



## Planning & Development Services

Boise City Hall, 2nd Floor  
150 N. Capitol Boulevard  
P. O. Box 500  
Boise, Idaho 83701-0500

Phone: 208/384-3830  
Fax: 208/384-3753  
TDD/TTY: 800/377-3529  
Website: www.cityofboise.org/pds

# Certificate of Appropriateness - Residential Historic District Application

Please fill out all sections of this application. Only complete applications will be accepted. If deemed incomplete by the Historic Preservation Commission, the application may be denied. If a question does not pertain to your request, please mark it N/A.

FEB 25 2008

This box for office use only

File #:

DB1708-00054

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Fee:

53.00

Cross Referenced File(s):

Zone(s):

R-3HD

This application is a request to construct, add or change the use of the property as follows:

Addition to and modification

## Applicant Information

Applicant:

NIRMAL CHARAN

Phone: 724-1207

☒ Owner ☐ Purchaser ☐ Lessee

Applicant's Mailing Address:

722 HARCOURT RD. BOISE

Zip: 83702

Applicant's E-mail Address:

Agent/Representative:

H. JOHN COOK, ARCHITECT

Phone: 386-9700

Agent/Representative's Mailing Address:

1111 S. ORCHARD #222  
BOISE

Zip: 83705

Agent/Representative's E-mail Address:

cookdesign@msn.com

Contact Person (if different from above):

Phone:

Address of Subject Property:

616 FORT STREET, BOISE

Mapping Division must initial here \_\_\_\_\_ to signify address verification.

Which Historic District is the property located in?

NORTHEAST HISTORIC DISTRICT  
(ORIGINAL)

Have you reviewed the City's Historic Guidelines?

☒ Yes ☐ No

Property description (Lot, Block & Subdivision name or recorded deed with a metes and bounds description):

A PORTION OF LOT 3 NEILEY'S SUBDIVISION

Parcel Number:

R7294500062

Quarter: SE

Section: SE 1/4 3  
DRH 08 00054

Township: 3N

Range: 2E

10/06

## A. Development Information

- Size of Lot: .10 ACRE 4,356 S.F. Dimensions: TRIANGULAR  
Footprint of structures: 898 + 621 = 1519 S.F.
- Description of Site (see brochure): TRIANGULAR LOT W/ OLDER SINGLE LEVEL HOUSE  
EXISTING PAVED ALLEY ALONG NORTH SIDE. LAWN IN FRONT SETBACK &  
LARGE TREES ALONG FORT STREET.
- Description of Setting (see brochure): SINGLE LEVEL HOUSE WITH PARTIAL  
BASEMENT FOR MECH EQUIPMENT & WATER HEATER.  
SINGLE STALL DETACHED GARAGE

- A. This application is a request to construct, add or change the following:**  
(Check all that apply)

	Add	REPLACE Change	Demolish	N/A
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fascia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows/Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trim	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (describe)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOUSE ADDITION & BASEMENT				

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- B. Fully explain the nature of your request:** TO CONSTRUCT A 1381 S.F.  
ADDITION TO EXISTING HOUSE, REPLACE FOUNDATION UNDER THE  
EXISTING 898 S.F. HOUSE. REPLACE ROOFING and ALL WINDOWS.

- Does the application propose a change in use? ☐ Yes ☒ No

What is the current use? RESIDENTIAL

If yes, what is the new use? \_\_\_\_\_

## B. Building Information

The following information needs to be indicated below and clearly referenced on plans submitted.

- Number of structures:

Residential: HOUSE PLUS PROPOSED ADDITION <sup>DRH</sup> <sup>08</sup> <sup>00054</sup>

Outbuildings: EXISTING DETACHED GARAGE

**2. Square footage of existing structures:**

Floor Gross Square Feet  
 First: 898 S.F.  
 Second: N/A  
 Third: N/A  
 Other: GARAGE 240 S.F.

**3. Square footage of proposed structures or additions:**

Floor Gross Square Feet  
 First: UPPER 621  
 Second: LOWER 488  
 Third: N/A  
 Other: NEW BASEMENT 637

**Square footage of existing structures (or part thereof) to be removed:**

Floor Gross Square Feet  
 First: \_\_\_\_\_  
 Second: \_\_\_\_\_  
 Third: \_\_\_\_\_  
 Other: \_\_\_\_\_

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**4. Existing Height to Building Eave:** 10'-6"  
**Existing Height to Building Peak:** 18'-6" ±  
**Proposed Height to Building Eave:** 12'-6"  
**Proposed Height to Building Peak:** 19'-9 1/4"  
**Number of Stories:** SINGLE STORY w/ BASEMENT

**5. This existing building is a:**

☒ Single-family dwelling    ☐ Duplex    ☐ Triplex    ☐ 4-plex    ☐ Other: \_\_\_\_\_

**6. Exterior Building Materials and Colors:**

	<u>Existing</u>	<u>Proposed</u>
Roof: <u>SHINGLES</u>	<u>LT. GRAY</u>	<u>GREEN-BROWN (MID TONE)</u>
Walls: <u>SIDING</u>	<u>LT. CREME</u>	<u>LT. TAN</u>
Doors: <u>STAINED</u>	<u>LT. WALNUT</u>	<u>WALNUT</u>
Fascia, Trim, etc.: <u>WHITE/CREME</u>	<u>WHITE/CREME</u>	<u>WHITE</u>
Other: <u>TRIM</u>	<u>BLUE/GREEN</u>	<u>WHITE DENTILS/FASCIA</u>
<u>STONE</u>	<u>TAN &amp; BROWN</u>	
<u>SHUTTERS</u>	<u>DK. BROWN</u>	

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**Windows (Existing)**

Existing Material: WOOD SINGLE HUNG & PICTURE (SINGLE PANE)

Existing Sill Depth: 5 1/2" WOOD-

Existing Type: ☐ Casement ☐ Slider ☐ Double Hung ☒ Single Hung  
☒ Fixed ☐ Divided light: How many? \_\_\_\_\_ (e.g. 4 over 1, 3 over 1)  
 Even site lines? ☒ Yes ☐ No  
 Brick molding? ☒ Yes ☐ No

**Windows (Proposed) REPLACEMENT**

Proposed Material: VINYL

Proposed Sill Depth: 5 1/2"

Proposed Type: ☒ Casement ☐ Slider ☒ Double Hung ☐ Single Hung  
☐ Fixed ☐ Divided light: How many? \_\_\_\_\_ (e.g. 4 over 1, 3 over 1)

For proposed divided lights, please describe grid, including width, whether it is flat or contoured: \_\_\_\_\_

Will the exterior trim remain on the replacement windows? ~~Yes~~ ☒ No

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**C. Site/Landscape Information**

**1. Fencing**

	<u>Existing (SEE SITE PLAN)</u>	<u>Changes Proposed</u>
Type:	<u>WIRE &amp; WOOD POSTS</u>	<u>WROUGHT IRON</u>
Size (Height)	<u>3'</u>	<u>3'</u>
Location	<u>EAST &amp; NORTH ALONG ALLEY</u>	<u>EAST SIDE</u>

**2. Are there any prominent trees or areas of vegetation on the property? If yes, what is the type, size, and general location?**

SYCAMORE 20' HGT. ON SE CORNER OF TRIANGLE

Does this application propose to remove any of these prominent trees or vegetation? If so, which?

SEVERAL LARGE TREES ARE LOCATED WITHIN 6" OF GARAGE WALLS & FOUNDATION... 2 of the 3 Trees to be removed. One tree to be removed in the NEW ADDITION FOOTPRINT.

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**D. Additional Information**

Are there other changes not yet covered? ☐ Yes ☐ No

If yes, please explain: OWNER WILL "RAISE" THE EXISTING HOUSE,  
HAVE A FULL BASEMENT CONSTRUCTED, HOUSE TO BE SET  
ON NEW FOUNDATION. NEW PORCHES TO BE CONSTRUCTED SIMILAR  
TO EXISTING FRONT PORCH w/ NEW WOOD COLUMN. A DENTIL  
DETAIL TRIM TO BE ADDED ON ALL FOUR ELEVATIONS.

Any revisions to this application request must be received 14 days prior to the hearing date, or your application will be deferred to the next meeting. The staff will determine whether the application can still be heard on the scheduled date, which depends on the degree of modification.

Note: When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

H. John Cook, arch  
Signature of Applicant/Representative

2-25-08  
Date

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# Application Submittal Requirements

The following information must be submitted along with the application form.

1. A **Complete set of Building Elevations** to scale. Elevations must include all proposed building materials. (One set must be 8½" x 11" reduction).
2. A **Detailed Site Plan** to scale (not smaller than 1" = 30' unless otherwise approved). Two (2) copies and one (1) 8½" x 11" reduction must be submitted. The site plan must include:
  - a. North arrow, scale of drawing, property lines, name of plan preparer.
  - b. Existing and proposed structures.
  - c. Adjoining streets, alleys and private drives.
  - d. Parking layouts, including spaces, drives, curb-cuts, circulation patterns and pedestrian walks.
  - e. Drainage with proposed on-site retention (when applicable or on commercial sites).
  - f. Existing/proposed utility service.
  - g. Locations and widths of right-of-way, easements, canals, ditches and subdivision lines.
  - h. Trash storage areas and exterior mechanical equipment with purposed screening method.
  - i. Concept for exterior lighting (pedestrian, vehicle, security and decorative).
  - j. Landscape plan with existing plantings.
  - k. Landscape plan with proposed plantings.
3. **Photographs.** Provide photographs of the following. Clearly label each photo.
  - North, South, East and West elevation of main dwelling
  - North, South, East and West elevation of each outbuilding
  - Photos of adjacent properties to the North, South, East and West (including across alleys and streets)
  - View of both block faces to show surrounding area
4. An 8½" x 11" **Vicinity Map** (at 1" = 30' scale) which shows the location and current zoning of the property. Map is available from Boise City Planning & Development Services. Please indicate the location of your property on the map.
5. **Floor Plans** to scale with sizes and types of interior spaces indicated.
6. An **Affidavit of Legal Interest** form (attached).
7. The appropriate **Application Fee**. \$53 check
8. Any **Additional information that will aid our understanding** of the total project. Please realize that what may be obvious to you may not be to us, and that we appreciate as much detail as possible.

## Further Instructions

1. All Blueprints must be folded with the title block/panel face up, so as to fit within a legal size file folder.
2. Any revisions to this application request must be received 14 days prior to the hearing date, or your application will be deferred to the next meeting. The Staff will determine whether the application can still be heard on the scheduled date, which depends on the degree of modification.

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# Historic Preservation Pre-Application Conference Form

In accordance with Section 2-18-10 (A) (1) (a), a pre-application conference with Staff is required. **This form must be included when an application is submitted.**

Applicant: \_\_\_\_\_ Date: 2/25/08

Site Address: \_\_\_\_\_ Parcel #: \_\_\_\_\_

Attendees: ☒ App. ☒ Staff ☒ Archi ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ ACHD ☐ COMPASS

Historic District: Hayes St Zone: \_\_\_\_\_

Neighborhood Representative: \_\_\_\_\_

Request to construct, add or change:

	Add	Change	Demolish	N/A
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fascia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows/Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Proposal Description: addition to & modification of single family residence

Possible Concerns: lot percentage, rear realine, repetition of gable extension of front porch, addition is longer than house, removal of trees

Other Applications Required: 0

Richard Beau  
Staff Representative Signature

M. Cleoran  
Applicant Representative Signature

[www.cityofboise.org/pds](http://www.cityofboise.org/pds)



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## **FOX Land Surveys, Inc.**

1515 S. Shoshone St. Δ Boise, Idaho Δ 83706 Δ 208-342-7957 Δ 208-342-7437 FAX

### PARCEL DESCRIPTION

**A PORTION OF LOT 3 NEILLEY'S SUBDIVISION, LYING IN THE SOUTHEAST ¼ OF  
SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN  
CITY OF BOISE, ADA COUNTY, IDAHO**

A portion of Lot 3 Neilley's Subdivision, Lying in the Southeast ¼ of Section 3, Township 3 North, Range 2 East, Boise Meridian, City of Boise, Ada County, Idaho.

Commencing at a found 1 foot square Stone monument marked "US" on all four sides, marking the Northwest corner of the Fort Boise Military Reservation, from which a found 1 foot square Stone monument marked "US" on all four sides marking an angle point in the Southwesterly boundary of said Reservation bears South 19°36'58" East, a distance of 866.81 feet;

thence along said boundary, South 19°36'58" East, a distance of 381.22 feet to its intersection with the Northeasterly projection of the Westerly boundary of Lot 3;

thence, South 35°18'46" West, a distance of 24.30 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" marking its intersection with the Southwesterly Right-of-Way of Cunningham Place and the most Northerly corner of Lot 3, the TRUE POINT OF BEGINNING;

thence along said Right-of-Way and the Northeasterly boundary of Lot 3, South 19°45'59" East, a distance of 123.82 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" marking the most Northerly corner of property conveyed to Ada County Highway District by Instrument Number 108009034;

thence along the Northwesterly boundary of said property, South 45°07'46" West, a distance of 11.00 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" marking its intersection with the Northeasterly Right-of-Way of Fort Street;

thence along said Right-of-Way and the Southwesterly boundary of Lot 3, North 54°47'14" West, a distance of 99.65 feet to a set 5/8 inch rebar with plastic cap stamped "FLSI PLS 7612" marking the most Westerly corner of Lot 3;

thence along the Northwesterly boundary of Lot 3, North 35°18'46" East, a distance of 81.89 feet to the TRUE POINT OF BEGINNING.

Containing 4,696 square feet (0.107 acres) more or less.

Subject to all easements and rights-of-way of record or as otherwise may exist.

Fox Land surveys, Inc  
Kerry Albright, Project Manager. PLS 12720

END OF DESCRIPTION

TJF:taj

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**Receipt #: 2200300000000015970**

**Print Date: 2/26/2008 10:36:14AM**

### Line Items:

Case No	Tran Code	Description	Revenue Account No	Amount
DRH08-00054	5030	Staff Cert. Approp	101-1300315033	53.00
<b>Total Line Items:</b>				<b>\$53.00</b>

### Payments Applied:

Method	Payer	Bank No	Check No.	Confirm No	How Received	Amount
Check	COOK DESIGN STUDIO		8308		In Person	53.00
<b>Payment Total:</b>						<b>\$53.00</b>

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