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Planning & Development Services

July 22, 2016

Ms. Adelaide McLeod
5468 W. Tivoli Lane
Boise, ID 83709

Re: 1403 Warm Springs Avenue

Dear Ms. McLeod:

Enclosed you will find a copy of the application for a demolition of a structure within the residential historic districts. The Commission usually sees a request for the rebuild of the structure along with the request for demolition. In order to find a structure can be demolished the request must meet three out of five findings. Those findings are:

- 1) That the building, site, structure or object is not classified as contributing within the district as stated on the survey form on file in the Planning and Development Services Department.
- 2) That the building, site, structure or object cannot reasonably meet National, State or Local criteria for designation as an historic property.
- 3) That demolition of the building, site, structure or object would not have an adverse impact on the character of the district and/or the adjacent properties.
- 4) That the owner has reasonably demonstrated that rehabilitation of the building, site, structure or object would not be economically practical, realistic or viable based on review of the information required in Section 11-03-04.20.B.3(b)iii shall to be provided by the applicant at the time the request for a Certificate of Appropriateness is submitted.
- 5) That plans have been submitted to redevelop the property if the demolition proceeds and such plans will have a positive effect on the district and/or adjacent properties. The size, scale, use, materials and/or overall design of the project may be considered as qualities for producing a positive effect.

The only way to meet three of the five findings currently would be to provide the new structure design. Currently, the request would only meet the second and third findings as it is listed as a contributing structure.

Please let me know if you have any questions.

Sincerely,



Sarah M. Schafer
Manager, Design Review and Historic Preservation
BOISE CITY PLANNING & DEVELOPMENT SERVICES

SMS:nh

Attachments:

- Residential Certificate of Appropriateness Application
- Affidavit of Legal Interest
- Submittal Checklist