



# 5th and Idaho

5th and Idaho LLC

August 31, 2015  
Application for Certificate of Appropriateness  
(Project #DRH15-00227)



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# Affidavit of Legal Interest



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

## Affidavit of Legal Interest

State of Idaho )

) ss

County of Ada )

I, CLAY CARLEY

Name

503 Main St

Address

Boise

City

Idaho

State

being first duly sworn upon oath, depose and say:

(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 26<sup>th</sup> day of May, 2015

Signature

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

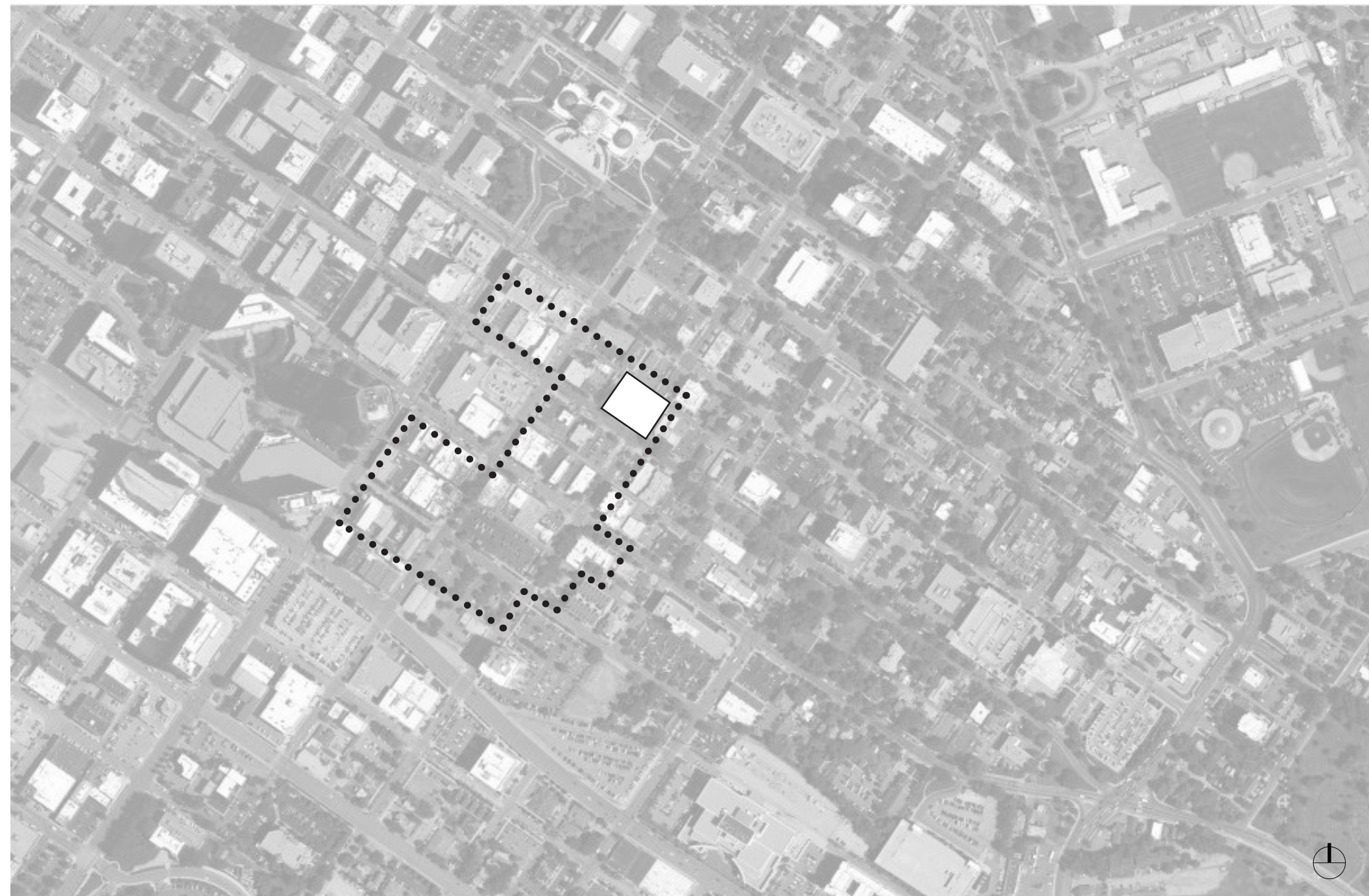


Notary Public for Idaho

Residing at: Old Boise LLC

My commission expires: 8/19/2016





SITE
  OLD BOISE HISTORIC DISTRICT



# Design Statement of Intent

Old Boise Historic District has a rich history of distinct architecture and city heritage. With its proximity to downtown and its close connections to Boise's establishment in 1863, the Historic District has an important role in the future growth of Boise's downtown. The existing buildings create a unique fabric of history that will shape future developments in the district and in the greater Boise area. These buildings have transformed into small specialty shops, restaurants and small business essential for Boise's future.

The Old Boise Historic District is bound by full block development of taller and more contemporary buildings to the west. To the south is Boise's east/west transportation connection important in bringing people in and out of downtown. To the north are city and state government buildings that create an important employment base for the downtown. And to the east are the relics of Boise's residential community that in many cases have transformed into small businesses or replaced with parking lots.

Our proposed development site is within the boundary of the Old Boise district which consists of small buildings that have been developed to its property lines. Each block contains more than a dozen buildings that fill each block. Each building footprint is nestled next to its neighbor while allowing itself to be unique in its own way. The size of each building has created a contextual language for future development in the district.

Our proposed design utilizes the importance of the district's block density. By creating a higher "property line" density development we are better integrating our site into the City's density pattern to the west. The complement design also considers the existing building footprint size. Our site is approximately a quarter-block in size which allows us to break our buildings into four building segments congruent with the existing building footprints in the Old Boise District.



The existing historic buildings in the district are humble with modest use of architectural detail. The window patterns are balanced with the adjacent brick patterns, colors and textures. However, the building adjacent to our west property line is a unique structure unlike other's in the District. The architect for the building is James C. Paulsen who has designed some of Boise's most important structures of the time, which include Boise's old City Hall and Natatorium. The Paulsen structure is the only surviving example of his work.

Our proposed design celebrates Paulsen's work by allowing his building to stand forward and be seen. We are proposing a large public open space that allows the public to see Paulsen's work by car or as a pedestrian. The open space can also be used as a gathering space for historic walks and tours of the Old Boise District. The open space also connects with our corner retail along 5th and Idaho in order to further activate the space. The main entry to our residential building and its outdoor seating is integrated into the public open spaces.

Our building massing is simple and modest in form that allows us to utilize brick and window patterns consistent with the District. The window size and patterns complement the brick coursing and building massing. We are proposing two brick colors that utilize warm colors, traditional shapes with modest detailing. The window colors will be consistent with brick buildings in the area while providing areas for decks and balconies. The third material integrates the principals of the existing Art Deco Gibson building. The Art Deco style utilizes light colored stucco as pure expression of simplicity and modernism.

Each window sill will have colored tile that creates a balanced contrast and detail. The stucco segment along the south and west façade will utilize sun shading materials. The exterior materials/detailing will be honest and authentic. The proposed design cannot copy the existing historic buildings however the honest materials, textures, detailing and colors of our design can create a quality necessary to be part of the Old Boise Historic District.







design example



design example

The proposed design places all the parking underground or along the alley. This allows us to place retail uses at the corner of 5th and Idaho consistent with Boise's planning goals. The housing along the west façade is set back from the property line in order to create a pedestrian muse for the loft units. The setback also allows the residential units above to have views of the city to the west. The lofts along North 5th Street will be setback 12 feet and raised two feet above the public sidewalk. Each unit will have its own private porch that creates a private/public buffer needed in urban design.

The main residential entry and lobby is integrated in the pedestrian traffic patterns of the retail and open space. The residential entry pathway shares the outdoor dining area allowing interaction and vitality to each use. The retail, open space and residential units embrace each other rather than act as separate entities.

The northwest portion of the building is setback to allow for a private roof deck for the residential tenants. The upper level space allows the tenants to gather and function as a community space. The space will have city views to the north, as well as a connection the open space below.

Housing in urban cores is important for the lasting vitality of the city. The downtown Boise and the Old Boise District has all the needed amenities needed for people to live downtown. Our proposed development will add the needed "eyes on the street" while providing a sustainable urban lifestyle required for a quality downtown.



W. IDAHO STREET (FIRE ACCESS ROAD)  
STREETSCAPE STANDARDS: URBAN BRICK WIDE (TYPE 1)

## RETAIL ENTRY

RETAIL ENTRY

N 54 DEGREE 47' 46" E 179.20'

# PLAZA ON IDAHO

WEST PROPERTY:  
C-5HD CENTRAL BUSINESS  
HISTORIC DISTRICT

WALKWAY

## RESIDENTIAL MAIN ENTRY

WEST PROPERTY:  
C-5HD CENTRAL BUSINESS  
HISTORIC DISTRICT

## BUILDING TOTALS

TOTAL RETAIL SF	3,040
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PARKING	11 STALLS ON LEVEL 1 73 STALLS ON LEVEL P1
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TOTAL PARKING	84 STALLS
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RESIDENTIAL UNITS	6 LOFT UNITS
	74 RESIDENTIAL UNITS
<b>TOTAL RESIDENTIAL</b>	<b>80 UNITS</b>

N 54 DEGREE 47' 57" E 179.18'

## RESIDENTIAL GARAGE ENTRY

SERVICE / GARBAGE  
ACCESS

S 35 DEGREE	13' 39" W 133 00'
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RESIDENTIAL RESIDENTIAL RESIDENTIAL

N 5TH STREET (FIRE ACCESS ROAD)

**STREETSCAPE STANDARDS: URBAN BRICK WIDE (TYPE 1)**

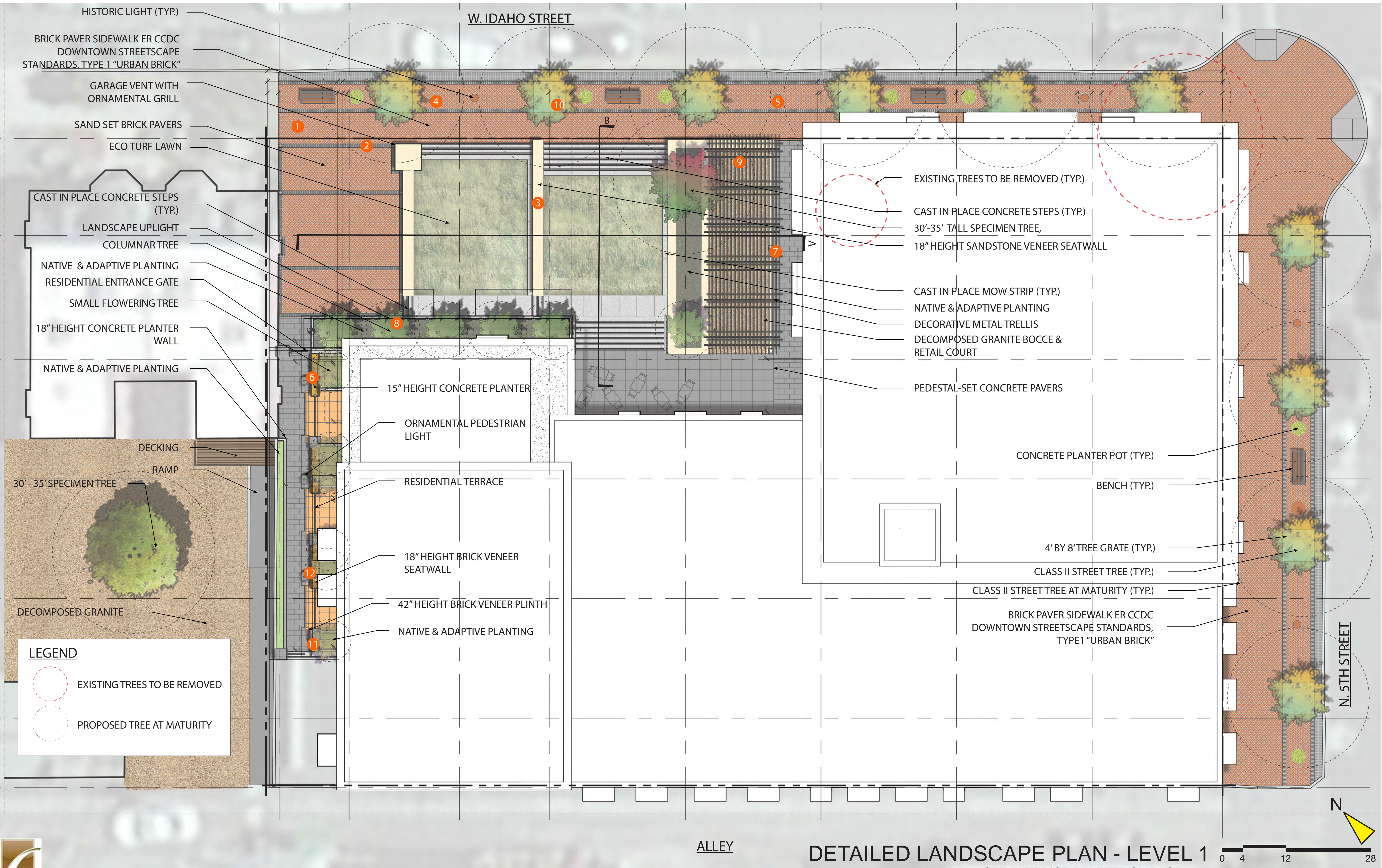
PROJECT PROPERTY:  
503-507 W. IDAHO STREET  
C-5HD CENTRAL BUSINESS HISTORIC DISTRICT  
ZERO FOOT SETBACKS DOWNTOWN

M

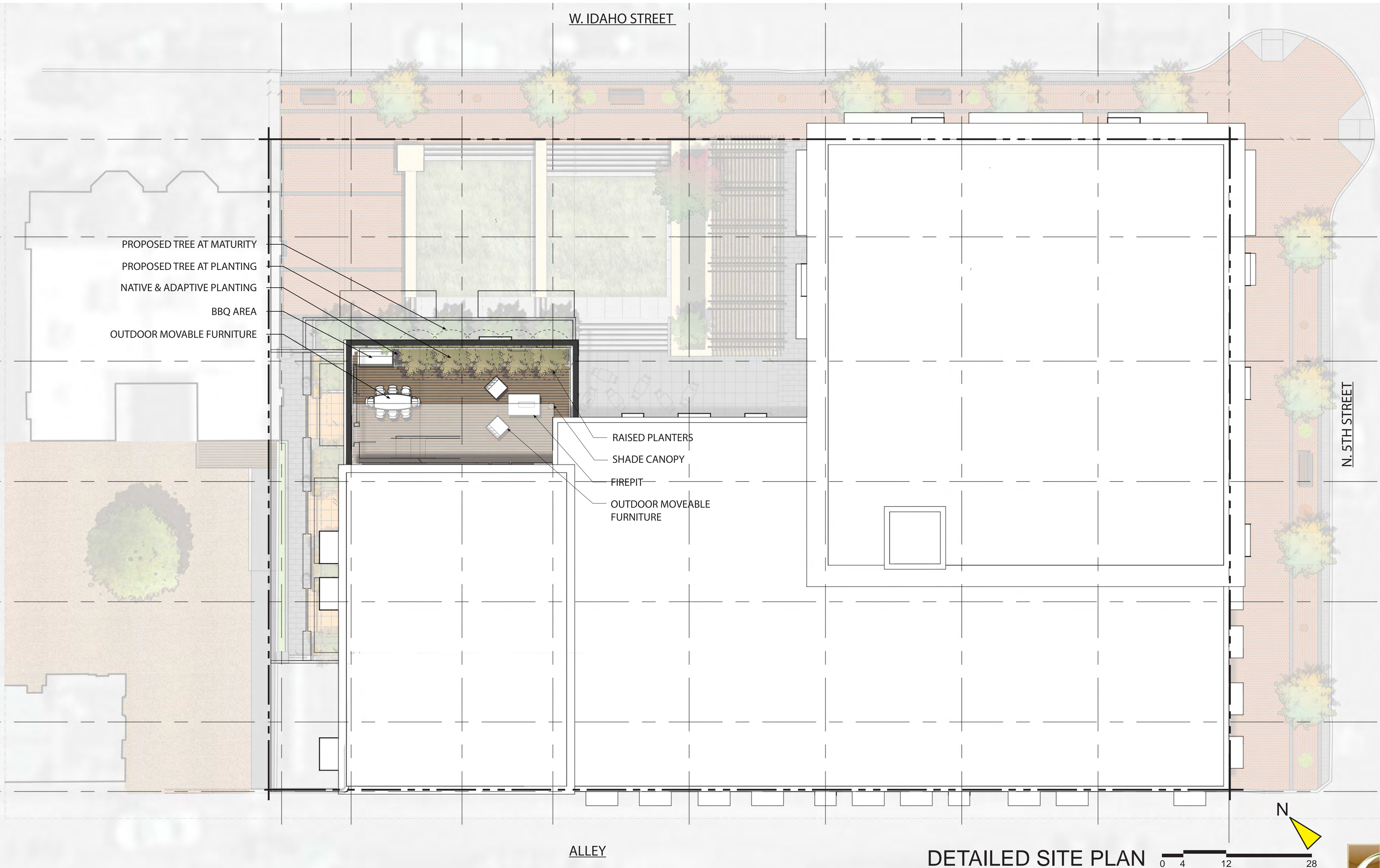
## DETAILED SITE PLAN

0 4 12 20







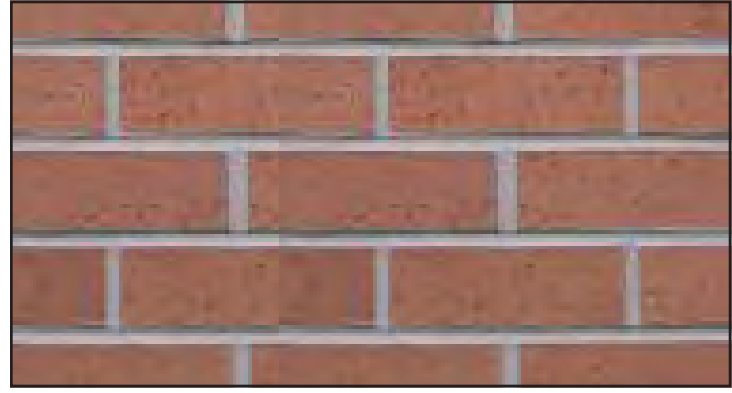








1  
RED BRICK



2  
BLONDE BRICK



3  
TEXTURED  
PANEL



CONCEPT IMAGE OF METAL BALCONY

4  
RETAIL / METAL  
AWNINGS



5  
STONE



NORTH ELEVATION AT IDAHO STREET



SOUTH ELEVATION AT ALLEY





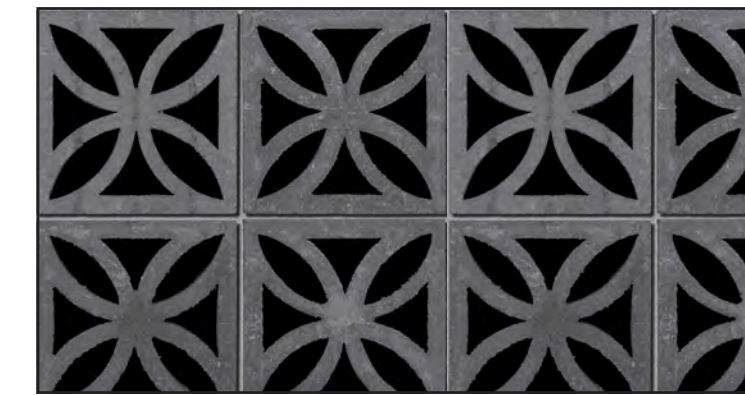
WEST ELEVATION BETWEEN ADJACENT PROPERTY



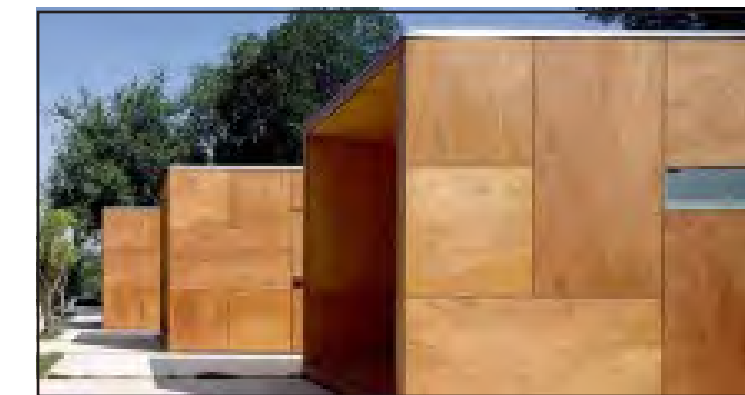
EAST ELEVATION AT 5TH STREET



CONCEPT IMAGE OF GLAZED GARAGE DOOR



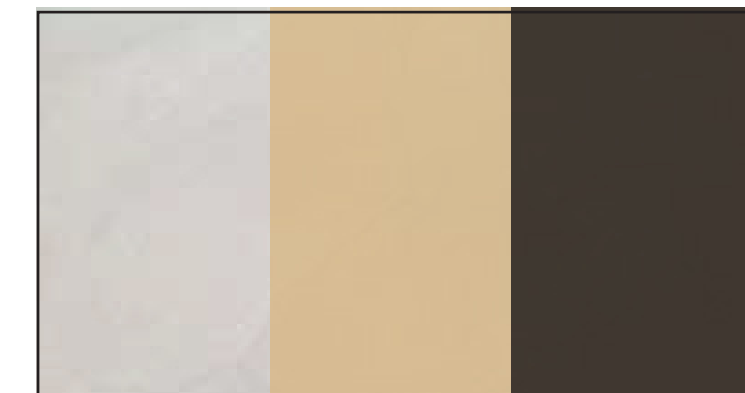
6  
CMU SCREEN  
BLOCKS



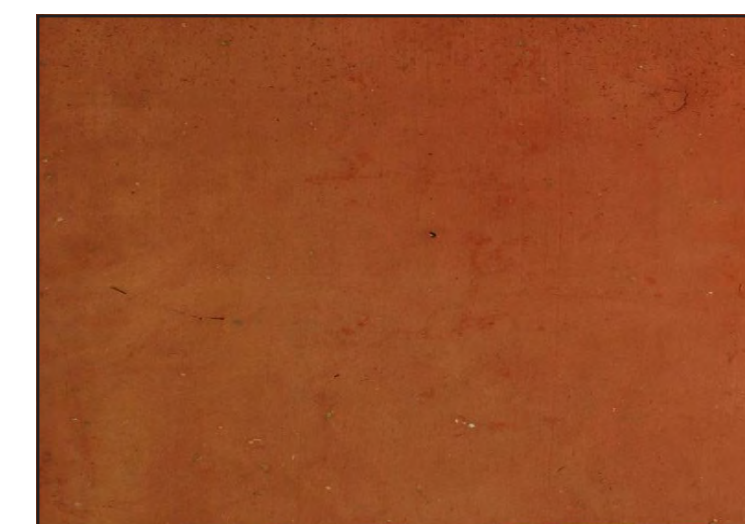
7  
WOOD PANELS



8  
ROOF FASCIA



9  
STUCCO

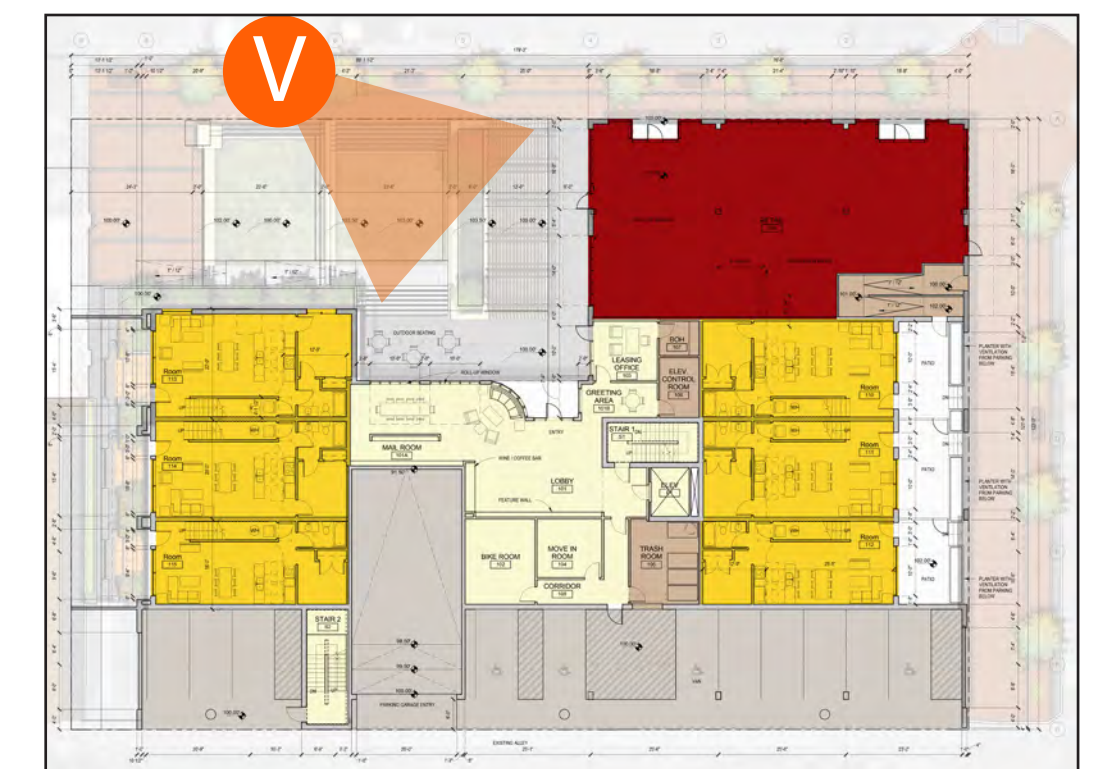


10  
TERRACOTA





RENDERING IMAGE AT IDAHO STREET

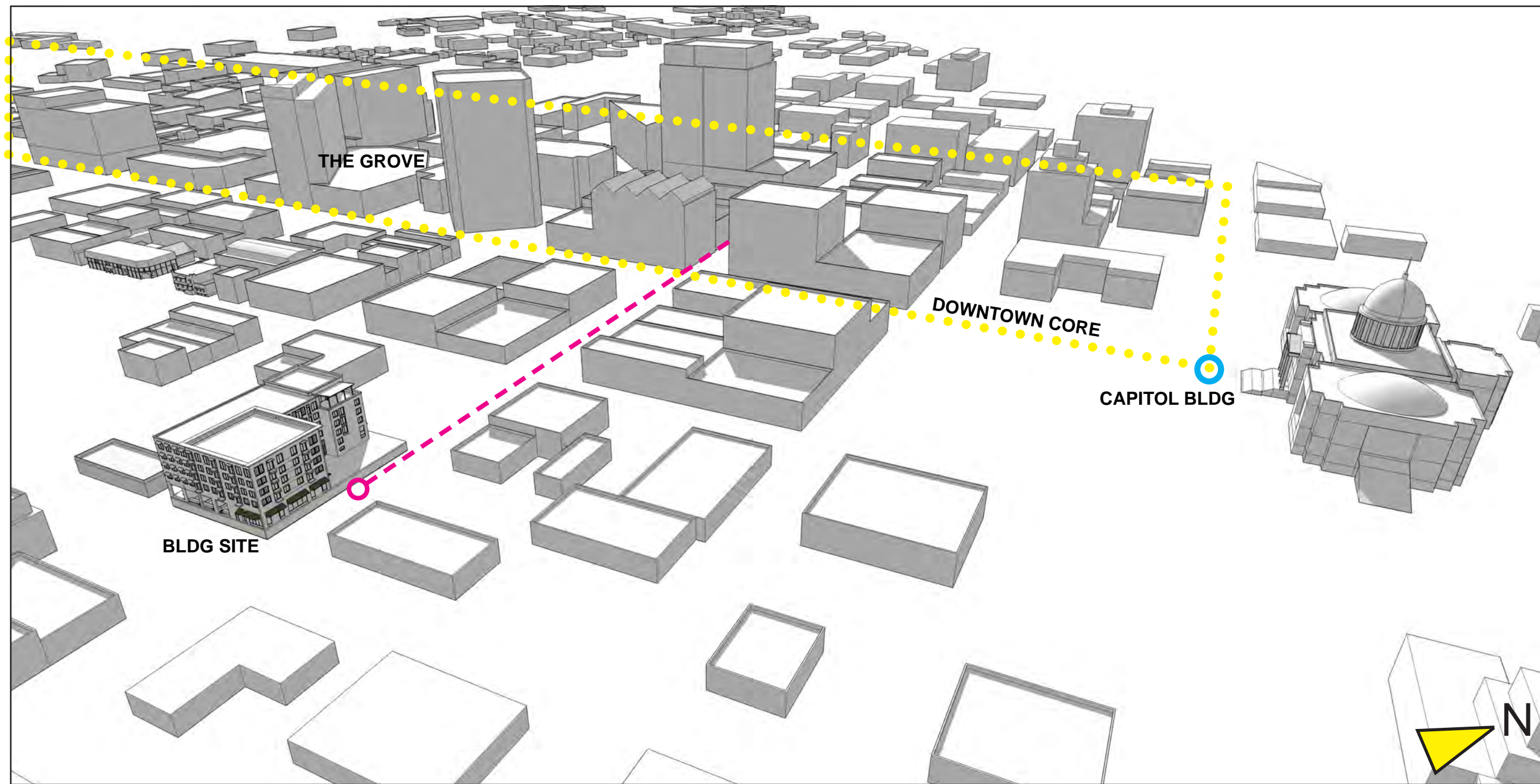




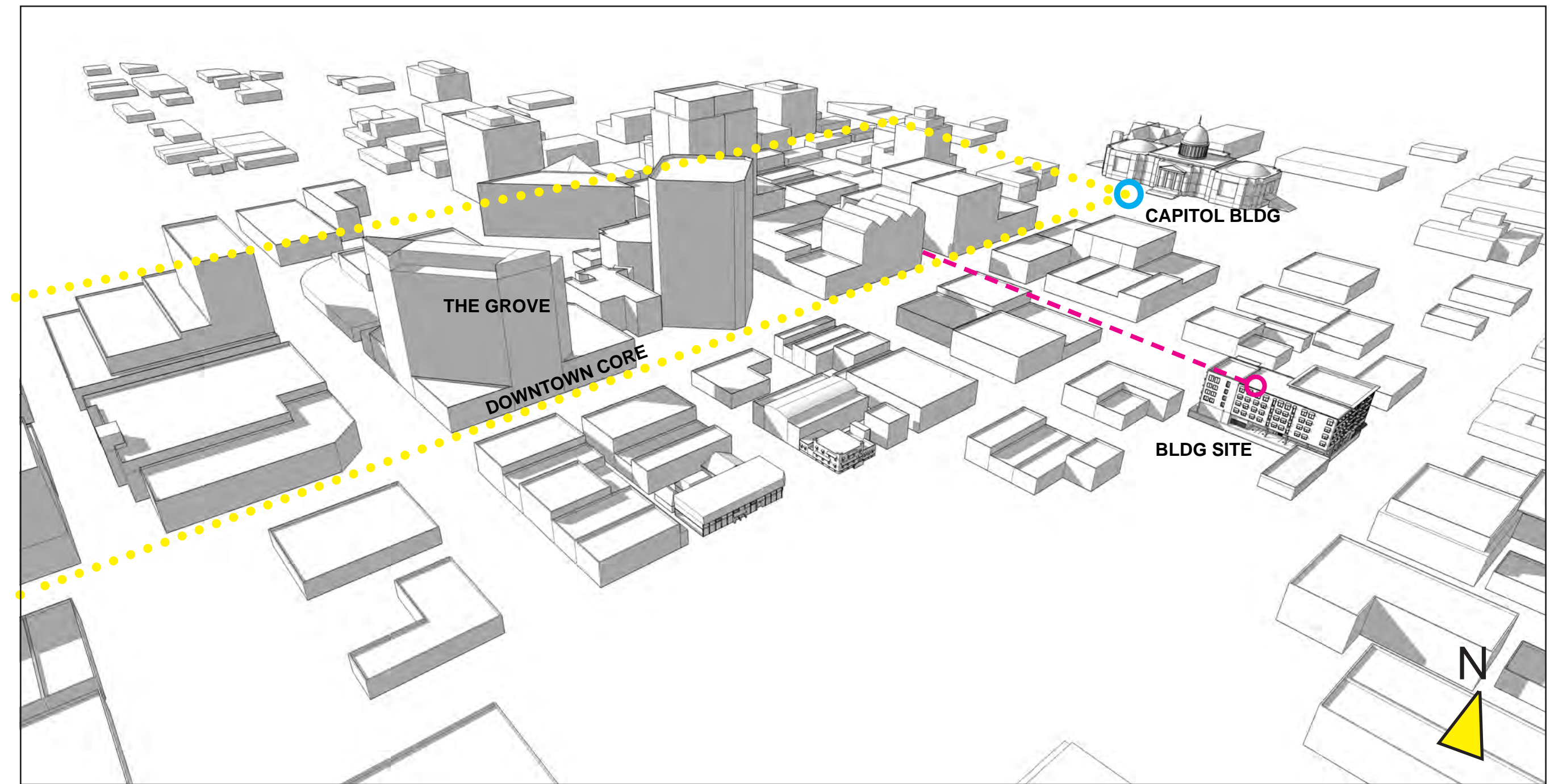


RENDERING IMAGE AT 5TH STREET

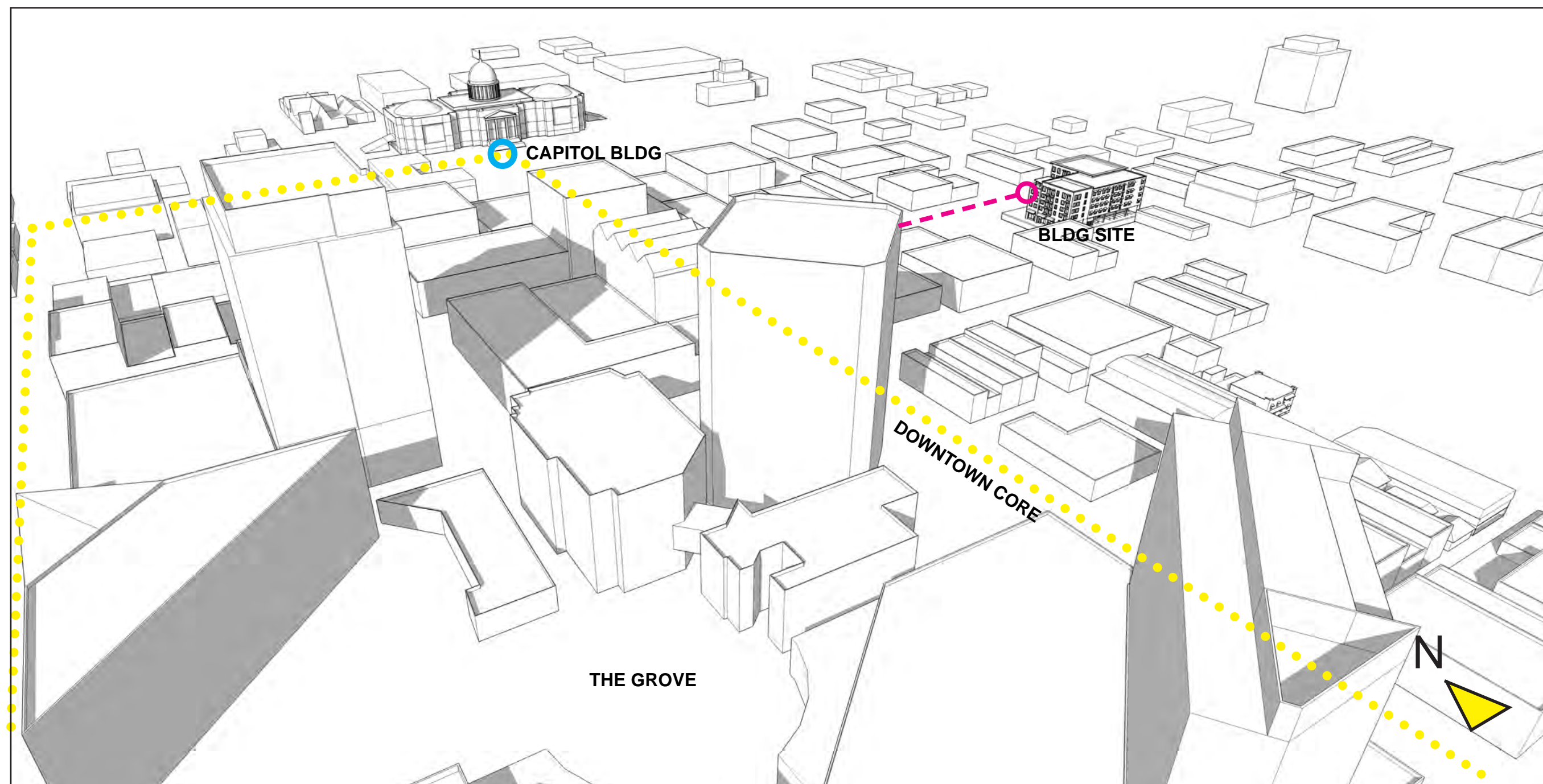




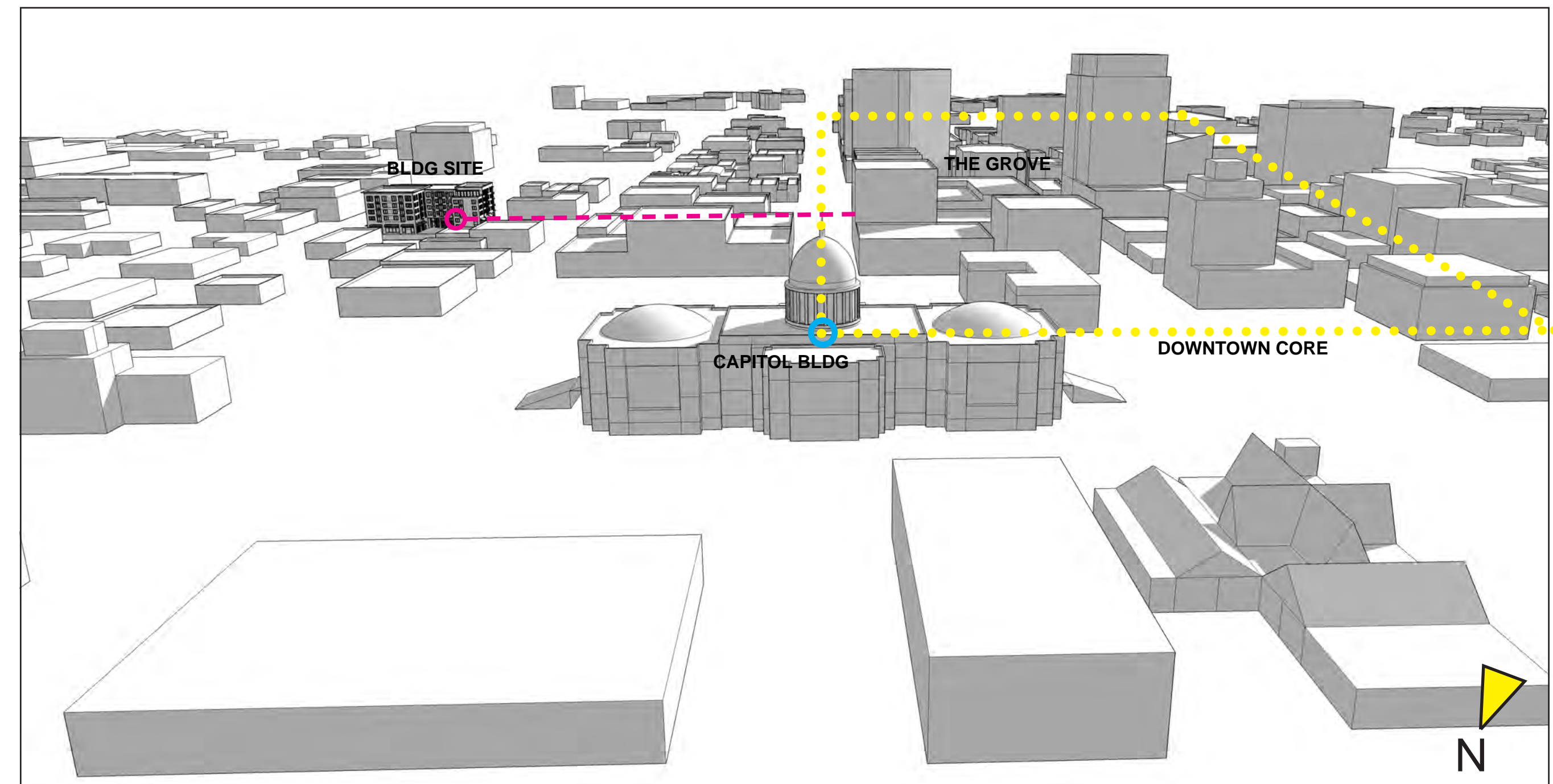
AERIAL VIEW LOOKING WEST



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING SOUTH

## AERIAL / MASSING STUDY





AERIAL VIEW LOOKING NORTHEAST

## AERIAL / MASSING STUDY