

DESIGN GUIDELINES
FOR
CITY OF RUPERT'S
HISTORIC DISTRICT

CITY OF RUPERT
HISTORIC PRESERVATION COMMISSION
2002

Table of Contents

THE SECRETARY OF INTERIOR'S STANDARDS.....	1
INTRODUCTION	2
WHERE TO START	2
THE REVIEW PROCESS	3
SUBMITTAL REQUIREMENTS	4
CHARACTERISTICS OF RUPERT'S HISTORIC DISTRICT..	5
DESIGN GUIDELINES FOR REHABILITATION	5
HEIGHT, ALIGNMENT, AND SCALE	5
ROOFS.....	5&6
BUILDING FACADE	6
STOREFRONT	6
WINDOWS	7
DOORS	7&8
WALLS/UPPER FACADE	8
ARCHITECTURAL DETAILS/CORNICES	8
EXTERNAL LIGHT FIXTURES	8&9
MECHANICAL SYSTEMS	9
FINISHING MATERIALS	9
COLORS.....	9&10
SIGNS.....	10&11
AWNINGS	11
STREETSCAPE / LANDSCAPE.....	11
ALLEYWAYS.....	11&12
PARKING	12
NEW CONSTRUCTION.....	12&13
GLOSSARY	14

The Secretary of The Interior's Standards for Rehabilitation

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or a site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall be encouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

The Design Guidelines for the City of Rupert's Historic District are based on the Secretary of the Interior's Standards for Rehabilitation.

INTRODUCTION

The City of Rupert has a Historic Square District. The Town Square Historic District is located in the center of Rupert's original townsite as platted in 1905. Rupert is unique, in that the businesses were built around the Square from its initial planning. Some buildings in the block just off the Square are also placed in the Historic District, including City Hall, Wilson Theater, Water Tower, Old Jail, Electric Department, and Masonic Hall. These active commercial and public buildings serve as a tangible link to our past. They are not frozen in the past, but evolve with continued use and enjoyment. Brick buildings have replaced all of the early frame structures. These structures date from 1911 to 1920 and are still in place and largely intact. This historic district is a valuable community resource which requires careful planning and ongoing stewardship. Insensitive alterations can conceal or destroy the historical character of this area and consequently confuse historical interpretation.

DESIGN GUIDELINES FOR RUPERT'S HISTORIC DISTRICT is intended to offer practical guidelines for the sensitive restoration and rehabilitation of these buildings and storefronts that contribute to the character of Rupert's historic district. The guidelines describe appropriate kinds of changes and improvements which can be made to existing structures, as well as recommending the incorporation of particular design elements in new construction. The aim of these guidelines is to provide flexible approaches and solutions within a practical framework

Decisions relative to the historic district can be assured continuity as the design guide serves to encourage and guide the area's development to the mutual benefit of the city, property owners, and individuals who will use it. Typically, a person wanting to improve a property in the

district will review these design guidelines as a first step in the design process.

Where to Start

Sensitive rehabilitation of historic buildings starts with a review of historic photographs, an understanding of the building's architectural characteristics and a knowledge of its alterations over time. Decisions should be based on actual knowledge of the past appearance of the property found in photographs, maps, or original architectural drawings. Historical photographs may be available at the Minidoka County Historical Society Museum, Minidoka County News, DeMary Memorial Library, South Idaho Press, and *The Minidoka Story: The Land and the People in Words and Pictures*.

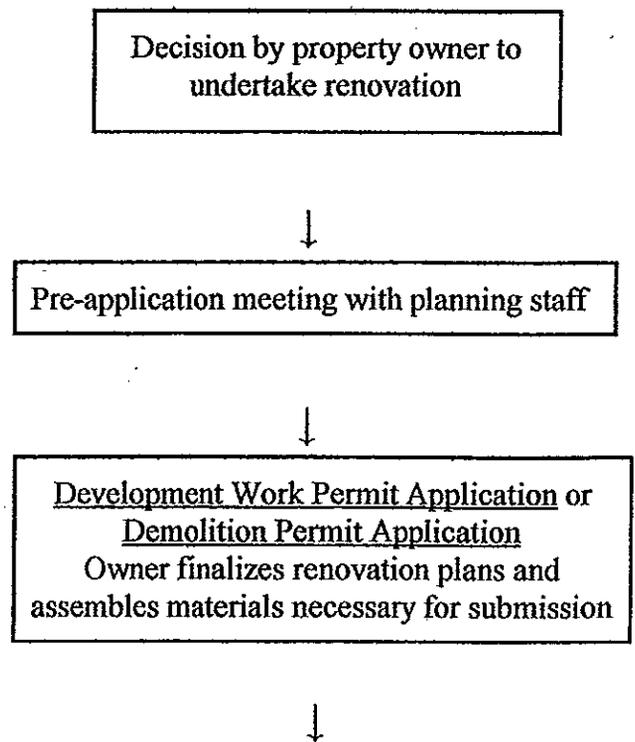
The most authoritative source is the Secretary of Interior's Standards and Guidelines for Rehabilitation (page 1). These guidelines were developed for use in determining the appropriateness of proposed work on properties listed in the National Register of Historic Places and for determining certification for tax investment credits. A copy of these guidelines is attached at the front of this book and technical assistance is available through the Idaho State Historic Preservation Office located at 210 Main Street, Boise, Idaho. Enlisting the services of professionals, such as an architect and/or preservation consultant experienced with historic buildings, will help assure a quality project. The applicant should also meet with the Rupert Historic Preservation Commission to discuss design guidelines and submission requirements for approval.

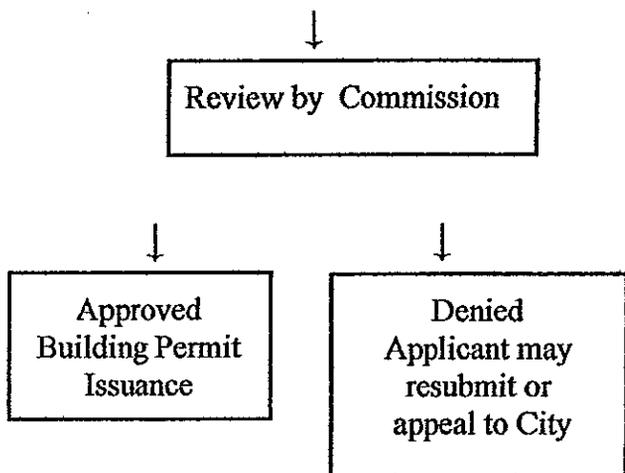
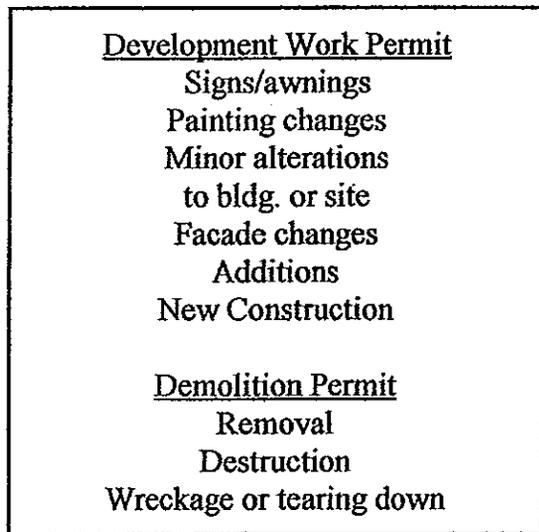
The Review Process

The City of Rupert has recognized the importance of its history and identity by creating the Rupert Historic Preservation Commission (hereafter, referred to as the Commission). The Commission has established boundaries for the City of Rupert Historic Square District and works to ensure that the integrity of the district is maintained through regulation of construction activity. The scope of the Commission's powers covers the exterior and grounds of any property within district boundaries. The Commission members are appointed by the mayor and work with the County/City Planning and Zoning Department staff to administer the following ordinance: Ordinance No. 815 "AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF RUPERT, IDAHO, REQUIRING A PERMIT FOR CONSTRUCTION, ALTERATION, OR DEMOLITION IN THE HISTORICAL PRESERVATION DISTRICT OF THE CITY OF RUPERT, PROVIDING FOR APPLICATION REQUIREMENTS, PROVIDING FOR REVIEW AND APPEALS, PROVIDING FOR REAPPLICATION; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW", which established the procedures regulating historic districts. The purpose of this ordinance is to promote, preserve and protect the distinctive characteristics of historic buildings, streets, and places of architectural and historical significance to Rupert. It is the further purpose of the Commission to encourage development that will be harmonious with the existing buildings and enhance the physical characteristics of the land.

The Commission must review and approve any exterior changes proposed to a structure within

Rupert's Historic District. All building facade and sign revisions, renovations, new construction, demolition, site improvements, and other exterior changes visible from any public street or other public place must be presented to the Commission for approval. Ordinary maintenance or repair of any exterior feature of any building in a historic district which does not involve a change in design material, color, or outer appearance does not require Commission approval. Within the District action which requires a building permit also requires a Development Work Permit. The Commission reviews such applications once a month. All Commission decisions can be appealed to the Rupert City Council. The City of Rupert also has the jurisdiction to enforce the decisions of the Commission and the regulations of the historic district. The following chart illustrates the procedure:





Submittal Requirements

An Application for Development Work Permit can be obtained from the Minidoka County Planning and Zoning Department. Before presenting the final application, the applicant should meet with the Commission to ensure that all application requirements and exhibits are complete. Exhibit requirements can be a combination of drawings, photographs, samples of materials, and a narrative project description. This documentation is necessary to fully analyze a rehabilitation or new construction project.

Different projects necessitate different levels of documentation for proper analysis. Minor renovations do not require a full set of architectural drawings.

Signage projects can be illustrated by a scale drawing of the overall sign, proposed colors and materials, and a photograph of the building showing the sign's placement.

A new color scheme would be illustrated by a color elevation of the building, indicating the proposed colors and placement along with photos of adjacent buildings and paint chips.

Elevation drawings of all facades to be changed are necessary. A facade drawing of the applicant's building should show the edge of abutting buildings to illustrate the relationship between them. Drawings of elevations should indicate materials to be used, relevant architectural details, and location of mechanical systems. Drawings of facade cross-sections and architectural details also are helpful to describe a project. Photographs are a good way to document a project and its surroundings.

Material samples such as paint chips, awning fabric, bricks, or sash are required to document any new use of the material on an existing building or use on a new building within the historic district.

The site plan should illustrate the lot, building site, parking, driveways, walkways, open space, materials, vegetation, exterior lighting, fences, walls, dumpster areas, mechanical equipment areas, and similar items.

A narrative project description is useful to describe the project, give the dates of construction activity, and explain both the intent and extent of proposed work.

Characteristics of Rupert's Historical Square

Known as "The Square", this historic district was listed on the National Register of Historic Places in 1999. The City of Rupert designated the area a historic district in 2000. The district's boundaries are illustrated in Figure No 7, page 16.

The City was founded April 12, 1906. In 1910 a fire destroyed the north side buildings, which were rebuilt within the next year or so. The district's development dates back to 1909 - 1945.

Most of the area's structures were replaced by brick, dating from 1911 to 1920, after the North side buildings burned down in 1910. Several buildings were replaced by brick and were built in the 1920s and 1930s. Other buildings around the square were replaced by brick, also. They were built for commercial uses and some had apartments and professional offices on the second floor that originally had double-hung sash windows giving views to the Square. All the buildings facing the Square featured raised front parapets. A few buildings were constructed with modest cornices and the majority of one and two-story buildings were built with clerestory windows above display windows.

Design Guidelines for Rehabilitation

The following rehabilitation guidelines are based on the SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION which are summarized across from page 1. Consultation of other design guidelines listed in the bibliography further assisted in the preparation of this document.

Height, Alignment, And Scale

The historic district's buildings are generally two stories with no more than a one story variation between buildings. To maintain unity within blocks, structures should respect the height and scale of neighboring buildings. The prevailing characteristic of the district is the alignment of commercial building facades at the sidewalk's edge. Such an alignment also retains the sense of enclosure and defines the streets of the district. This siting with the building—fronting the street property line creates a uniform alignment of facades and should be maintained.

The visual quality of each individual building should be preserved. Respecting each building helps to maintain the scale created by the settlement pattern of narrow lots. Buildings located on corner sites are usually larger and more ornamental than buildings in the mid-blocks. The building's elements, such as its first floor storefront, windows, and cornice detail, are part of its overall composition. Any changes to an element's proportions can affect the building's overall proportions and should be avoided. Similarly, repetitive patterns often found in windows and building materials create a sense of cohesiveness and should be maintained.

Roofs

The prevalent roof found in the historic district is a flat or pitched roof hidden behind a parapet wall. This characteristic defines the level skylines found in the district and has the added effect of shielding mechanical equipment and other additions to the roof from view.

Where roofing is visible from the street and requires replacement it is best to replicate the

historic materials used. In most cases this is wood. Low grade asphalt shingles are not appropriate for a visible roof of an architecturally significant structure. A possible alternative is to use metal or composition shingles designed to resemble cedar shingle or earlier patterns of period asphalt shingle. Roof color should not detract from the building. Dark gray tones are preferable.

It is important to maintain roofs and gutters to prevent the deterioration of walls. Provide proper drainage so that water does not stand on flat horizontal surfaces.

Installing mechanical or service equipment so that it damages or obscures character-defining features or is conspicuous from the public right-of-way is discouraged.

Building Facade

Each individual building facade plays a basic role in the visual make-up of the historic district. Not only do the building's elements (storefront, windows, cornice, etc.) work together to assure the building reads as a unified structure, but they also help to strengthen the visual ties with adjacent buildings on the block. It is important to retain the individual identity of each building and to respect the original character and period of the facade. Do not try to make the building look more historical or more elaborate than it was. Replace existing architectural details that have been removed if they can be documented by old photographs. Do not alter the shape of the original openings. These storefronts, doors, and windows form a repetitive rhythm of solids and voids which contribute to both the building and area's sense of scale. A building is historic not only because it looks old, but because the actual physical materials of the building are old. Consequently, an old building loses historical

significance when it is so extensively remodeled that its physical elements are no longer old or original.

The following sections detail the individual building elements that make up the facade.

Storefront

The storefront is the commercial first-floor space of the building consisting of the display windows, clerestory windows, kick plate, and entrance. Storefronts are essentially the focus of historic commercial buildings and can thus be extremely important in defining the overall historic character of a district. The storefront traditionally has experienced the greatest amount of change during a building's life and holds the most potential for alterations affecting the character of the entire building as well as the street scape. The commercial facade should be intentionally designed to integrate the storefront, sign(s), and window display space into the overall fabric of the building's exterior.

When considering the renovation of an historic building, it is important to make any change as compatible with the original design of the building as possible. Consult old photographs and original plans. To the extent possible, compare the existing facade of your building with information that has been collected. Typically the ground level, as expected, has changed with each generation of style.

Once the inappropriate additions are removed, the storefront's original design is the best guide for any alteration. Storefronts of the early 1900s had few decorative elements other than those details which were often repeated across the face of the building, integrating the storefront into the character of the facade.

Maintain original storefront openings. The size and shape of original windows and doors are important historic characteristics. Avoid altering the shape of these elements if they still exist. If these elements have already been altered, consider restoring them if their original condition can be determined.

Maintain original storefront components. In a historic district the repetition of storefronts creates an important visual unity on the street. All renovations should preserve the following elements:

- Display windows: The main portion of glass on the storefront.
- Clerestory, or transom: The upper portion of the display, separated from the main display window by a frame.
- Entry: Usually set back from the sidewalk in a protected recess.
- Kick plate, or base: Located beneath the display window; most often wood or tile.

Windows

Make windows weathertight by recaulking and replacing or installing weatherstripping. Repair windows rather than replace them. Windows should be replaced only if rehabilitation of existing material is not functionally feasible. Replace in kind and entire window that is too deteriorated to repair. If windows have already been altered, consider restoring them if their original condition can be determined. Avoid changing the position or proportions of the windows. Typically, windows have a vertical emphasis. Wood frames, as used historically, were wider than many stock frames available today. Narrow frames will alter the proportions

and are inappropriate. In most cases, wood is the historically appropriate window material. Anodized aluminum framing does not portray the same historic quality but may be considered in certain instances if the frames match the proportions of the original frames. Unfinished aluminum frames are normally not approved. Avoid removing the original glass. If improved insulation factors are desired, the installation of storm windows is preferred to replacing original glass with double glazing. Where new windows are being installed – replacing original designs – the use of thermal glazing (double glazing) can be considered. If storm windows are desired, wood windows with sash matching the sash of the original windows are most appropriate.

Storm windows and screens should match the window frame in both color and size. Storm windows should be sized to fit the entire window opening. Avoid altering the window opening to accept a smaller stock aluminum storm window. A wood or aluminum storm window can be used. If aluminum storm windows are to be used, select an anodized finish or a baked painted finish. Avoid silver aluminum frames.

Windows utilized in new construction shall conform with outward appearance to the style, materials, proportions, and placement of windows typical of the historic district.

Doors

Original doors – and their arrangement and proportion – should be retained wherever possible. Door treatment that is not in keeping with the original architectural style should be avoided. When replacing doors, maintain the original dimensions of the door frames and use designs similar to those identified in documentary photographs.

Restore the recessed entry if it has been altered. Most buildings have a recessed entry, and when repeated along the street, these entries create an important visual pattern.

Wood is used for doors because it is a natural insulation material, easily worked, and inexpensive. A weatherstrip of spring bronze, felt, or new vinyl beading at the head and jambs is appropriate. Original hardware should be retained and used.

Walls/Upper Facade

The upper facade is a mostly solid wall, with smaller windows where the second-story exists. On one-story buildings, this may be a plain, solid surface. Avoid concealing original facade materials. Brick, clapboards, and stone present patterns and textures that are assets to individual buildings and to the street.

Remove obsolete hardware, such as sign anchors and conduit, from the facade. Make repairs as needed. Material dimensions should be the same as the original. Brick sizes and color should match the original.

The original finish of masonry is historically important and should be retained. When replacing lost mortar, use a mix that is similar in color, strength, and texture to that of the original. Duplicate old mortar joint styles. Repoint only those mortar joints where there is evidence of deterioration. Repointing with a mortar of high quality Portland cement content can often create a bond that is stronger than the bricks. This can result in the softer brick breaking away. Sandblasting is not permitted as it erodes the surface of the material and creates deterioration. If brick requires cleaning, use a gentle wash method. Leave brick and stone unpainted; however, if brick has previously been painted,

repaint using a matching brick color or the original paint color.

Architectural Details/Cornices

Architectural details, such as cornices, moldings, pilasters, and parapet, break down the scale of a building and help identify it as belonging to a particular place in time.

The cornice molding is the decorative band at the top of the building. Historic buildings need a cornice to cap the facade. Their repetition along the street also contributes to the uniformity of the district. Other lower cornices or belt courses maintain the established horizontal lines often evident in the district's architecture.

The original architectural details of a building should be maintained in good repair. If they must be replaced for maintenance purposes or during the course of minor alterations, they should be replaced as nearly as possible with elements of the same type and in similar or compatible materials. If substantial replacement is required due to deterioration or a major alteration to the building, the elements must conform with dimension and detail to those on the original structure. Reconstruct a missing cornice when historic evidence is available. Use historic photographs to determine design details of the original cornice. If no photographic evidence exists, a simplified cornice may be considered.

External Light Fixtures

Historically, buildings had very little external lighting. Outdoor lighting must be used sparingly so as not to overpower the building. External light fixtures should be simple in design. Fixtures should be mounted so they do

not obscure the building's ornamentation. Fixtures that predate the history of Rupert's commercial historic district should not be used. Fluorescent lights are not appropriate. Lights may be used to highlight ornamentation, illuminate entrances, or for signs.

Mechanical Systems

An important consideration in any rehabilitation project is updating the technology of older buildings to modern comfort standards. Placing a new mechanical system, such as air conditioning, into a building which never had it requires sensitivity to the significant spaces and features.

Put mechanical devices in unobtrusive locations that are not visible from the street. New incompatible devices may be placed on the roof if hidden by an existing parapet wall. Where visible from the alley side, they should be screened. Ground equipment should be hidden or enclosed by screening and/or landscaping.

Finishing Materials

Uniformity in materials is a characteristic which helps define each historic district. Every building, through the use of a specific material, helps to carry out a particular theme. Consequently, when a building is remodeled, every effort should be made to retain and preserve the original materials. When certain materials are so deteriorated that they cannot be repaired, care must be taken in selecting a replacement. When the original material is not available, a new material which replicates the original design and possesses qualities similar to the original material may be substituted. The new material must be as similar to the original as possible.

Many rehabilitation jobs include extensive cleaning of the various wood, masonry, and metal portions of the structure. Any cleaning treatment should be done by the most gentle means. Do not sandblast brick, stone, or wood surfaces since these methods of cleaning can permanently erode the surface, thus accelerating deterioration.

All wood and metal elements must be painted or finished with stain. Apply compatible paint coating systems following proper preparation. Unpainted finishes, such as brick or stone, should not be painted.

Colors

The choice of color for building exteriors should be consistent with the historical character of Rupert's historic district. When deciding which paint colors to use it is recommended that the building be "chipped" in various locations to determine the original paint scheme, which was undoubtedly created to achieve the total design. To accurately determine the original color scheme requires professional help, but you can get the general idea of the colors that were used by scraping back paint layers with a pen knife. Since the paint will be faded, moisten it slightly to get a better idea of the original hue. The discovery of the original colors should serve as a basis for determining a new scheme. It is best to base your color scheme on historical precedent. An alternative is to use colors in ways that were typical in the past. When choosing colors, notice the colors of the buildings adjacent to your building and then stand back and examine what colors are seen along the length of the street.

Color should preserve or emphasize the structural detailing. Choose a base color that

will link the entire building facade together. Ideally, the color should tie signs, ornamentation, awnings, and entrances together.

Select colors that complement the natural colors of building materials. Let the natural color or brick or stone guide your color selections. Leave masonry unpainted. If brick has been painted, try to simulate the original brick color or the original paint color.

Keep your color scheme simple. The ornamental character of many older facades offers the opportunity to highlight or accent architectural trim. Don't overdo it. Avoid the temptation to accent every detail since too many colors will give a garish character to the facade.

Signs

In commercial areas, signs often form a highly visible element which can obscure the architectural features of the building. Once installed, signage becomes a part of the building's appearance: Signs communicate something about the goods or services which are being offered, the quality of the businesses, and the general image and attractiveness of the area. Therefore, care should be taken to create a harmonious appearance between the sign and the building. The following guidelines will help insure compatibility:

- All new signs and graphics should be architecturally compatible with the design of existing or proposed buildings rather than a feature independent and in conflict with the building's architecture.
- Signs should fit within the existing features of the facade. Such locations would include the lintel band above the clerestory windows, entryways, display

windows or within decorative moldings which create natural frames for signs.

- Signs shall be located so as not to conceal or disfigure significant architectural features or details.
- Where possible, align signs with other signs on adjacent buildings.
- Sign colors, materials, sizes, shapes, and methods of illumination should reinforce the overall composition of the facade.
- Historically accurate materials are preferred for signs within the historic district.
- Internally-lighted signs are discouraged as they tend to overpower their historic setting. If internal lighting is used, illuminated individual letters are preferable to illuminated panels.
- A flush mounted sign is encouraged.
- Signs painted directly on window glass or awnings are encouraged.
- Projecting signs should be limited in size and number to avoid obscuring building features that would otherwise be visible along the block. Illuminate signs with indirect light.
- Signs using symbols and trademarks are encouraged.
- Signs appearing above the first-floor level of a building should relate to the name of the building or principal use within a building.

- Buildings with numerous businesses should limit exterior signs to small identification panels at the entrance.

Further information can be found in Rupert City's manual #25, "Preservation Briefs" on The Preservation of Historic Signs.

Awnings

Awnings provide color and function and are appropriate for business storefronts. Awnings reduce glare and help serve as energy savers by controlling the amount of sunlight penetrating the storefront. Building orientation determines awning needs. Building fronts with northern exposures seldom require awnings. Awnings can become an important element in storefront design as they may be used to unify the storefront with the whole building. The use of several different, yet related colors, and shapes of awnings can harmonize adjacent storefronts. Fabric awnings or vinyl materials are available in myriad shapes and colors. The traditional roll-up awning is very versatile, having the advantage over immobile awnings of allowing more sunlight to filter in on cloudy days, as well as exposing handsome transom or display windows underneath. The shape of the awning should be designed to fit the architecture. Awnings that are barrel-shaped, segmented arches, or round-ended create very distinctive images, but should not be used on buildings where such shapes would conflict with the architectural elements.

Awning shapes identified in old photographs of the building are the most appropriate. An awning should not dominate your storefront, but rather become one of the effective elements coordinated into the overall image. An awning should not run the entire length of a building, but should be divided up to respect each bay or opening. Care must be taken not to cover up or

destroy the architectural quality of a building with awnings. Fluorescent lighting located underneath an awning is prohibited.

Though not common historically to Rupert's Historic district, a number of large canopies have been located at entryways. Large canopies are discouraged.

Fabric colors that are visually compatible with the colors of the building's exterior should be selected. An awning can also be used as an integral and creative form of signage.

Streetscape/Landscape

Rupert's historic district's streetscape features ornamental light standards. The district can be visually enhanced by a landscape that reflects the era of the structures and area.

Alleyways

Commercial alleys and the rear sides of existing buildings, now often neglected and forgotten resources, can provide a unique pedestrian experience. Alleys contain a more intimate scale, removed from the noise of traffic, and surrounded by the warmth of red brick buildings. Elements such as arched door and window openings, steel bars, faded signs, down spouts, tie bolts, and fire escapes contribute to the visual character of the alleyways. Whenever possible these elements should be retained.

Currently, the primary activities occurring in most alleys are the service functions of unloading and disposal of trash; however, rehabilitated alleys offer unlimited potential.

The opportunity exists to upgrade the alley ways within the Historic Rupert Square District making them more attractive. A substantial

improvement will result from the cleaning and rehabilitation of rear facades and building entrances.

The rear facades of many alley buildings can be rehabilitated in simple, straight forward ways. Renovation should build upon the honest architectural character of the given building. Repair of windows, doors, and down spouts along with cleaning and painting can provide a measurable improvement in appearance.

Parking

The development of Rupert's historic districts did not anticipate today's automobile and, consequently, little off-street parking is available within the district. Adequate parking is an essential element to the district's businesses and users and is best located around the Square and adjacent to the district.

New Construction

Rupert's Historic District is recognized because of its' visual character – the presentation of the buildings as a harmonious group, rather than individual landmarks. This character is derived from many similarities among the buildings of scale, materials, facade patterns, while also being contrasted with accents of individual design. New construction, whether for additions or completely new buildings, can contribute visually interesting architecture to the District by interpreting the traditional elements of surrounding buildings in creative new designs. Any new construction in Rupert's Historic Square District should fit in harmoniously with existing buildings and respect the established relationships among buildings. New construction should not dominate or stand out in strong contrast with surrounding buildings. Design for the new work may be contemporary

or may reference design motifs from the district's buildings. In either case, new construction should always be clearly differentiated from the adjacent historic buildings. While new buildings should not copy historic ones, they should follow certain characteristics, which can be drawn from existing buildings in the district. The key to respecting the district's contextual surrounds is understanding the scale, street alignment, materials, relationship of solids to voids, and color.

In order to facilitate good new design, the guidelines previously outlined for existing historic building rehabilitation will be helpful as well as the following guidelines:

- New buildings should respect the existing scale. Existing buildings are predominantly two stories, though a few are one story.
- Roof lines of existing buildings are typically flat. New construction should respect this characteristic and relate to neighboring buildings on either side.
- Existing commercial buildings are located directly on their street front lines forming a facade alignment at the sidewalk edge. Any new construction should respect this existing building line and reinforce it.
- Existing historic buildings are rectangular in form, both in plan and in street facade elevation. Any new building should fit into the existing rectangular "fabric" of its surroundings.
- Generally, existing facades are composed of rectangular openings such as doors and windows. The rhythm of

the doors, windows, and structural elements creates a visual variety that contributes to the district's sense of human scale. New structures should respond to the sense of rhythm that is created by openings and architectural elements of neighboring structures. For example, the widths of existing storefronts typically did not exceed 25 feet and are often defined by structural piers or architectural elements of the facade.

- The storefront levels of the existing buildings are also clearly more imposing, often being ten to sixteen feet in height. New construction can relate by dividing its facade into structural elements and openings that will continue the rhythm of the existing storefronts along the street. Likewise, upper-story windows maintain a rhythm and this pattern should be reinforced in new construction.
- Brick, stone, glass, and wood are the primary materials found in Rupert's Square Historic District and should be incorporated into the new design.

Glossary

CLERESTORY - An upper zone of windows that admits light to the center of a lofty room.

CORNICE - Any projecting ornamental molding along the top of a building or wall.

DOUBLE HUNG SASH WINDOW - A window with two sashes, one above the other, arranged to slide vertically past each other.

ELEVATION - The external faces of a building or drawing thereof.

FACADE - The front of a building; part of a building facing the street.

FENESTRATION - The arrangement of windows.

HISTORIC DISTRICT - Any commercial or residential area which includes or encompasses historic sites, landmarks, buildings, structures, or objects determined by the Rupert City Historic Preservation Commission to be appropriate for historic preservation.

PARAPET - A low, solid, protective wall or railing along the edge of a roof or balcony.

PILASTER - A shallow pier attached to a wall; often decorated to resemble a classical column.

POINTING - The outer portion of mortar in the joints of a masonry wall.

REHABILITATION - The process of returning a property to a state of utility, through repair of alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

RESTORATION - Returning a building to some specific date (often the date it was supposedly built) replacing all changes made after that date with copies of what might have been there, and removing all work of a later period.

SECTION - Refers to the representation of a building, divided into two parts by a vertical plane, to show the construction.

**Minidoka County and City of Rupert
Planning & Zoning Department**

624 F Street, P.O. Box 426
Rupert, Idaho 83350
(208) 436-9600

**Historic Preservation
Application**

DEVELOPMENT WORK PERMIT APPLICATION

ZONE _____ FEE _____
FILE # _____

APPLICANT: _____ PHONE _____
Owner _____ Purchaser _____ Lessee _____

APPLICANT'S ADDRESS _____ ZIP: _____

OWNER/REPRESENTATIVE _____ PHONE: _____

OWNER/REPRESENTATIVE'S ADDRESS _____ ZIP: _____

CONTACT PERSON (if different from above): _____ PHONE: _____

NAME & ADDRESS OF HISTORIC PROPERTY FOR WHICH CERTIFICATE IS REQUESTED: _____

LEGAL DESCRIPTION OF PROPERTY IN HISTORIC DISTRICT : _____

QUARTER _____ SECTION _____ TOWNSHIP _____ RANGE _____

How is property now used? _____

Is there a change in the use of the building? _____

How are the adjoining properties used: _____

North: _____

South: _____

East: _____

West: _____

Applicant: _____ (Signature) Owner: _____ (Signature)

Date: _____

Historic Preservation Development Work Permit

DATE: _____

NAME AND ADDRESS OF HISTORIC PROPERTY _____

HISTORIC DISTRICT WITHIN WHICH PROPERTY IS LOCATED: RUPERT SQUARE

PROPOSED CHANGE TO STRUCTURE OF SITE: _____

OWNER OR REPRESENTATIVE: _____ PHONE: _____

ADDRESS: _____

Section _____ of the Rupert City Code specifies that a Certificate of Appropriateness shall be required for alterations or changes in use in historic districts, properties or landmarks.

HISTORIC PRESERVATION COMMISSION

This is to certify that the proposed changes to the historic property described above are in compliance with Historic Preservation criteria and have been approved by the Historic Preservation Commission or Planning Department. All other applicable requirements of the Rupert City Historic Preservation Ordinance and Zoning Ordinance shall be met.

SIGNATURE **TITLE** **DATE**

ANY RELEVANT CONDITIONS ON REVERSE SIDE.

