

TWIN



FALLS

Twin Falls
Original Townsite
Residential District

Design
Guidelines

Twin Falls Original Townsite Residential District

Design Guidelines

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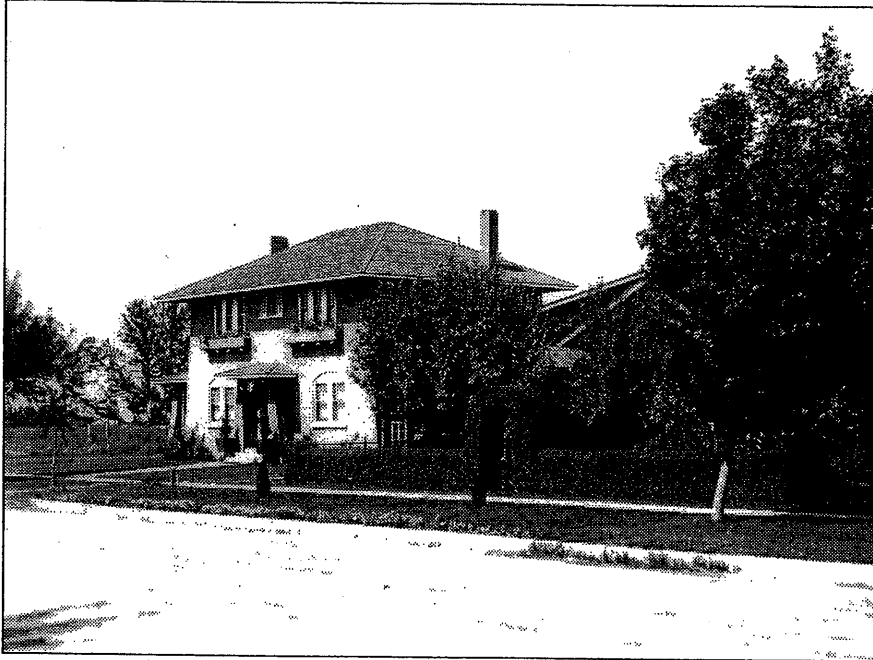
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The traditional pattern of residential development, with the house at the front of the lot and outbuildings behind, is apparent in this early photograph of a Twin Falls neighborhood.

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Ernest Gates, a local architect who designed St. Edward's Catholic Church, lived in this stucco house on Tenth Avenue North in the mid-teens.

Established in 1904, Twin Falls, Idaho is a city that grew up almost overnight. Today, a visitor would never suspect that a hundred years ago its landscape consisted only of a vast, sagebrush plain with little human activity. Reclamation and inexpensive land, brought about by federal legislation, enticed thousands of newcomers to south-central Idaho in the early years of the twentieth century. The newly-opened lands were called "tracts," and the Twin Falls tract was the most successful.

Although agriculture was the economic mainstay of Twin Falls, the town developed a thriving business district and became the government and transportation hub of south-central Idaho. The original townsite consisted of a square mile of land divided into 164 blocks, and included a warehouse district, a commercial core, a civic area and an extensive residential section. Twin Falls' early neighborhoods housed a diversity of social classes, including professionals, clerks, salespeople and laborers. The architecture reflected this diversity, with substantial homes situated next to modest dwellings.

These neighborhoods have suffered from a lack of investment, however, because of the intense commercial development of Blue Lakes Boulevard and the subsequent suburban growth. But the homes in these older neighborhoods represent an important finite resource, as they represent an outstanding array of Craftsman bungalows and other examples of early twentieth-century styles. Concerned residents and city officials recognize that the historic building stock offers the potential of revitalization and hope to attract property owners who appreciate the qualities of older homes.

Introduction

Secretary of the Interior Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation were developed by the National Park Service, U.S. Department of the Interior. They are general rehabilitation guidelines that usually serve as a starting point for more detailed rehabilitation standards. Thousands of communities throughout the United States have adopted the Standards into their local historic preservation ordinances and design guidelines.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive features, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible,*

The Historic Preservation Commission (HPC) instigated the production of these guidelines to assist property owners in undertaking work that will protect these vulnerable resources from inappropriate alterations that undermine their architectural significance. This document should be used to help owners determine architecturally-significant features and how to undertake appropriate actions that respect the architectural integrity of an older structure when adapting these structures for contemporary needs. Should the Twin Falls City Council adopt an ordinance requiring design review for the buildings located within a locally-designated district, the guidelines will assist the HPC in making decisions that are fair and consistent.

Why preserve historic buildings, especially old houses?

A strong and effective historic preservation program offers several advantages to communities, including an improved quality of life, an increase in property values, and fiscal benefits. Although common elements, such as setbacks and rooflines, might visually tie a group of older buildings together, historic neighborhoods present a variety of styles, materials and stages of architectural development that are engaging to the passer-by. Features such as front porches, rather than garage doors, dominate the streetscape, and thus encourage neighborly interaction.

Property values are often higher in historic neighborhoods, particularly in those with design review regulation. People who love old homes and invest wisely in them are less apt to leave them, thus adding stability to the neighborhood. If design regulation is enforced, owners are more willing to invest in their homes because they believe that their investment will not be diminished by a nearby owner who is negligent, or who undertakes renovation unsympathetic to their property's historic appearance.

Finally, historic districts can have big payoffs to municipalities, which translate into tax savings for residents. Investing in neighborhoods that are close to employment centers, such as a downtown core, saves money compared to having to provide new roads and public services for low-density, sprawling suburban neighborhoods. Preserving an older building is the ultimate recycling action. Resources are not used to demolish an old building or to produce the building materials for a new house, and space is not taken in the landfill to dispose of the old materials.

What are the implications of owning property in a historic district?

Two types of historic districts exist: those that are listed on the *National Register of Historic Places* and those that are established *locally* by an

ordinance. More than 900 buildings of the original townsite were listed on the National Register in 2001 as part of the *Twin Falls Original Townsite Residential District*. The National Register of Historic Places is a list of structures, sites, and places that are important to the history of a community, state, region or country. The list is maintained by the "Keeper of the Register," a position within the National Park Service. Although the list is national in its scope, individual properties and historic districts need only be of local significance. Listing on the National Register is honorific and provides no protection to a structure if it is not linked to any federal undertaking. An owner of a building on the National Register can do anything he or she wants with it with no regulatory control. Listing on the National Register can enable owners of properties to obtain substantial federal tax credits for work that adheres to the *Secretary of the Interior Standards*, if the property is income producing.

On the other hand, a *local ordinance* can provide a local historic preservation commission with varying degrees of regulatory control, often referred to as *design review*. It is the adoption of the local ordinance, creating a *locally-designated historic district*, that establishes the review authority of the local historic preservation commission. Generally, a local ordinance requires an applicant to obtain permission from the preservation commission for any exterior work, not including paint color and very basic maintenance, to a building within a historic district and for new construction within a historic district, and imposes delays on proposed demolitions of contributing structures within historic districts. The approval of the preservation commission is linked to the building permit process.

What does it mean to preserve a building?

Briefly stated, historic preservation entails saving architecturally and historically significant places and buildings and putting them to good use. It requires identifying character-defining features and determining the necessary steps to make the building viable for ongoing, profitable use while retaining its historic significance. Preserving an old structure requires careful assessment of what needs to be done in order to maintain or bring back those features that define a structure's integrity. It also requires considering the effect of new construction, such as an addition or interior alterations, on a building's historic fabric. It does not mean creating a feature that never existed on a particular structure in order to make it look old, and it does not mean that the appearance of a building must be "frozen" in order to achieve preservation. Studying and understanding the historic attributes of an old building is a crucial step in the preservation process. The characteristics of the historic residential architecture in the original townsite are illustrated on pages 8-13, and are discussed at greater length under the recommendations addressing individual building components.

materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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

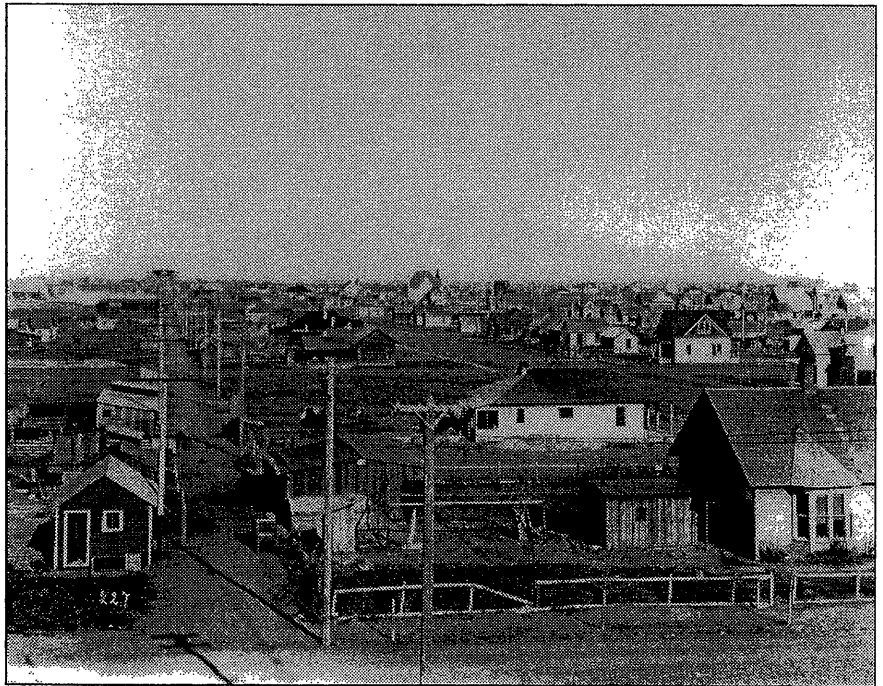
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

How the Guidelines are Organized

The guidelines are organized into three main sections: an explanation of architectural styles; considerations property owners should understand prior to starting construction; and recommendations for both rehabilitation and new construction. In the recommendations, the guidelines break up residential buildings into architectural elements, such as windows, entrances and materials, and describe how this element would typically have been designed. Photographs and graphics illustrate the recommendations.

Architectural Summary

Residential neighborhoods in Twin Falls' original townsite, bordered by Addison and Blue Lakes avenues, Washington Street and the railroad tracks, have a remarkable visual cohesiveness. This is the result of their development in a short period time, from 1904, when Twin Falls was established, until roughly 1920, the end of a very prosperous era in the Intermountain West. The townsite was platted before anything was built, and is situated on flat ground devoid of natural features capable of interrupting the townsite's layout.



The typical characteristics of early residential architecture are apparent in this photograph: frame construction, lap siding, the use of front porches and double-hung windows.

The initial planning of the townsite led to uniform streetscapes, reinforced by consistent setbacks and similar lot sizes. Alleys bisected the blocks, so that the siting of the homes remained the same: houses at the front of the lot, garages at the rear. The majority of the homes are variants of Craftsman bungalows, characterized by front porches and low-pitched roofs with deep eaves that evoked a sense of coziness. But

despite this uniformity, the townsite neighborhoods have always accommodated a diverse population: owners and renters, professionals and laborers. They also contain the greatest variety of early-twentieth century architectural styles in the community.

Large-scale irrigation transformed the sagebrush landscape of south-central Idaho, creating towns with all the services and amenities found in much older communities in only a few years. Twin Falls was the largest and most successful of these towns. In the first years of Twin Falls' history, residences sprang up as quickly as the commercial buildings, with both substantial and modest homes dispersed throughout the townsite. Twin Falls had rail access soon after the incorporation of the Twin Falls Land and Water Company in July, 1904, and thus materials available anywhere in the country could be ordered by the new settlers. Lumber companies were among the first establishments in the city, and as early as March, 1906, one of them, Nibley-Channel, advertised lumber, lath, shingles, doors, windows, cement and lime. All of the building trades were represented at an early date as well.

Although several architects lived in Twin Falls before 1916, residents relied on contractors, engineers and hardware stores supplied plans. The house of choice was the Craftsman bungalow, a style whose national popularity coincided with the development of Twin Falls. The optimism of the new community and the healthy climate of south-central Idaho was particularly well-suited to the spirit of openness and outdoor living that the bungalow evoked. Bungalows also imparted a sense of comfort and shelter, important qualities to those living on an open, sagebrush plain. Other styles, such as the Colonial Revival, described under the *Architectural Styles* section, can also be found in townsite neighborhoods.

Most of the residential structures of the townsite were constructed prior to 1925. By the 1930's, Idaho had been in an economic depression for a decade, brought about by low commodity prices following World War I. Following World War II, little room in the townsite remained for residential construction. As the suburban development in Twin Falls boomed, the neighborhoods of the townsite struggled, beset with incompatible zoning and absentee landlords. In recent years; however, property owners, particularly in the area from Tenth Avenues East and North to Sixth Avenues East and North, have increasingly expressed interest in protecting their neighborhoods from commercial encroachment; this, combined with a growing awareness of the historic merit of the residential areas in the townsite, is inspiring nascent but tangible preservation efforts in the townsite.



An outstanding example of a Craftsman bungalow.

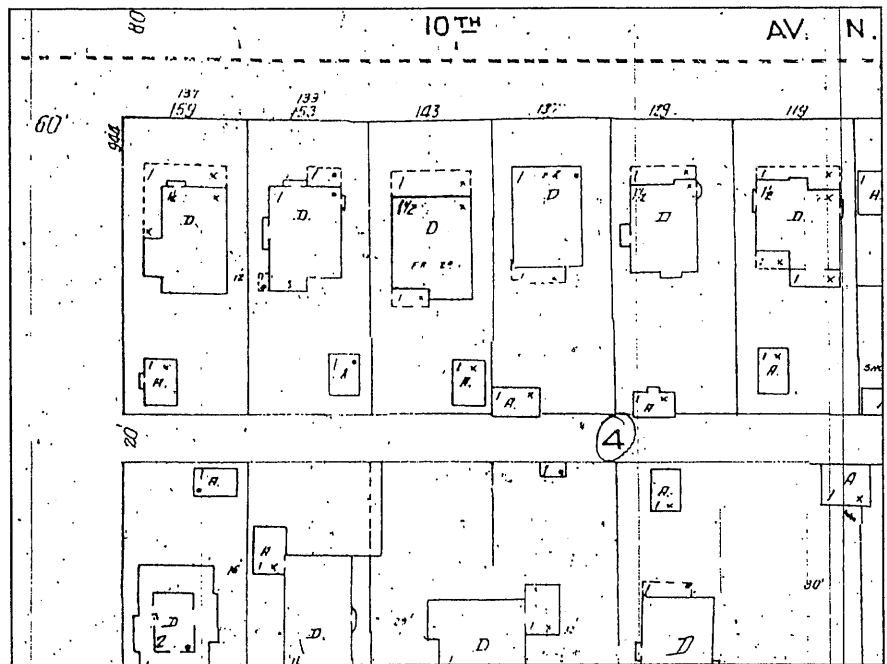
Considerations Prior to Starting Construction



The Henry and Jessie Failing house on Tenth Avenue N., constructed about 1910. Failing was a bank vice-president. It has changed little over the decades.

Step 1: Find out what the building historically looked like.

Twin Falls has abundant historic resources that can assist property owners in determining the early appearance of a building. The Idaho Room at the Twin Falls Public Library has a collection of Clarence Bisbee photographs, and although this resource is more helpful for determining the original appearance of early downtown structures, some photographs depict residential scenes. The Idaho Room has other resources, such as city directories and promotional literature, that portray residential scenes. Sanborn maps, also available in the Idaho Room, are revealing. These maps were used for fire insurance purposes and indicate footprints, materials, and wall openings. Building permit records in the Twin Falls County Assessor's Office are the most helpful resources in some instances. Newspapers, especially commemorative editions, also contain revealing information. Past issues of newspapers are available at the local library.



Sanborn fire insurance maps are useful in identifying historic features of building. Maps on microfilm from 1907, 1909, 1911, and 1922 are available from the Idaho State Historical Society library in Boise. The maps have a footprint of structures, indicate materials, and placement of porches. The Failing house is the second from the right, on Tenth Avenue North.

Step 2: Assess the building

Identify the character-defining features of an older house and evaluate the structure's condition prior to starting work. Successfully undertaking this step can insure a successful rehabilitation project and can prevent costly mistakes.

The first part of this process, the identification of a building's character-defining features, involves careful study of the structure, materials and details

of the historic home. It also requires an understanding of the architectural history of older residential buildings (discussed in the following section). In some instances, little has changed; in others, almost all of the historic fabric has been covered or removed. If the latter is the case, the design of many of the homes, particularly Craftsman bungalows, was replicated over and over and an exact match or similar version most likely exists nearby.

In some instances, the original appearance has been completely concealed. A property owner and his or her architect need to determine if the more recent materials have historic merit in their own right. If the more recent alterations are over fifty years old and are good examples of the period they represent, they should be retained. Appropriate rehabilitation is not limited to reversing all alterations back to one era.



The Robert and Elizabeth McCollum house at 691 Shoshone Street N., was constructed in 1904. One of Twin Falls' leading citizens, Mr. McCollum was the secretary and sales manager of the Twin Falls Investment Company and sold \$3,000,000 worth of property in a year. This house was the gathering place of the "Homeless Twenty:" young, single, well-educated engineers and professional men who became business and community leaders in Twin Falls.



In 1936 the subsequent owner, John E. Hayes, transformed the McCollum house. Because the changes occurred over fifty years ago (the period preservationists consider a minimum for structures or alterations to achieve historic significance) a property owner should consider alterations that respect its Tudor Revival character, of which it is a good example. (Tudor Revival styles are described on page 12).

The second part of the process involves carefully evaluating the building's physical condition and the extent and nature of the work needed. Has the building been well-maintained but non-historic materials have covered significant architectural features, such as upper-story windows and cornices? Can historic features be repaired, or must they be replaced? Has the building suffered serious structural damage, or does it show signs only of mild deterioration? Property owners should work with architects and contractors experienced in working with historic structures to answer these questions.

Step 3: Decide on the course of action.

Preserving a building can involve a variety of approaches, depending on the condition of the building, the proposed use of the structure and of course,

the owner's budget. **Restoration** is the act of bringing a feature or building back to its exact historic appearance. It's fine if this can be accomplished, but most often preservationists aim for **rehabilitation**, which represents the middle ground of preservation work and is the recommended approach. Rehabilitation includes preserving or replacing in kind those features that convey its original character and make the structure usable for a current use. **Remodeling**, defined as altering or modernizing the appearance of the building, should be avoided. This entails making over the original design of the building.

The following sequence provides a good framework for making decisions:

1. If a building element is in good condition, maintain it.
2. If the building element is deteriorated, repair it back to its original condition.
3. If it is not possible to repair the feature, then replace it with a feature that resembles the original in material, detail and finish to the original.
4. If the building element is completely missing, reconstruct it using suitable evidence.
5. If it is necessary to construct an addition or construct a new feature, design it so that it has minimal impact on the original building.

Architectural Styles

At the beginning of the twentieth century, builders and homeowners had a variety of styles from which to choose. American architecture at that time was influenced by an eclectic range of sources, and builders and architects drew from many sources to devise designs for their customers and clients. Within the diverse forms that domestic architecture took, residential design in Twin Falls can be roughly divided into four categories: bungalows, foursquares, revival styles and modern styles. Property owners should keep in mind, however, that many homes do not fit squarely into a specific stylistic category. Some houses have always been nondescript; others have been radically altered from their original state. If the latter is the case, owners should look at other houses in townsite neighborhoods to that have a similar form but have original features that are intact.



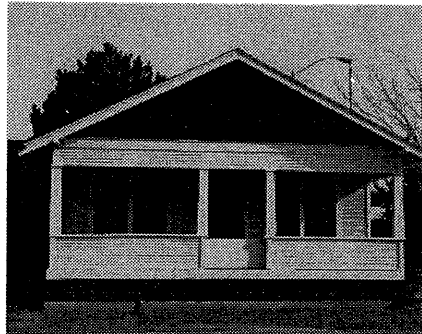
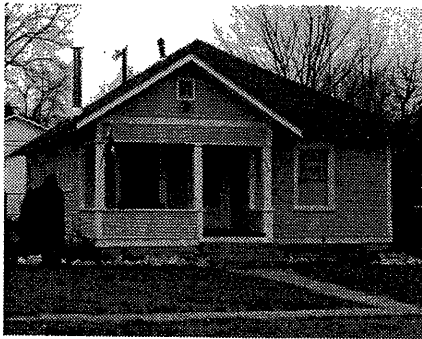
An example of an "airplane" bungalow, so categorized because its strong horizontal lines resemble the wings of an airplane, and because the placement of the highest gable imitates a cockpit. Robert McCollum moved from his Victorian-style home illustrated on the previous page to this residence about 1914.

Bungalows (c. 1905 to 1925)

Bungalows are by far the most popular house form in the *Twin Falls Original Townsite Residential Historic District*. The word "bungalow" is believed to come from a type of East Indian dwelling with broad verandas. Bungalows, associated with informal living, were a departure from complex Victorian styles. The term "Craftsman bungalow" refers to bungalows' association with the Arts and Crafts movement, which espoused a "truthful" approach to living and architecture. Bungalow plans were widely discussed in both the architectural press and the popular magazines such as *Ladies Homes*

Journal, and many companies, including Sears Roebuck, offered bungalow kits that could be easily assembled by local labor.

Bungalows can be thought of more as a type, rather than a style, and they can vary in appearance depending on their roof profiles, materials and detail. They are easily recognized by their wide, low-pitched roofs, exposed rafter ends and deep eaves. Details often include braces under the gables, and "battered," or slanted, blocky porch posts. Wood clapboard is the most common bungalow material in Twin Falls; lava rock was frequently used as an accent material on porch posts and walls as well as chimneys.

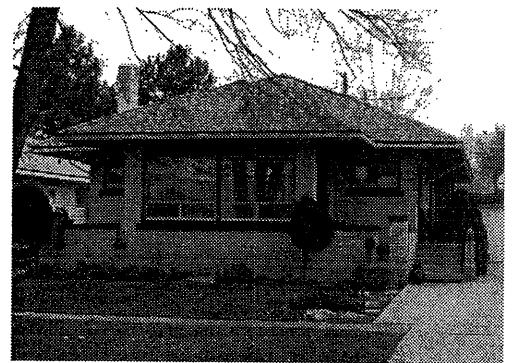


Bungalows come in many shapes and forms, including those with hipped roofs (left); broad front gables (middle) and side-gables with shed-roof dormers (right). But bungalows have common characteristics: prominent front porches, low-pitched roofs, and an overall sense of horizontality. The home on the right, originally built by a local contractor, W. G. Reed, has typical bungalow ornamentation, such as brackets under the roof and stone porch posts. This was an attempt to make the house look more "honest." All three of these dwellings are "Craftsman bungalows."

Architectural historians have devised many terms to classify bungalows, but in general, most of those in Twin Falls can be thought of as "Craftsman" bungalows and are characterized by the elements mentioned below.

Characteristics

- a rectangular plan with one or two stories
- side- or front-gable roof types; hipped roof examples can also be found
- gable or shed dormers
- exposed rafters, brackets: anything to evoke the structural composition of the building
- wood clapboard; frequently bungalows in Twin Falls have a wider clapboard or painted shingles on the bottom third of the wall with a narrower clapboard above. A few Twin Falls bungalows were constructed with brick and pressed concrete block.
- use of lava rock for chimneys, porch posts and other architectural details.
- broad eaves
- distinctive porch posts: battered or doubled posts on pedestal bases
- a variety of window types can be found on bungalows: double-hung sash; fixed plate glass with transoms; double hung with multiple or vertical panes in the upper light. (see page 17)



This is a "Prairie" style bungalow, closely related to the Craftsman bungalow, but inspired by the residential design of Frank Lloyd Wright, the architect who developed the Prairie style. Like the bungalow, it has wide, overhanging eaves, a low-pitched roof, and a horizontal emphasis. Prairie style variants differ from Craftsman bungalows in that they are characterized by brick or stucco walls, horizontal bands of cast stone or concrete coping, and a clean and angular appearance.

Foursquare (c. 1905 to 1925)

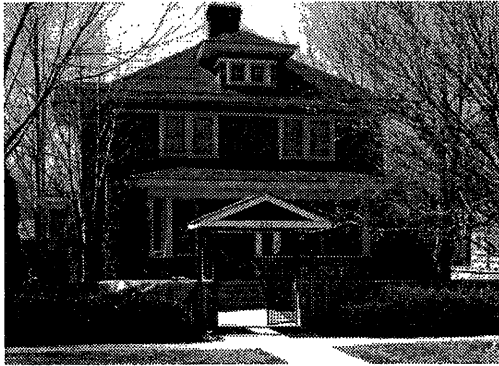
Like the bungalow, the foursquare is more of a type than a style, and is referred to in several ways, including the "Classical Box" and the "American



Four-square.” Historians differ as to its origins, but foursquares are easy to recognize because they look like a cube. Mail order catalogs widely disseminated the foursquare from 1900 to the 1930’s, and although builders distinguished them with a variety of details, the foursquare’s simple form is rarely eclipsed by stylistic embellishment.

Characteristics

- looks like a box
- low-pitched hipped roof
- one-over-one, double-hung windows or
- one-light, fixed window; with fixed transom
- prominent lintels and sills
- full, open porch
- wide eaves
- dormers, sometimes one dormer in front, or dormers on all roof slopes
- clapboard siding
- concrete foundation; often concrete block



Foursquare examples are easy to identify. In Twin Falls they are greatly outnumbered by Craftsman bungalows, but they were a popular choice for residential architecture during the early twentieth century.

Colonial Revival (c. 1905-1930)

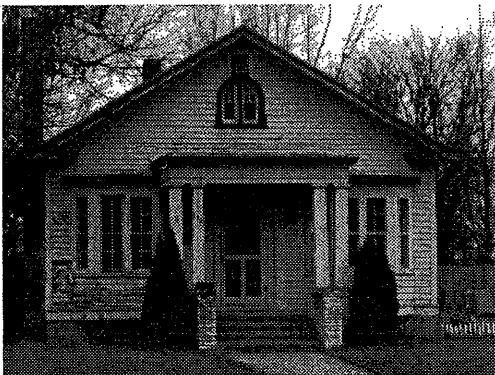
“Colonial Revival” includes many styles of domestic architecture used from the turn of the twentieth century through the 1930’s, and was particularly popular during the teens. As its name implies, it represents a resurgence of English and Dutch building traditions of Atlantic seaboard during the colonial period. In order to understand the diversity of architectural styles categorized under the phrase “Colonial Revival,” it must be realized that the colonial period of the East Coast spanned over 150 years, and thus there were ample sources of inspiration for architects, builders, and popular architectural literature. In Twin Falls, the Colonial Revival can be found in three variants: Classical Revival, Dutch Colonial Revival and Transitional Colonial Revival.

■ Classical Revival (c. 1908)

Classical Revival residential examples in Twin Falls are few, but they have a rich architectural history. They are also modest in size, and in massing do not differ very much from homes of other styles. Two of Twin Falls’ most prominent architects, Burton Morse and C. Harvey Smith, designed and built houses that are Classical Revival in style.

Characteristics:

- symmetrical facades
- moderately-pitched roofs, either front gable or hipped roof



Architect Burton Morse built this house in 1908 and lived in it for more than thirty years. He designed numerous buildings in southern Idaho, including the Twin Falls Title and Abstract building and the Ramona Theater in Buhl. His home is an excellent example of classicism because of its symmetry and cornice returns.

- double-hung sash windows, often with multiple panes
- cornice returns
- round columns or square porch supports, with Doric columns
- wood clapboard siding

■ Transitional Colonial Revival (c. 1905 to 1915)

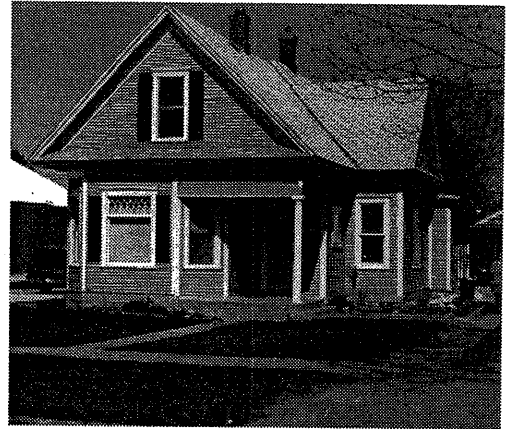
The word "transitional" when used with the Colonial Revival style refers to its role as a bridge between the asymmetrical Queen Anne style, with its high-pitched roofs and rich surface ornamentation, to the balanced Cape Cod examples that became popular during the 1920's and 1940's. The Transitional Colonial Revival style was especially popular during the teens for suburban development made possible by the streetcar, and whose narrow lots were ill-suited to styles often used before 1900. The footprint of the Transitional Colonial Revival style was thus a simple, narrow plan. These homes are usually one-and-a-half stories high, and their most distinguishing characteristic is the front-gable, made prominent by the steeply-pitched roof and cornice returns.

Characteristics

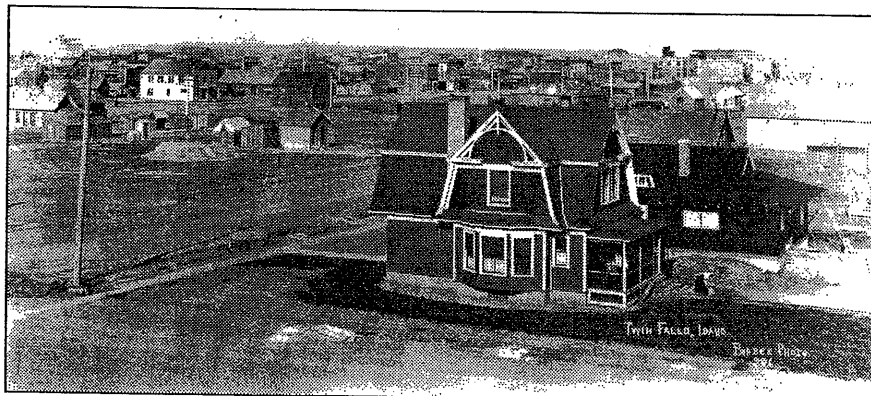
- steeply-pitched roofs
- one-and-a-half or two stories in height
- large, front-facing gable
- cornice returns
- overhang in gable end
- double-hung windows in the gable end
- windows on first-story street elevation are usually large, fixed panes with transoms; windows on secondary elevations are double-hung
- full-length, one-story porches
- simple columns with Doric capitals on the porch columns

■ Dutch Colonial Revival (c. 1908)

This Colonial Revival sub-type refers to Dutch architecture found in the mid-Atlantic region. It is characterized by its gambrel roof.



Examples of Transitional Colonial Revival. Like the four-square, this style is far outnumbered by the bungalow in older Twin Falls neighborhoods, but their presence contributes to the rich architectural legacy of this young community.



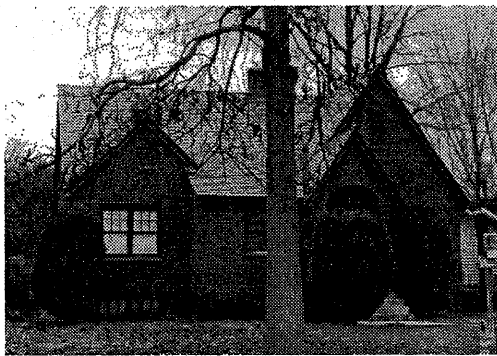
A birds-eye view taken by photographer Clarence Bisbee of George Adams house about 1906. Adams was co-owner of an early Twin Falls business, the Adams-Pilgerrin lumber company. Its roofline, known as "gambrel," is characteristic of Dutch Colonial Revival architecture. This house is located north of the Bickel School on Second Avenue East.



A more modest example of a Dutch Colonial revival dwelling.

Characteristics

- gambrel roof (both side- and front-facing examples exist).
- shingle gable end
- use of clapboard siding
- two stories
- full-length front porch. Many examples have columns with classical columns
- double-hung sash windows
- large, single pane windows with a fixed transom on the first story.



This home, constructed about 1930, is Tudor Revival in style. Note the steeply-pitched roof, intended to evoke medieval house forms, contrasts sharply with the low rooflines of bungalows.

Tudor Revival (c. 1915 to 1935)

The *Twin Falls Original Townsite Residential Historic District* has only a handful of Tudor Revival style homes, but the few that exist greatly enrich the character of the district. This residential style is a mixture of elements from a loosely-interpreted American impression of medieval forms that resulted in something quaint and cozy.

Characteristics:

- steeply pitched roof
- cross-gabled roof lines
- decorative half timbering
- decorative masonry
- arched doorways and windows
- casement windows
- a projecting entryway that follows the slope of the front gable
- use of brick, stucco, or wood siding (that has sometimes been clad with synthetic siding).



Cape Cod houses have side-gabled rooflines and dormers. They were extremely popular beginning in the mid-1920's through the early 1950's. Neighborhoods with relatively large numbers of this style can be found on the north side of Addison Avenue.

Modern Styles

■ Cape Cod Cottage (c. 1925 to 1950)

The Cape Cod cottage is often considered a subtype of the Colonial Revival. It serves as a transition between the Colonial Revival of the teens and twenties and the post-war ranch style house.

Characteristics:

- wall materials are wood clapboard siding, although many examples have been covered with synthetic siding.
- side gabled
- paneled door, surrounded by classical details

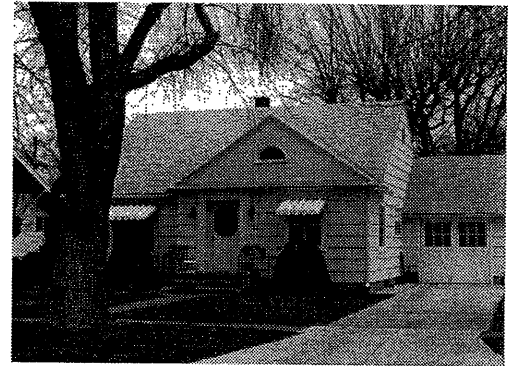
- small uncovered entrance porch
- double-hung wood windows; multi-pane wood or metal windows
- shutters
- dormers in the front roof slope.

■ Minimal Traditional (c. 1935 to 1955)

Minimal Traditional is very similar to the Cape Cod cottage, but it usually doesn't have dormers. It also represents a transition from earlier styles to the ranch-style house. It has little detailing and a very shallow eave depth.

Characteristics:

- hipped roof, with front gable incorporated into the framework of the hip
- double-hung wood or multi-pane wood or metal windows
- wood siding, but many examples in Twin Falls have been covered with synthetic siding
- small, uncovered entry porch



The Minimal Traditional style is aptly named: it has minimal ornamentation but still manages to convey the comforting look that popularized the Cape Cod cottage.

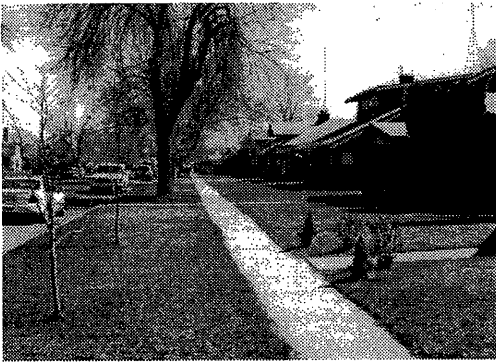
Introduction

These recommendations apply to single-, two- and three-family dwellings in the *Twin Falls Original Townsite Historic District*, but they can also be instructive for owners of older structures throughout Twin Falls. In the event that the Twin Falls City Council adopts an ordinance requiring permission from the HPC in order to obtain a building permit, these recommendations will guide the Commission's intentions. Regardless of the actions of the City Council, the recommendations are also intended to be helpful for property owners when preparing plans for a proposed project. The recommendations incorporate the tenets of the *Secretary of the Interior Standards for Rehabilitation*. These are general standards that almost all cities reference in their historic district guidelines and ordinances. Developed by the National Park Service, the *Standards* are general guidelines that serve as a basis for undertaking preservation work. They are included on pages 2 and 3 of this document.

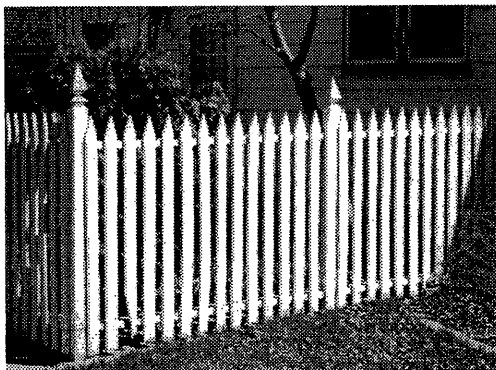
Overall Neighborhood Character and Site Design

The consistency of the streetscape is one of the most pleasing elements of the district. Residences have similar front yard and side yard setbacks, providing a continuous visual wall and a consistent rhythm of spacing. The majority of homes have porches that create an intermediate zone between

Recommendations for Rehabilitation



The uniform setbacks, lack of front-yard fencing, and grass strips between the sidewalks and streets create a pleasant, open feel in Twin Falls' historic neighborhoods.



All the fences illustrated here have a transparent quality, and are in character with the architecture of older neighborhoods. Wood picket fences are a popular fence type, and appropriate for all styles in the city's neighborhoods except the Prairie style. This fence (center) has a unique design, but the use of wood material makes it compatible with the historic character of the streetscape, and the use of lattice keeps it from being imposing to passers-by. Wrought iron is an alternative material because it was used historically and can be seen through.

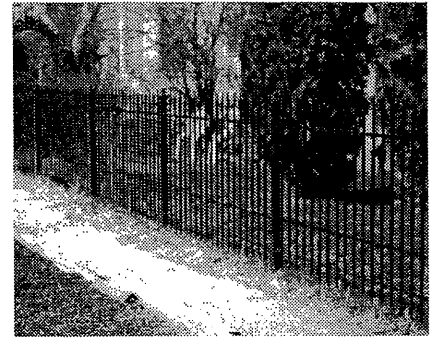
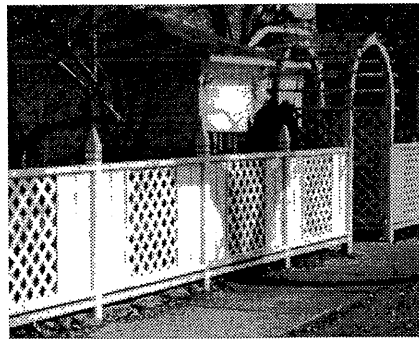
the private space of the home and the public space of the street. The height and scale of the dwellings are similar, and most of the houses are clad with wood clapboard. Garages are placed at the rear of the property and are usually accessed by alleys. Sidewalks with planted areas between the street and private yards encourage pedestrian activity and add green space. Historic photographs of the district indicate that the front yards were not fenced, and this expanse of unobstructed yard area reinforces the unity of the streetscape.

1. **Site features in the public way should reinforce the historic character of the streetscape.** Sidewalks in Twin Falls have historically been concrete; if repairs are made, concrete should be used. Brick, often used to denote a historic look, was not a traditional sidewalk materials and should not be used. Other materials, such as stamped or textured concrete, are inconsistent in appearance with the historic use of concrete.

2. **Maintain traditional planting patterns in front yards.** Residents in the district have historically planted their yards with grass, and added shrubs and flowers. While property owners might want to investigate water-wise landscaping methods, the use of a grass front yard reinforces the visual continuity of the streetscape. Hard surfacing in the front yard should not be allowed.

3. **If early or original fencing material is still in use, repair those portions that have deteriorated.**

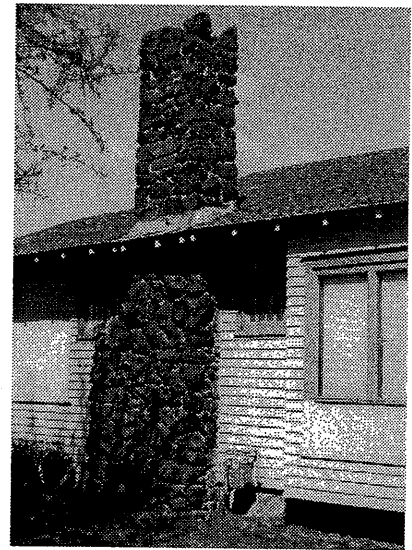
4. **Use fencing material in the front yard that complements the historic character of the district.** Early twentieth-century fencing included wire or "hairpin" fences and variations of wood pickets and lattice design. Chain link was intended for industrial use and is inappropriate for front yards.



5. **Use fencing in the front yard that has a transparent quality.** Fences in front yards should be able to be seen through, in order to encourage neighborhood safety and friendly pedestrian activity. Fencing can be solid for corner side and rear yards for privacy.

Materials

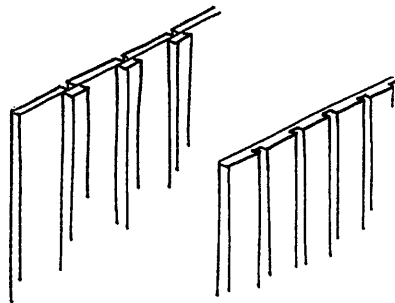
Wood clapboard with a narrow width is the most prevalent historic wall material in the district. Other wall materials included wood shingles and brick, and in rare instances, pressed concrete and stucco. Often a combination of two materials was used. Local basalt, or lava, rock was used to accentuate chimneys and porch posts. Roof materials were traditionally wood shingle, and foundations were either poured concrete or pressed concrete block.



Wood clapboard was the prevalent historic building material in Twin Falls (left). Pressed concrete block was an inexpensive masonry material. It was sometimes used for entire homes, but is more common as a foundation material. It should not be obscured (center). Lava rock was used for accents, such as porch posts and chimneys (above).

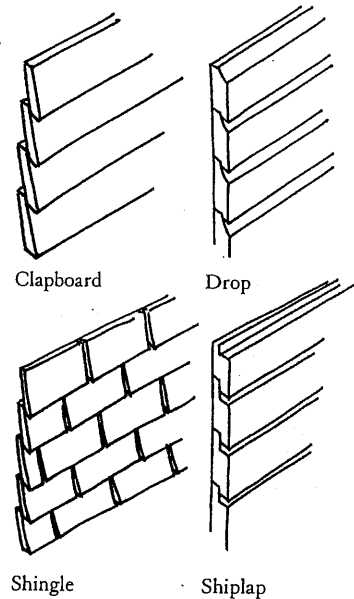
6. Preserve original materials. Maintaining historic materials before they deteriorate is the preferable action. If replacement is necessary, minimize the extent of the replacement and match the original in texture, scale, proportion, and orientation.

- For example, do not replace wood siding with a material that has a “wood grain” finish (wood was historically sanded prior to painting so that the grain would not be apparent).
- Replace a wood shingle roof with an asphalt roof instead of a metal, standing seam roof. Asphalt shingles have a similar dimension to the wood shingle and are thus preferable.
- Vertical siding methods and materials, such as board and batten or T-111, are not in keeping with the historic character of the district and should not be used, unless evidence suggests that it was used historically.



Board and Batten

T-111



Clapboard

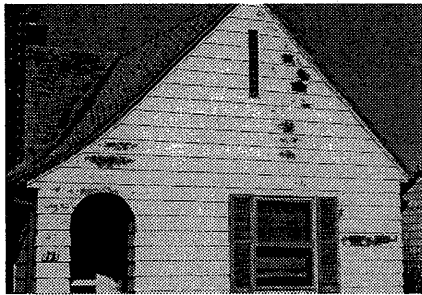
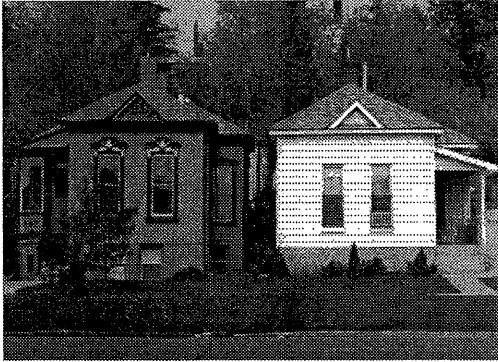
Drop

Shingle

Shiplap

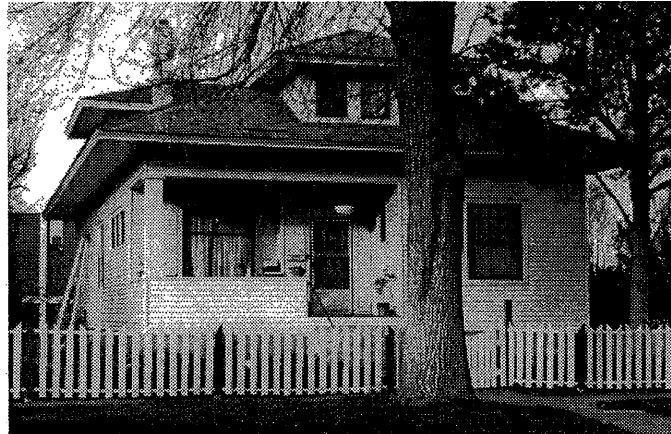
Examples of different siding profiles seen on historic homes.

While infrequently used in gable ends, the vertical orientation of board and batten siding is out of character with the horizontal clapboard found on the overwhelming majority of historic residences located in Twin Falls' historic neighborhoods (left). T-111 is not an appropriate material for a townsite home (center). Diagonal siding is similarly uncharacteristic of early Twin Falls residential architecture, and should not be used (right).



These two dwellings were once identical. Synthetic siding robbed the house on the right of all its original detail (top). Synthetic siding is not always the "maintenance-free" bargain its purveyors claim it to be (above). Synthetic siding can be acceptable if original details are retained. In this photograph, the window trim and porch details remain, and the siding is the same dimension of historic wood siding (right).

7. **New materials that are similar in character to those used historically may be considered.** Vinyl and aluminum siding can be an acceptable alternative to wood if the application can sensitively retain the historic architectural details of the house, particularly around window and door openings, and replicate the dimension of the original wood lap siding. However, property owners should be aware that applying a synthetic material on an older home can hide problems that need to be addressed, and thus is not an ideal solution.



8. **Preserve and maintain historic masonry.** Brick is prized for its durability and beauty, and although not used extensively in the district, several fine brick homes can be found. Other types of masonry, such as cobblestone and pressed concrete block, are used as details on porches and foundations.

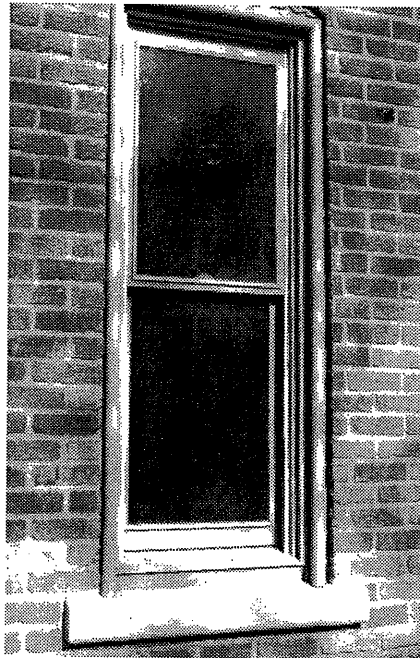
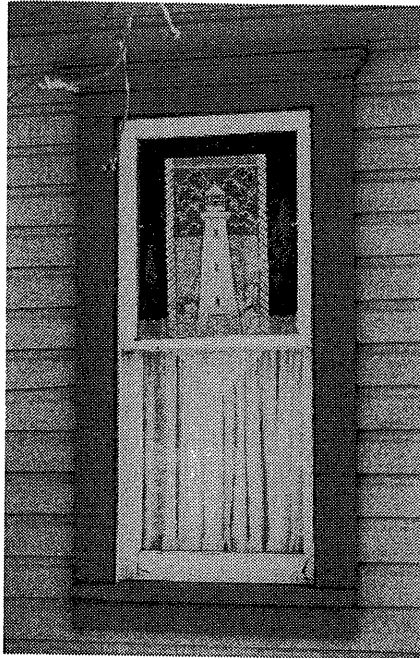
The texture, pattern and joint depth of this brick wall are important characteristics of this bungalow. It should not be painted or sandblasted. Care should be taken to protect it from moisture so that it does not deteriorate.



- Never sandblast brick. Sandblasting removes the hardened fired surface, allowing water to penetrate the walls and deteriorate the building. Use the gentlest means possible to clean brick: low-pressure water, soft brushes, and/or safe chemical treatments.
- When repointing, duplicate the original joint size and profile. Duplicate the original mortar mixture in color, texture, and proportion of lime, sand and cement.
- Do not paint brick if it has not been painted.

Windows

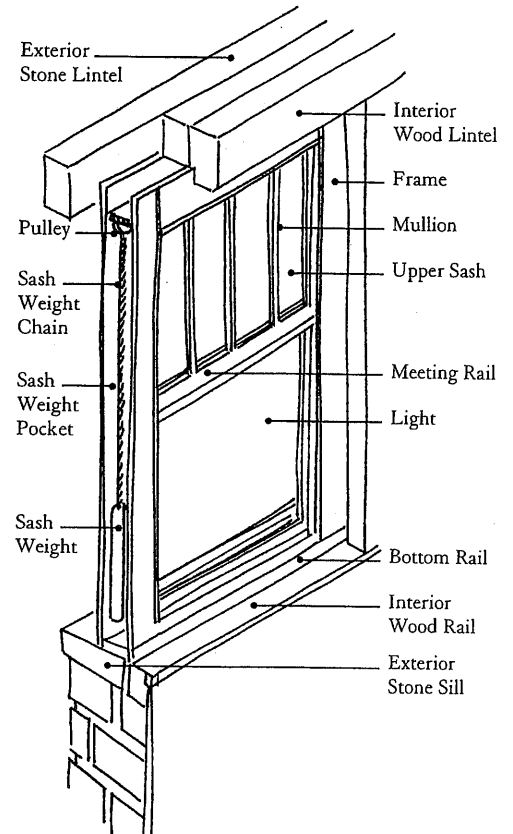
The treatment of windows is extremely critical in maintaining the historic integrity and architectural unity of an old house. Windows are key features in defining the style of a house, and have many components that provide character to a building. The arrangement of the windows on an elevation, how far they are recessed into a wall, and the dimensions of their surrounding casings and sash components are conscious design decisions that are integral to the architectural style of the house.



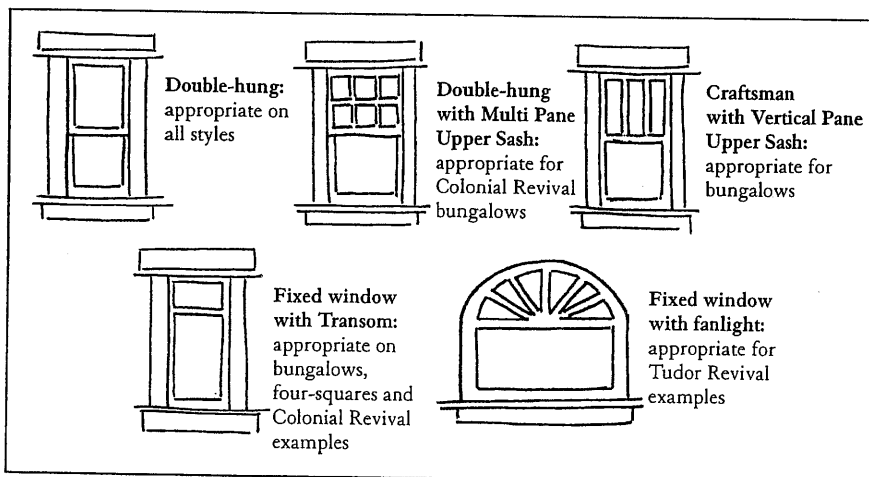
An example of a double-hung window. The sash is surrounded by a casing, that adds an important component to the elegance of this simple window configuration (left). An example of a replacement sash that respects the historic character of the house. (right) The casings were retained and repaired, the use of a double-hung sash is consistent with those seen in the Original Townsite, and a palette was chosen that complemented the color of the brick.

9. **Preserve original or historic windows and keep them in good repair.** If they are maintained properly, wood windows will last a long time. Maintenance should include keeping the window caulked and protected from moisture penetration, including condensation. Care must be taken in painting windows. Layers that accumulate can obstruct the movement of the sash, and moisture and sun damage occur when layers of paint are peeling or cracked. Preparing surfaces is always critical when painting, but it is especially important when painting windows.

10. **Repair, rather than replace, components of windows when necessary.** If a component must be replaced, use the same material and profile as the original. Components of original windows include the sash, casings, sill, jamb and muntins. Do not, for example, replace an entire window simply because the sill has rotted. Fix the component that needs repair.

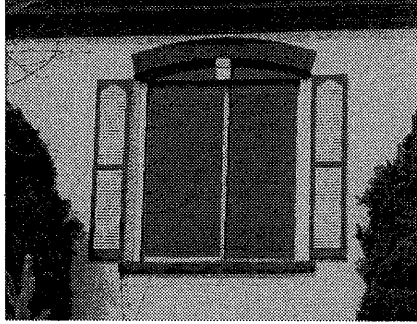


Details of individual window parts. The sash is the part of the window that holds the glass, or glazing, and moves up and down.



Examples of window configurations to be found on historic homes of the Original Townsite.

These replacement windows are out of character on a historic home, and should not be used.



The storm window on the dormer of this house is flush with the wall, is compatible in color to the other windows, and does not compete with the pattern of the window itself.

11. Consider replacing windows only as a last resort. Keep as much of the original material, such as the trim and casings, as possible. Replacement windows should match the original in size, shape, profile, and material. Aluminum-clad or vinyl windows can be acceptable in these circumstances:

- If they are similar in scale, proportion and finish to the original
- If their color is compatible with the overall palette of the house
- If only the sash is replaced.

12. Keep the original shape, size and orientation of windows. Keep the original window-to-wall ratio on elevations that are visible from the street. Do not reduce or increase the size of the original opening.

13. Do not install mirrored or tinted glass.

14. Consider the use of storm windows. Often storm windows can be an alternative to replacing a window to achieve greater energy efficiency. However, if not chosen carefully, storm windows can detract from the historic integrity of the home. Keep these items in mind when considering storm windows:

- Use wood storm windows when possible. If metal storm windows are used, use painted storm windows and match the color to the sash or casing color.
- Choose as narrow a frame as possible, and choose storm windows that can be installed within the original window openings.
- Do not use storm windows with a “milled” finish (shiny metal) or windows that protrude from the plane of the trim or casing surface.

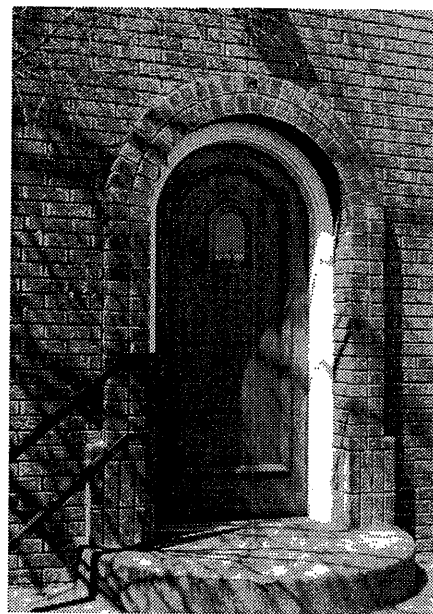
15. Do not use window designs that never existed on the residence, or are incompatible with the style. Do not, for example, use multiple-paned windows in an attempt to make a house look “old.”

Doors

Besides their obvious functional importance, doors are an important visual feature of a house. A door that is compatible with the style and materials of the house reinforces the home’s historic character, and it is the primary

feature responsible for a house making a good “first impression” to the street. Greater flexibility for doors can be allowed on secondary entrances that are not visible from the street.

16. Preserve the original door when possible. Use replacement doors that are compatible with the style of the house in design, texture, and placement. Historically, doors in Twin Falls were wood and often had a window in the upper half or raised panels. Wood is the most appropriate material for a replacement door.

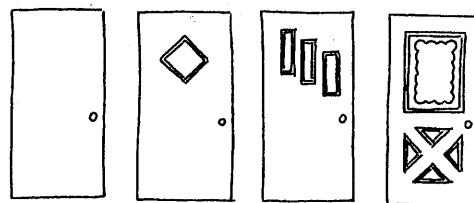


The original door of a Tudor Revival house (above).

A door appropriate for any style of bungalow, foursquare or Colonial Revival (left). A typical bungalow door (center). A panel door is appropriate for a Colonial Revival, foursquare, or modern example (right).

17. Use storm and screen doors that are as unobtrusive as possible, and that do not detract from the historic character of the home. Historically storm and screen doors were wood. If a residence in the district has a historic storm door, preserve it. Many existing screen or storm doors are milled (silvery) finish aluminum doors with a window in the upper half. These are not compatible with the historic character of the district. If replacing a screen or storm door, considering the following:

- choose a door of simple design, preferably one with a full light glass section so that as much of the front entry door is visible.
- select a wood screen/storm door if possible. If the door is metal, do not use one with a milled finish, instead, paint the screen and storm door a color compatible with the color scheme of the building.
- do not install doors that have decorative features that were not historically used, such as cross-buck panels or scallops around the edges.



Inappropriate replacement doors for historic houses of the Original Townsite.

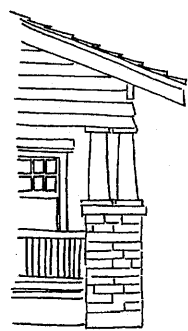
Porches

Front porches were used on most of the dwellings from the historic period in the *Twin Falls Original Townsite Historic District*. Porches are a significant feature not only for the visual and functional purposes they provide for the inhabitants of an old house, but because of the interaction they create between pedestrians and residents. Porches provide shelter from the weather, a place for people to keep an eye on their surroundings and a place to greet neighbors and passers-by. No matter how modest the dwelling, the

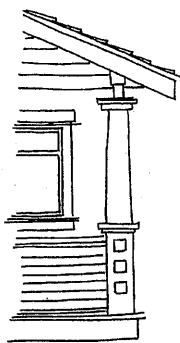


An intact example of a typical porch on a Craftsman bungalow.

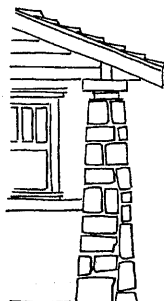
design of the front porch was integrally tied to that of the house. Even the simplest porch deserves careful treatment.



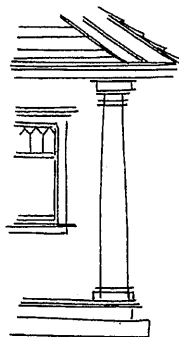
Double posts on a solid post: appropriate for Colonial Revival, four-squares and bungalows



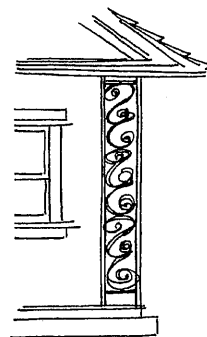
Column on post: appropriate for bungalows, Colonial Revival and four-squares



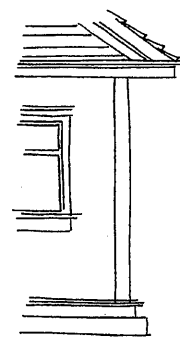
Battered pier: appropriate for bungalows



Classical column: appropriate for Colonial Revival, four-squares Cape Cod cottages and Minimal Traditional



Wrought Iron: appropriate for Minimal Traditional



Plain wood post: inappropriate for all styles

Examples of the styles of columns found on houses in the Original Townsite. Protect and maintain original columns, but if replacement is necessary, choose a column type appropriate for the style of the house.



The scale and design of the windows of this enclosed porch make it compatible with the design of this Craftsman bungalow.

18. Preserve and maintain an original front porch. Problems with the porch, such as moisture damage, are symptomatic of other problems, such as poor drainage or flashing in need of repair. Regularly inspect porch foundations, flooring, railings, and roofs. If parts of the porch are deteriorating, replace them with components that match in size, detail and material to the original. In the instance of reversing an enclosed or altered porch to its original, study houses that are similar in age and design for an appropriate porch if historic evidence, such as a photograph, is not available.

19. Do not enclose a front porch. A number of porches in Twin Falls have been enclosed with varying degrees of success. Enclosing a porch detracts from the architectural integrity of the house and removes an essential streetscape feature. If a porch must be enclosed, consider the following:

- use a sufficient amount of glazing to maintain an open appearance.
- use windows that are compatible in detail, glazing pattern and material to those of the house.
- use wall materials that are the same as those used on the house.



This dwelling has little ornamentation. It achieves its style through its massing, the shape and design of its windows, the exposed rafters, the design of the porch and the concrete block foundation.

Architectural Details

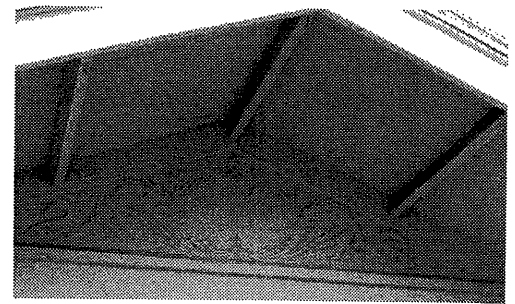
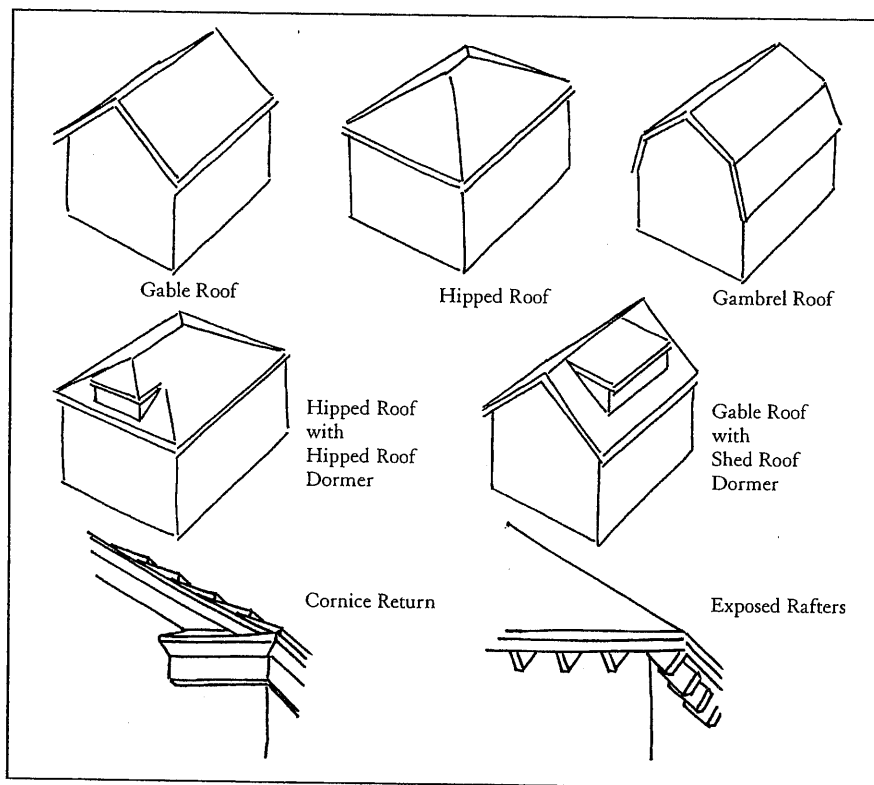
Many of the dwellings found in the *Twin Falls Original Townsite Residential Historic District* are simple buildings and were never designed to display extensive or elaborate historic details. Details on these residences include exposed rafter ends and open, deep eaves, window trim, cornices and porch details. Because the overall architecture of the district is not ornate, the loss of even trim around the eaves diminishes the architectural integrity of a historic home.

20. Protect and maintain character-defining architectural details. If the original has deteriorated and cannot be repaired, replace the detail using the same design and materials.

21. Do not add details that are inappropriate for the style of the house and convey a false sense of the architectural history of the house. If a historic photograph is unavailable and if no “ghost” images appear (outlines on wall surfaces or holes where features were once attached), study other dwellings that are of the same age and style in order to reproduce a historic feature.

Roofs

The roof of a historic house is one of its most important architectural characteristics. Roofs contain numerous details that contribute to the overall integrity of the house, including the material of the roof itself, dormers, soffit and cornice details, gutters, and venting and mechanical systems.



Details such as this embellishment in the gable end that were originally part of the structure should be protected and preserved.

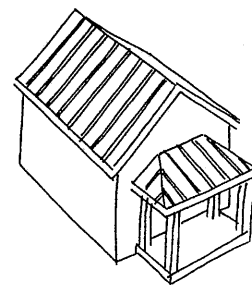


The pattern and profile of these shingles of this asphalt roof are appropriate to the style of this Tudor Revival style house (above).

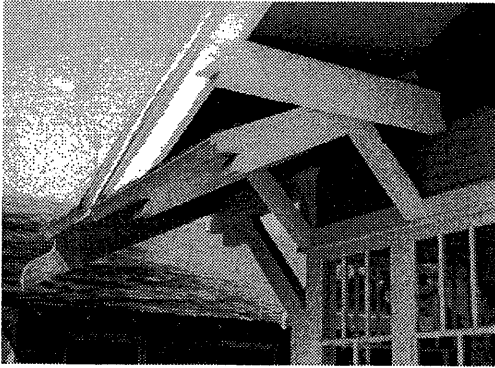
Typical roof types (left).

22. Insure that the roof is in good repair. Keeping a roof in good repair is the most significant factor in the overall preservation of any home, for if a roof does not function properly, all other parts of the house are vulnerable to the weather and to deterioration.

23. Preserve the historic form and materials of the roof. Alterations that affect the form of the roof, its details and materials should be compatible with the architectural character of the building. The shape of a roof is very important to defining the architectural character of a house. Do not alter the original shape. Wood shingles were almost always used for roofing



A seamed metal roof does not have a pattern that is similar to either wood shingles that were used historically, or asphalt shingles.



These eave details are details that define the character of this Craftsman bungalow.



Dormers should be placed in from the eaveline of the house, as these original dormers illustrate.



A second story addition that follows the pitch and roofline of the main part of the house, and is set back from the plane of the front wall, will go a long way from detracting from the historic appearance of a house (above). Additions like this are incompatible with the massing and form of the original house, and should not be constructed (below).

materials, and many old shingle roofs still exist. Replace those shingles that show deterioration. If replacing the entire roof, consider reshingling with wood or, if wood shingles are infeasible, use asphalt shingles. These have a similar component to wood, although they are not as rich in texture. Seamed metal roofs are not in keeping with the historic character of residential architecture in Twin Falls.

24. Preserve and maintain the original eave details. The eaves, including rafter ends, cornice returns, crown moldings, and cornices are character-defining details. On some homes they provide almost all of the architectural detailing. Owners should monitor their condition on a regular basis and make needed repairs. Eaves should not be boxed in unless this was done originally, and eaves and details should be covered with or removed for synthetic siding.

25. Preserve original dormers. Construct new dormers to be visually subservient to the overall roof form. A variety of dormers exist on older homes in Twin Falls. Historically, they were used to provide visual interest as well as to give extra head room and light in the attic. Dormers were never intended to dominate the roof form, and hence are usually lower than the ridge line, do not extend out to the roof edge, and have smaller windows and detailing than the main part of the house. These qualities should be followed when designing new dormers.

26. Do not use “bubble” skylights, and place skylights toward the rear of the building when possible. Round skylights are visually disruptive on a roofline. Flat skylights should be used instead.

Additions

Additions are often part of the evolution of a house, and are necessary to insure that dwellings remain viable for the changing needs of households. This evolution insures that neighborhoods remain stable with long-term residents in owner-occupied homes. With careful consideration, additions can be made to accommodate the inhabitants needs while retaining the historic character of the house.

27. Design an addition in such a way that it does not detract from the historic character of the house. Additions should not obscure the important features of the house, overwhelm its scale, or alter its original form. Windows and entrances should be similar in height, size and location to those of the house. The roofline of the addition should be compatible with that of the house; for example, do not build a flat roof addition on a house with a pitched roof.

28. Build additions at the rear of the house. If building a roof top addition, keep the addition back from the front of the house. If possible, site additions to the rear of the house, so that the main part of the house is intact.

If constructing an addition as a second story, make certain that the addition is in proportion and does not overwhelm the house. Set the addition back at least 10' from the front wall of the house.

29. Design an addition so that it can be distinguished from the original part of the house. The tricky part about designing an addition is that it should be compatible with the historic structure, yet appear discernible as a modern appendage. This can be accomplished by using a similar roofline for the addition; for example, but changing the setbacks or slightly altering the materials or trim.

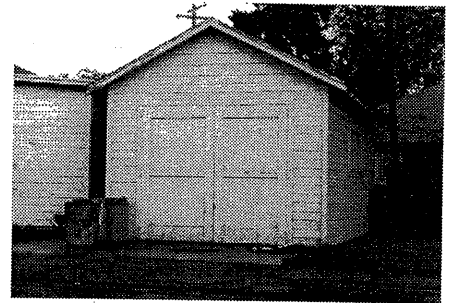


Although the addition in this example is unfinished, the massing of second story addition follows that of this modest house. The addition will be subordinate because it is set back from the front of the house.

Accessory Structures

Historically, garages were located at the rear of residential lots and were accessed by alleys. In Twin Falls, the garage construction coincided with the development of the automobile, and thus residential site design could accommodate a car from the city's inception.

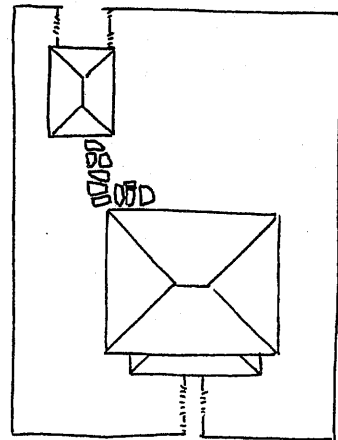
30. Preserve historic accessory structures when practical. Use traditional design elements found on garages and outbuildings. Most accessory structures were garages that were built as simple, rectangular forms with gabled roofs and clapboard siding. Building a new garage with these simple characteristics is preferred over trying to recreate an elaborate appearance in an attempt to make a property look more historic.



A typical one-car garage (above). A more elaborate example of a garage in the original townscape. Structures such as this should be well maintained, as they contribute to the historic character of the streetscape (left).



31. Keep garages at the rear of the property. The siting of garages at the rear of the lot is an important feature of the *Twin Falls Original Townsite Historic District*, and the lack of auto-related components on the streetscape is one of the most pleasant characteristics of the district.



The traditional site placement of the garage is at the rear of the property, accessed from an alley. This site layout should be retained and reinforced by zoning regulations.

Recommendations for New Construction



The three homes pictured above are examples of new construction in a historic district. All have elements that would relate to the common characteristics of historic dwellings in the original townsite, including materials, the placement of the porches, the roof forms and the proportion of openings to the wall surface.

The challenge of designing a new building in a historic neighborhood is in respecting the historic context of the streetscape and district while insuring that the new dwelling is readily identifiable with the period of time in which it is constructed. It is a common misconception that new buildings should look "old" because they are located in a historic area. Twin Falls is almost one-hundred years old, and during this period many architectural changes occurred. Preservationists encourage contemporary design that distinguishes itself as being of recent construction so that architecture retains the dynamic quality that makes it so interesting.

However, historic districts usually have fundamental characteristics that give the district a sense of architectural unity. This unity results from similarities in height, massing, scale, siting and the solid and void pattern of walls and openings. The similarities of the *Twin Falls Original Townsite Historic District* have been described and illustrated earlier in this document, under *Overall Character and Site Design* in the *Recommendations for Rehabilitation* chapter. The critical task in designing new buildings is to arrange their fundamental elements in such a way that they reinforce the architectural cohesiveness of the district and yet can be discerned as new construction.

32. Respect the traditional siting of the historic district when designing new residences in historic residential neighborhoods. Orient houses to the street and keep garages at the rear of the lot. If garages must be attached, do not allow them to dominate the street facade of the house. Maintain the traditional setbacks and landscaping features of the original townsite neighborhoods.

33. Respect the scale, massing and form of the historic buildings when designing new structures in older neighborhoods. New residences should be designed to be similar in height and width to the historic dwellings. Roof forms should be similar to those used historically.

34. Use building materials that have similar dimensions to the wood siding and masonry patterns of the original townsite's historic homes. Narrow wood clapboard was the prevalent historic building material, but fired brick was also used. Siding or brick proposed for new residences should respect the proportion, scale and texture of either the clapboard or the fired brick that was used historically.

35. Keep the proportion of door and window openings compatible to those of the historic structures. Doors and windows should be framed and trimmed in a way that is similar to wall openings seen in the historic structures. Keep window shapes simple. Diamonds, circles and octagons would look very dissonant on a new residence in the original townsite district.