



historic bonneville hotel concept perspective



July 15, 2016

The Bonneville Hotel located at 410 Constitution Way in Idaho Falls, ID is one of the predominate historic buildings in the city. Built in 1927, with a significant addition of support space, retail, and hotel rooms in 1951, the Bonneville Hotel is a five-story concrete frame structure with a brick façade. It commands the northwest corner of Constitution Way and Park Avenue with compelling storefront spaces and a dynamic facade. The southern portion of the structure is topped with a second floor patio space which is currently underutilized.

The hotel has undergone a series of additions and alterations over the years. Its iconic signage was added soon after its construction, along with entry canopies, which were replaced a few decades later when a matching addition was added to the north wing, as well as a cluster of brick and concrete masonry single-story additions in the northwest corner of the site in which a ballroom was housed.

The original signage was replaced in the 50s / 60s to advertise the Bonneville as Idaho Fall's only "fireproof" hotel. The Starlite Lounge was a key element in the hotel during this period as well, and was likely the last business to utilize the building's corner storefront system before it was covered with a stone veneer when the building came under new management in 1976. The hotel was converted into apartments and housed the Bonneville Restaurant and Lounge until it shut down after more than 20 years of service.

The building now contains 63 apartments ranging in size from single room occupancies to one and two bedroom offerings. Despite a lack of commercial presence, the exterior remains historically intact as a beautiful presence within Idaho Falls' downtown environment.

(Top: 1920s/30s, Middle: 1930s/40s,
Bottom: 1950s/60s)





(Left: 1940s Hotel Dining Room, Middle: 1940s Hotel Lobby, Right: 1940s Hotel Room)

While the building exterior has dodged the trials of misguided “renovations”, the base was not so lucky. Fortunately, the building remains historically intact, though the colorful history of the hotel’s interior was lost through a series of contemporary remodels. The main entry lobby at the east side of the building, along with the central stair and elevator, are the primary interior elements of the building to have retained their historic integrity. Sadly, the majority of the interior no longer represents the original elegance, feel, and configuration.

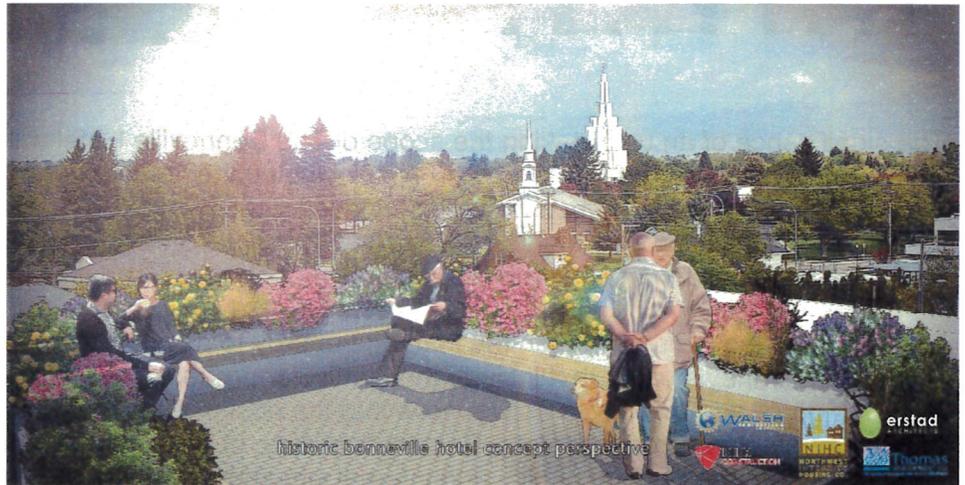
In order to restore the original character of the Bonneville Hotel’s exterior as it engages the street, we propose to remove the brick and stone veneer infill within window openings on the south and east facades and reestablish the original storefront, complete with our modern interpretation of the transom windows akin to many neighboring buildings within downtown Idaho Falls. These spaces will be devoted to retail and commercial programs, generating life and activity at the street. The streetscape itself will be redeveloped with new sidewalks, planter beds, and space to encourage outdoor seating and activate a pedestrian lifestyle within the heart of downtown Idaho Falls.





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The exterior brick veneer of the building will be cleaned to Department of Interior Standards for Historic Restoration. The second through fifth floor window openings will be replaced in a similar manner, and the second floor patio at the south façade will be revitalized for resident use.



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In addition, a rooftop garden located atop the single-story additions at the rear of the building, accessed from one of the two new stair towers which will be created to serve a new apartment layout, will create a private amenity for residents and guests. With the new, code-compliant stair towers in place, the existing metal fire escapes will be removed from the north and west sides of the building and the openings restored and incorporated into adjacent residences.

The interior of the building will be opened up, leaving the original stairs, elevator, and lobby spaces to represent the historic character of the building. A new apartment layout and revitalized community spaces will be established, while commercial and retail activities return to the first floor.



The significance of an undertaking the scope of The Bonneville Hotel will require involvement on many fronts and levels from the City of Idaho Falls, including the various agencies and oversight committees. As we proceed with the project, we will be working directly with the State of Idaho Historical Preservation Office and the Idaho Falls Historic Preservation Commission as we preserve this building and re-engage the community with the renovation.

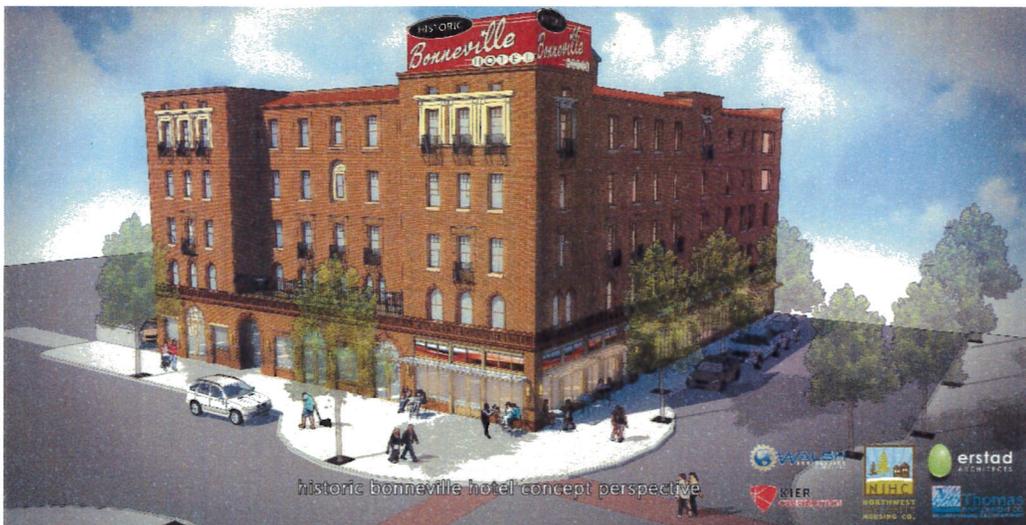
The City of Idaho Falls has taken the time and energy to develop a number of studies, Comprehensive Plans, and overlay studies that include this particular property. We will be responding to each of these and their goals and objectives as we move into the design phase. Items such as the parking lot improvements and screening along Constitution Way, utility and trash enclosures to screen the containers from the general public, and internal site improvements are a part of the overall upgrades we are completing.

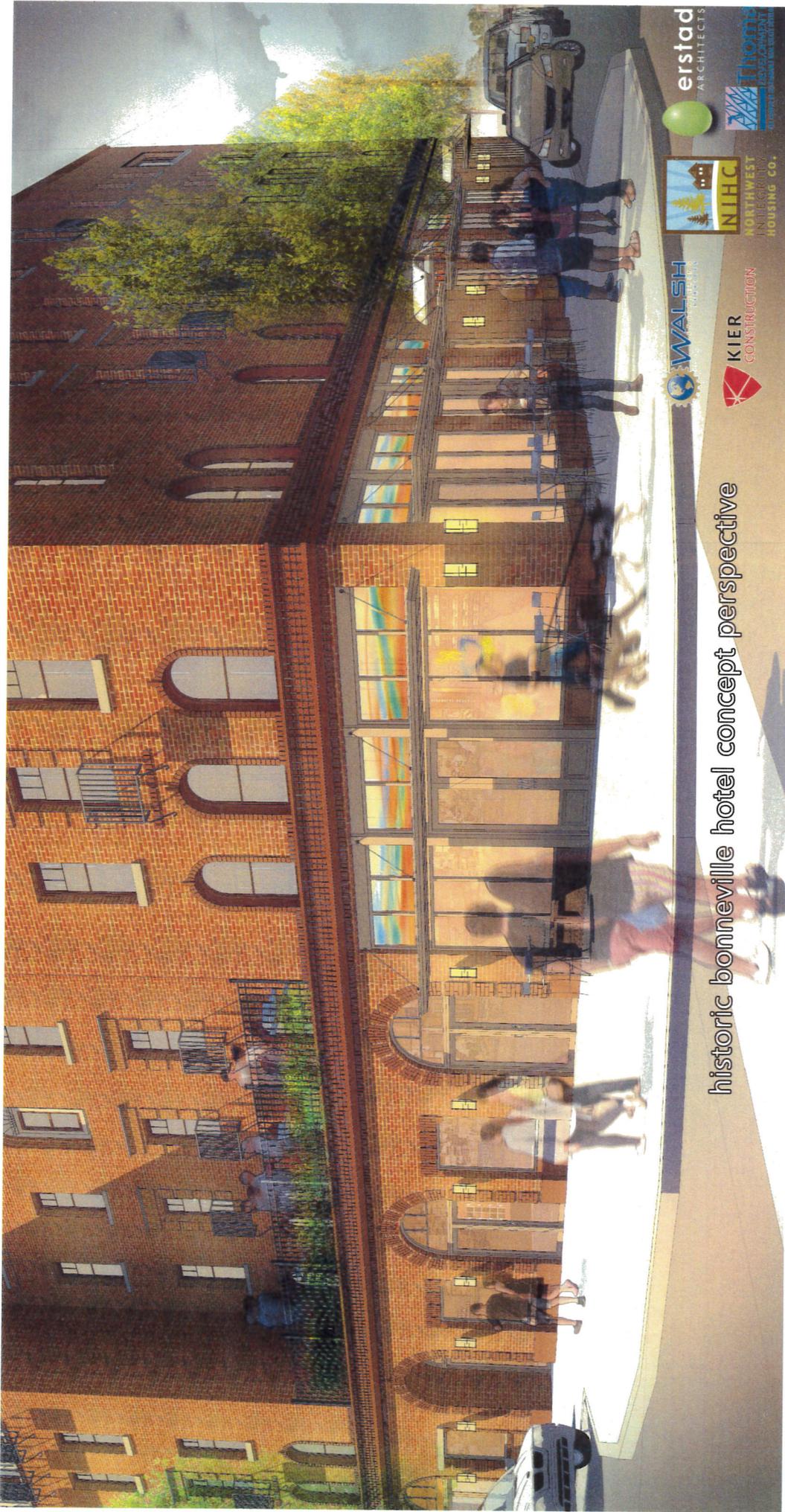
We recognize that this project will fold nicely into the downtown fabric, and that there exists numerous resources to help guide some of our design responses including:

Idaho Fall Downtown Housing Study; Idaho Falls Comprehensive Plan; Idaho Falls Downtown Design Guidelines; 2007 Idaho Falls Downtown Parking Study; 2006 Downtown Design Assessment Study; and the 2102 Downtown Parking Study.



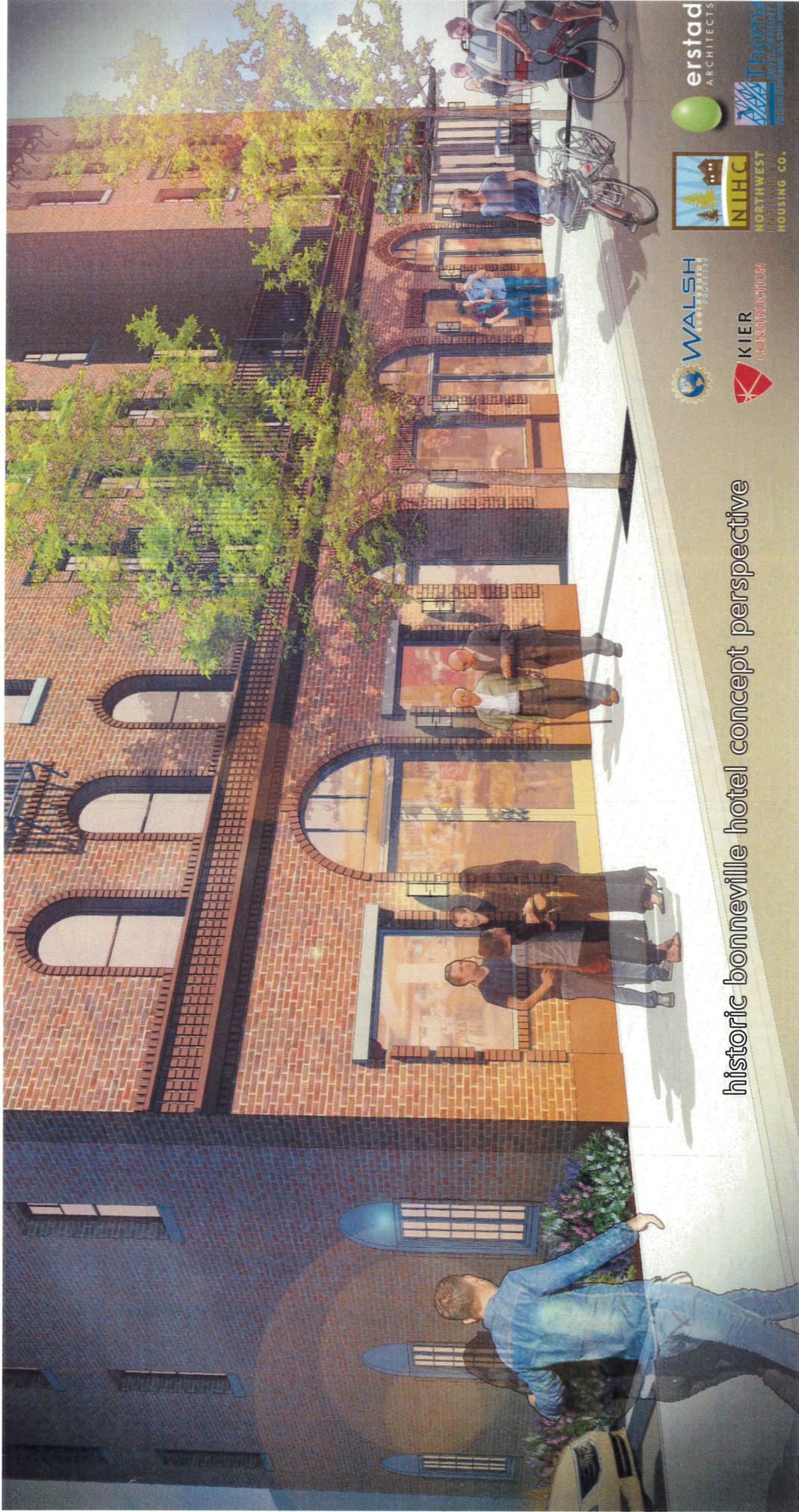
The Bonneville Hotel is an important historic element in the fabric of the City of Idaho Falls, and with our design, will retain the area's heritage while energizing the downtown environment. We believe that this restoration will improve not only the building itself, but it's surrounding neighborhood as well.





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MUSEUM
DAHO





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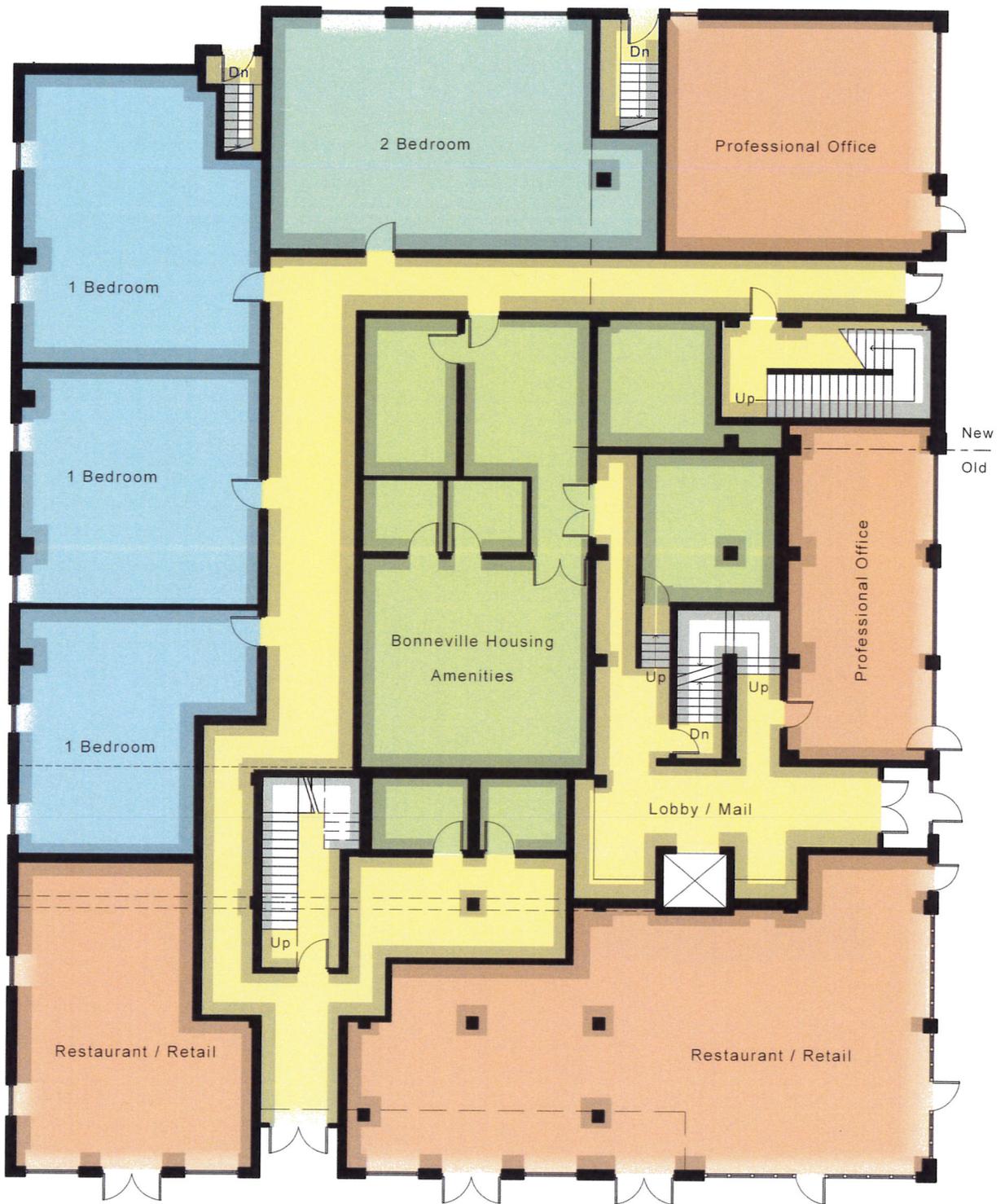
WALSH
CONSTRUCTION

KIER
CONSTRUCTION

NHHC
NORTHWEST
INTEGRITY
HOUSING CO.

erstad
ARCHITECTS

Thomas
DEVELOPMENT
FOR CLIMATE-RESILIENT COMMUNITIES



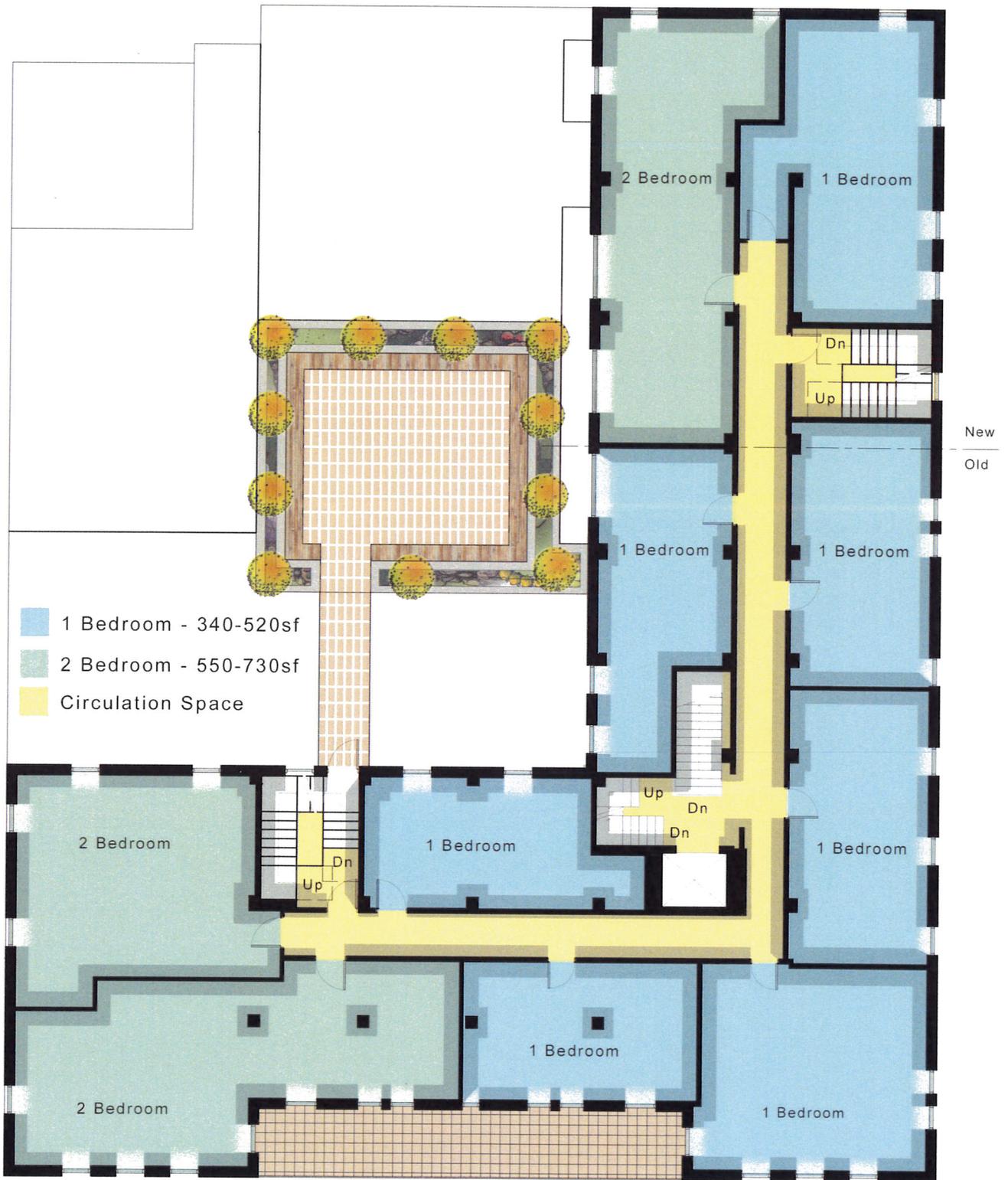
- 1 Bedroom - 520-680sf
- 1 Bedroom - 860sf



historic bonneville hotel
160504

first floor plan concept
07.15.16





historic bonnevillle hotel
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second floor plan concept
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historic bonnevillle hotel
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third floor plan concept

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historic bonneville hotel
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fourth floor plan concept
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historic bonneville hotel
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fifth floor plan concept

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south west elevation



north east elevation



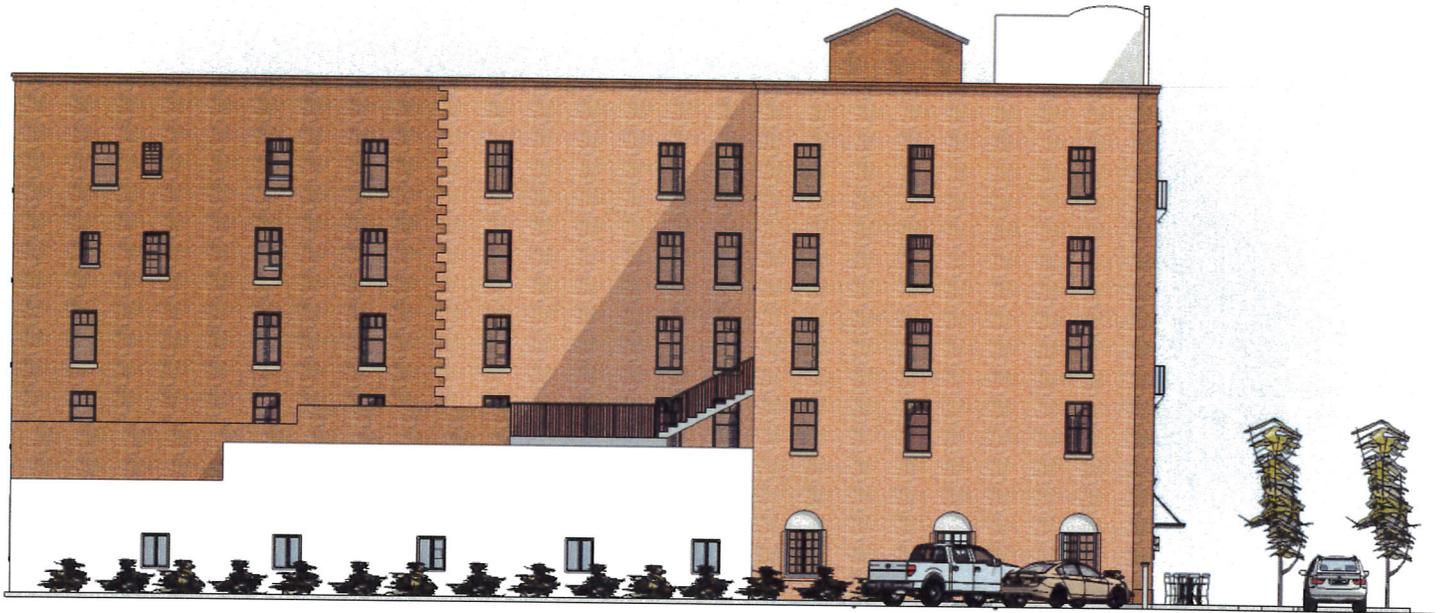
historic bonneville hotel
160504

concept elevations

07.15.16



south east elevation



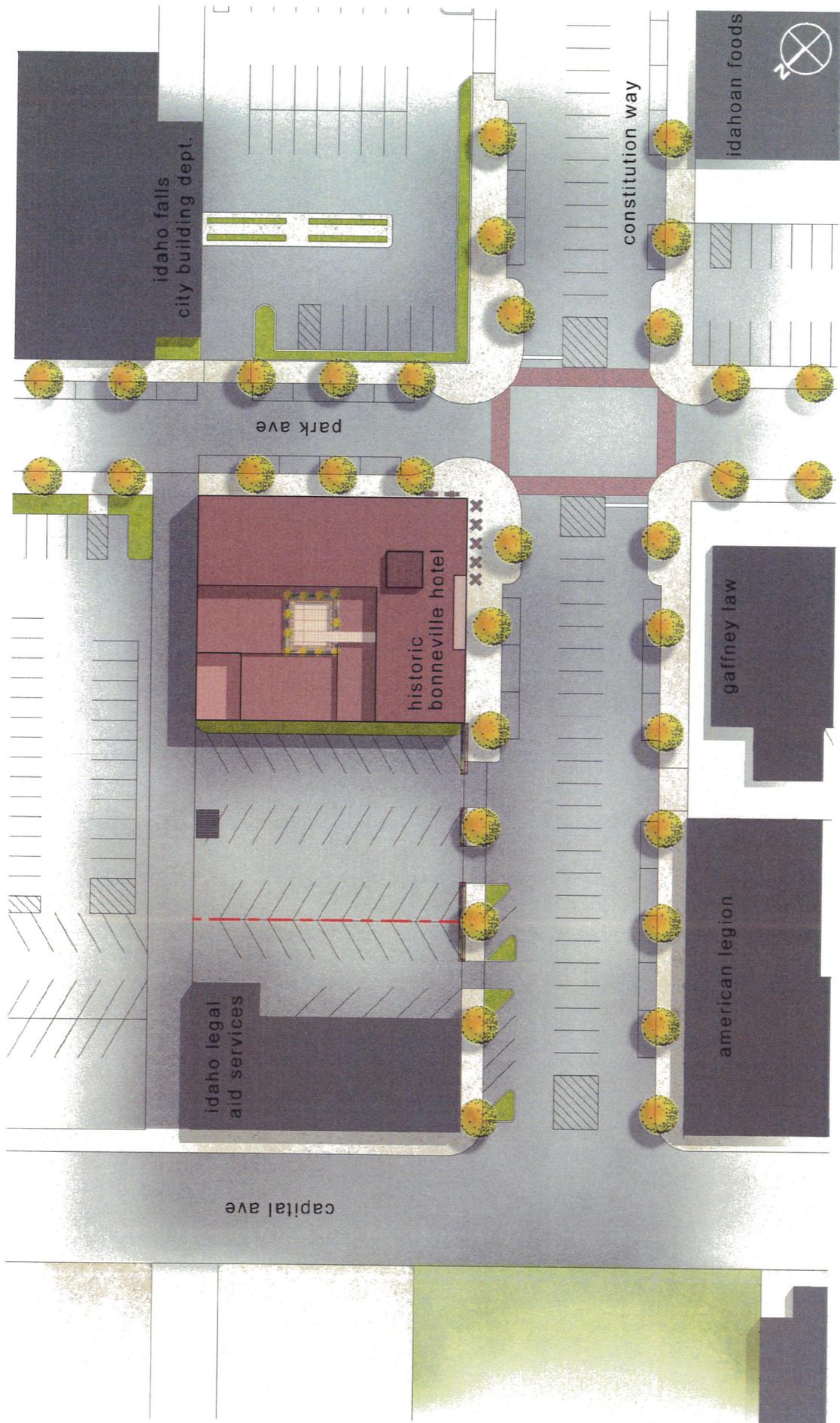
north west elevation



historic bonnevillle hotel
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concept elevations

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historic bonnevillie hotel
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site plan concept
07.15.16

