



Planning & Development Services

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

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

Planning Division Transmittal

File Number: DRH09-00038

Hearing Date: MARCH 23, 2009

X-Ref:

Hearing Body: Historic Preservation Commission

Address: 501 W MAIN STREET

Transmittal Date: 02/24/09

Applicant: OLD BOISE-CLAY CARLEY

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the staff report. For Staff Levels, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-3830.

Boise City

- ☒ Police-Curt Crum
- ☒ Fire-Mark Senteno
- ☒ Public Works-(2)
- ☒ Public Works-Environmental
- ☐ Public Works-Barbara Edney
- ☐ Public Works-Jim Wyllie
- ☐ Public Works-Terry Records
- ☒ Parks-Cheyne Weston
- ☒ Forestry-Dennis Matlock
- ☐ City Clerk-Susan Churchman
- ☐ Airport-(3)
- ☐ Library-Kevin Booe
- ☐ DFA-James Thomas
- ☒ Parking Control-Stu Prince
- ☐ Legal-Mary Elizabeth Watson
- ☐ PDS-Subdivisions-Dave Abo
- ☒ PDS-Permit Plan
- ☒ PDS-Kathleen/Stacey

Ada County

- ☒ ACHD-(3)
- ☐ Commissioners-(3)
- ☐ Sheriff Dispatch
- ☐ Development Services
- ☐ COMPASS-Ryan Head
- ☐ Parks & Waterways-Pat Beale

Idaho State

- ☐ Transportation District III-(2)
- ☐ Division of Public Works
- ☐ Dept. of Water Resources
- ☐ Historical Society
- ☐ Fish & Game (Region III)
- ☐ Dept. of Lands-(2)
- ☐ Dept. of Parks & Recreation
- ☐ DEQ

Federal

- ☐ BLM-(2)
- ☐ Fish & Wildlife Service
- ☐ EPA
- ☐ Army Corp of Engineers

Schools

- ☐ Boise School District
- ☐ Meridian School District
- ☐ Boise State University

Sewer Districts

- ☐ West Boise Sewer
- ☐ Northwest Boise Sewer
- ☐ Bench Sewer

Utilities

- ☒ Idaho Power
- ☒ Qwest Communications
- ☒ United Water
- ☐ Chevron Pipeline-(2)
- ☐ Capitol Water Corporation

Irrigation Districts

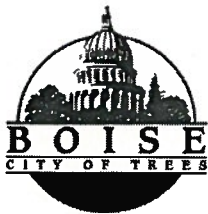
- ☐ Nampa & Meridian
- ☐ New York Irrigation
- ☐ Boise City Canal
- ☐ Boise Valley
- ☐ South Boise Water Co.
- ☐ S. Boise Mutual Irrigation Co.
- ☐ Bureau of Reclamation
- ☒ Board of Control
- ☐ Drainage District # _____
- ☐ Other _____

Miscellaneous

- ☐ CCDC-(2)
- ☐ Union Pacific Railroad
- ☐ Central District Health
- ☐ City of Garden City
- ☐ City of Meridian
- ☐ City of Eagle
- ☒ Valley Reg. Transit-Margaret Harvey
- ☐ Warm Springs Historic District
- ☐ Other _____

Neighborhood Associations

- ☐ Boise Heights
- ☐ Borah
- ☐ Central Bench
- ☐ Central Foothills
- ☐ Central Rim
- ☐ Collister
- ☐ Depot Bench
- ☒ Downtown
- ☐ East End
- ☐ Glenwood Rim
- ☐ Harrison Boulevard
- ☐ Harris Ranch
- ☐ Highlands
- ☐ Hillcrest
- ☐ Maple Grove - Franklin
- ☐ Mesa
- ☐ Morris Hill
- ☐ North End
- ☐ Northwest
- ☐ Pierce Park
- ☐ Pioneer
- ☐ Quail Ridge
- ☐ Riverland East
- ☐ South Boise Village
- ☐ South East
- ☐ Stewart Gulch
- ☐ Sunrise Rim
- ☐ Sunset
- ☐ SW Ada County Alliance
- ☐ Veterans Park
- ☐ Vista
- ☐ West Bench
- ☐ West Cloverdale
- ☐ West Downtown
- ☐ West Valley
- ☐ Winstead Park



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Certificate of Appropriateness - Commercial 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 #: DRH09-00038

Fee: 9753

Cross Referenced File(s): _____

Zone(s): C-5HD

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

Construction of a 4-story mixed use building

Applicant Information

Applicant: Old Boise - Clay Carley Phone: _____
☐ Owner ☐ Purchaser ☐ Lessee

Applicant's Mailing Address: 106 N. 6th St., Suite M-Z, Boise, ID Zip: 83702

Applicant's E-mail Address: claycarley@oldboise.com

Agent/Representative: erstad Architects Phone: 208-331-9031

Agent/Representative's Mailing Address: 420 W. Main St., Boise, ID Zip: 83702

Agent/Representative's E-mail Address: bgarrett@erstadarchitects.com

Contact Person (if different from above): Brian Garrett Phone: 208-331-9031

Address of Subject Property: 501 W. Main St., Boise, ID 83702

Mapping Division must initial here _____ to signify address verification

Which Historic District is the property located in? Old Boise

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 10 W2 of Lot 11 s 32' of E2 of Lot 11, Block 6

Parcel Number: R1013000510 & R1013000520

Quarter: _____ Section: _____ Township: _____ Range: _____
10/06

DRH 09 00038

A. Development Information

1. **Size of Lot:** 507 W. Main (.23)acres, 501 W. Main (.189) acres **Dimensions:** 150' x 120' _____
Footprint of structures: 150' x 118' _____
2. **Description of Site** (see brochure): The site currently has Addie's Breakfast Restaurant and Mac & Charlie's Bar on it. Both structures are listed as non-contributing. _____
3. **Description of Setting** (see brochure): _____
 _____ Directly west is Pengilly's Bar w/commercial above. This is a tall 2 story structure. _____

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

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

B. Fully explain the nature of your request: We are requesting to build a new 4 story mixed use structure (retail, commercial & residential) with parking below. _____

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

If yes, what is the new use? Retail, Commercial & Residential - Mixed Use _____

B. Building Information

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

1. **Number of structures:**

Business: 1 (1st floor) Retail, 2 (2nd & 3rd floors) Commercial

Residential: 1 (4th floor)

Outbuildings: n/a

2. **For restaurants, taverns or lounges: Number of seats:** _____

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3. Square footage of existing structures:

<u>Floor</u>	<u>Gross Square Feet</u>	<u>Net Leasable Square Feet</u>
First:	~3,750 (Addies)	
Second:	~9,000 (Mac & Charlie's)	
Third:		
Other:		

4. Square footage of proposed structures or additions:

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

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

<u>Floor</u>	<u>Gross Square Feet</u>	<u>Net Leasable Square Feet</u>
First:	14,318	TBD
Second:	16,882	TBD
Third:	16,882	TBD
Other:	13,796 (4th floor residential)	TBD

6. Existing Height to Building Eave: _____

Existing Height to Building Peak: _____

Proposed Height to Building Eave: _____

Proposed Height to Building Peak: _____

Existing Height to Building Parapet: _____ 20'

Proposed Height to Building Parapet: _____ 60'

Number of Stories: _____ 4

7. This existing building is a:

☐ Residential
 ☐ Office
 ☐ Commercial
 ✕ Restaurant
 ☐ Mixed Use Development Services

8. Exterior Building Materials and Colors:

	<u>Existing</u>	<u>Proposed</u>
Roof:	Single Ply _____	Single Ply _____
Walls:	Mixed _____	Brick, Glass, Metal, Stucco _____
Doors:	Mixed _____	Glass & Storefront (Hollow Metal @ Alley) _____
Fascia, Trim, etc.:	Metal _____	Metal, Stone _____
Other:	_____	_____

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Windows (Existing)

Existing Material: Storefront & Aluminum _____

Existing Sill Depth: 2" & less _____

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: Store Front (Aluminum) _____

Proposed Sill Depth: 4" _____

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

C. Site/Landscape Information

1. Fencing

Existing
 Type: N/A
 Size (Height): _____
 Location: _____

Changes Proposed

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2. Mechanical Units: (Commercial or Multi-Family)

Number and Location of Units: Number TBD, Roof Mounted (fully screened)

Type/Height: TBD

Proposed Screening Method: Roof top well, fully shielded

3. Trash Receptacles: (Commercial or Multi-Family)

Proposed Screening Method: Interior alley accessed room

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

No

DRH 09 00038

NOT FOR
CONSTRUCTION

REDWOOD ARCHITECTS, P.A.
1000 E. 10th St., Suite 1100
Boise, Idaho 83702
phone (208) 333-1000 fax (208) 333-1001 website redwoodarch.com

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DATE: 08.23.08
DRAWN BY: bg
CHECKED BY: wg
PROJECT: 080405

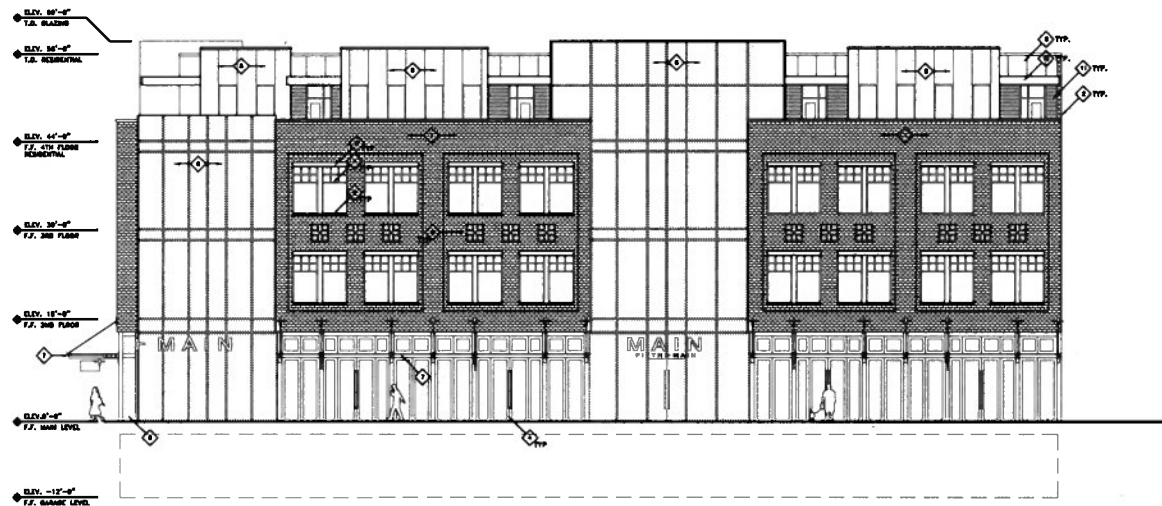
5th and main
mixed use building
501 W. main street
boise, idaho 83702

revisions:

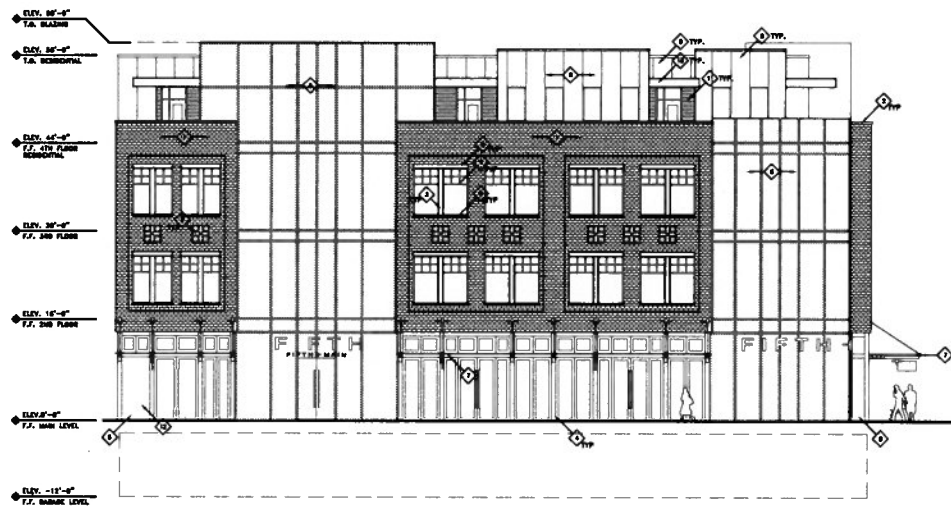
project: 080405
date: 08.23.08
drawn: bg/wg
checked: bg

historic
design
review

elevations
a3.11



north elevation
SCALE: 1/8" = 1'-0" MAIN ST. VIEW



east elevation
SCALE: 1/8" = 1'-0" 5TH ST. VIEW

- ◆ **keynotes:**
1. BASALITE BRICK "BROWNE"™
 2. STONE SILL
 3. BREAK METAL HEAD AND COLUMN COLOR - BLACK BEAM
 4. STONEPOINT WINDOW SYSTEM COLOR - BARK BRONZE
 5. STUCCO COLOR SW
 6. CURTAIN WALL GLAZING SYSTEM
 7. TRANSLUCENT GLASS CANOPY SYSTEM
 8. METAL PANEL SYSTEM COLOR - BLACK BEAM
 9. BRICK PATTERNS CURTAIN
 10. METAL FASCIA COLOR - BARK BRONZE
 11. CEDAR BRIMS
 12. FIRE DEPARTMENT CONNECTION

- general notes:**
1. THESE DRAWINGS ARE FOR DESIGN REVIEW PURPOSE ONLY

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STANDARD ARCHITECTS, P.A.
437 North 11th Street, Suite 202, Boise, Idaho 83702
Phone (208) 333-1000 Fax (208) 333-1001

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5th and main
mixed use building
501 W. main street
boise, idaho 83702

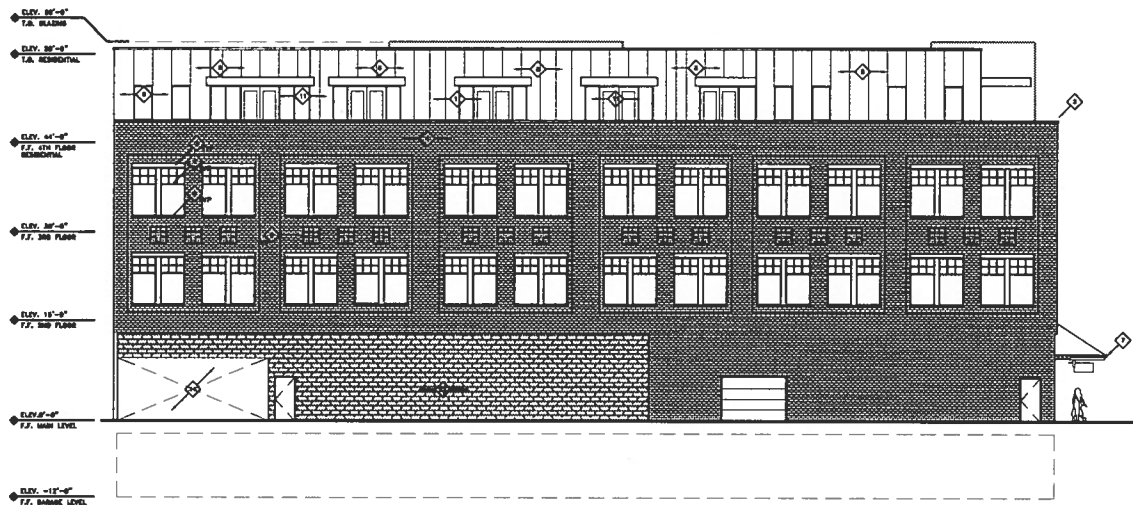
revision:

project: 080405
date: 08.23.08
drawn: bg/ea
checked: bg

historic
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review

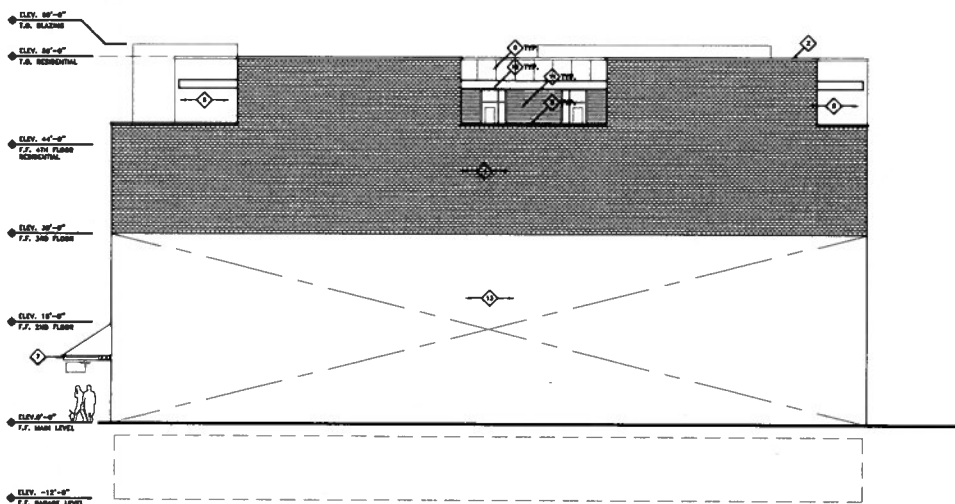
elevations

a3.12



south elevation

SCALE: 1/8" = 1'-0" ALLEY VIEW



west elevation

SCALE: 1/8" = 1'-0" PARTY WALL

◆ keynotes:

1. BASALITE BRICK "IRONSTONE"
2. STONE WALL
3. BREAK METAL HEAD AND COLUMN, COLOR - BLACK BEAM
4. SHOWERING WINDOW SYSTEMS/SCREEN - BAIN BRONZE
5. ROOF LINES
6. CUSTOMER WALL GLASS SYSTEM
7. TRANSLUCENT GLASS GLASSY SYSTEM
8. METAL PANEL SYSTEMS/SCREEN - BLACK BEAM
9. BRICK PATTERNS/SCREEN
10. METAL PANEL, COLOR - BAIN BRONZE
11. CEILING BRICK
12. METAL PANEL, COLOR - BAIN BRONZE
13. METAL PANEL, COLOR - BAIN BRONZE
14. ACCESS TO BASELINE

general notes:

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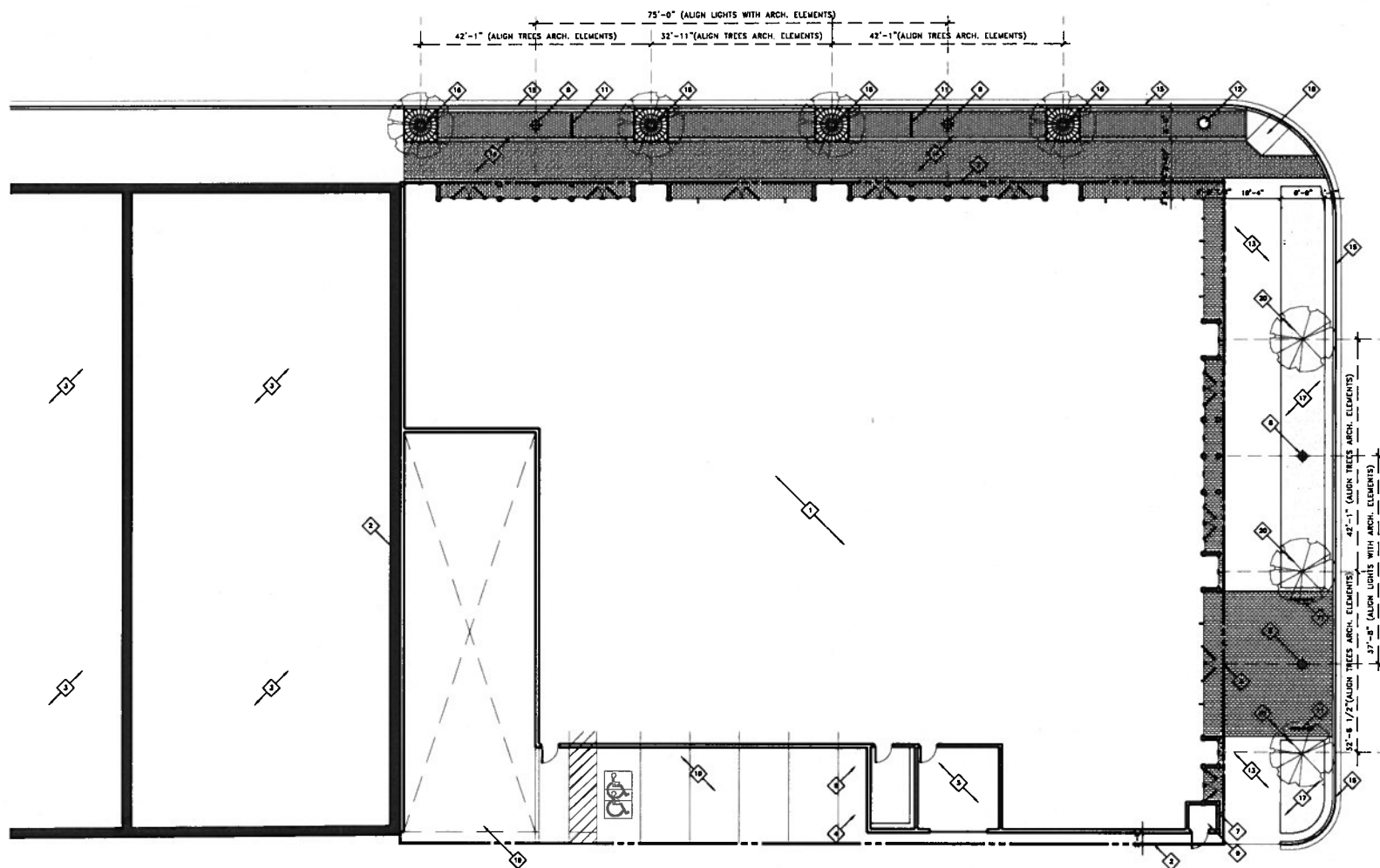
site and landscape plan
SCALE: 1/8" = 1'-0"
STREET LEVEL

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MAIN STREET



ALLEYWAY

FIFTH STREET

keynotes:

1. LIMIT OF WORK
2. PROPERTY LINE
3. EXISTING BUILDING
4. GAS METER LOCATION
5. WATER METER LOCATION
6. 15"x15" TRASH AND RECYCLING BIN
7. FIRE DEPARTMENT CONNECTION
8. NEW/REV LOCATED HISTORIC STREET LIGHT
9. FIRE BIEN
10. ALLEY LOADED RAMPING
11. NEW BRICK "S" WAVE STYLE
12. TRASH RECEPTACLES "CHARGE PARK LITTER"
13. NEW CONCRETE SIDEWALK
14. URBAN BRICK STREETCRAFT TYPE 1 PATTERN
15. NEW CURB AND RUTTER
16. CLASS 2 TREE 14' 0" TREE DRAIN AND DRIP IRRIGATION
17. LARGE STEP 1/2' IRRIGATION
18. ADDRESSABLE CURB WITH TRANSCURED BOWLS
19. BELOW DRIVE PARKING GARAGE ACCESS
20. CLASS 2 TREE 14' IRRIGATION

general notes:

1. IRRIGATION WILL BE PROVIDED FOR ALL VEGETATION
2. ALL STREET SCAPING IS TO BE COORDINATED WITH ACHD AND DCDC

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WINDMILL ARCHITECTURE, PA
1115 W. 10TH AVE. SUITE 202, BOULDER, CO 80502
PHONE: 303.440.1111 FAX: 303.440.1112

5th and main
mixed use building
501 W. main street
boulder, colorado 80502

5th and main
mixed use building
501 W. main street
boulder, colorado 80502

revision:

project: 080405
date: 08.23.08
drawn: kg/va
checked: kg

historic
design
review

site and
landscape
plan
a1.11

fifth + main



Legend

- Major Streets**
 - MINOR ARTERIAL
 - MAJOR COLLECTOR
 - SECTION
 - PRINCIPAL ARTERIAL
 - INTERSTATE
 - Other
- Minor Streets**
 - LOCAL
 - PARKS
 - PRIVATE
 - RESIDENTIAL
 - Other
- Street Names (minor)**
- Addresses**
- ☐ Parcels
- ☐ Ada-OQ2007
- ☐ Schools
- ☐ Parks
- City Limits**
 - Kuna
 - Boise
 - Garden City
 - Eagle
 - Star
 - Meridian
 - Other

Scale: 1:1,053

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: 501 & 507 W MAIN ST BOISE, ID 83702

LOT 10 W2 OF LOT 11 S 32' OF E2 OF LOT 11 BLK 6
N 90' OF E 1/2 OF LOT 11 LOT 12 BLK 6 B C O T

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FIFTH + MAIN
DATE: 02.23.09
INFO: 3D MONTAGE - FROM 6TH AND MAIN

NOTE:

different is good

SCALE: NTS

HISTORIC DESIGN REVIEW SUBMITTAL

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