



STEUNENBERG RESIDENTIAL  
HISTORIC DISTRICT



**DESIGN  
GUIDELINES**



Caldwell Historic  
Preservation Commission

RESOLUTION NO. 01-13

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

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

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

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

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

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

**Article 1: Steunenberg Residential Historic District Design Guidelines**

Section 1. See attached document.

**Article 2: Amendments**

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



Chairperson

ATTEST:



Senior Planner, Planning and Zoning

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revised 12/2012

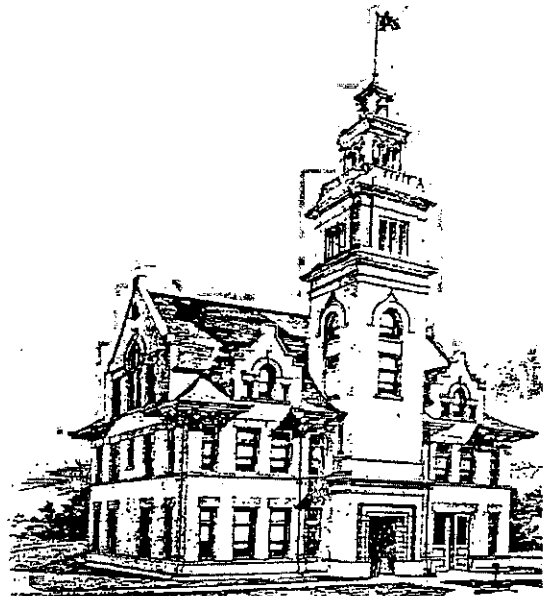
## INTRODUCTION

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

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

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

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



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

## THE STEUNENBERG RESIDENTIAL HISTORIC DISTRICT ACKNOWLEDGEMENTS

### CITY OF CALDWELL

#### **Mayor**

Garret Nancolas

#### **City Council**

James Blacker, President

Dennis Callsen

Shannon Ozuna

Rob Hopper

David Clark

Mike Pollard

#### **Historic Preservation Commission**

Chuck Randolph, ChairPerson

Steve Maughan, Vice-Chairperson

Rob Hopper, City Council Liaison

Eileen Davidson

Gina Lujack

Lorene Oates

Elaine Leppert

Elaine Carpenter

Megan Dixon

#### **Planning and Zoning Commission**

Kenneth Scholz, Chairperson

Ed Doty-Pomoransky, Vice-Chairperson

Roger Page

Dana Vance

Arvid Salisbury

#### **Planning and Zoning Department**

Brian Billingsley, Director

Anne Marie Skinner, Senior Planner

April Cabello, Planning Technician

Katie Phillips, P&Z Code Enforcement

#### **Idaho State Historic Society**

Ann Swanson, Grants Operation Analyst

Trish Canaday, State Architectural Historian

## **DESIGN REVIEW IN THE STEUNENBERG RESIDENTIAL HISTORIC DISTRICT**

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

### **CALDWELL HISTORIC PRESERVATION COMMISSION**

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

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

### **GETTING TO KNOW THE DISTRICT’S ARCHITECTURAL STYLES**

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

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

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**Queen Anne**


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1880 - 1910



asymmetrical facade

**IDENTIFYING FEATURES**

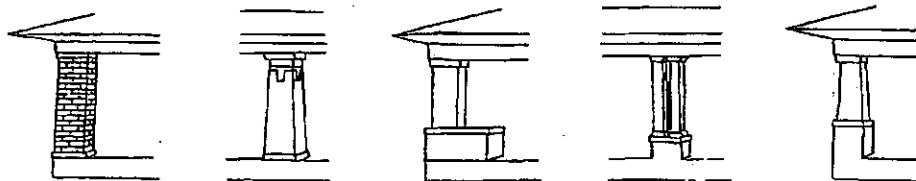
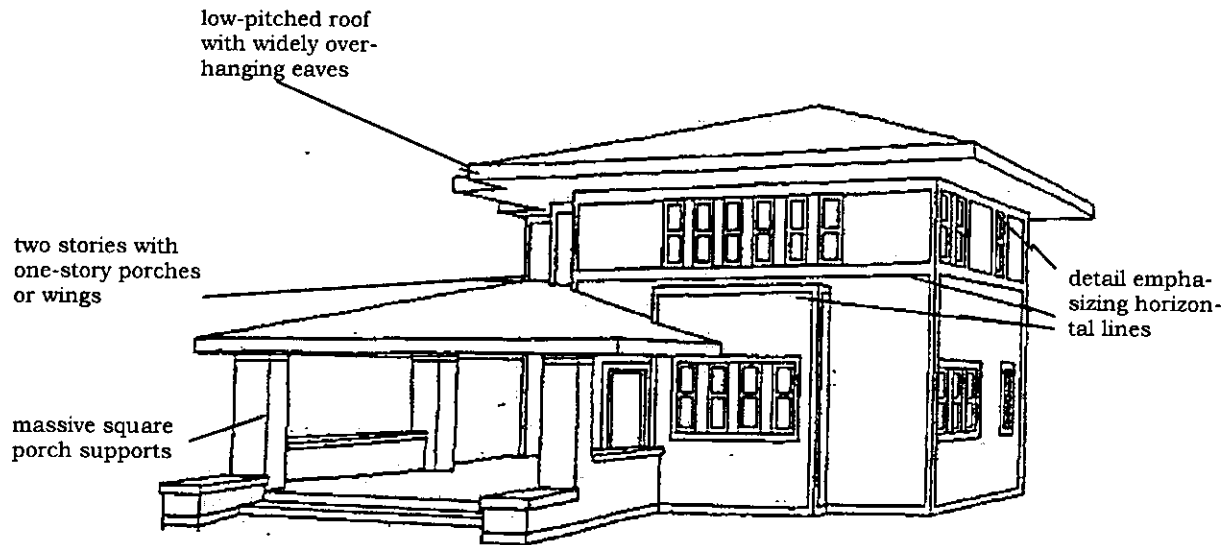
Steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows and other devices used to avoid a smooth-walled appearance; asymmetrical facade with partial or full-width porch which is usually one story high and extended along one or both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

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**Prairie School**


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1900 - 1920



COMMON PORCH SUPPORT VARIANTS

**IDENTIFYING FEATURES**

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

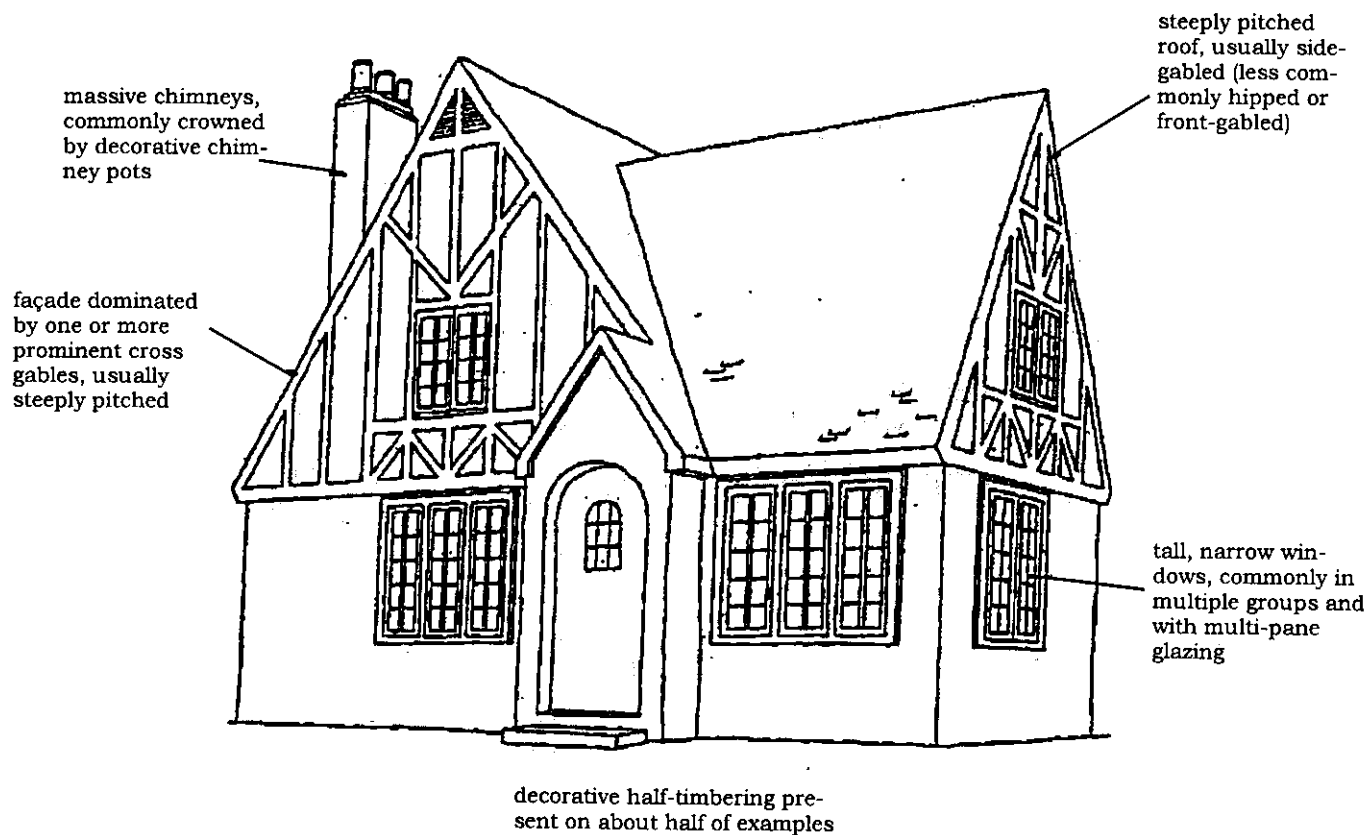


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## Tudor Revival

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1890 -1940



### IDENTIFYING FEATURES

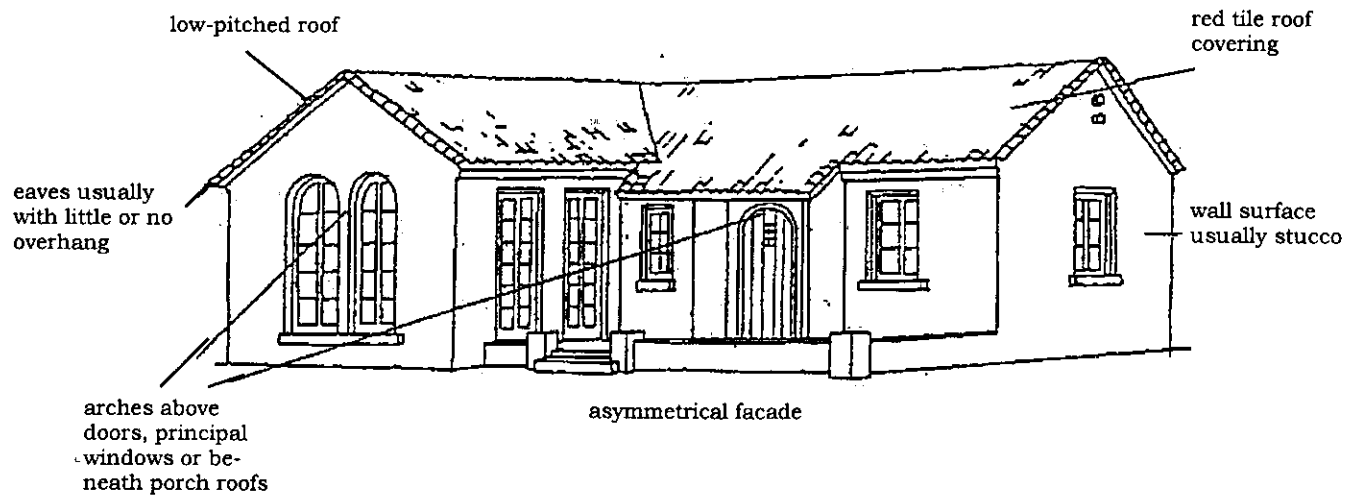
Steeply-pitched roof, usually side-gabled (less commonly hipped or front-gabled); façade dominated by one or more prominent cross gables, usually steeply pitched; decorative (i.e., not structural) half-timbering present on about half examples; tall, narrow windows, usually in multiple groups and with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

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## Spanish Revival

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1915 -1940



### IDENTIFYING FEATURES

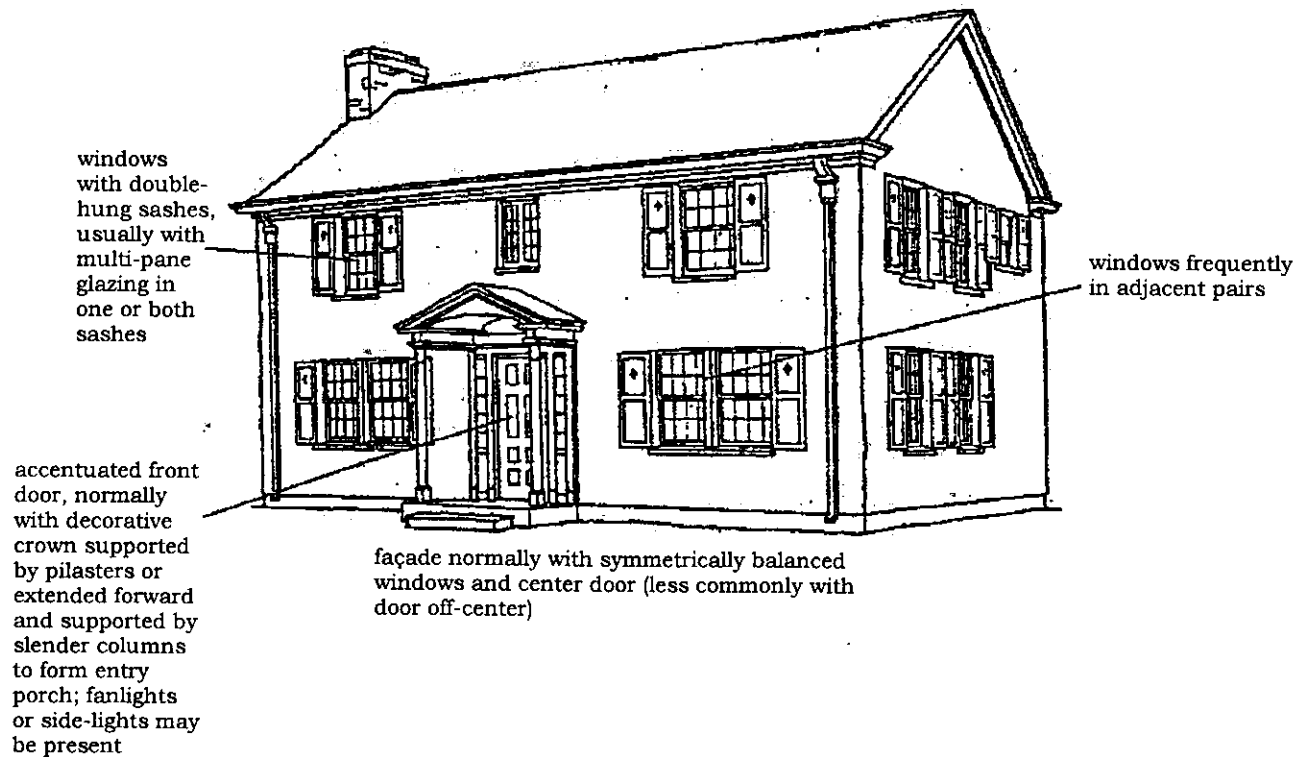
Low-pitched flat, gable, or hip roof, typically with no eave overhang; red tile roof covering; typically with one or more prominent arches placed above door or principle window, or beneath porch roof; wall surface usually stucco; façade normally asymmetrical; half-round arches, doors, and windows; ornate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

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## Colonial Revival

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1880 - 1955



### IDENTIFYING FEATURES

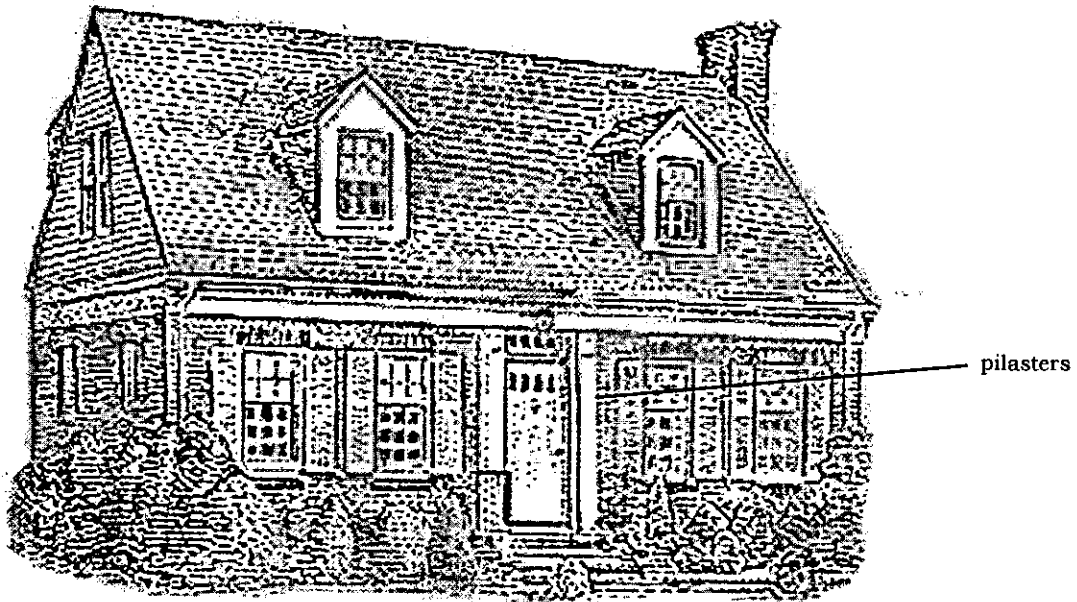
Accented front door, normally with decorative crown (pediment) supported by pilasters or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; façade normally shows symmetrically balanced windows and center door (less commonly with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

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**Cape Cod**

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1915 -1955

**IDENTIFYING FEATURES**

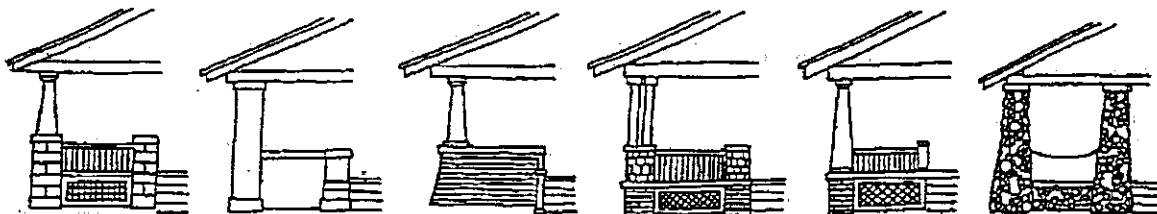
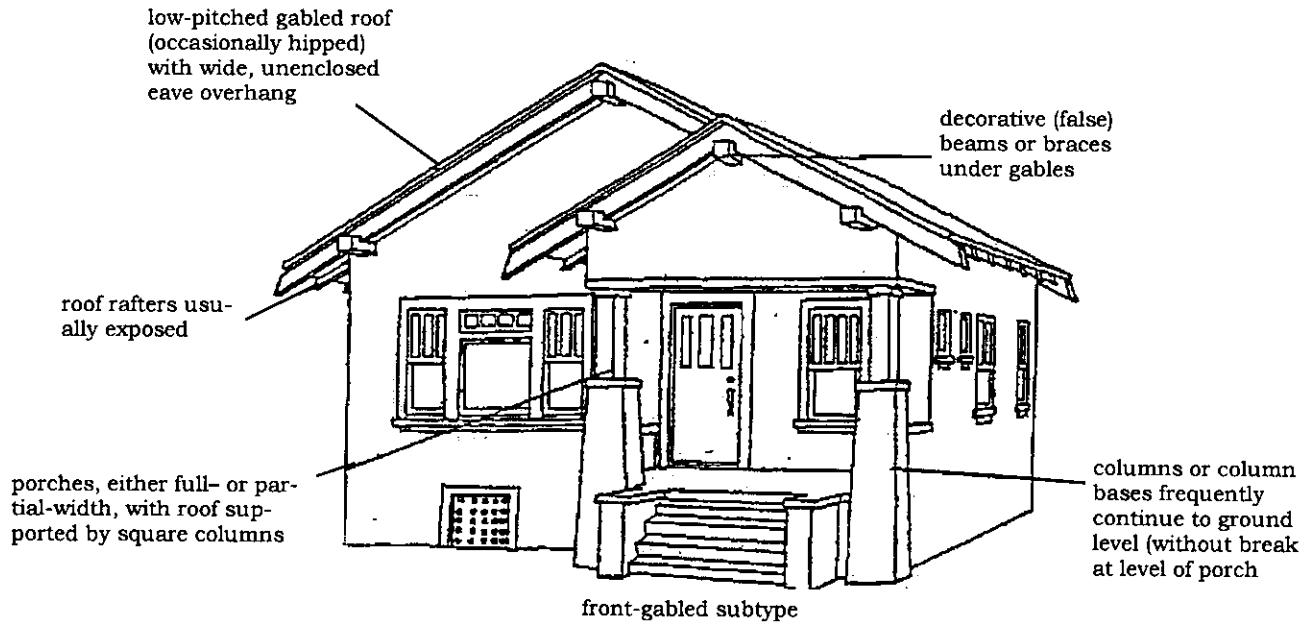
Side-gabled subtype of the Colonial Revival style; brick-veneer, vernacular version of the subtype; lack of ornamentation, which is common on vernacular examples.

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**Craftsman**

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1905 - 1930



SOME TYPICAL PORCH SUPPORTS AND PORCH RAILINGS  
 A pier without column is common

**IDENTIFYING FEATURES**

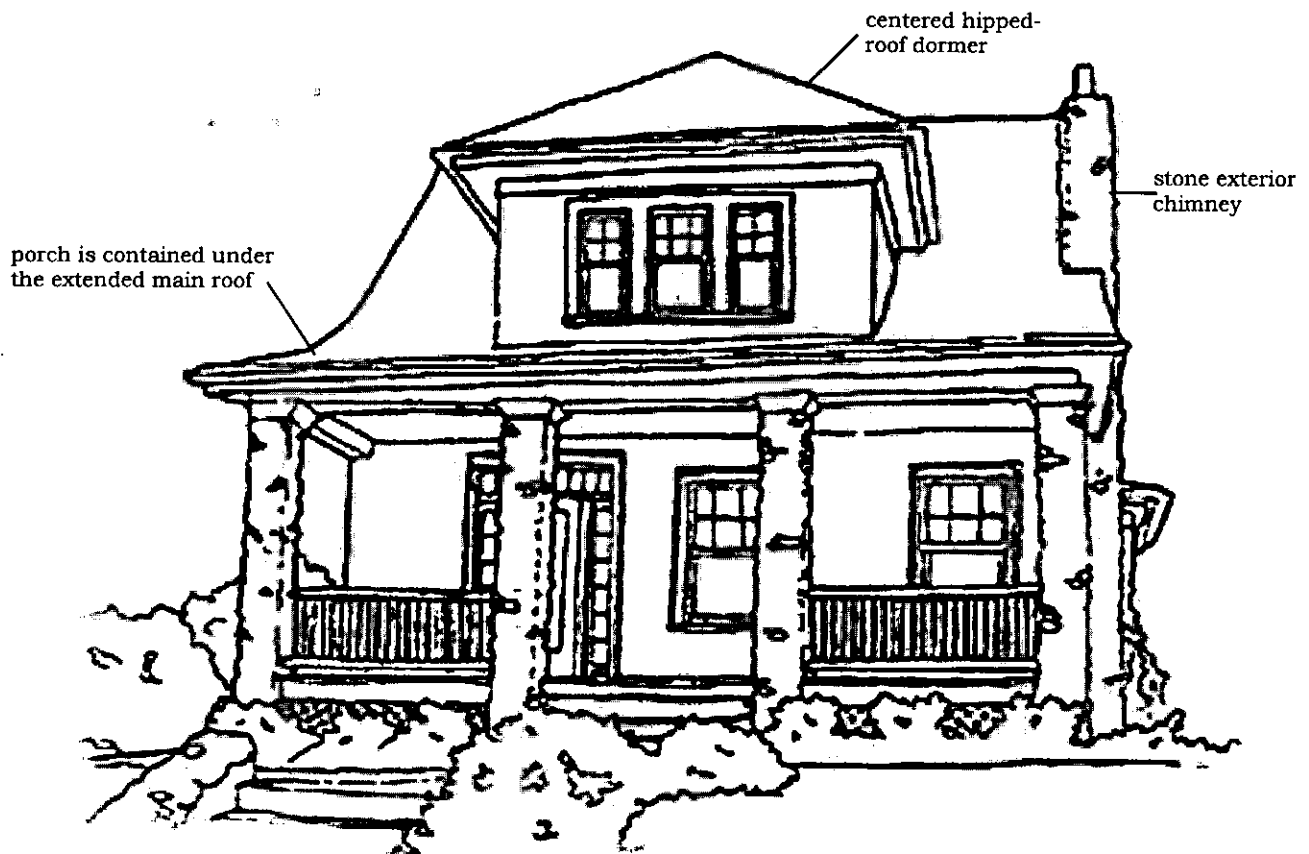
Low-pitched, gabled roof (usually hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to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

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**Craftsman**

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1905 - 1930

**IDENTIFYING FEATURES**

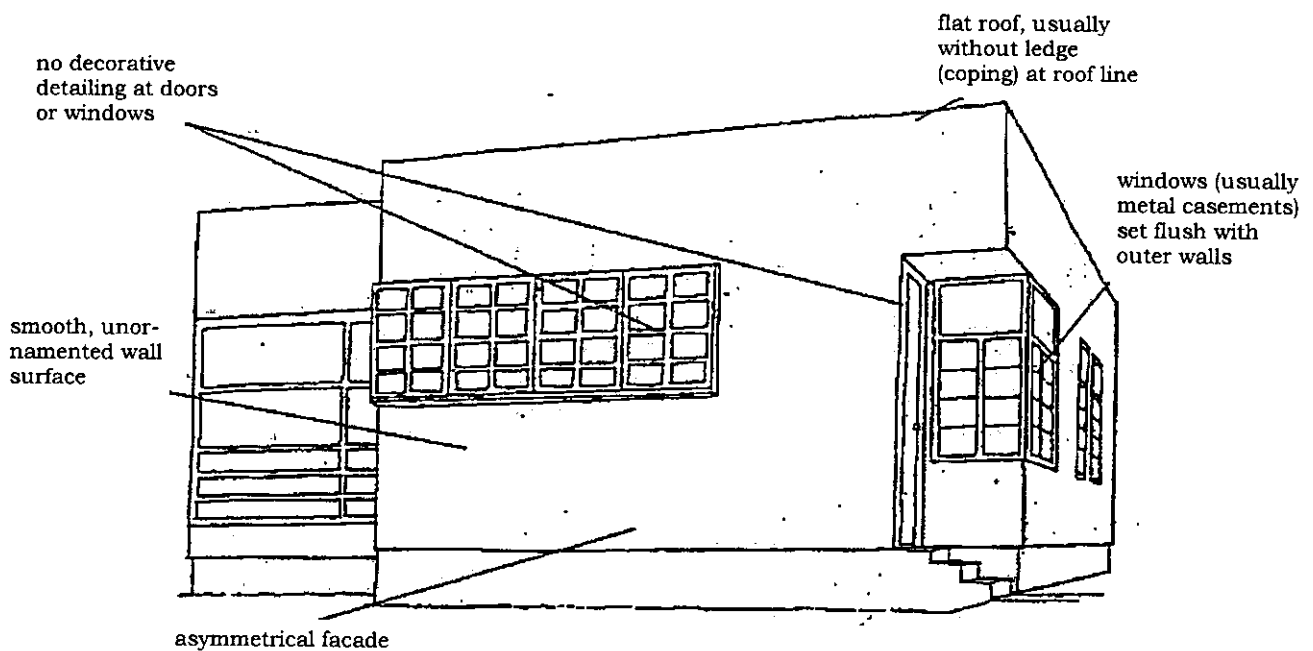
Side-gabled subtype of the Craftsman Style; occurs in less than 10 percent of Craftsman houses.

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**International**

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1925 - present

**IDENTIFYING FEATURES**

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

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**Pueblo Revival**

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1910 - present

**IDENTIFYING FEATURES**

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



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**Modern Forms**

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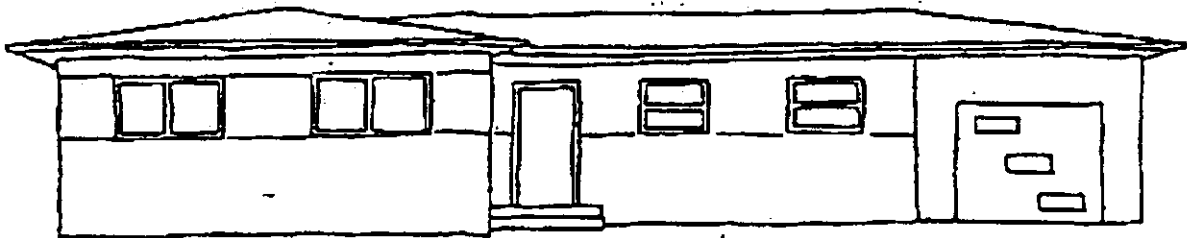
ca. 1910 - present

**MINIMAL TRADITIONAL**

Simplified form loosely based on the Tudor style of the 1920's and 1930's.

**IDENTIFYING FEATURES**

Roof pitches are low or intermediate; eaves and rake are close rather than overhanging. Usually there is a large chimney and at least one front-facing gable.

**RANCH**

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

**IDENTIFYING FEATURES**

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

## Glossary of Architectural Terms

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

### Arch

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

### Balcony

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

### Baluster

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

### Balustrade

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

### Bay

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

### Brackets

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

### Casement

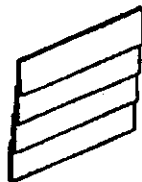
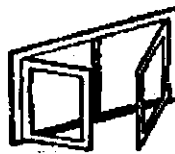
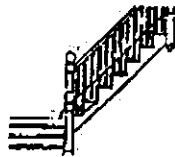
A window sash that opens on hinges fixed on its vertical edge. A casement window contains two casements separated by a mullion (vertical dividing bar).

### Clapboard Siding

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

### Column

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



### Court

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

### Dormer

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

### Double hung window

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

### Eave

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

### Façade

The principal face or front elevation of a building.

### Gable

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

### Gable roof

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

### Gutter

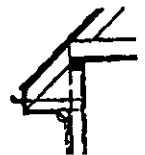
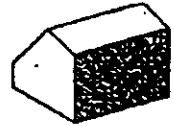
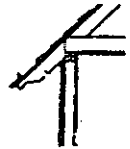
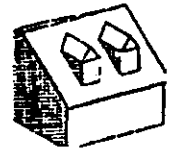
A channel of wood or metal running along the eaves of a house; used for catching and carrying water.

### Hip Roof

A roof formed by four pitched roof surfaces.

### Louver

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



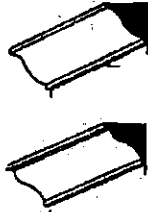
## Glossary of Architectural Terms

### Masonry

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

### Molding

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

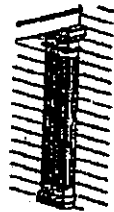


### Pane

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

### Pilaster

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



### Porch

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

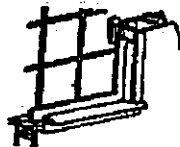


### Portico

A covered walk or porch supported by columns or pillars.

### Sash

The framework into which panes are set.



### Shed Roof

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

### Siding

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

### Sill

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

### Spindlework

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



### Stucco

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

### Truss

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



### Turret

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



### Veranda

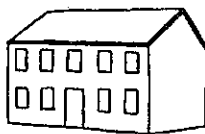
A roofed space attached to the exterior wall of a house and supported by columns, pillars or posts; called piazza in earlier literature. A closely related term is porch, although its meaning usually is confined to a covered shelter over an exterior door.

# Pictorial Glossary

## A FEW COMMON DESCRIPTIVE HOUSE TERMS



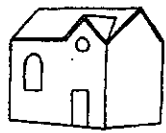
THREE-RANKED



FIVE-RANKED

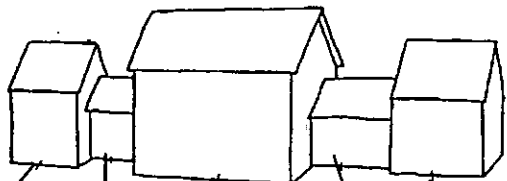


SYMMETRICAL



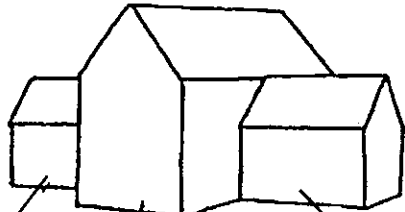
ASYMMETRICAL

### FIVE-PART PLAN



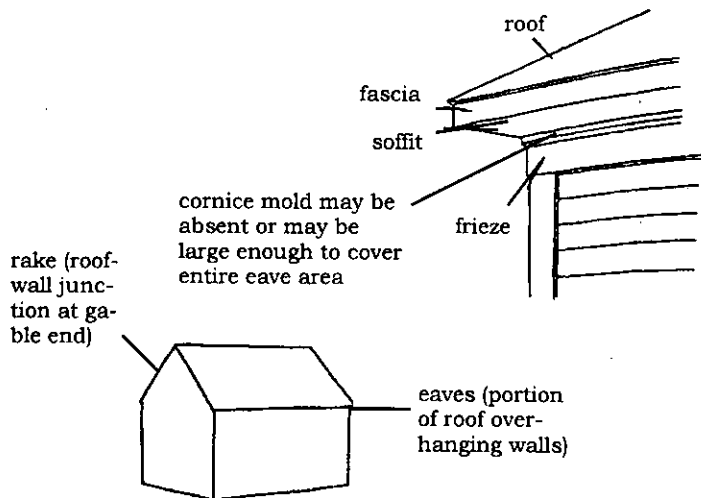
wing or dependency    hyphen    central block    hyphen    wing or dependency

### THREE-PART PLAN

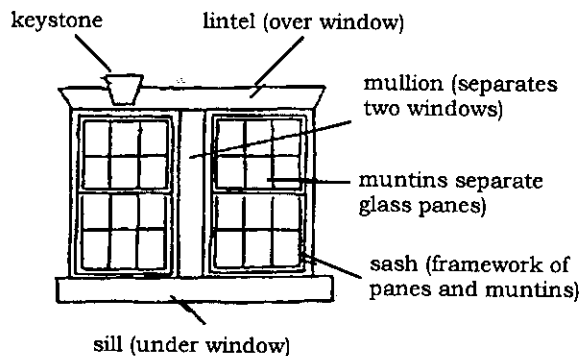


wing    central block    wing

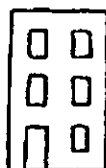
## ROOF-WALL JUNCTION



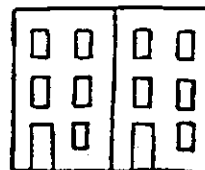
## WINDOWS



## URBAN HOUSE TYPES



detached



semi-detached

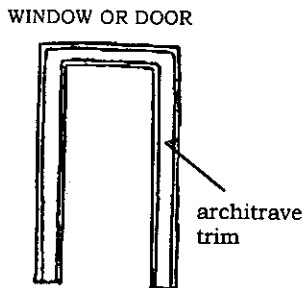
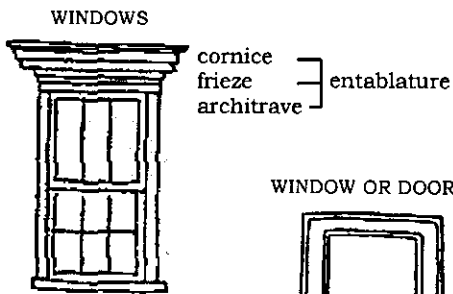
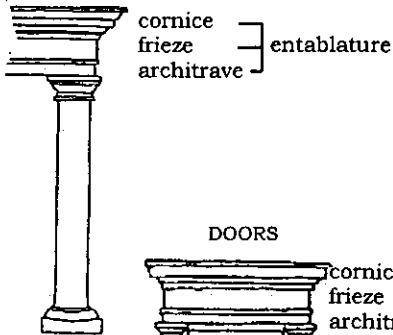


attached

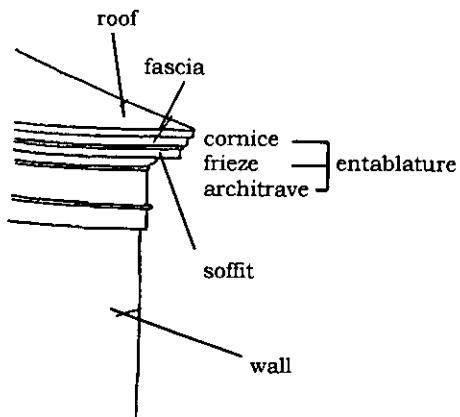
**PARTS OF THE CLASSICAL ORDER APPLIED TO HOUSES**

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

ANCIENT CLASSICAL MODELS & HOUSE PORCHES

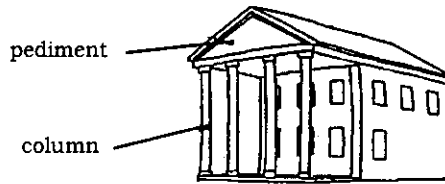


ROOF-WALL JUNCTIONS

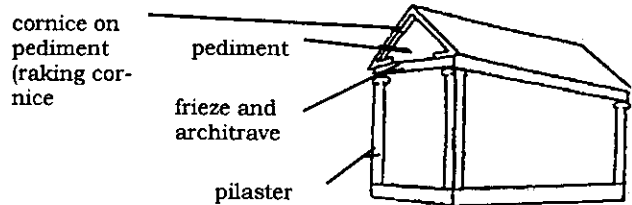


**USE OF PEDIMENTS**

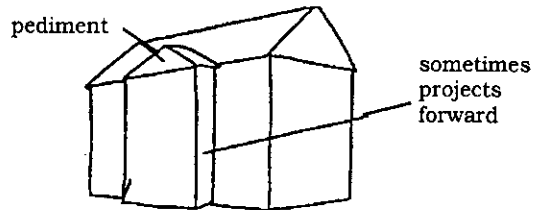
FULL-FAÇADE PORCH



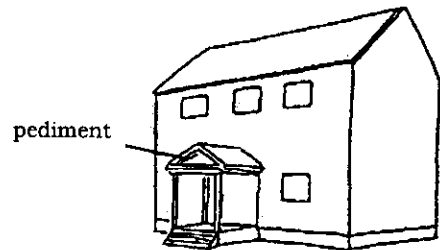
ROOF-WALL JUNCTION, GABLE END



CENTERED GABLE

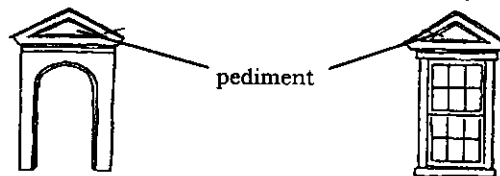


ENTRY PORCH

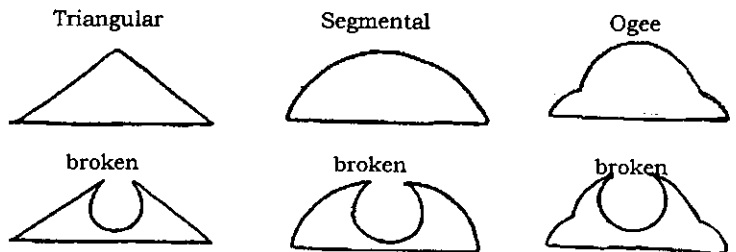


DOOR

WINDOW



**TYPES OF PEDIMENTS**



Ogee and segmental are only common over doors and windows

## TREATMENT STRATEGIES

Choosing a Treatment Strategy for a Historic Building:

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

### **Treatment 1: Preserve**

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

### **Treatment 2: Repair**

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

### **Treatment 3: Reconstruct**

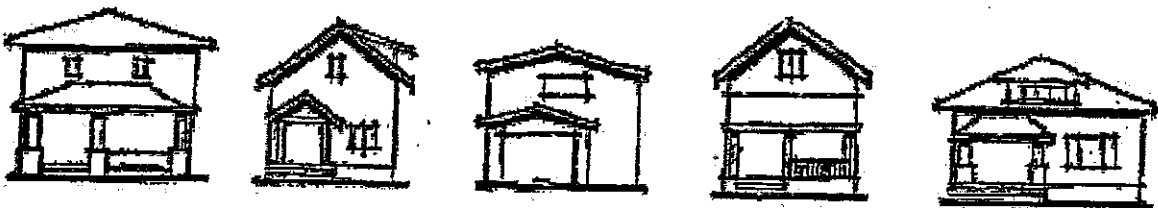
If the feature is missing entirely, reconstruct it from appropriate evidence. Also if a portion of a feature is missing it can also be reconstructed.

### **Treatment 4: Replace**

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

### **Treatment 5: Compatible Alteration**

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



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

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