



Planning & Development Services

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Historic Preservation Certificate of Appropriateness

File Number DRH08-00182
Property Address 1414 N. 18th Street
Historic District Expanded North End

Applicant S. Scott Huerd
Address 1414 N. 18th Street Boise, Idaho 83702
Phone (208)344-5225

Agent N/A
Address
Phone

Proposed Change to Structure or Site

Demolish the garage and construct a two-car, change the exterior materials, construct a fence and re-landscape the property located at 1410 N. 18th Street and construct an outdoor patio with grill and fireplace, change the fence to wrought-iron and remove mature trees on property located at 1414 N. 18th Street.

Code Requirements

Section 2-18-9 of the Historic Preservation Ordinance 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 and Development Services Department. All other applicable requirements of the Boise City Historic Preservation Ordinance and Zoning Ordinance shall be met.

Conditions of Approval

Any relevant conditions on reverse side.

June 24, 2008

Matthew Halitsky, AICP
Design Review Analyst

Date

Conditions of Approval

Site Specific Conditions of Approval

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received May 23, 2008, except as expressly modified by the following conditions:
 - a. Electric fencing shall not be allowed.
 - b. The proposed patio for 1414 North 18th Street shall terminate at or before the side property boundary.
 - c. The stucco finish of 1410 North 18th Street shall be maintained unless the applicant can demonstrate that the original siding was wood or if he/she can demonstrate it is more economic to replace with wood siding.
 - d. The applicant shall submit details regarding the wrought iron fence design for review and approval by staff prior to application for any construction permits.
 - e. A new site plan showing the garage moved 90 degrees as to save the Norway Maple and the four maples.
 - f. The windows will be returned to Staff for approval.

Standard Conditions of Approval

2. The applicant shall comply with the Boise City Fire Code.
3. Prior to a Building Permit and prior to any construction on the site, an Erosion and Sediment Control Permit must be obtained from the Building Division of the Planning and Development Services Department.
4. No change in the planned use of the property by the applicant shall be valid unless in writing and signed by the applicant or his authorized representative and an authorized representative of the City of Boise. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon the City of Boise.
5. Any change in the planned use of the property by the applicant shall require the applicant to comply with all rules, regulations, ordinances, plans or other regulatory and legal restrictions in force at the time the applicant or successors in interest advise the City of intent to change the planned use of the property described herein unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.
6. If the applicant does not act on the Certificate of Appropriateness through the commencement of construction, or extended pursuant to the Boise City Code, within eighteen months, it will become null and void without further notification from this department.

7. The applicant shall be required to obtain a Building Permit prior to the start of construction.

Construction Site Requirements

8. The practices required below are intended to mitigate the impact and disturbance of residential property owners during the construction of adjacent buildings or structures. The following conditions apply to all construction-related activities ranging from grading and demolition activities to final occupancy on any land or parcel falling under the proprietary ownership of the permit applicant.
- a) Prior to the issuance of a building permit and prior to the commencement of any construction on-site, an Erosion and Sediment Control (ESC) permit must be obtained from the Planning and Development Services Department. No grading, demolition or earth disturbing activities may start until an approved ESC permit and the associated site work or grading permits have been issued.
 - b) Measures shall be taken to manage construction debris and trash on the construction site and efforts shall also be made to provide reasonable controls to minimize fugitive dust on the construction site. Such measures shall include, but are not limited to:
 - Provide suitable containers for solid waste generated by construction activity;
 - Wet demolition of existing buildings;
 - Watering of driving surfaces and earth moving activities;
 - Installation of wind screening around property and each open floor above grade; and
 - Daily broom cleaning of above grade floors, adjacent streets and sidewalks.
 - c) To reduce the noise impact of construction on nearby residential properties, all exterior construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. for Saturday and Sunday. Low noise impact activities such as surveying, layout and weather protection may be performed at any time. After each floor of the structure or building is enclosed with exterior walls and windows, interior construction of the enclosed floors can be performed at any time.
 - d) A minimum height of six foot (6') rigid security fencing, either wood or metal, shall be installed around the construction site within 30 days of the date when the first city permit is issued on projects where construction activity shall exceed 90 days.
 - e) Exterior lighting and other illuminating equipment or materials shall be positioned, shielded, directed and located to not reflect or impact adjacent residential property and streets.
 - f) Applicant shall comply with Boise City Fire Department requirements for water, access, and/or other requirements as determined by the Fire Marshal.
 - g) Any conditions to be enforced during construction shall remain posted at each street abutting the construction site for the duration of the project. In addition to the posted

conditions the permit holder shall also post an 11"x 17" laminated sign containing a project contact phone number, name of project contact and the Boise City contact number, 384-3845, to address issues as they arise. Failure to abide by any conditions set forth shall be grounds for revocation of Conditional Use Permit and/or Building Permits and may be subject the owner or owner's agents to fines and criminal citations.