



## 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](http://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 you request, please mark it N/A.

This box for office use only

File #: LR1408-00102

Fee: 50.00

Cross Referenced File(s): \_\_\_\_\_

Zone(s): R-1CH

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

Construct a 2-car garage w/  
ADU above.

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## Applicant Information

Applicant: Jill Dietz

Phone: 514-1063

☒ Owner ☐ Purchaser ☐ Lessee

Applicant's Mailing Address: 2109 N. 8th St. Boise Zip: 83702

Applicant's E-mail Address: jillmteacher@msn.com

Agent/Representative: N/A

Phone: \_\_\_\_\_

Agent/Representative's Mailing Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Agent/Representative's E-mail Address: \_\_\_\_\_

Contact Person (if different from above): \_\_\_\_\_

Phone: \_\_\_\_\_

Address of Subject Property: 2109 N. 8th St. Boise, ID 83702

Mapping Division must initial here CP to signify address verification.

Which Historic District is the property located in? North End

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):

Lot one (1), Block 25, Hyde Park Addition

Parcel Number: 51003110040 Quarter: NW corner of Lot 1 Section: 3 Township: 3N Range: 2E

10/06

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## A. Development Information

1. Size of Lot: 6,975 sq. ft. Dimensions: 45' x 155'  
 Footprint of structures: 1069.5 sq. ft. dwelling; 81 sq. ft. shed
2. Description of Site (see brochure): house facing 8<sup>th</sup> Street; front of house 24 feet in from front property line; one tree on property (pine tree; located 14 ft from front on S edge)
3. Description of Setting (see brochure): similar setbacks; similar relationship of main dwellings facing 8<sup>th</sup> St.; similar - main dwellings in front & other in back; <sup>average amount of open space;</sup> ~~smallest open space~~ 24' x; materials - brick, wood siding, aluminum siding/windows; no shared height/massing;
4. **A. This application is a request to construct, add or change the following:**  
 (Check all that apply)  
 architectural details - two stories or basements, low-high pitch roof, small dormers;
- |                  | Add                                 | Change                   | Demolish                 | N/A  |
|------------------|-------------------------------------|--------------------------|--------------------------|--|
| Roof             | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> adjoining properties -                |
| Walls            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> single family residential             |
| Fascia           | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> w/ADU, single family                  |
| Windows/Doors    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> residential, <del>with basement</del> |
| Trim             | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> <del>apartment</del> duplex, &        |
| Porch            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> duplex                                |
| Other (describe) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> garage w/ADU                          |

B. Fully explain the nature of your request: 2 car garage w/ 588 sq. ft. ADU above garage

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

What is the current use? \_\_\_\_\_

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

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## B. Building Information

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

1. Number of structures:

Residential: 1 (main dwelling)

Outbuildings: 1 (shed)

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

<u>Floor</u>	<u>Gross Square Feet</u>
First:	<u>1069.5</u>
Second:	<u>485.0</u>
Third:	<u>—</u>
Other:	<u><del>8</del> 81.0 (shed)</u>

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

<u>Floor</u>	<u>Gross Square Feet</u>
First:	<u>672.0</u>
Second:	<u>588.0</u>
Third:	<u>—</u>
Other:	<u>—</u>

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

<u>Floor</u>	<u>Gross Square Feet</u>
First:	<u>—</u>
Second:	<u>—</u>
Third:	<u>—</u>
Other:	<u>—</u>

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**4. Existing Height to Building Eave:** ~10 feet

**Existing Height to Building Peak:** ~17 feet

**Proposed Height to Building Eave:** ~9 feet

**Proposed Height to Building Peak:** ~23 feet

**Number of Stories:** 1 w/ basement

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

☒ Single-family dwelling    ☐ Duplex    ☐ Triplex    ☐ 4-plex    ☒ Other: 9'x9' shed

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

	<u>Existing</u>	<u>Proposed</u>
Roof:	<u>composite shingles</u>	<u>composite shingles</u>
Walls:	<u>wood</u>	<u>wood</u>
Doors:	<u>wood</u>	<u>wood</u>
Fascia, Trim, etc.:	<u>wood</u>	<u>wood</u>
Other:	<u>stucco chimney</u>	<u>no chimney</u>

**Windows (Existing)**

Existing Material: vinyl

Existing Sill Depth: 6 in.

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)**

Proposed Material: vinyl

Proposed Sill Depth: 6 in.

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</u>	<u>Changes Proposed</u>
Type:	<u>wrought iron, cedar, chain link</u>	<u>none</u>
Size (Height):	<u>4ft - 5ft <del>many</del></u>	<u>none</u>
Location	<u>entire perimeter of lot</u>	<u>none</u>

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

property not landscaped; dirt/mud/sand in backyard;  
one tree in front yard & sod in front yard;  
tree will remain undisturbed (pine tree)

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

no

**D. Additional Information**

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

If yes, please explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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.

Gill Ditz  
 Signature of Applicant/Representative

3/31/08  
 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).  
→ *CONTOUR*
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 proposed screening method.
- ☒ i. Concept for exterior lighting (pedestrian, vehicle, security and decorative).
- j. Landscape plan with existing plantings.
- ☒ k. Landscape plan with proposed plantings.

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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.  
*sewer & addressing*

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

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.

*- Plat Map & Contour Map & sketch*

## Further Instructions

- ☒ All Blueprints must be folded with the title block/panel face up, so as to fit within a legal size file folder.
- 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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# Affidavit of Legal Interest

State of Idaho )  
                          ) ss  
County of Ada )

I, Jill Dietz,  
Name

2109 N. 8th St.  
Address

Boise,  
City

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State

being first duly sworn upon oath, depose and say:

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(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to \_\_\_\_\_  
Name Address  
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold Boise City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 31<sup>st</sup> day of March, 2008

Jill Dietz  
Signature

Subscribed and sworn to before me the day and year first above written.



Colleen J. Carroll  
Notary Public for Idaho

Residing at: Ada Co

My commission expires: 06/27/13

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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: Jill Dietz Date: 3/31/08

Site Address: 2109 N 78m Parcel #: \_\_\_\_\_

**Attendees:**

☒ Staff ☒ Jill ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ ACHD ☐ COMPASS

Historic District: North End Zone: \_\_\_\_\_

Neighborhood Representative: NE NA

**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"/>

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**Proposal Description:** \_\_\_\_\_

Bld new 2 car garage with ADU

**Possible Concerns:** smaller than house

**Other Applications Required:** Ø

[Signature]  
Staff Representative Signature

[Signature]  
Applicant Representative Signature

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