-caulking and weatherstripping the original windows and doors will help with energy conservation and comfort.</p>	

Windows

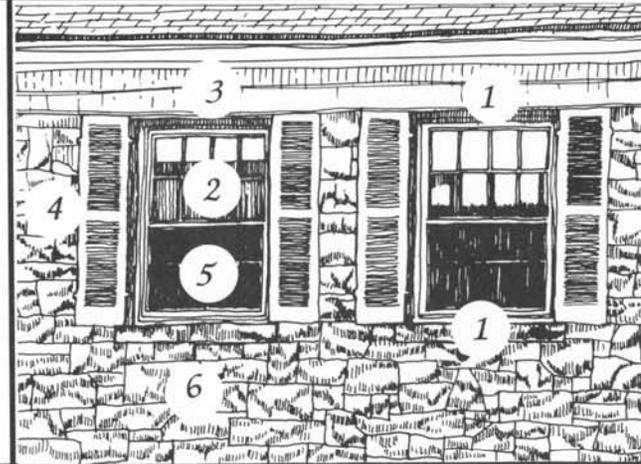
Colonial Revival



Palladian Windows:

- 1 fanlight
- 2 three window section with the middle light usually wider than the lights on the sides
- 3 columns or pier divide lights
- 4 keystone at top of arch sometimes
- 5 sill

Colonial Revival

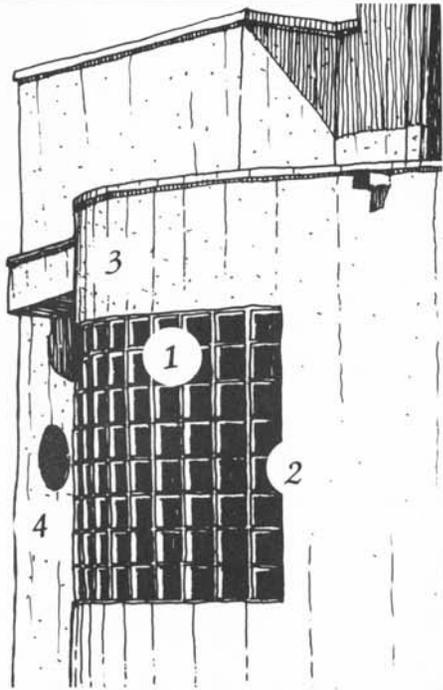


Double-Hung Windows:

- 1 top and bottom rail
- 2 muntins
- 3 lintel
- 4 shutters
- 5 light
- 6 stone exterior

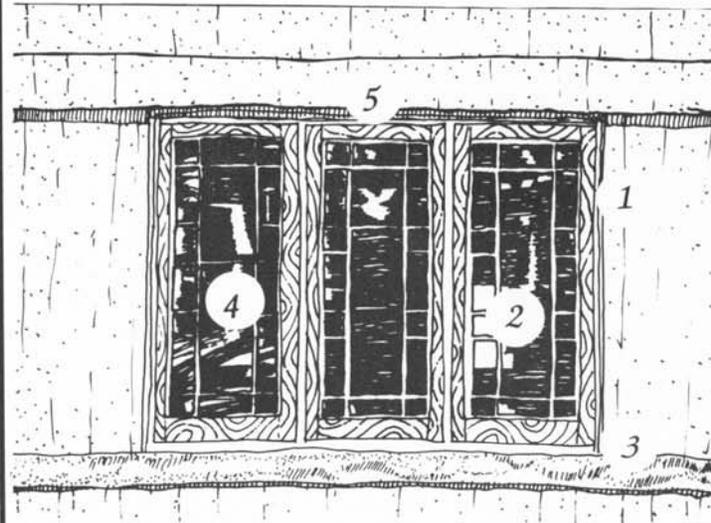
Windows

Art Moderne

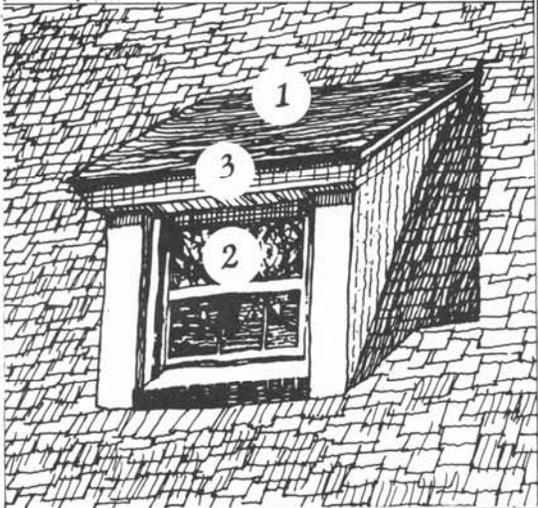
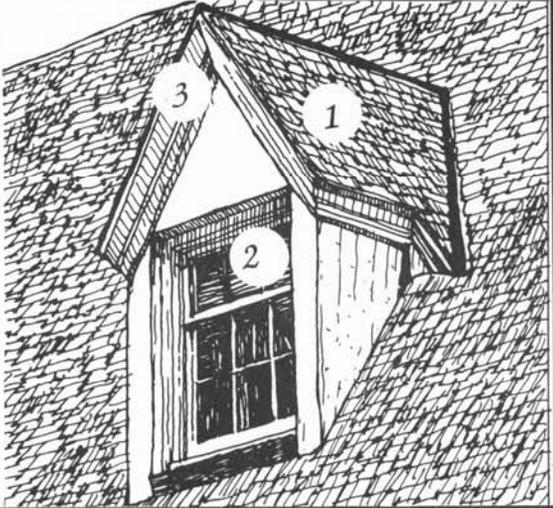


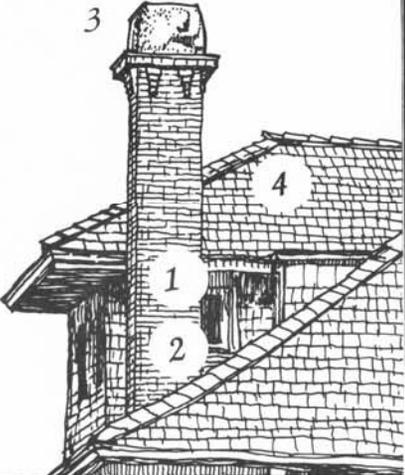
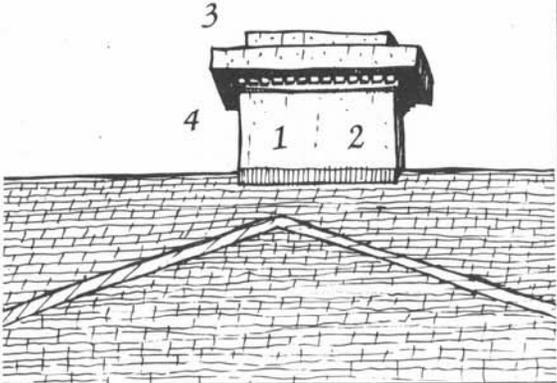
- 1 curved glass block window
- 2 metal frame
- 3 located at rounded corner
- 4 circular glazing

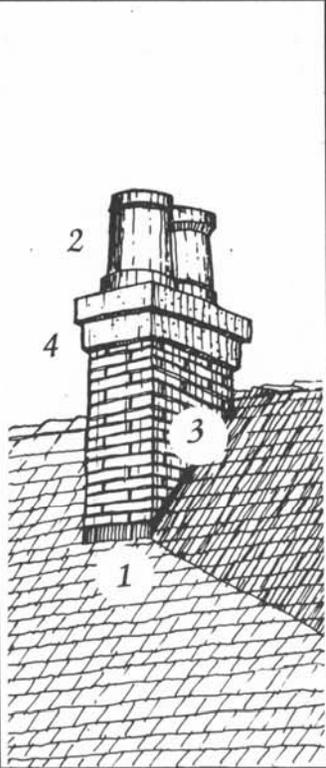
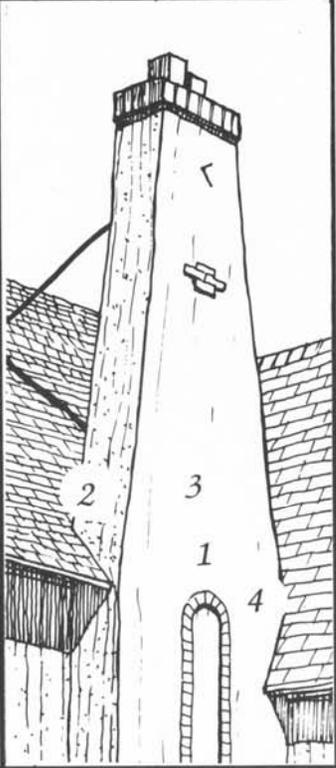
Prairie



- 1 casement type window
- 2 geometric patterns
- 3 shared sill
- 4 leaded glazing
- 5 windows grouped into horizontal band

	<h2 style="text-align: center;">Windows</h2>		<p>Dormers provide light, air, and additional space to attics.</p>	
	<p style="text-align: center;">Colonial Revival and Craftsman/Bungalow</p>		<p style="text-align: center;">Colonial Revival, Tudor Craftsman/Bungalow, and Queen Anne</p>	
				
	<p style="text-align: center;">Shed Dormer</p>		<p style="text-align: center;">Gable Dormer</p>	
	<ul style="list-style-type: none"> 1 shed roof 2 double-hung window 3 fascia 		<ul style="list-style-type: none"> 1 gable roof 2 double-hung window 3 fascia 	

	Chimneys			
	Craftsman/Bungalow	Prairie	Notes	
			<p>The first step is to investigate both the interior and exterior to establish the current chimney conditions. Since chimneys are often dominant architectural features on historic homes, altering their design might destroy the overall pattern. Care must be taken to preserve the appearance.</p>	
	<ul style="list-style-type: none"> 1 exterior chimney 2 brick 3 tall chimney with decorative cap 4 hip roof 	<ul style="list-style-type: none"> 1 interior chimney 2 plain stucco surface 3 broad flat cap 4 decorative cornice 	<p>If your only option is to replace, it is possible to locate similar chimney pots from either architectural salvage companies or some manufactures still make decorative pots with traditional designs.</p>	17

Chimneys					
	Art Moderne		Tudor		Tudor
					
	<ul style="list-style-type: none"> 1 exterior chimney 2 stucco finish 3 flat roof ledger 		<ul style="list-style-type: none"> 1 interior chimney 2 circular chimney pots 3 masonry finish 4 simple corbel top 		<ul style="list-style-type: none"> 1 exterior chimney 2 massive/tapered 3 stucco finish 4 decorative brick pattern

	<p>THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION</p>		<p>The U.S. Department of Interior, as part of the National Register of Historic Places program, has developed guidelines to advise federal agencies on preserving historic properties. These guidelines are used by private companies and individuals pursuing federal tax credits for rehabilitation of properties listed on the National Register or eligible for the National Register.</p>	
	<p>1) A property shall 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.</p> <p>2) The historic character of a property shall be retained and preserved. The removal of distinctive materials or alternation of features, spaces, and spatial relationships that characterize a property shall be avoided.</p> <p>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 elements from other historic properties, shall not be undertaken.</p> <p>4) Changes to property that have acquired historic significance in their own right shall be retained and preserved.</p> <p>5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</p>		<p>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, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.</p> <p>7) Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.</p> <p>8) Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.</p> <p>9) New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships 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.</p> <p>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.</p>	<p>19</p>

	<p style="text-align: center;">Rehabilitation</p>			
	<p>The Secretary of Interior defines rehabilitation as a process "returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural value".</p> <p>The purpose of this guide is to encourage homeowners to rehabilitate their homes. Rehabilitation returns a home to a state of usefulness -- a state which meets the needs of today's families while preserving the house's historic character.</p> <p>Rehabilitation is not restoration. Restoration would return the home to its original condition, a state which is not practical or desirable for most homeowners.</p> <p>Rehabilitation is not remodeling. Successful remodeling often changes the home's original appearance. Typical remodeling activities include removing a porch, installing new siding of different material and style, replacing windows with different shapes and sizes, and constructing additions that are out of character with the original home design. The home may meet the needs of the owners, but the style and historic character are lost.</p>		<p>Familiarize yourself with the house. Carefully observe the exterior of the home and note its shape, materials, and decorative details. Notice the design of the front door, windows, porches, roof, and eaves. These features give a building its style. Make a list of the significant historical elements of the home. List such things as window design, roof details, wall materials, decorative brackets, and column shapes. Compare your home to the styles found within this guide.</p> <p>Consult local sources for the history of the house and its original appearance. History of older homes must be pieced together from many different sources. Sanborn Insurance maps and City's newspapers from 1890 are available on microfiche in the Idaho Room of the Idaho Falls Library. The Sanborn maps provide a footprint of many older structures in the city and note original building materials. The Library contains city directories from 1907 to the present. The reading room in the Bonneville County Museum has early photographs and promotional brochures on Idaho Falls. Tax records at the County Assessor's Office, deed records at the County Recorder's Office, and title companies may be helpful.</p>	<p style="text-align: right;">20</p>

The 9 Basic Principles of Rehabilitating Old Buildings

The following information and general rehabilitation guidelines come from "Getting to Know Your Old House", *The Old-House Journal Compendium*, pages 43 - 46.

1. Every reasonable effort should be made to provide a compatible use for buildings that will require minimum alteration to the building and its environment.

2. Rehabilitation work should not destroy the distinguishing qualities or character of the property. Removal or alterations of historic material or architectural features should be held to a minimum.

3. Deteriorated architectural features should be repaired rather than replaced whenever possible. When replacement is necessary, new materials should match material being replaced in composition, design, color, texture, and other visual qualities.

4. Replacement of missing architectural features should be based on accurate duplication of original features insofar as possible.

5. Distinctive stylistic features and examples of skilled craftsmanship -- which are scarce today -- should be treated with sensitivity.

6. Many changes to buildings and environments that have been made over the year are evidence of the history of the building and the neighborhood. These alterations may have developed significance in their own right and this significance should be respected.

7. All buildings should be recognized as products of their own time. Alterations to create earlier appearances should be discouraged.

8. Contemporary design for new buildings in old neighborhoods and additions to existing buildings or landscaping should not be discouraged if the design is compatible with the size, scale, color, material, and character of the neighborhood.

9. Whenever possible, additions or alterations to buildings should be done so that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.

	<p>General Guidelines: The Environment</p>			
	<p>TRY TO:</p>		<p>AVOID:</p>	
	<p>Retain distinctive features such as the size, scale, mass, color, and material of buildings, including roofs, porches, exteriors finishes, and stairways that give a neighborhood its distinguishing character.</p> <p>Retain plants, trees, fencing, and walkways that reflect the property's history and development.</p> <p>Retain landscape features such as gardens, alleys, and building setbacks which have traditionally linked buildings to the environment.</p> <p>Base all decisions for new work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, tax records, and maps. If changes are made they should be carefully evaluated in light of the past appearance of the site.</p>		<p>Introducing new construction into the neighborhood that is incompatible with the character of the district because of size, scale, color, and material.</p> <p>Introducing signs, new plant materials, fencing, walkways, and paving materials that are out of scale or inappropriate to the neighborhood.</p> <p>Making hasty changes to the appearance of the site by removing old plants, trees, etc., before evaluating their importance in the property's history and development.</p> <p>Over-restoring the site to an appearance it never had.</p>	

	<p>General Guidelines: Walls and Foundations</p>			
	<p>TRY TO:</p>		<p>AVOID:</p>	
	<p>Retain original materials, whenever possible.</p> <p>Repair or replace where necessary deteriorated materials such as wood siding with new material that duplicates the old as closely as possible in size, shape, and color.</p> <p>Base all decisions on making structural repairs to the building foundation on a professional inspection and evaluation.</p> <p>Duplicate old mortar in composition, color, and texture. Duplicate joint size, method of application, and joint profile.</p> <p>Repair stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.</p> <p>Clean masonry only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.</p> <p>Replace missing architectural features, such as cornices, brackets, railings, and shutters.</p> <p>Retain the original or early color and texture of masonry surfaces wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.</p>		<p>Applying waterproofing, water-repellent coatings, or other treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the foundation and masonry.</p> <p>Repointing with mortar of higher cement content can create a bond that is often stronger than the building material. This can cause deterioration. Repointing with mortar joints of differing size and joint profile, texture or color.</p> <p>Sandblasting brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products which could have an adverse chemical reaction with the masonry (i.e., acid on limestone or marble)</p> <p>Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, brick veneer, and aluminum or vinyl siding.</p> <p>Removing architectural detailing, such as the trim. These are usually an essential part of a building's character and appearance.</p> <p>Indiscriminate removal of paint from masonry surfaces. This may be historically incorrect and may subject the building to harmful damage.</p>	<p>23</p>

	<p>General Guidelines: Porches</p>		
	<p>TRY TO:</p>		<p>AVOID:</p>
	<p>Retain porches and steps that are appropriate to the building. Porches or additions reflecting later architectural styles are often important to the building's historic integrity.</p> <p>Repair or replace, where necessary, deteriorated architectural features of wood, iron, cast iron, tile, and brick.</p> <p>Repair or replace deteriorated material with new material that duplicates the old as closely as possible.</p> <p>If enclosing is necessary, consider using large glass areas so that the sense of openness and architectural character are preserved.</p> <p>Remember that early alterations have taken on their own historical significance and are more appropriate than replicating the original design.</p>		<p>Removing or altering porches or steps.</p> <p>Stripping porches of original materials such as hand railing, columns, brackets, and trim.</p> <p>Applying new material that is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, wrought iron posts, vinyl or aluminum siding.</p> <p>Enclosing porches in a manner that destroys their intended appearance.</p>

	<p>General Guidelines: Roofs and Eaves</p>			
	<p>TRY TO:</p>		<p>AVOID:</p>	
	<p>Preserve the original roof shape.</p> <p>Verify the structural integrity of the roof framing.</p> <p>Retain the original roofing material, whenever possible.</p> <p>Replace deteriorated roof coverings with new materials that match the old in composition, size, shape, color, and texture.</p> <p>Preserve or replace, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cornices, brackets, chimneys, and weather vanes.</p> <p>Place television dishes, antennae, and mechanical equipment out of view to the public and in an inconspicuous location.</p> <p>Ice dams are a common cause of roof damage in Idaho Falls. To prevent ice dams at roof eaves, three factors must be addressed together: proper ventilation, proper insulation, and the roof design configuration. If you need further assistance with ice dam prevention, contact a professional or the City of Idaho Falls.</p>		<p>Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.</p> <p>Replacing deteriorated roof coverings with new materials that differ to such an extent from the old that the appearance of the building is altered. An example would be installing a bright colored metal roof on Queen Anne Style house.</p> <p>Stripping the roof of architectural features important to its character.</p> <p>Placing television dishes, antennae, and mechanical equipment such as air conditioners or roof top ventilators, where they can be seen from the street.</p> <p>The commonly used technique of installing heating cables at roof edges are of little value against ice dams.</p>	

	<p>General Guidelines: Windows and Doors</p>			
	<p>TRY TO:</p>		<p>AVOID:</p>	
	<p>Retain existing windows and door opening including window sash, glass, sills, shutters, doors, pediments, steps, and all hardware.</p> <p>Respect the stylistic period or periods a building represents. If replacement of windows or doors is necessary, the replacement should duplicate the materials, design, and the hardware of the original window or door.</p> <p>Retain and repair elements such as sidelights, fanlights, and decorative moldings.</p> <p>If new modern sliding glass doors are to be installed, locate in the rear of the building away from the public view.</p>		<p>Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window or new door sizes.</p> <p>Altering the size of the window panes or sash. Such changes destroy the scale and proportion of the building.</p> <p>Discarding original doors and hardware when they can be repaired and reused in place.</p> <p>Inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and door or the installation of plastic or metal strip awnings or fake shutters that disturb the character and appearance of the building.</p>	<p>26</p>

	General Guidelines: Painting			
	TRY TO:		AVOID:	
	Discover and retain original paint colors, or repaint with colors based on the original to illustrate the distinctive character of the property.		Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.	
	General Guidelines: New Additions and Outbuildings			
	TRY TO:		AVOID:	
	Keep new additions to a minimum and design them compatible in size, scale, mass, building materials, color and texture. Locate in rear of building if possible. Treat outbuildings with the same care and study as the historic building.		Making unnecessary new additions. Designing new additions which are incompatible with earlier building. Destroying the relationship of the buildings by demolishing the outbuilding.	

	General Guidelines: Safety and Code Requirements			
	TRY TO:			
	<p>Investigate variances for historic properties afforded under some local codes. The City of Idaho Falls has adopted the Uniform Building Code (UBC).</p> <p>Provide access for the handicapped without damaging the essential character of the property.</p>			

Sources and Resources

Agencies and Organizations

Idaho Falls Historic Preservation Commission
Planning and Building Division
680 Park Avenue, P.O. Box 50220
Idaho Falls, Idaho 83405
(208) 529-1276

Idaho Historic Preservation Council
P.O. Box 1495
Boise, Idaho 83702

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

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

National Trust for Historic Preservation
Western Regional Office
One Sutter Street, Suite 707
San Francisco, California 94104

National Park Service
Western Regional Office
450 Golden Gate Ave., P.O. Box 36062
San Francisco, California 94102

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