



PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | DIRECTOR: Derick O'Neill

6

Summary for DRH17-00338

Staff's Recommendation

Due to concerns detailed in the staff report, staff recommends denial of the application.

Summary

Certificate of Appropriateness to demolish a significant portion of the main floor, rebuild the first floor to accommodate a partial second floor and some site improvements in an C-5HD (Central Business with Historic Design Review overlay) zone

Optional Motions

Move to approve DRH17-00338.

OR

Move to deny DRH17-00338, based on staff's analysis and findings contained within the staff report.

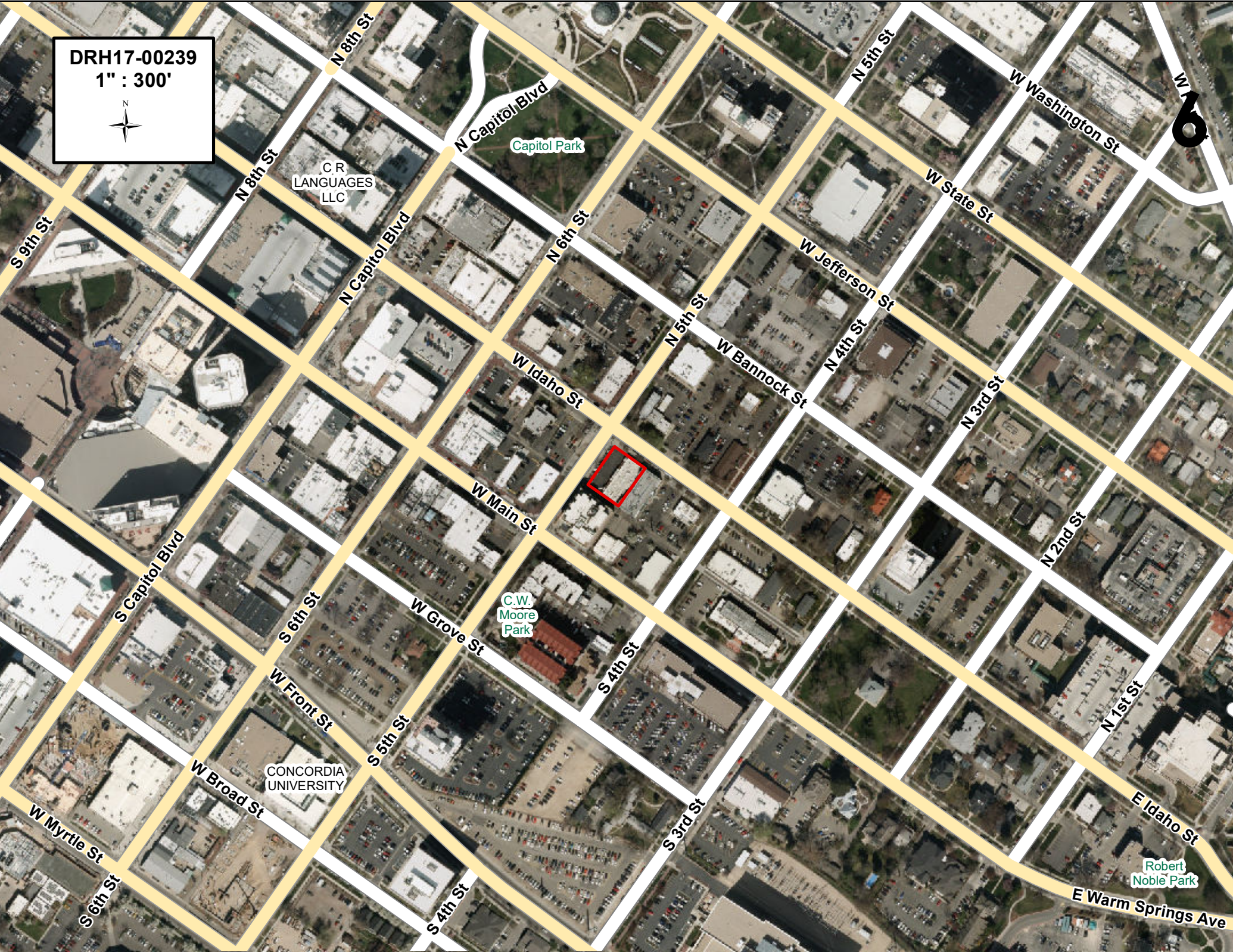
This report includes information available on the Boise City Website. The entire public record, including additional documents, can be viewed through PDS Online through the following link:

<http://pdsonline.cityofboise.org/pdsonline/Permits.aspx?id=>

DRH17-00239
1" : 300'



6



C.R. LANGUAGES LLC

Capitol Park

C.W. Moore Park

CONCORDIA UNIVERSITY

Robert Noble Park

DRH17-00239
1" : 300'



School



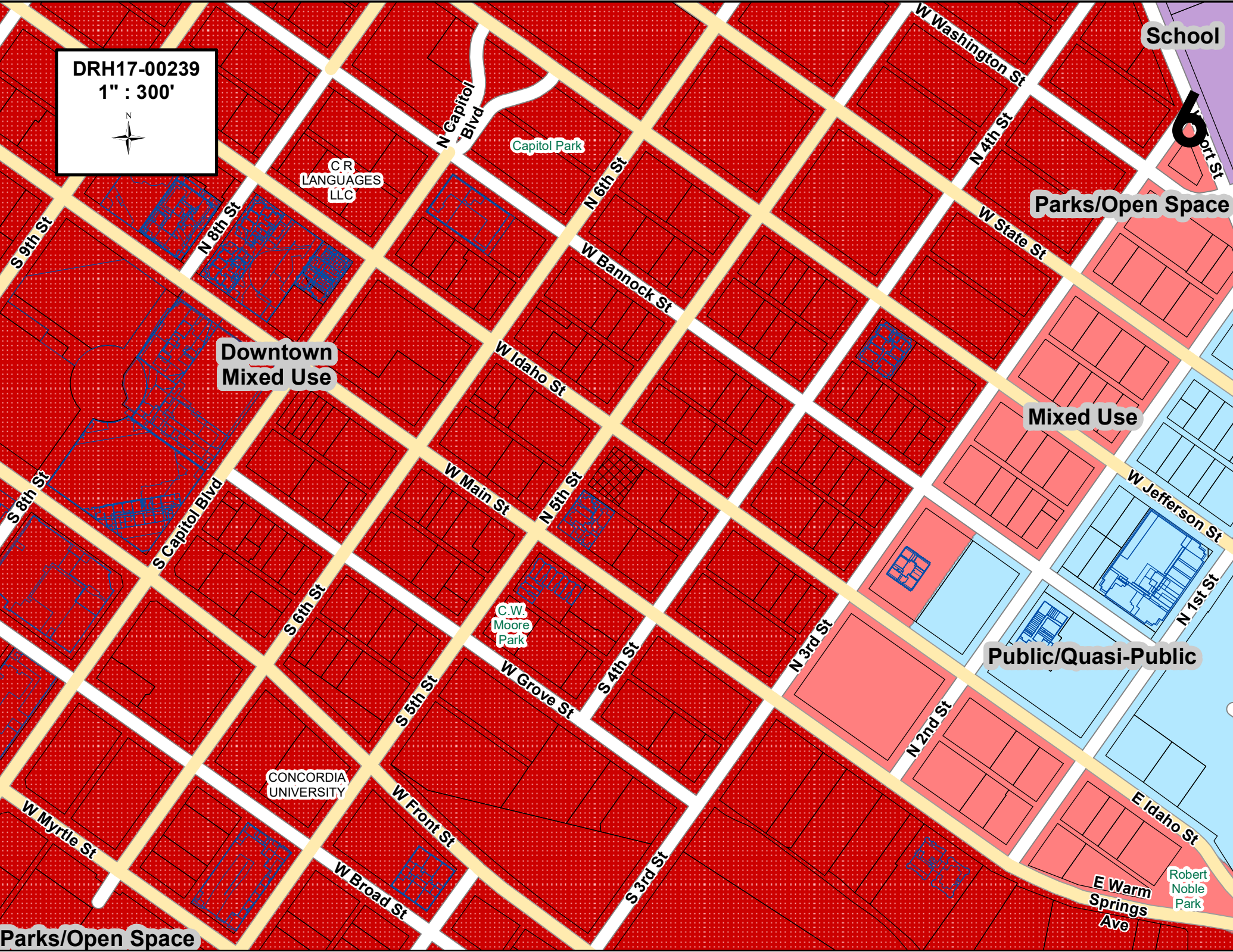
Parks/Open Space

Downtown
Mixed Use

Mixed Use

Public/Quasi-Public

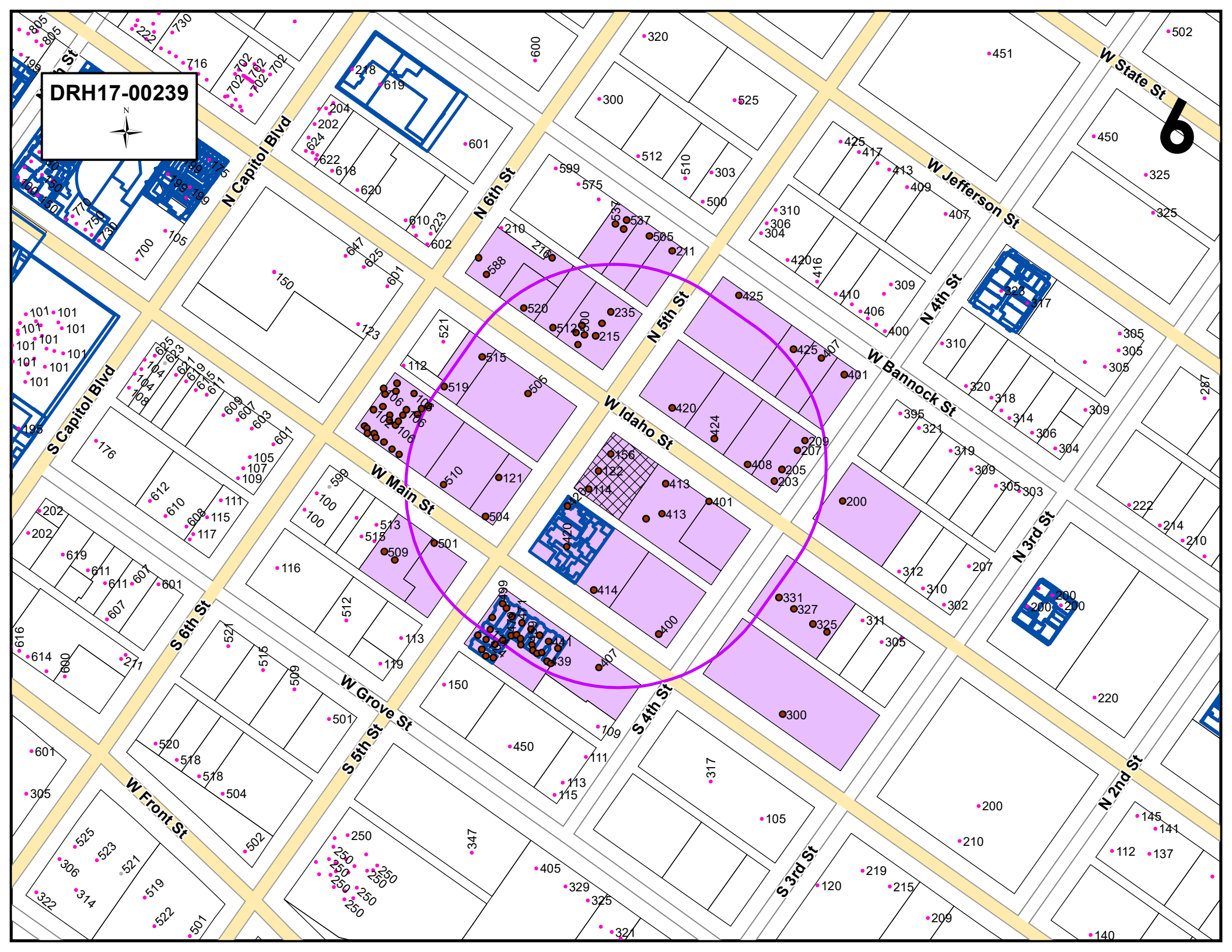
Parks/Open Space



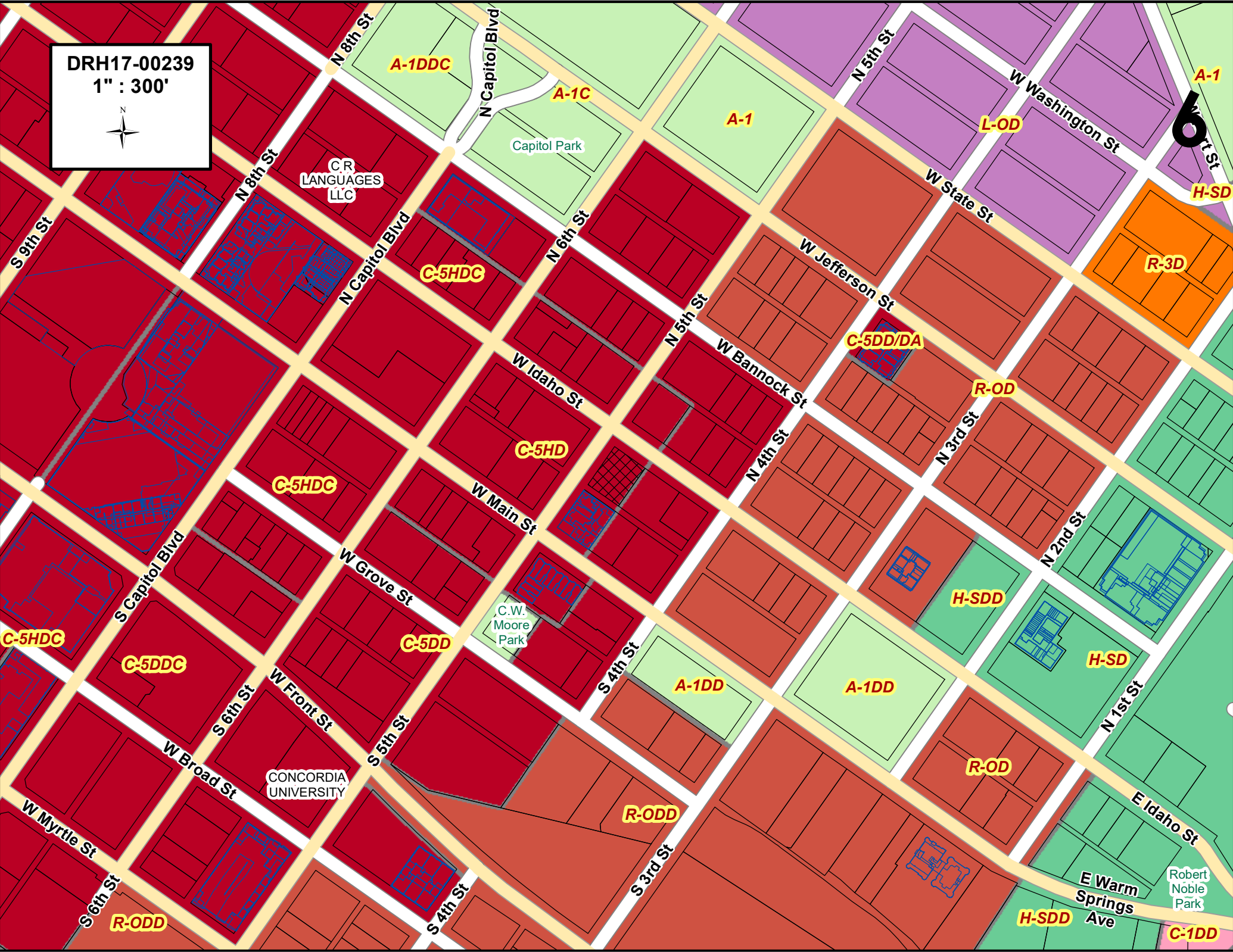

DRH17-00239



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DRH17-00239
1" : 300'



View looking South to Existing Building



View looking Northeast to E. Idaho Street



View looking Southwest along N. 5th Street (toward Veltex Building)



View looking Southeast along E. Idaho Street



View of South Portion of Existing Building along Alley



Parking lot



Space between the two buildings



Parking lot from Idaho Street



Adjacent building to east



Alley looking east





East along Idaho Street



Front (east elevation) of building













Old Boise Building

















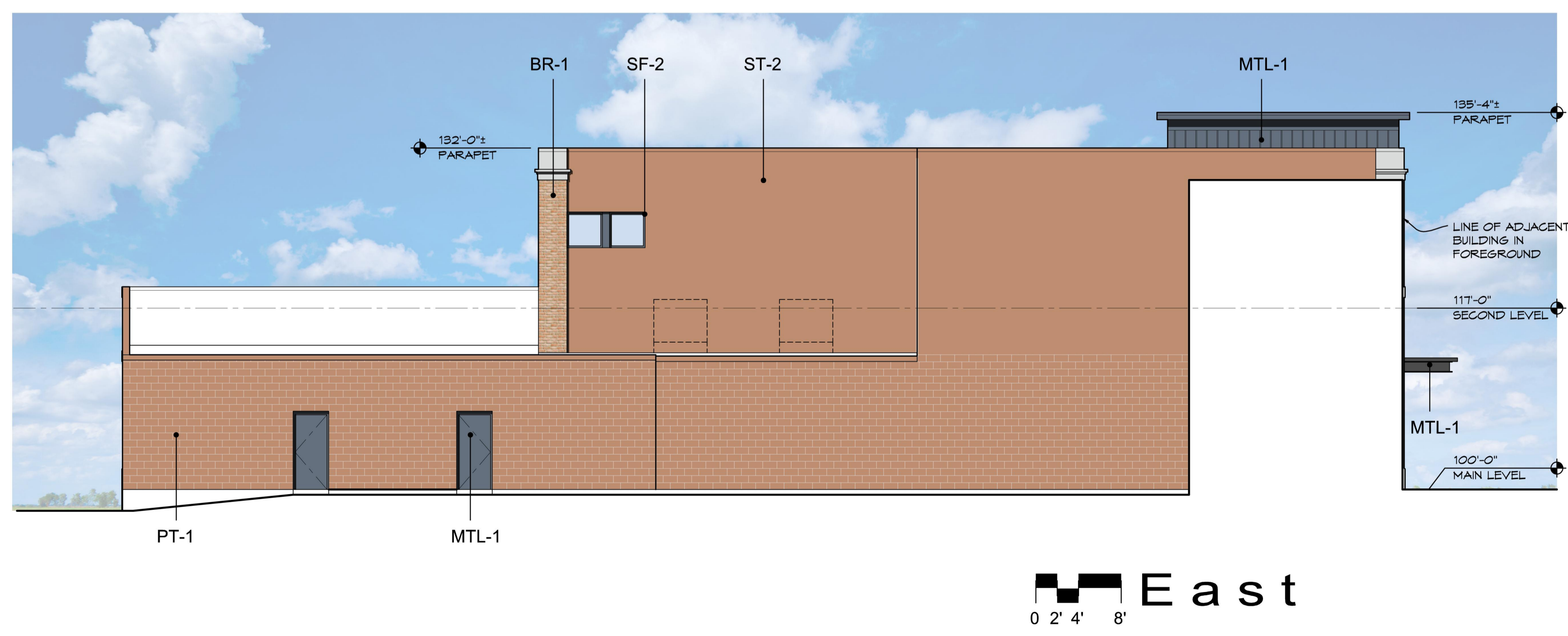
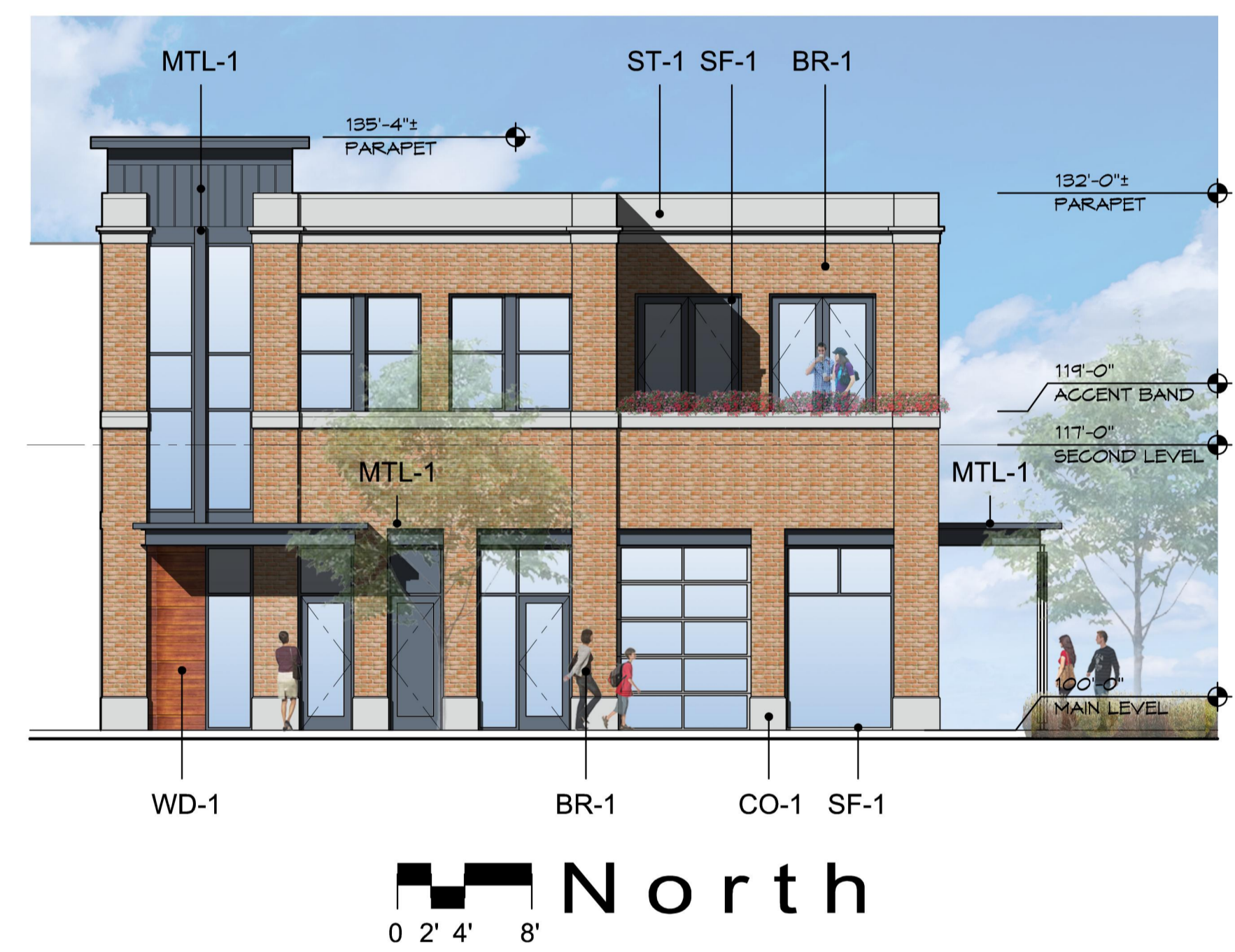
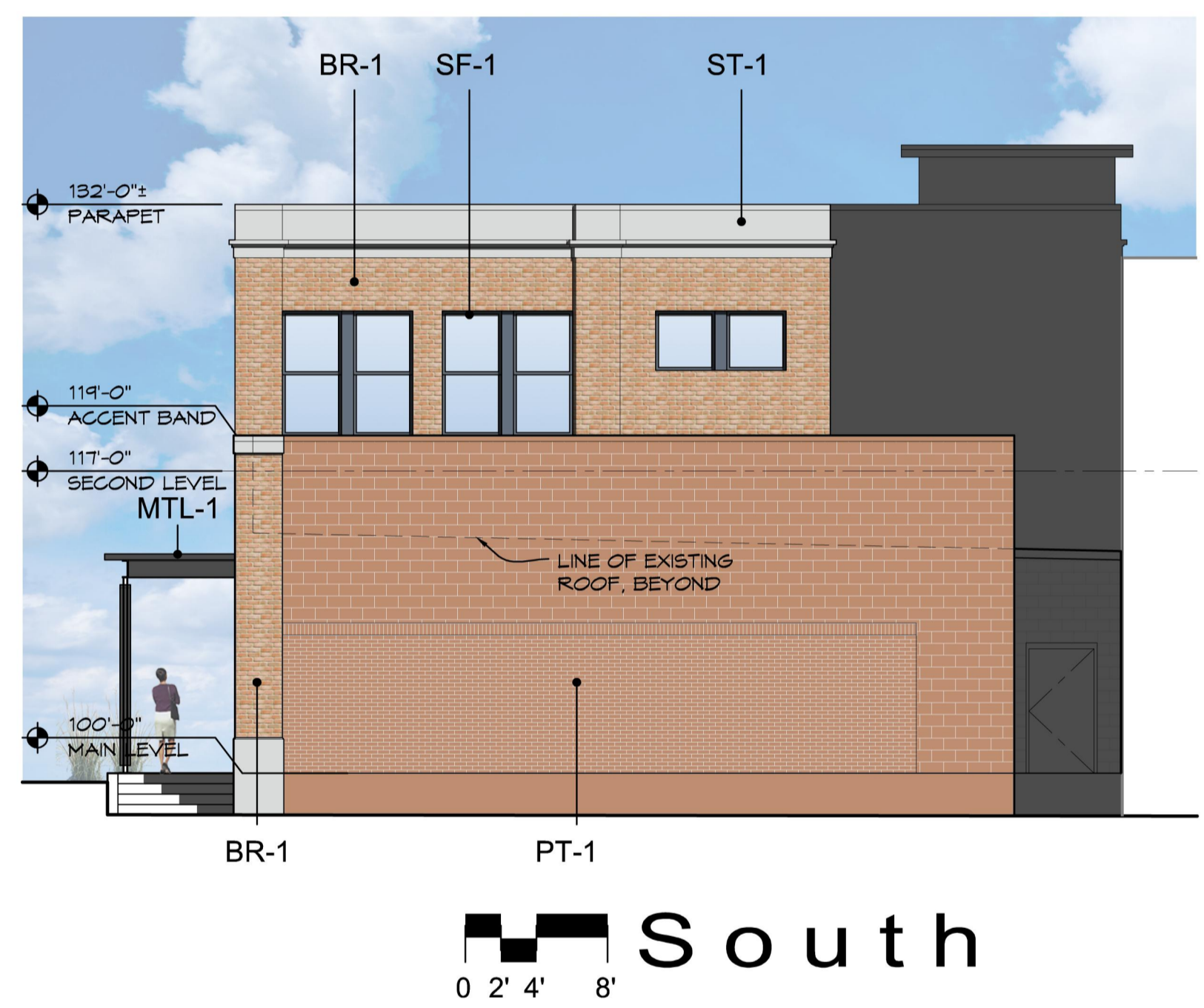





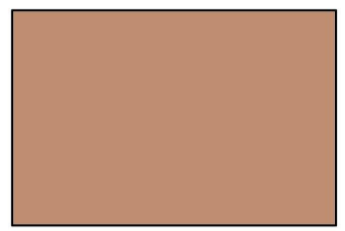
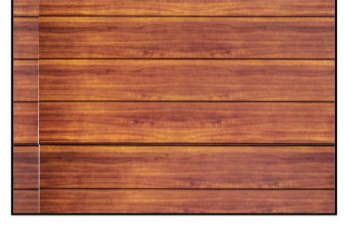











MATERIAL & COLOR LEGEND

	ST-1	STUCCO Manuf.: STO w/ "Fine" Finish Color: SW0037 Morris Room Grey
	ST-2	STUCCO Manuf.: STO w/ "Fine" Finish Color: SW2803 Rookwood Terra Cotta
	BR-1	BRICK VENEER Manuf.: Coronado Stone (or sim.) Style: Special Used Brick 'Tribeca'
	WD-1	WOOD SIDING (STAINED) Stain: Antique Cherry
	SF-1	STOREFRONT SYSTEM Manuf.: Kawneer (or sim.) Color: Charcoal
	MTL-1	STEEL / ACCENT COLOR Color: To match SF-1
	PT-1	PAINT AT (E) MASONRY Color: SW2803 Rookwood Terra Cotta
	CO-1	CONCRETE BASE Color: Natural

NOTES:

- Unless noted otherwise, paint color selections illustrate Sherwin Williams' color designations.
- Any materials equal in quality and color may be considered for substitution.

CONSULTANT:

Brownfield's
122 N. 5th Street - Boise, Idaho 83702

STAMP

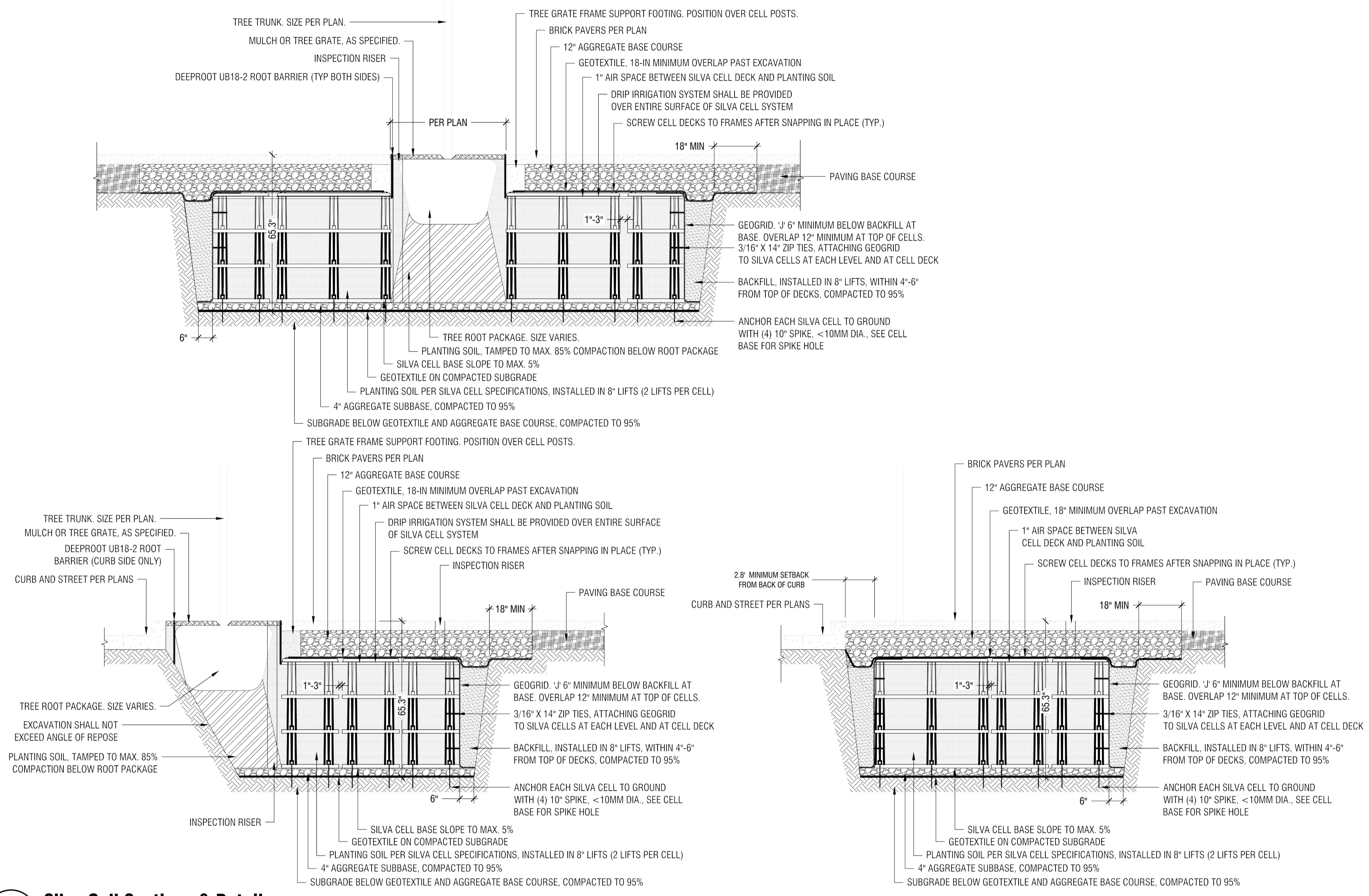
NO.	DATE	REMARKS
-	7-31-17	HPC SUBMITTAL

ELEVATIONS

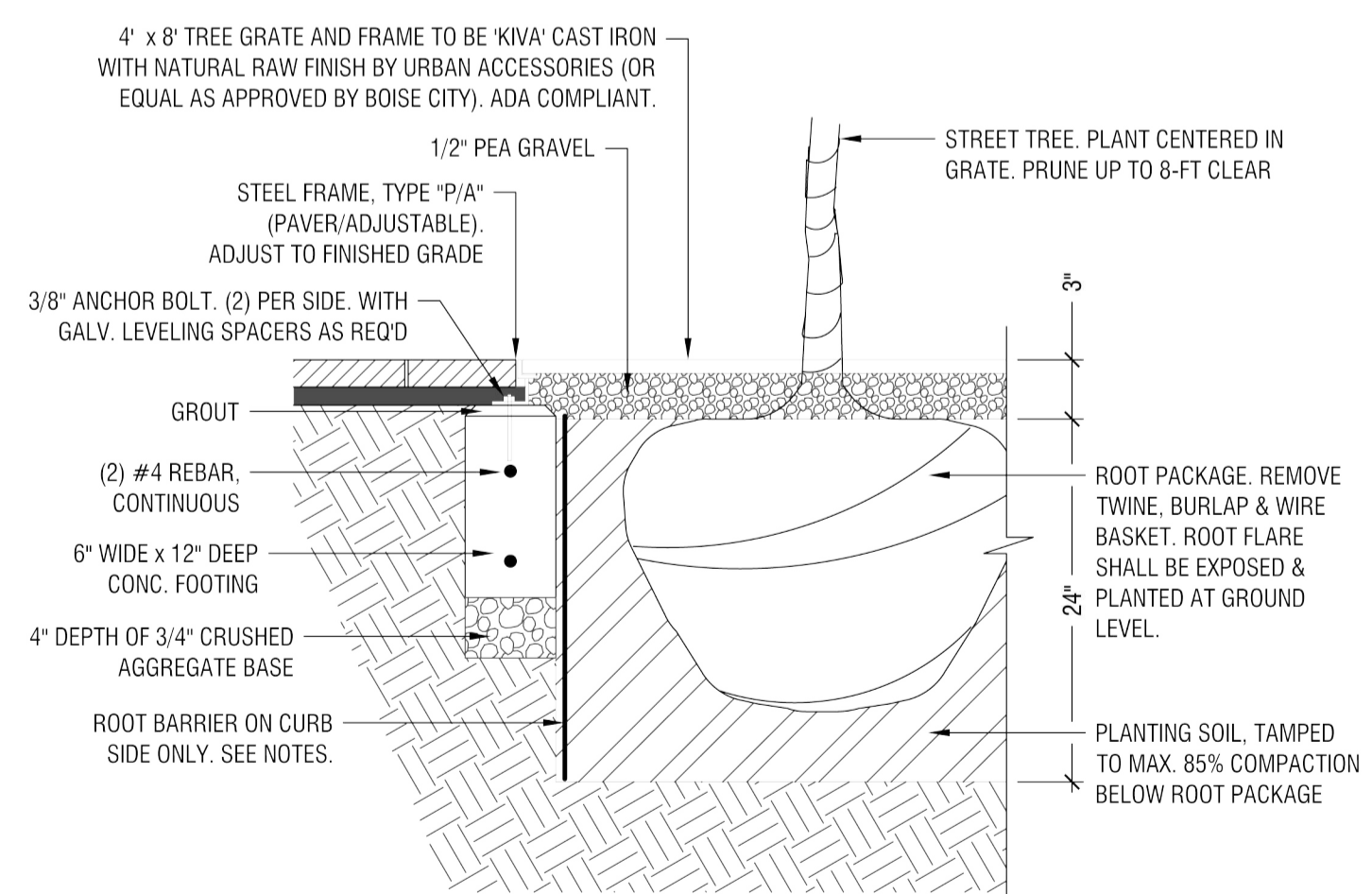
DRAWN BY:	WJL
CHECKED BY:	WJL
DATE:	31 JULY 2017
SCALE:	AS NOTED
JOB NO.	17105

A0.2

HPC REVIEW (7-31-17)

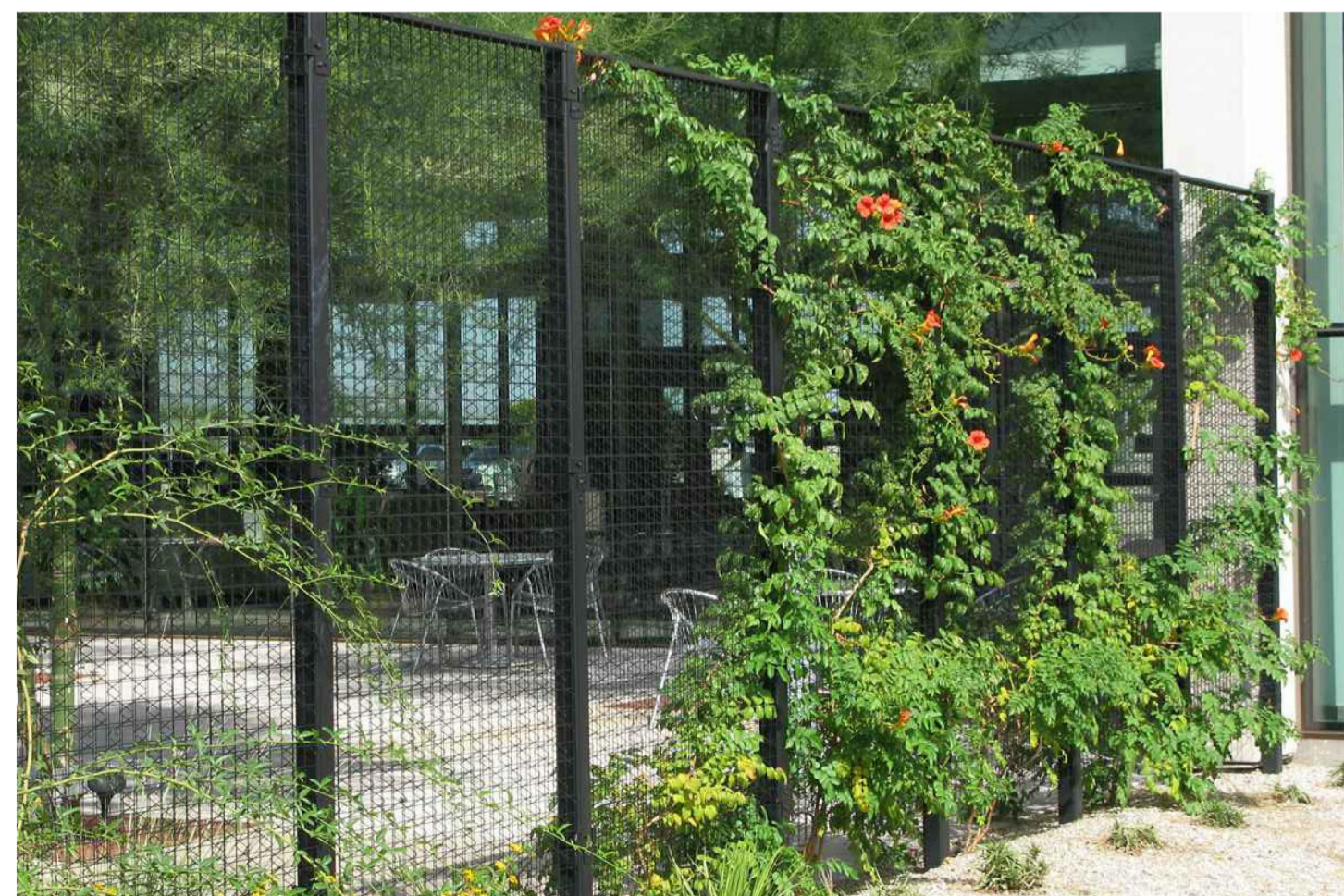


1 Silva Cell Sections & Details
Scale: NTS



- NOTES:
1. INSTALL DEEPROOT UB18-2 ROOT BARRIER (OR APPROVED EQUAL) ON SIDE ADJACENT TO CURB. EXTEND TO 24-IN BELOW SUBGRADE.

2 Tree Well
Scale: NTS



3 Green Screen Example
Scale: NTS

STAMP

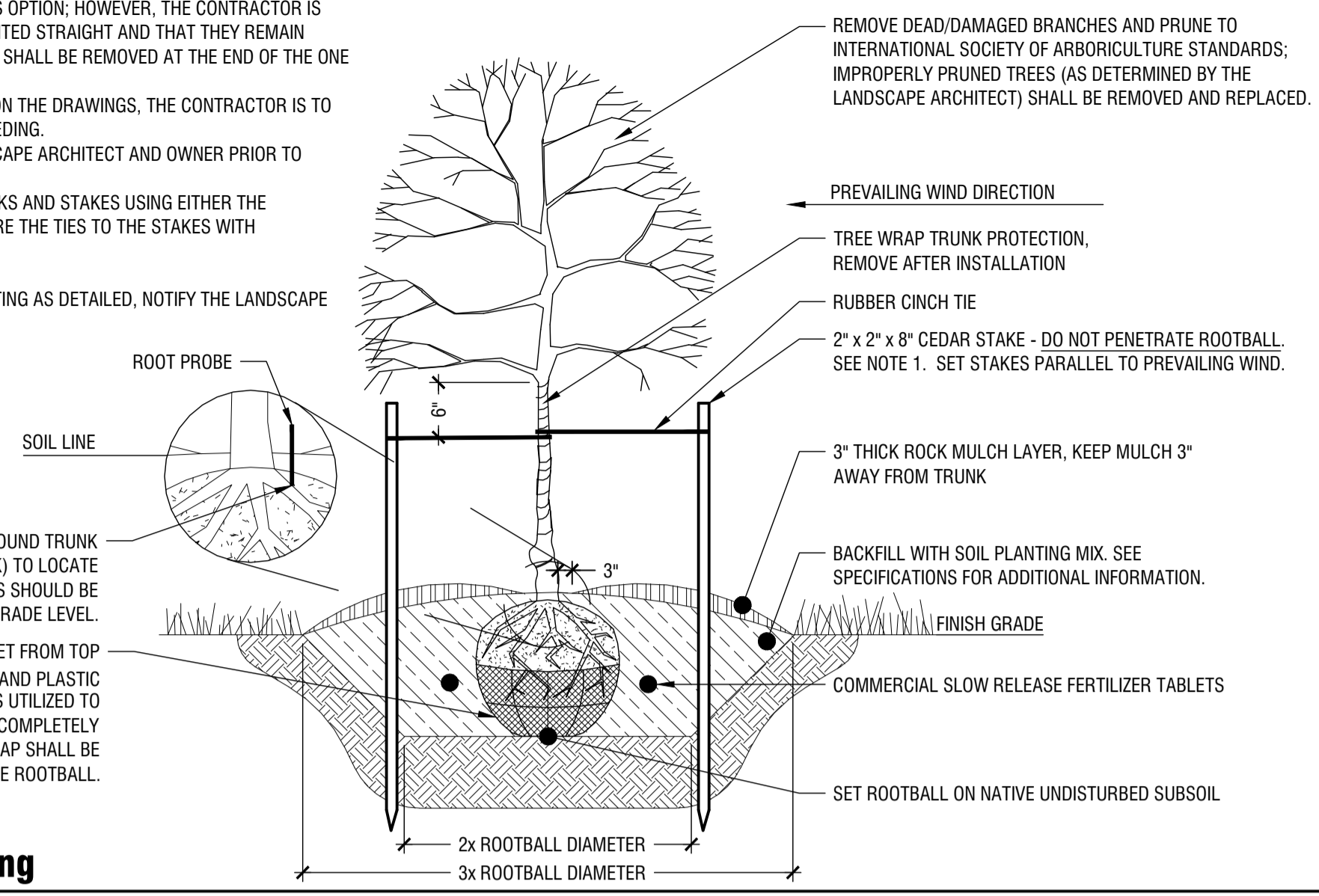
NO.	DATE	REMARKS
-	5-22-17	HPC REVIEW

DRAWN BY: DW
CHECKED BY: DW
DATE: 22 MAY 2017
SCALE:
JOB NO: 17105

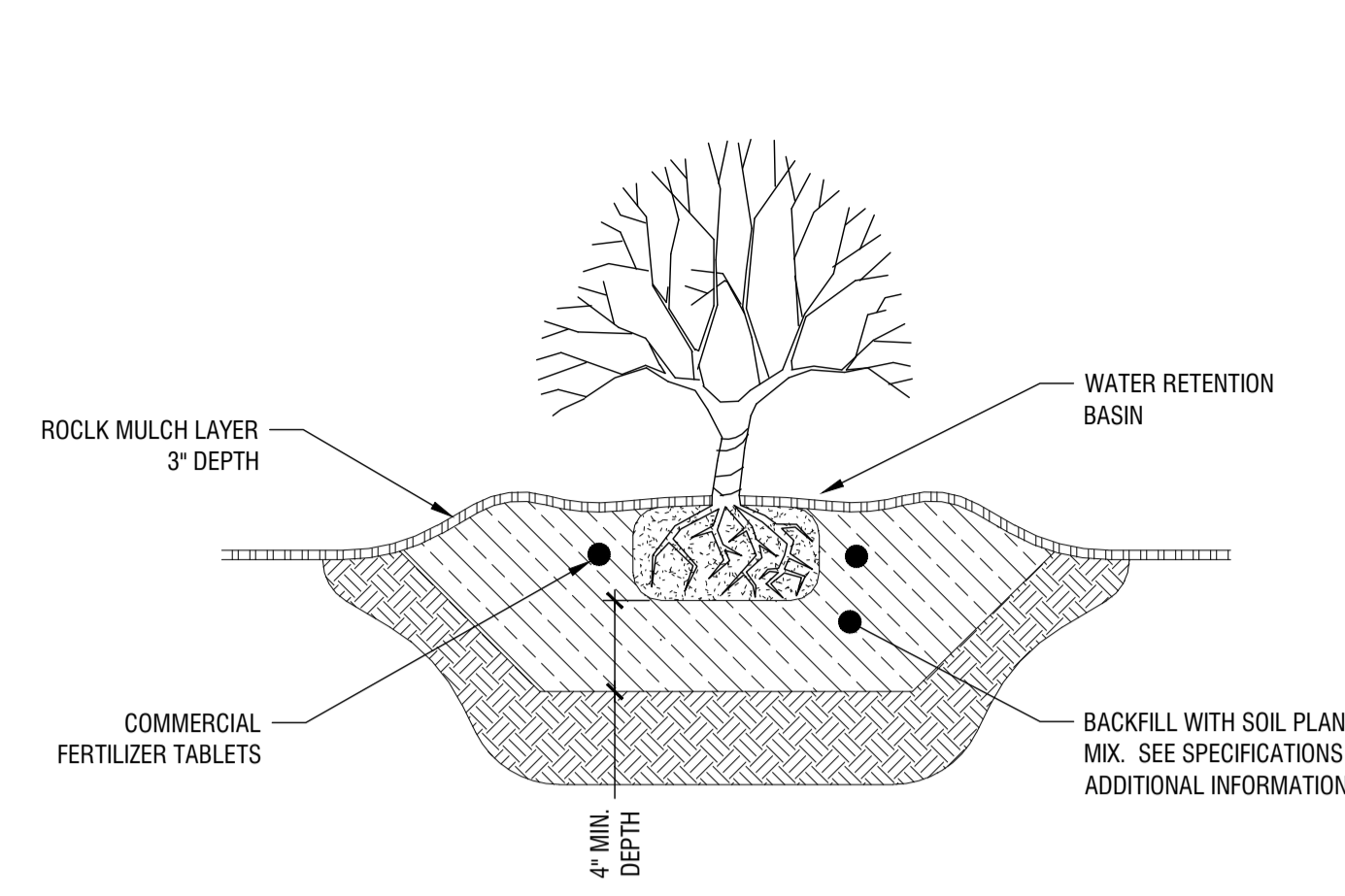
HPC REVIEW (7-31-17)

NOTES:

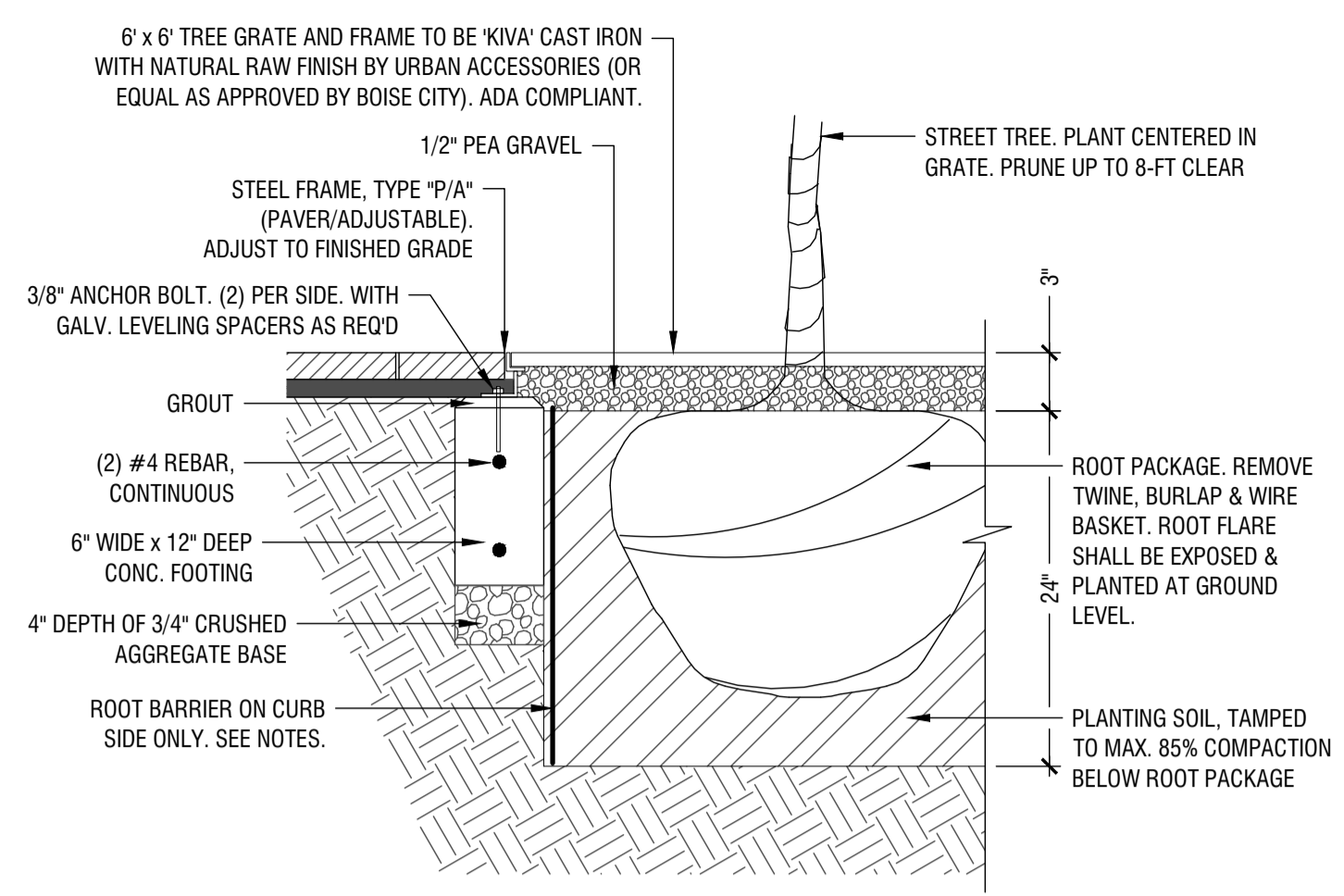
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



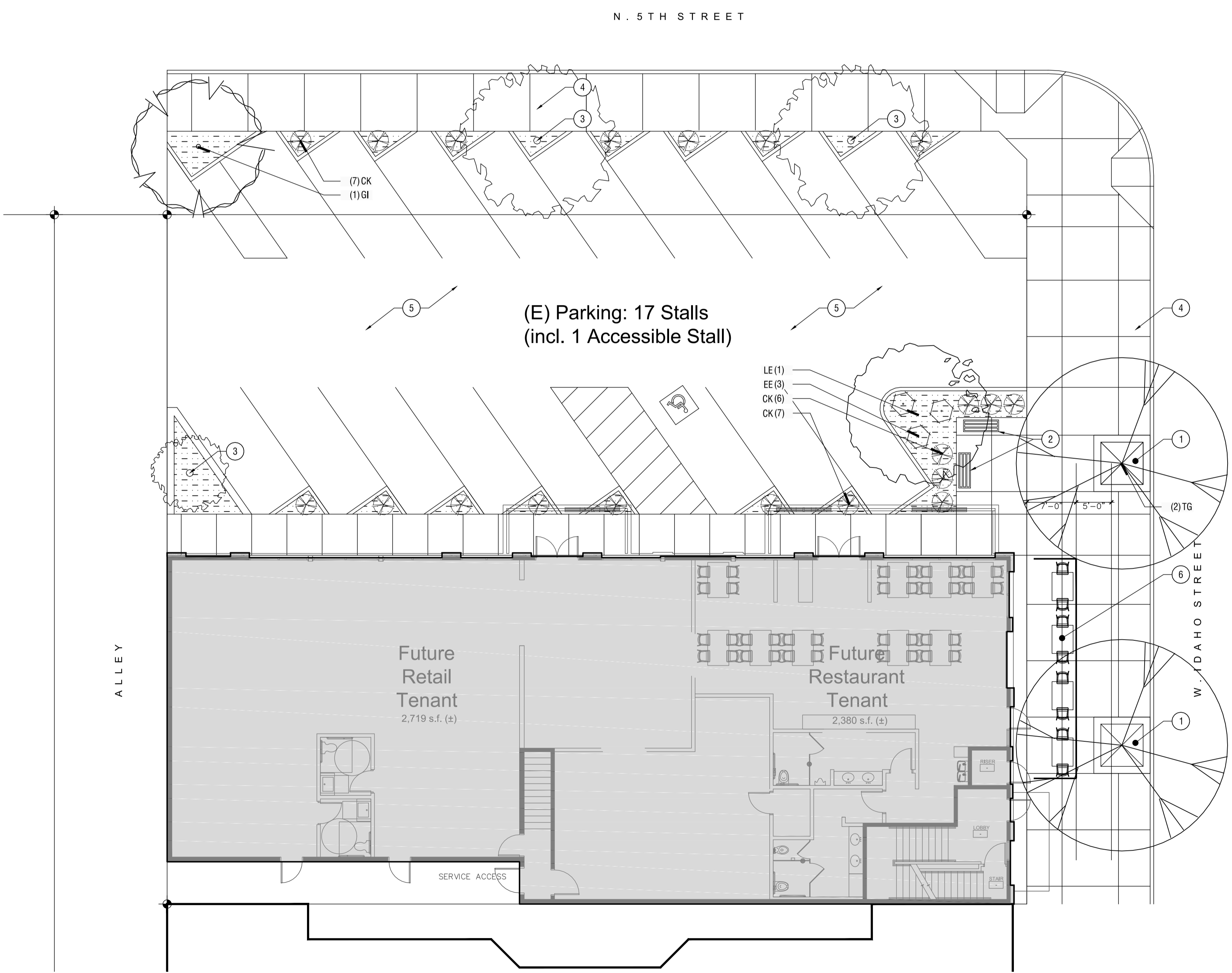
1 Deciduous Tree Planting
Scale: NTS



2 Shrub Planting
Scale: NTS



3 Tree Grate
Scale: NTS



Keynotes:

1. TREE GRATE, SIZE: 6' X 6'. TYPE: "KIVA" CAST IRON WITH NATURAL RAW FINISH BY URBAN ACCESSORIES. ADA COMPLIANT. SEE DETAIL 3, THIS SHEET.
2. BENCH, TYPE: "MODEL C-10" BY VICTOR STANLEY, INC. 4-FT LENGTH, CAST IRON COLOR RAL 6009 WITH WOODEN OR RECYCLED SLATS, WALNUT COLOR. SURFACE MOUNT WITH 1/2" X 2" EXPANSION BOLTS.
3. EXISTING TREE TO REMAIN. PRESERVE AND PROTECT.
4. EXISTING SIDEWALK TO REMAIN.
5. EXISTING ASPHALT PARKING AND STRIPING TO REMAIN.
6. OUTDOOR SEATING, SEE ARCHITECTURAL.

Materials Legend:

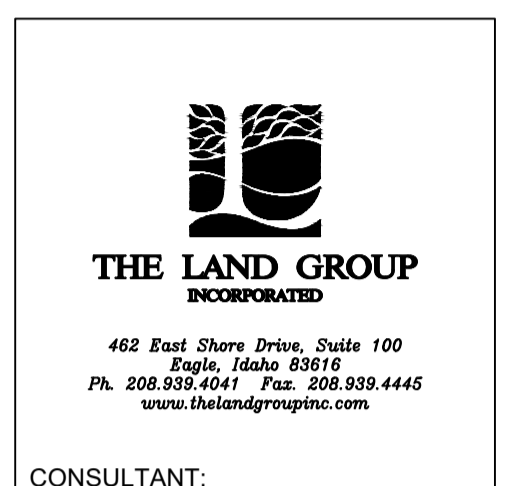


PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
GI	GLEDTISIA TRIACANTHOS INERMIS 'MORaine' / MORaine HONEYLOCUST	2" CAL. B & B	1
LE	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM / EMERALD CITY TULIP TREE	2" CAL. B & B	1
TG	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	3" CAL. B & B	2
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL	20
EE	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD' TM / WINTERCREEPER	5 GAL	3

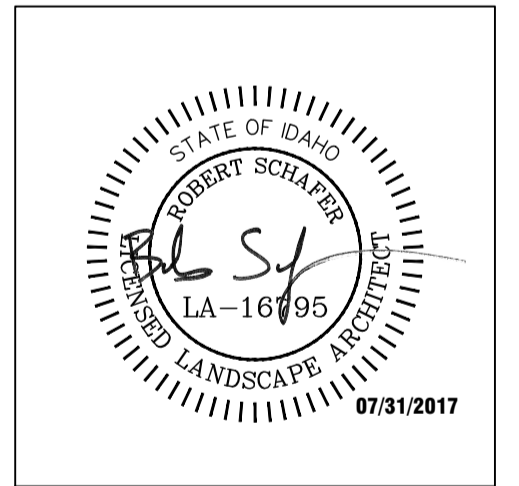
Landscape & Irrigation Notes:

- A. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- B. NEW TREE PLANTING: SEE DETAIL 1, L1.00. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E., FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- C. NEW SHRUB PLANTING, SEE DETAIL 2, L1.00.
- D. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- E. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" OF ROCK MULCH. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- F. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN.
- G. IN ALL PLANTER BED AND LAWN AREAS, THE TOP 6 INCHES OF TOPSOIL WILL BE AMENDED AT A RATIO OF 3 CUBIC YARDS OF COMPOST/ORGANIC MATTER PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL. ALL TREE PITS SHALL BE A MIX OF SEVEN PARTS TOPSOIL (AS SPECIFIED IN THESE NOTES) AND THREE PARTS COMPOST/ORGANIC MATTER, BY VOLUME.
- H. FERTILIZE ALL TREES AND SHRUBS WITH "AGRIFORM" PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- I. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW SURFACE OF WALKS AND CURBS IN PLANTING BED AREAS, AND 1/2" IN LAWN AREAS.
- J. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
- K. REPRESENTATIVE SAMPLES OF TOPSOIL SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECTS REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
- L. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- M. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
- N. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS OR POP-UP SPRAY SYSTEMS. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
- O. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- P. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVSPRAY ONTO IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.



CONSULTANT:

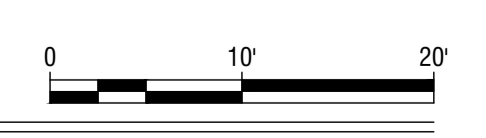
Brownfield's
122 N. 5th Street - Boise, Idaho 83702



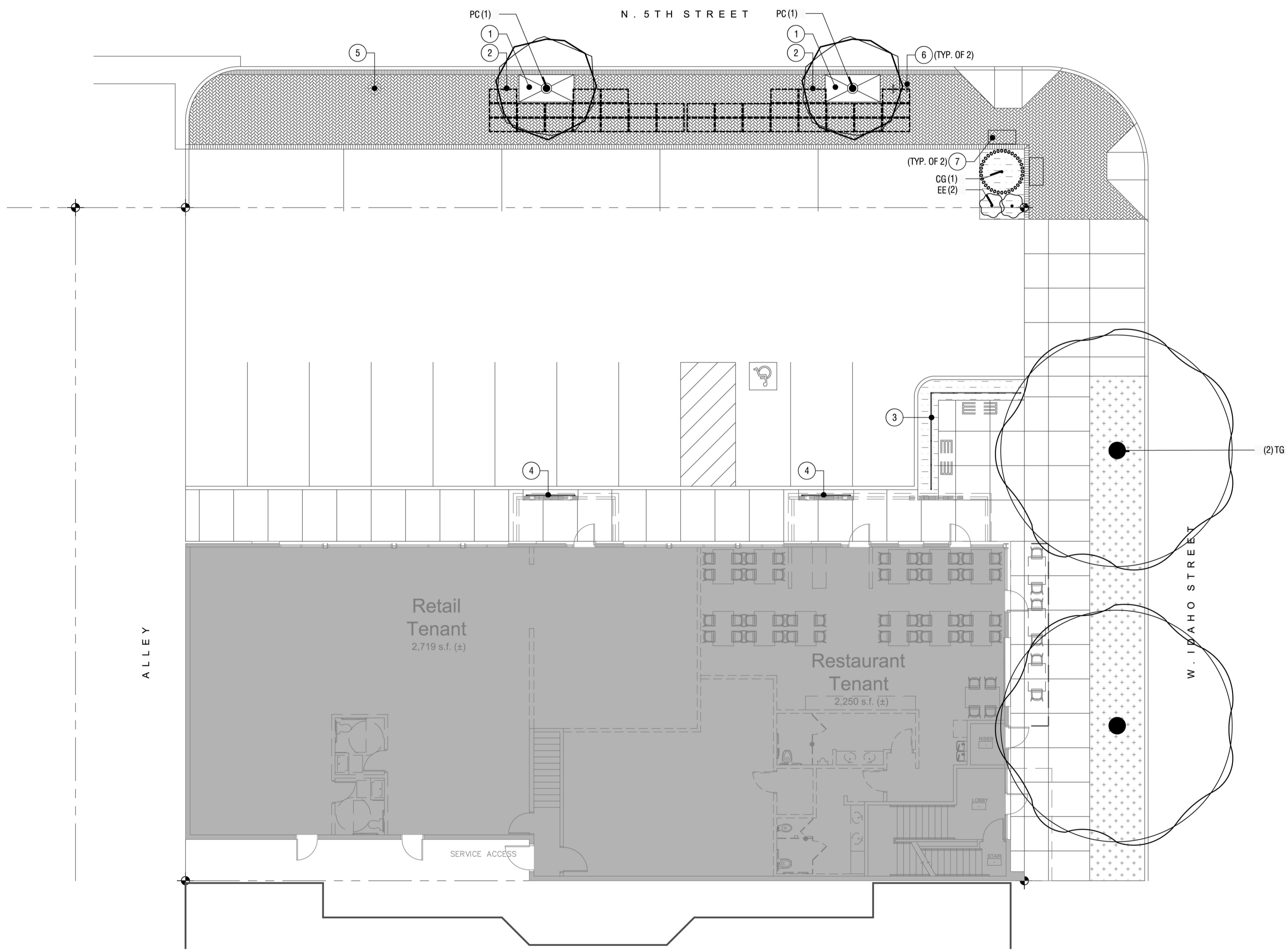
NO.	DATE	REMARKS
-	7-31-17	HPC SUBMITTAL

DRAWN BY: BRS
CHECKED BY: DAR
DATE: 31 JULY 2017
SCALE:
JOB NO. 17105

L1.00



HPC REVIEW (7-31-17)



Keynotes:

- TREE GRATE. SIZE: 4' X 8'. TYPE: "KIVA" CAST IRON WITH NATURAL RAW FINISH BY URBAN ACCESSORIES. ADA COMPLIANT.
- SUSPENDED PAVING SYSTEM (BELOW PAVERS). TYPE: SILVA CELL BY DEEPROOT GREEN INFRASTRUCTURE, LLC. HEIGHT: THREE (3) CELL TALL SYSTEM.
- 4' GREEN SCREEN FREESTANDING TRELIS FENCE. PLANT WITH MIX OF VIRGINIA CREEPER (PARTHENOCISSUS QUINQUEFOLIA) AND JACKMAN CLEMATIS (CLEMATIS 'JACKMANII'), 18" O.C. - SEE DETAIL 3/L1.50.
- GREEN SCREEN FREESTANDING TRELIS FENCE, HOOK TO OVERHEAD CANOPY. PLANT WITH MIX OF VIRGINIA CREEPER (PARTHENOCISSUS QUINQUEFOLIA) AND JACKMAN CLEMATIS (CLEMATIS 'JACKMANII'), 18" O.C. - SEE DETAIL 3/L1.50.
- HISTORIC STREETLIGHT. PER CITY OF BOISE PUBLIC WORKS AND CAPITAL CITY DEVELOPMENT CORP. SPECIFICATIONS.
- BIKE RACK. TYPE: "SINGLE BEND" BY KB FABRICATION & WELDING, INC. (208) 898-9353. COLOR RAL 6009.
- BENCH. TYPE: "MODEL C-10" BY VICTOR STANLEY, INC. 4-FT LENGTH, CAST IRON COLOR RAL 6009 WITH WOODEN OR RECYCLED SLATS, WALNUT COLOR. SURFACE MOUNT WITH 1/2" X 2" EXPANSION BOLTS.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
CG	CEDRUS ATLANTICA 'GLAUCA FASTIGIATA' / COLUMNAR BLUE ATLAS CEDAR	B & B		5'-6"	1
PC	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	B & B	2"		2
TG	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2"		2
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2		QTY
EE	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD' TM / WINTERCREEPER	5 GAL			2

Materials Legend:

-  SOD LAWN WITH FULLY AUTOMATIC SPRINKLER SYSTEM TO PROVIDE "HEAD TO HEAD" COVERAGE.
-  DECORATIVE ROCK MULCH

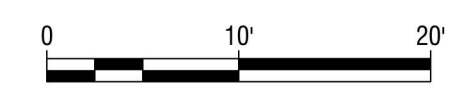
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NO.	DATE	REMARKS
-	5-22-17	HPC REVIEW

HPC REVIEW (7-31-17)

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CHECKED BY:	DW
DATE:	22 MAY 2017
SCALE:	
JOB NO.	17105

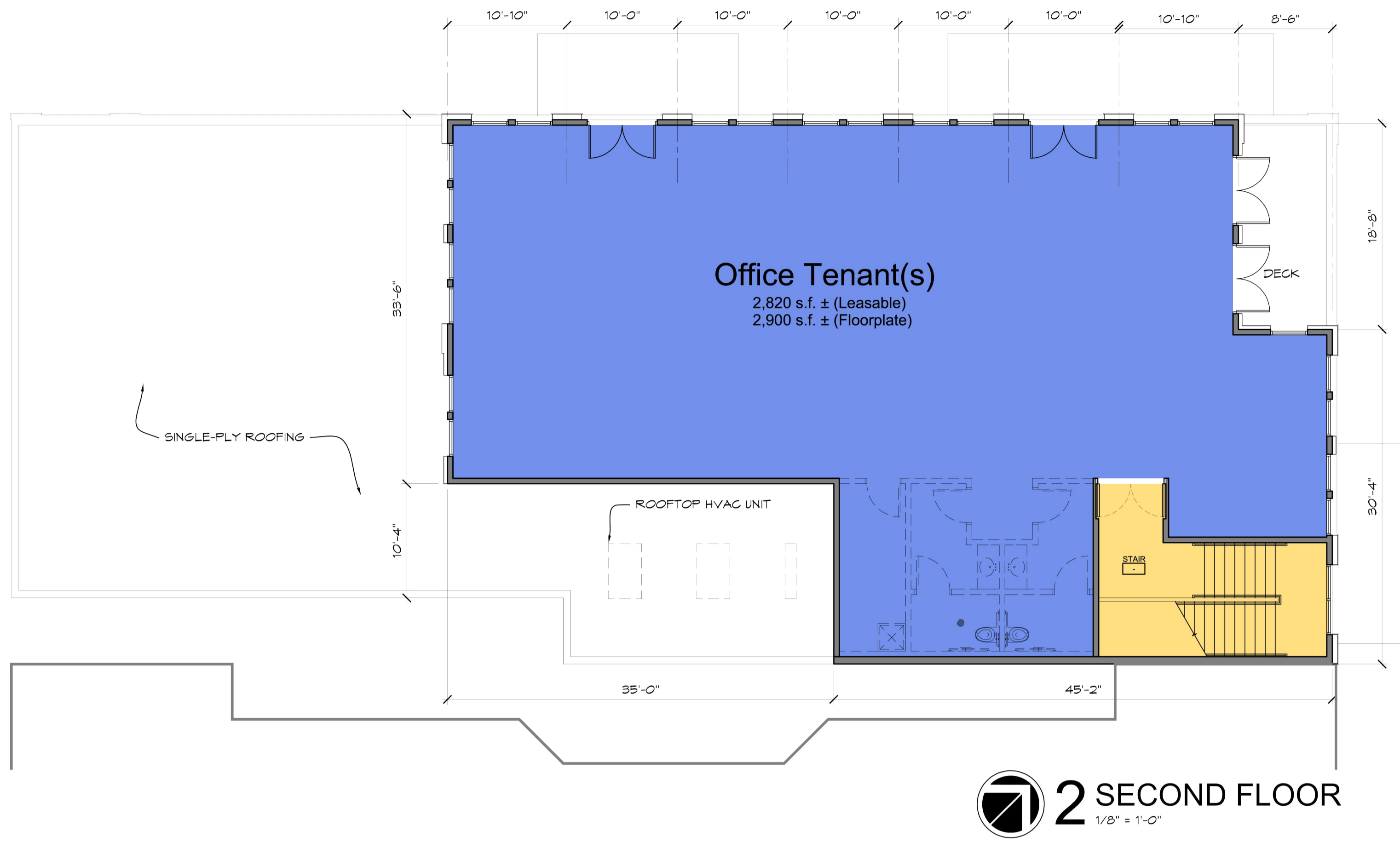
L1.00
Landscape Plan



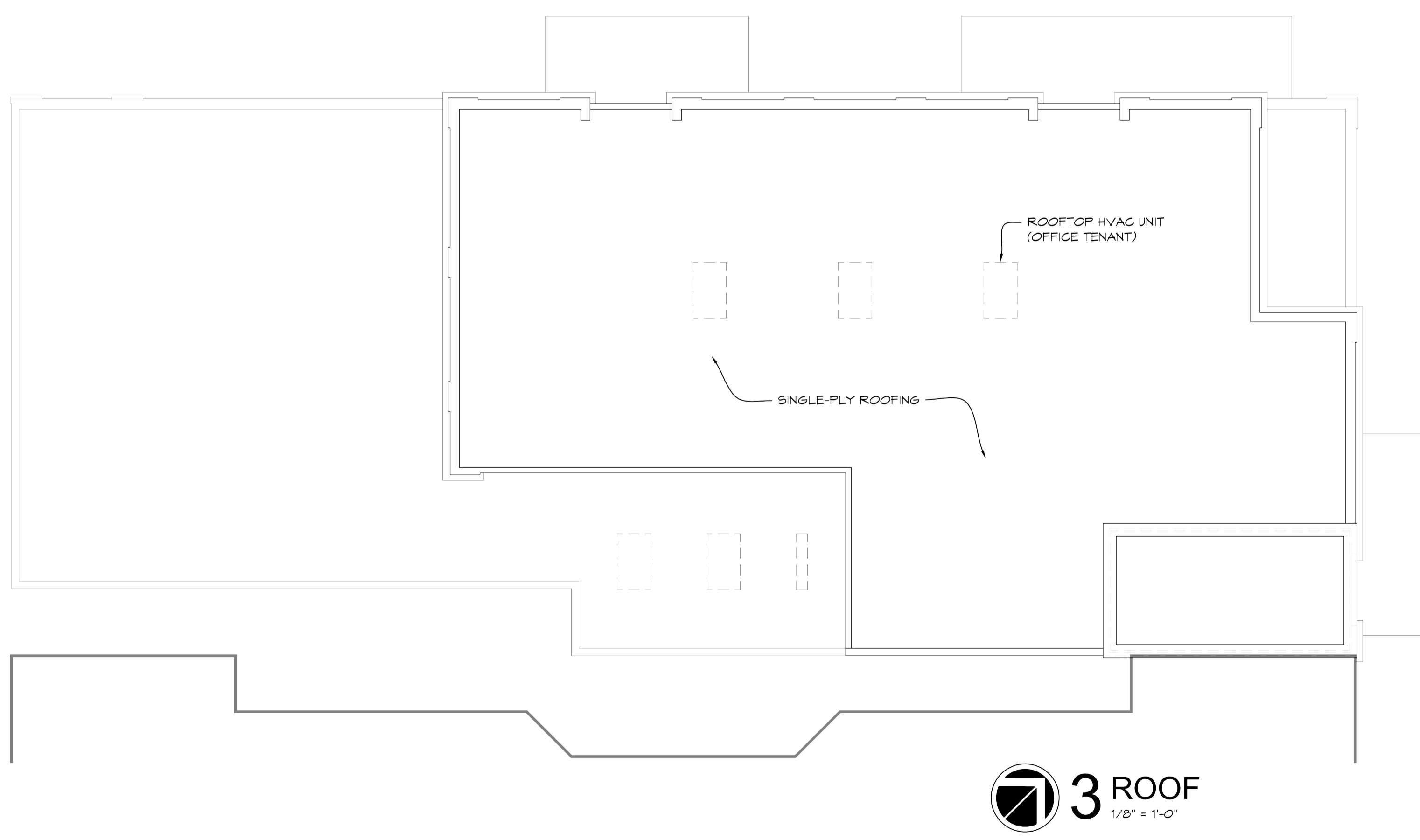


LINDGREN:LABRIE
ARCHITECTURE

www.ll-arch.com



2 SECOND FLOOR
1/8" = 1'-0"



3 ROOF
1/8" = 1'-0"

CONSULTANT:

Brownfield's
122 N. 5th Street - Boise, Idaho 83702

STAMP

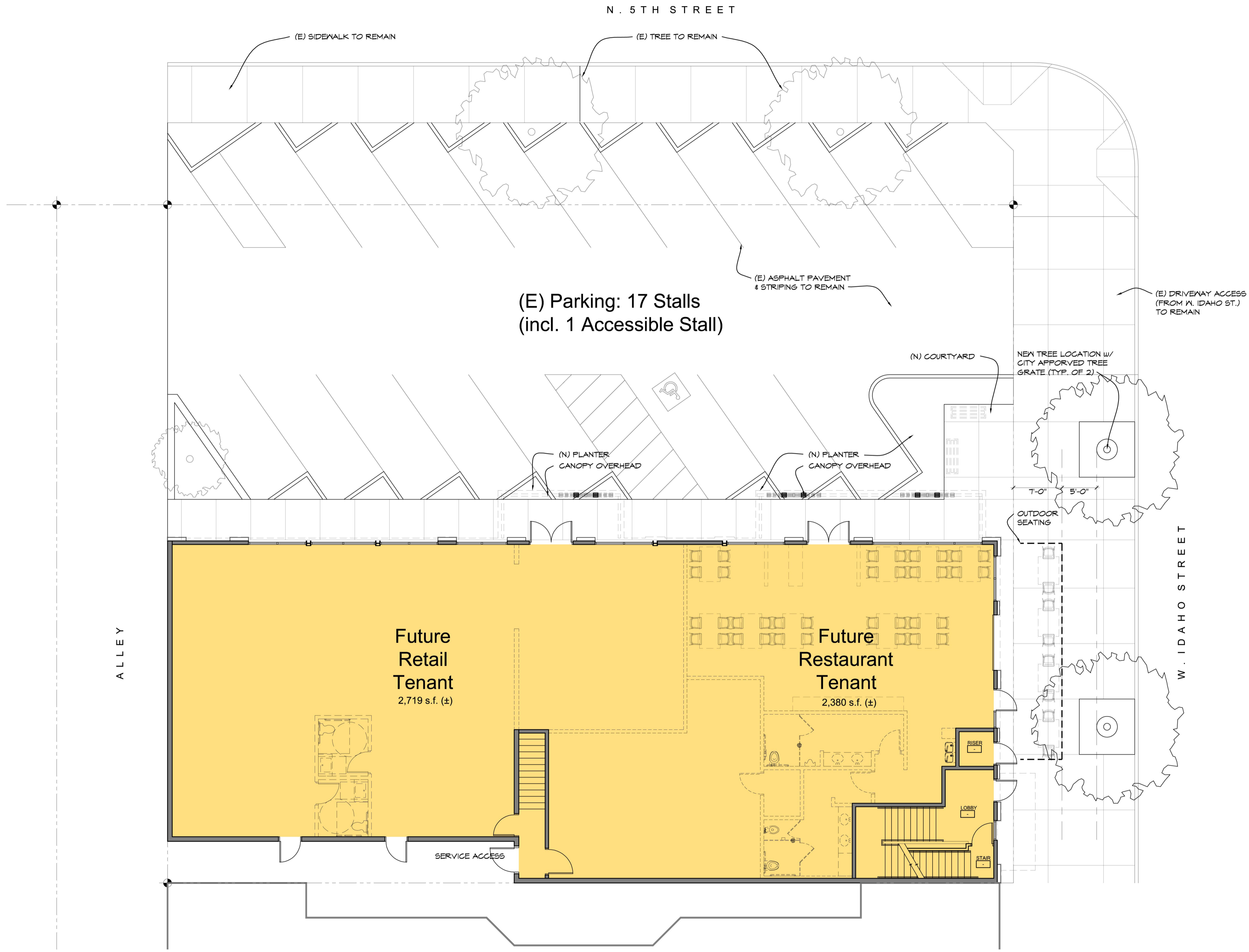
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-	7-31-17	HPC SUBMITTAL

SECOND FLOOR & ROOF

DRAWN BY:	WJL
CHECKED BY:	WJL
DATE:	31 JULY 2017
SCALE:	AS NOTED
JOB NO.	17105

A0.1

HPC REVIEW (7-31-17)



1 GROUND FLOOR / SITE
1/8" = 1'-0"

CONSULTANT:

Brownfield's
122 N. 5th Street - Boise, Idaho 83702

STAMP

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SITE & GROUND FLOOR

DRAWN BY:	WJL
CHECKED BY:	WJL
DATE:	31 JULY 2017
SCALE:	AS NOTED
JOB NO.	17105

A0.0

HPC REVIEW (7-31-17)



LINDGREN:LABRIE
ARCHITECTURE

6

July 31, 2017

Sarah Schaefer
City of Boise Planning and Zoning
150 Capitol Blvd.
Boise, Idaho 83702

RE: Historic Preservation Commission Certificate of Appropriateness Application
Remodel of and Addition to (E) Brownfield's Building – 122 N. 5th Street – Boise, Idaho
Previous Submittal Case #: DRH17-00239

Ms. Schaefer -

Please accept this narrative to accompany the Certificate of Appropriateness Application resubmittal for the remodel of and addition to the existing Brownfield's office building at 122 N. 5th Street in downtown Boise. The proposed scope of this project consists of exterior cladding upgrades, notably at the west and north facades, as well as a second floor office addition. Proposed site improvements around the building shall include miscellaneous hardscape/landscape upgrades throughout as well as restriping of the existing paved parking area.

As you are aware, this property is on the eastern edge of the Old Boise Historic District; however, the existing building is a Noncontributing Structure, which means it is either outside the period of historical significance, or it is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised. The Owner's goal is to rehabilitate the building and provide additional building area in the form of a new 2,900 s.f. (+/-) second floor. As we have discussed over several meetings, there is value to the Owner to retain certain components of the existing development such as the 3,450 s.f. basement at the north end of the building.

Proposed Demolition

Beyond the existing roof structure directly affected by the proposed second floor addition, the building's primary structure will remain intact; however, this building has many deficiencies given the codes and methods of design and construction of the late 50s and early 60s. The existing storefront windows are single-pane assemblies, which top out at +8'-0" above finish floor. Exterior nonstructural wall planes (at north and west facades) also limit the level of natural light and visual connection with the street. In addition, the existing front mansard canopy is tired and doesn't reflect the architectural flavor desired in the District. For these logical reasons, we are proposing to remove these deficient and undesirable elements.

Architectural Design

While the proposed architectural design of this remodel and addition is quite different than that of the existing building, it is certainly congruous with the character of the District. The design employs a combination of traditional (historic) and contemporary forms and materials. Scalable materials such as brick and patterned metal siding and stucco accents dominate the north and west elevations, while existing walls along the alley and adjacent property will be painted. In addition, every effort has been made to maximize the fenestration along the north and west elevations, essential for future retail-oriented businesses.

The Case for a Level 1 Improvement Review

Per our previous application process and more recent correspondence, Staff's stated reason for precluding our original proposal from consideration as a Level 1 Improvement was the extent of demolition (specifically, the roof structure), and *not* the extent of new exterior cladding and/or second floor addition, with which we were proposing. Given this position, we are no longer proposing to raise the existing roof structure or parapet outside the bounds of the proposed second floor addition. We do, however, believe it is a reasonable expectation that the portion of existing roof structure, specifically within the bounds of the second floor addition, may be removed so as to accommodate new floor framing, etc...just as it would be for a wall, or portion thereof, to be modified or demolished so as to "connect" a building addition that happens to be on the same floor, for example.

Per the City's established standards for building additions and remodels:

"Level 1 Improvements...includes ALL exterior remodels, building additions, and/or site improvements...that affect the exterior appearance of the building/site and/or increase the building's gross floor area by up to 50 percent. The requirement for such improvements is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards."

If the City is to allow such an addition (>50% of existing floor area) under a Level 1 Improvement, it ought not be prohibitive to accomplish.

Parking and Streetscape

Existing Condition:

There are currently 18 parking stalls (including two accessible), nine of which are partially within the existing 5th Street (ACHD) R.O.W. Two rows of stalls are diagonally oriented and served by a drive aisle, which can be accessed from E. Idaho Street as well as the alley to the south. The Owner's desire is to retain as many of these stalls as possible. The existing streetscape is not per City's standards.

Proposed Default Solution:

Because sidewalk and landscape improvements are not required under a Level 1 Improvement, the existing streetscape will remain by and large as exists with the exception of the two street trees along E. Idaho Street. We are proposing to relocate these trees to the edge of curb, with the goal of maximizing the outdoor seating area for a future restaurant. A small courtyard is proposed at the north end of the building, reducing the overall parking count to 17, and possibly 16. Miscellaneous landscape improvements are proposed as illustrated on submitted site and landscape plans.

Proposed Alternate Solution:

While not required under a Level 1 Improvement, we do see the value of implementing new streetscapes into this project. The challenge lies with the associated costs and the possibility of losing a significant amount of parking. As a compromise, we are proposing a solution that would implement a modified version of the Urban Brick streetscape on N. 5th Street and the Neighborhood streetscape on E. Idaho Street.

The waivers we are requesting under this alternate solution are as follows:

1. Urban Brick Streetscape: Overall width = 12'-0" in lieu of 16'-0" min. The existing trees are 10'-0" set off from the face of the existing curb and provide +/- 6'-9" clear (not including curb) to center of trunk. Parking would remain in the ACHD R.O.W.

This would allow 16 stalls to be retained, which I believe is a positive for downtown, reducing the impact on adjacent street and garage parking facilities.

2. Neighborhood Streetscape: As drawn (and per City Standards), the outdoor seating would be set off 14'-0" from inside face of curb...would prefer more room if this is to work effectively.
3. Omit interior landscape planter to allow more room for courtyard off E. Idaho St. The code allows 10 stalls in a row before a planter is required. While the proposed entry courtyard (off Idaho) is not a requirement, we feel this provides good pedestrian connectivity to the street. If interior planter is required, the courtyard would most likely be reduced or eliminated altogether to accommodate an extra stall.

Please note that the proposed default and alternate solutions are dependent on the existing E. Idaho Street access to remain. Staff's previous recommendation was for this access to be closed, though this concern had never been raised throughout months of correspondence and/or meetings leading up to the hearing. Moreover, ACHD remains silent on the issue.

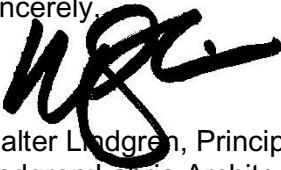
We have been in close communication with CCDC regarding this property and will be requesting \$150,000 of funding assistance for streetscape improvements. CCDC's participation in this project is essential to this alternate approach.

Conclusion

Again, we understand this may not be viewed as the City's preferred solution, and given a clean slate, this property would be developed much differently. The value of existing assets and the financial challenges of an ambitious project, however, cannot be ignored. We are sensitive to the potential optics of a project such as this as well as downtown property owners' rights to fair treatment under the code; however, the same can be said about Mr. Jones' right to redevelop his property accordingly.

We appreciate your review and consideration of this proposal. It is, and always has been, our desire to put forth a quality project, and we look forward to working closely with the City to ensure the success of this exciting redevelopment project. Please do not hesitate to contact me if you have any questions and/or comments regarding this application.

Sincerely,



Walter Lindgren, Principal Architect
Lindgren:Labrie Architecture, PLLC

#182 Commercial Certificate of Appropriateness

Case #: DRH17-00338

6

Property Information

Address

Street Number: 122 Prefix: N Street Name: 5TH ST Unit #:

Subdivision name: 2 FT BLK 33 Block: 0 Lot: 0 Section: 10 Township: 3 Range: 2 Zoning: C-5HD

Parcel Number: R1013002296 Additional Parcel Numbers:

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative Applicant Owner

Applicant Information

First Name: Walter Last Name: Lindgren

Company: Lindgren Labrie Architecture, PLLC

Address: 247 N. Eagle Road City: Eagle State: ID Zip: 83616

E-mail: wlindgren@ll-arch.com Phone Number: (208) 846-9033 Cell: (208) 484-2293 Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Walter Last Name: Lindgren

Company: Lindgren Labrie Architecture, PLLC

Address: 247 N. Eagle Road City: Eagle State: ID Zip: 83616

E-mail: wlindgren@ll-arch.com Phone Number: (208) 846-9033 Cell: (208) 484-2293 Fax:

Owner Information

Same as Applicant? No Yes (If yes, leave this section blank)

First Name: Barry Last Name: Jones

Company: Brownfield's

Address: 4032 North Croft Place City: Eagle State: ID Zip: 83616

E-mail: barry@brownfieldstech.com Phone Number: (208) 631-5924 Cell: (208) 631-5924 Fax:

1. Which Historic District is the property located in?

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

4. Size of Property:

Acres

Square Feet

5. Does the application propose a change in use?

Yes

No

If yes, what is new use?

Existing building is a:

Single-family

Duplex

Triplex

4-plex

Other

6. Number of Structures:

A. Residential:

B. Commercial:

C. Outbuildings:

7. Gross Square Feet of Structures

	Existing Structures	Proposed Structures/Additions	Existing Structures to be Removed
1st Floor	<input type="text" value="5480"/>	<input type="text"/>	<input type="text"/>
2nd Floor	<input type="text"/>	<input type="text" value="2900"/>	<input type="text"/>
3rd Floor	<input type="text"/>	<input type="text"/>	<input type="text"/>
Garage	<input type="text"/>	<input type="text"/>	<input type="text"/>
Other	<input type="text" value="3450"/>	<input type="text"/>	<input type="text"/>

8. Building Information:

	Existing	Proposed
Height to Building Eave:	<input type="text"/>	<input type="text"/>
Height to Building Peak	<input type="text"/>	<input +="" -"="" type="text" value="35'-4"/>
Height to Building Parapet	<input +="" -"="" type="text" value="19'-0"/>	<input +="" -"="" type="text" value="32'-0"/>
Number of Stories:	<input type="text" value="One"/>	<input type="text" value="Two"/>

9. Exterior Building Materials:

	Existing	Proposed
Roof:	<input type="text" value="Single-Ply (Low-Sloped)"/>	<input type="text" value="Single-Ply (Low-Sloped)"/>
Walls:	<input type="text" value="Brick / Wood Siding"/>	<input type="text" value="Brick w/ Stucco, Wood & Metal Accents"/>
Windows/Doors:	<input type="text" value="Aluminum (Single-Pane)"/>	<input type="text" value="Aluminum Storefront (Insulated)"/>
Fascia, Trim, etc:	<input type="text" value="Wood"/>	<input type="text" value="Metal"/>
Other:	<input type="text"/>	<input type="text"/>

Windows (Existing)

Existing Material: Aluminum (Single-Pane)

Existing Sill Depth: 2" +/-

Existing Type: Casement Slider Double Hung Single Hang Fixed Divide light

Divided light: How many? No (e.g. 4 over 1, 3 over 1)

Even site lines? Yes NoBrick Molding? Yes No**Windows (Proposed)**

Proposed Material: Aluminum Storefront (Insulated)

Proposed Sill Depth: 4" +/-

Proposed Type: Casement Slider Double Hung Single Hang Fixed Divide light

Divided light: How many? No (e.g. 4 over 1, 3 over 1)

For proposed divided lights, please describe grid, including width, whether it is flat or contoured:

N/A

Will the exterior trim remain on the replacement windows?

 Yes No**10. Landscaping:**Are there any prominent trees or areas of vegetation on the property? Yes NoDo you propose to remove any of the prominent trees/vegetation? Yes No

If yes, please complete the following:

A. Type: N/A

B. Size: N/A

C. General Location: N/A

11. Fencing:

	Proposed	Existing to Remain
Type:	<input type="text"/>	<input type="text"/>
Height:	<input type="text"/>	<input type="text"/>
Location:	<input type="text"/>	<input type="text"/>

13. Mechanical Units:

Number of Units: 0

Unit Location: Future units to be rooftop

Type: Rooftop Packaged Units

Height: Future: 5'+/- (incl. curb)

Proposed Screening Method: Parapet

14. Solid Waste:

A. Type of trash receptacles:

- Individual Can/Residential
- 3 Yd. Dumpster
- 6 Yd. Dumpster
- 8 Yd. Dumpster
- Compactor

B. Number of trash receptacles:

C. Proposed screening method:

D. Is the proposed location accessible for collection?
(Contact Boise Public Works at 384-3901.)

 Yes No

E. Is recycling proposed?

 Yes No

6

Verification of Legal Lot or Parcel Status

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Date:

CLARK DEVELOPMENT

6

August 21, 2017

Stephanie Clarkson
Chairwoman
Boise Historic Preservation Commission
150 Capitol Boulevard
Boise, Idaho 83702

Re: Case# DRH17-00338 – 5th and Idaho

Dear Chairwoman Clarkson and Members of the Commission,

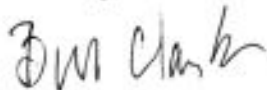
Upon reviewing this revised application, I am surprised that the applicant seems to have ignored comments from the City concerning his previous application. I hope that the Commission will firmly reject this new design.

Apparently, the applicant wants the City to treat this proposed project as a remodel in order to avoid having to abide by City downtown area policies that prohibit parking in front of new buildings. At the same time, a certificate of appropriateness to demolish the existing building is being requested. These two approaches cannot coexist. If on-site parking is provided, it should be behind, underneath the building, or somehow removed from frontage on 5th and Idaho streets..

The revised design of the building is an improvement over the previous proposal, though as mentioned above, it does not work from an urban design perspective. Also, in my opinion, the angled supports at the front of the building are a gratuitous effort to give the building some modernity inappropriate to the Historic District.

Thank you for your consideration.

Sincerely,



Bill Clark



Planning Team Project Report

File Number	DRH17-00338
Applicant	Walter Lindgren
Property Address	122 N. 5 th Street
Public Hearing Date	28 August 2017
Heard by	Historic Preservation Commission
Analyst	Ted Vanegas
Checked By	Sarah Schafer

Public Notification

Radius notices mailed to adjacent properties:	11 August 2017
Notice posted on site:	11 August 2017

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1. Project Data and Facts

Applicant/Status	Walter Lindgren
Architect/Representative	Walter Lindgren / Architect
Location of Property	122 N. 5 th Street
Size of Property	0.27-acres (11,761-square feet)
Present Zoning and Land Use	C-5HD (Central Business with Historic Design Review) zone.
Historic District	Old Boise
Date of Construction	1959
Style	None
Status	Non-contributing
Square Footage of Existing House	5,580-square feet

Description of Applicant's Request
Certificate of Appropriateness to demolish a significant portion of the main floor, rebuild the first floor to accommodate a partial second floor and some site improvements.

2. Land Use

Description and Character of Surrounding Area
The Old Boise Historic District consists of a collection of single and two-story commercial structures mostly constructed of brick and stone. Taller structures exist along the northern periphery of the District. Old Boise encompasses the largest number of historically significant and architecturally important commercial buildings in close proximity to the downtown area, and contains some of the earliest commercial structures in the City. The period of significance ranges from the 1870s through approximately 1920. According to the original National Register nomination, about half of the properties located within the District are classified as intrusions.

Site Characteristics	
The project site is located on the southeast corner of 5 th and Idaho Streets. The project will encompass the site of the Brownsfield's Building as well as the parking lot fronting 5 th Street. The property is classified as noncontributing in the Old Boise Local Historic District. Curb, gutter and sidewalks currently exist along both 5 th and Idaho Street.	
Special Considerations	
The property is non-contributing	
History of Previous Actions	
DRH17-00239	Demolish building and reconstruct with 2-stories (denied)
DRH13-00078	Wall sign Request
CAR09-00003	Old Boise Survey
CAR06-00023	Expansion of City's parking overlay

3. Project Proposal

Site Design

Land Use	Existing	Proposed
Percentage of the site devoted to building coverage:	47%	47%
Percentage of the site devoted to paving:	53%	53%
Percentage of the site devoted to landscaping:	< 1%	< 1%
TOTAL	100%	100%

Setbacks

Yard	Required	Existing for Building	Proposed for Building
Front (west)	0' (bldg.) 10' (parking)	38'	No change
Side (north)	0' (bldg.) 10' (parking)	0'	No change
Side (south)	0' (bldg.) 10' (parking)	0'	No change
Rear (east)	0' (bldg.) 10' (garage)	3'	No change

Fencing
N/A

Structure(s) Design	
Number and Proposed Use of Buildings	1 commercial building
Maximum Building Height	Peak: 35' 4"
Number of Stories	2-story commercial building

4. Ordinance / Standards

Section	
11-04-04.01	General Standards
2-18-09	Historic Preservation Ordinance
	Guidelines for Commercial Historic Districts
	Secretary of the Interior's Standards for the Treatment of Historic Structures

5. Analysis/Findings

Contributing Analysis

B.C.C Section 11-03-04.20(A)(1)(a)(iii) states: *As part of the application process for a Certificate of Appropriateness, the Planning Staff shall confirm the contributing or non-contributing classification of the property based on the criteria set forth in the definitions of Section 11-012-04.*

The Brownsfield's Building, located at 122 N. 5th Street, was consider non-contributing by a survey completed in 2007, due to being constructed outside the period of significance for the Old Boise Historic District, as well as having undergone alterations over time.

Analysis for Demolition

Though the applicant hasn't requested demolition for the property, an analysis for demolition is being given as the definition by code is as follows:

Demolition: Any act or process that permanently, substantially destroys or razes any building, site, structure or object in whole or in part.

The majority of the first floor structure will be substantially destroyed with the proposal to reconstruct the front façade for storefront and to structurally stabilize the building to support a proposed second story. Though the east and south wall and basement will still be standing, any reasonable person passing by the site would see the building as demolished. Therefore, findings for demolition can be found below.

Section 11-03-04.20(B)(7)(iii) Demolition or Relocation.

After the designation by ordinance of an historical district, or historical district - residential, no building or structure which is a part of such district shall be demolished

or moved until after an application for Certificate of Appropriateness relating to the demolition or moving of such building or structure has been submitted to and approved by the Commission. A Certificate of Appropriateness must be issued prior to the issuance of any building or other permit required by the City for the demolition or moving of any building or structure which is part of an historical district or historical district - residential. A Certificate of Appropriateness shall be required regardless of whether other licenses or permits are required for the moving or demolition of such building or structure.

1. *Findings. In order for the Commission to approve a demolition or relocation request at least three (3) out of the five (5) following findings must be met:*

a. That the building, project, site or structure is not classified as contributory to the district.

As stated above, the property is considered non-contributing.

The applicant has met this Finding.

b. That the building, object, site or structure cannot reasonably meet National, State or Local criteria for designation as an historical or architectural landmark.

The building not listed in the National Register of Historic Places and cannot reasonably meet National, State or Local criteria for designation.

The applicant has met this Finding.

c. That demolition of the building, object, site or structure would not adversely affect the character of the District and/or the adjacent properties.

The demolition of the building will not adversely impact the character of the District and/or adjacent properties. The existing building is set back from 5th Street with parking located in the front. The street wall along Idaho Street has minimal opening to allow for street presence and pedestrian interaction. The parking lot is designed to be directly adjacent to the public walkway, with no buffer between vehicles and the pedestrians using the sidewalk.

The applicant has met this Finding.

d. That the owner has reasonably demonstrated that rehabilitation of the building, object, site or structure would not be economically feasible.

Rehabilitation of the existing building has not been explored.

The applicant has not met this Finding.

e. 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.

Plans have been submitted to redevelop the property including demolition of the existing building. Though the design of the building generally appears congruous with the historic district, the location of the new structure and surface parking is not consistent with respect to the Design Guidelines for Commercial Historic Districts, and does not comply with the Downtown Boise Design Standards. The proposed project locates a surface parking lot on two highly visible street frontages in the downtown area. As designed, the proposal will not complement the Old Boise Historic District or the downtown area.

The applicant has not met this Finding.

The applicant has met the minimum three of five findings, thus §11-03-04.20(B)(7)(iii) has been met.

Section 11-03-04.20B(7)(b)(v) "HD" Overlay Zone - Findings

The project is located within an "HD" overlay zone and governed by the Design Guidelines for Boise City's Historic Districts (commercial), as well as an additional level of scrutiny under §11-03-04.20B(7)(b)(v), "HD" Overlay Zone-Findings. Secondly to the Historic Commercial Guidelines, the project must generally comply with the City's Downtown Design Guidelines. The site is also located within the P-1 parking overlay, as well as the Urban Renewal District. Sidewalk and streetscape treatments shall be consistent with the Downtown Boise Streetscape Standards.

The applicant previously submitted an application to remove most of the existing structure save for the basement and construct a new building with a second level (DRH17-00239). The Commission denied the application, determining that the proposed design of the building was too modern and not congruous with the Old Boise Historic District. Additionally, the Commission generally agreed that the project constituted demolition of the existing building and that the new construction should comply with the Downtown Design Guidelines.

With the current application, the applicant proposes to demolish most of the existing building, leaving only the 3,450-square foot basement and some structural support columns on the main level. As with the previous application, the applicant contends the project is a rehabilitation and addition of the existing structure, and should fall under the “Level 1 Improvement” category of the Boise Downtown Design Standards and Guidelines. However, for all intents and purposes the application constitutes a demolition and rebuild on the property. A Level 1 Improvement is generally described as an exterior remodel that increases the square feet of a building through an addition by less than 50%, with the assumption that most of the existing building will remain. In this case, it appears that the applicant proposes to remove almost the entire existing main floor of the building (save for some structural components) and rebuild as a new two-story structure. As such, the applicant should be required to comply with the Design Guidelines for Commercial Historic District for new construction, the “Storefront” Downtown Design Standards as well as the Downtown Streetscape Standards. The new building should be oriented toward the front of Idaho Street or 5th Street, with parking located at the rear and accessed from the existing alley. Or, as the property is located on a corner lot, the new building would preferably wrap around both Idaho and 5th Streets, with parking located interior to the site and not visible from either street frontage. The location of the project is not only located in one of Boise’s premier Historic Districts, but also along an important downtown corridor.

As mentioned above, the previous application included a building design that was considered modern and out of context for the Old Boise Historic District. The architectural style of the revised building appears to generally maintain the prevalent historic and architectural styles of the district (1.6.1.2), as well as the prevalent and historic architectural qualities of the district (1.6.1.3). However, the Commercial Guidelines for Historic Districts states that parking should be located to the rear of the property and screened from the street (1.6.1.12, 1.6.1.16). Furthermore, the Guidelines call for new buildings to be oriented to the street and to create corner entries and plazas when located at an intersection (2.3.3, 2.3.6). Though the proposed project meets much of the architectural criteria of the Guidelines, the placement and orientation of the building and surface parking is not appropriate for the Historic District or the downtown area. The building should address the both 5th Street and Idaho Street, as well as the corner of the intersecting streets in a way that creates a pedestrian friendly environment.

For projects within an “HD” overlay zone, the following objectives and Findings, in addition to those cited under §11-03-04.20B(7)(b)(i-ii), shall be considered where applicable to the proposal:

I. Objective – Site Design

The application shall be reviewed by the Commission to determine compatibility and impact both on and adjacent to the site as it relates to access, parking lot

design, landscaping, grading and storm drainage, and other development of the site. To accomplish said objective, the Commission shall coordinate design input and requirements from other agencies. The decision of the Commission with regards to site design shall be based upon the following Findings as they relate to historic preservation:

- A. *That the site design minimizes impact of traffic on adjacent streets and that the pedestrian and bicyclist have been provided for by requiring sidewalks, landscaping and safe parking lot design as appropriate.*

As designed, the project does not minimize traffic impacts on adjacent streets and does not minimize impacts to pedestrians and bicyclists. Though the project provides access to a parking lot via an alley that extends along the southern portion of the property, the existing curb cut providing access from Idaho Street is proposed to remain. This increases the potential for conflicts between vehicles entering the site and pedestrians and bicyclists. Additionally, there is increased conflict between vehicles entering and exiting the site with other vehicles traveling the Idaho Street corridor. If the project is approved, staff recommends the access on Idaho Street be closed.

- B. *That the proposed landscaping enhances the historic district and neighborhood with attributes that include, but are not limited to, protection of desirable existing trees, provision of street trees and adequate screening methods where needed to buffer adjacent uses and unsightly areas or features.*

The applicant has provided two site and landscape plans labeled "default" and "alternate". Both include streetscape improvements with some differences in parking orientation and landscaping. The default plan shows angle parking on both sides of the parking lot with one additional tree on 5th Street and Idaho Street, and an interior landscape planter. The alternate plans show a modified urban streetscape along 5th Street, with the existing trees moved toward the curb. The modified streetscape is shown to be more narrow than what is typically required to accommodate more parking. On the Idaho Street side, the neighborhood streetscape is shown with two trees and an expanded outside seating area that removes the internal planter shown on the default plan. In the letter of explanation, the applicant contends that they are not required to do any streetscape improvement because they consider this a level 1 improvement. As previously stated, staff does not consider this project a level 1 improvement, rather it is essentially a demolition of an existing building and construction of a new building. As such, if the project is approved the applicant should be required to comply with all streetscape improvements required by the Downtown Design Guidelines. This includes the full urban brick streetscape requirements. Some parking might be sacrificed due to this requirement; however, staff considers the integrity of the downtown streetscape more important than preserving a couple parking spaces where they should not exist in

the first place. Though the Idaho Street frontage is technically listed as Commercial/Mixed use in the Downtown Design Guidelines, if approved staff recommends that the frontage be improved as "Storefront" since this area will essentially be the commercial interface with the public. Staff also recommends that the curbcut on Idaho Street be closed and improved with the required streetscape standards. Vehicle access to this site should occur from alley and not the street.

- C. *That on-site grading and drainage have been designed so as to minimize off-site impact and provide for erosion control as required by the Boise City Public Works Department, Ada County Highway District and/or other jurisdictional agency.*

Drainage is required to be retained on site and all details are to be reviewed and approved by the Boise City Public Works Department and the Ada County Highway District at time of building permit submittal. All signage requires separate approval. All utility systems (except Fire Department connections) are required to be located underground.

- D. *That utility service systems and equipment do not detract from the building design or adjacent buildings, and the size and location of all service systems are appropriate and maintainable.*

Utilities and equipment appear to be screened from public view and should not detract from the building design or adjacent building.

II. *Objective – Structure Design*

The design of all proposed buildings shall be reviewed in accordance with the Design Guidelines for Boise City's Historic Districts and/or Boise City Design Guidelines for Residential Historic Districts, as well as the following Findings:

- A. *The mass of the building shall be reviewed for its relationship to other buildings within the historic district and area, and with the use proposed by the applicant.*

The overall size of the proposed building is generally appropriate for the District. However, the visual massing is not consistent with the historic district overall and does not reinforce a pedestrian friendly character (2.4.1). Parking will be located toward the street frontage on both Idaho and 5th streets, and building will not be designed to orient to the street (2.3.1, 2.3.3, 2.3.4).

- B. *The height to width relationship shall be compatible and consistent with the predominant architectural character of the historic district.*

The height and width of the proposed building is compatible with the historic district and surrounding area, however the placement and orientation of the

building and surface parking on the site is not appropriate for the downtown area or the Old Boise Historic District.

- C. *The exterior of the building shall provide shadow relief and design interest compatible with the architectural character of the area.*

As designed, the new building appears to show shadow relief as well as design interest that is compatible with the architectural character of the area. However, the placement and orientation of the building is not appropriate or in character with the Old Boise Historic District or the downtown area. Additionally, it is not appropriate for surface parking to be located in the front of the building or fronting downtown streets.

- D. *The appropriateness of materials and colors shall be reviewed as they relate to building mass, shadow relief and compatibility with other buildings within the historic district and area.*

As proposed, the materials and colors of the building are compatible with the downtown as well as the Old Boise Historic District. The primary material appears to be brick, which is appropriate for the District. The elevations appear to show aluminum storefront windows on both the main and upper levels. Storefront is appropriate for the main level, however the second level elevation windows should be wood, metal clad wood or fiberglass with a profile generally matching other buildings in the district.

- E. *Multiple-family building (any building containing more than 2 residential units) must be designed to include features which add to the visual and aesthetic appearance of the structure and help prevent a sterile, box-like appearance. Such features may include the use of brick or stone, roof or façade modulation, planter boxes, bay windows, balconies, porches, etc. The commission must make a finding that specific design features have been added to enhance the physical appearance of such multiple-family residential structures.*

The new building is not proposed to be multi-family residential.

- F. Commercial/Industrial buildings adjacent to residential uses: That the building is designed to minimize impacts on adjoining (including across a street or alley) residential uses and/or residential zones.

The project approved to replace the Gibson Funeral Home located across 5th Street from the Brownsfield's building is proposed to have multi-family residential uses. This project as proposed is not designed to minimize impacts on adjoining residential uses. The applicant is proposing to keep the existing access from Idaho Street open, which has potential to create vehicle conflicts with bicyclists and pedestrians, as well as other vehicles travelling along Idaho Street.

6. Conclusion

Pursuant to §11-03-04.20 of Boise Municipal Code, the proposed development is not congruous with the historical, architectural, archeological, educational or cultural aspects of the historic district because:

The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995 Edition), the Boise City Design Guidelines for Residential Districts, the North End Plan and the Boise City Comprehensive Plan are references often utilized by the Historic Preservation Commission to determine whether a change is congruous with the historic and architectural qualities of the historic district.

1. *In order for the Commission to approve a demolition or relocation request at least three out of the five Findings must be met. (11-03-04.20(B)(7)(iii)).*

Three of the five Findings have been met. Though the existing building is considered non-contributing in the District, the location and orientation of the new building is not compatible with the Old Boise Historic District, the Design Guidelines for Commercial Districts, or the Downtown Streetscape Standards.

2. *BCC Section 11-03-04.20.B(7)(b)(ii)(A) states that the request shall be consistent with the Design Guidelines for Boise City's Historic Districts.*

The request is found to not be consistent with the Design Guidelines for Commercial Historic Districts. Though the building is generally designed appropriately, the location and orientation of the building and surface parking is in appropriate for the downtown as well as the Old Boise Historic District. The Guidelines call for buildings to address the street and parking to be located to the rear or interior side of the building.

3. *BCC Section 11-03-04.20.B(7)(b)(ii)(B) states the request shall be consistent with the Boise City Design Guidelines for Residential Historic Districts.*

This application is not within one of the Residential Districts, therefore this finding does not apply to this application.

4. *BCC Section 11-03-04.20.B(7)(b)(ii)(C) states the request shall be consistent with The Secretary of the Interior's Standards for Rehabilitation, or other standards as applicable (preservation, restoration or reconstruction).*

This application is not consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. The proposal detracts from adjacent historic

structures as well as the Old Boise Historic District. The building does not properly address the street or the street corner, and places surface parking toward the front of the building in a way that is out of character with the historic district.

5. BCC Section 11-03-04.20.B(7)(b)(ii)(D) states the request shall support the goals, objectives and policies of the Boise City Comprehensive Plan and the plans referenced therein.

The application is not in compliance with the goals, objectives and policies of the Boise City Comprehensive Plan. Though the proposal promotes redevelopment, it detracts from historic integrity and character of the Old Boise Historic District as well as the downtown area.

6. *BCC Section 11-03-04.20.B(7)(b)(ii)(E) states that based on the adopted design guidelines the request will not be incongruous with the historical, architectural, archaeological, educational or cultural aspects of the district.*

This application is not congruous with the historical, architectural, archaeological, education and cultural aspects of the district. As designed the project negatively impacts the character of the Old Boise Historic District.

7. *BCC Section 11-03-04.20.B(7)(b)(ii)(F) states that the request must comply with the dimensional standards and other applicable requirements of Title XI (Zoning Ordinance) including, but not limited to setbacks, height restricts and parking requirements unless the Commission finds that modifying the standards is necessary to protect the overall characteristics of the district and to comply with the adopted design guidelines.*

Though dimensional standards, including setbacks will be in compliance with Title XI, the project is not in compliance with the standards for historic districts found within the ordinance.

8. BCC Section 11-03-04.20B(7)(b)(v)(A) states that the request shall be reviewed to determine compatibility and impact both on and adjacent to the site as it relates to access, parking lot design, landscaping, grading and storm drainage, and other development of the site (Site Design).

As designed, the project does not comply with the Design Guidelines for Commercial Historic Districts, the Downtown Design Standards or the Downtown Streetscape Standards. The project proposes to place parking toward the front of the property, and proposed to keep in place access from Idaho Street. Additionally, the proposed streetscape is not in compliance with the Downtown Streetscape Standards.

9. *BCC Section 11-03-04.20B(7)(b)(v)(B)* states that the request is consistent with the Design Guidelines for Boise City's Historic Districts and/or Boise City Design Guidelines for Residential Historic Districts, as well as Findings 1-6 regarding structure design, including building mass, proportion, design interest, and relationship of exterior materials.

The application does not comply with the applicable Findings related to structure design within an HD Overlay. Though the design of the building generally meets the Finding, the location and orientation of the building as well as the surface parking is not congruous with standards of the Downtown Design Guidelines or the Design Guidelines for Commercial Historic Districts.

Recommended Condition of Approval for Demolition

1. The demolition of the structure shall not take place until replacement plans have been approved by the Historic Preservation Commission, and building permits obtained.

Recommendation for New Construction

Due to the reasons previously stated, staff recommends denial of the application.

2.2 Block Frontages & Standards

The chart below summarizes some key standards for each of the four designated block frontage types. For detailed provisions, review the specific standards set forth for each block frontage type set forth below.

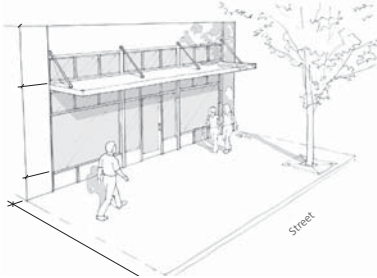





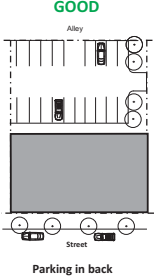
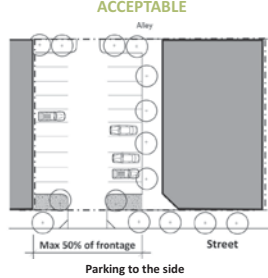
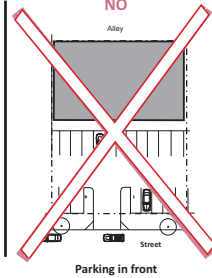
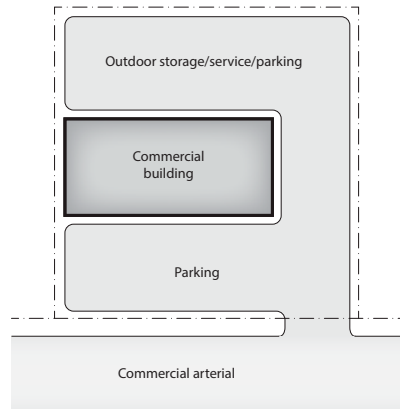
	Storefront	Commercial/Mixed use	Landscaped	Other	
Permitted frontages		 storefront -or- landscaped frontages are permitted 		 storefront -or- landscaped frontages are permitted 	
Parking location	New surface or structured parking areas (ground floor) are not allowed along street frontages (must be placed behind or under <i>storefronts</i>)	<p>GOOD</p>  <p>Parking in back</p>	<p>ACCEPTABLE</p>  <p>Max 50% of frontage Parking to the side</p>	<p>NO</p>  <p>Parking in front</p>	Same as for commercial/mixed-use and landscaped block frontages, except: <ul style="list-style-type: none"> No maximum % of parking area along frontage where parking is located to the side of buildings or where the subject building/use fronts onto another street
Other key provisions	<ul style="list-style-type: none"> Min commercial space depth = 30' (new buildings only) No ground floor residential uses except lobbies/entrances for upstairs units 	<ul style="list-style-type: none"> Landscaping to soften <i>façade</i> and screen <i>blank wall</i> surfaces. Provide minimum facade windows/transparency for residential buildings (at least 15% of the entire <i>façade</i>) 	<ul style="list-style-type: none"> Provide minimum <i>façade</i> windows/transparency for non-residential uses (between 15-40% of ground floor <i>façade</i>, depending on building setback and block frontage designation) 		

Fig. 2-2. Summary of key standards for each of the four block frontage designations in Downtown.

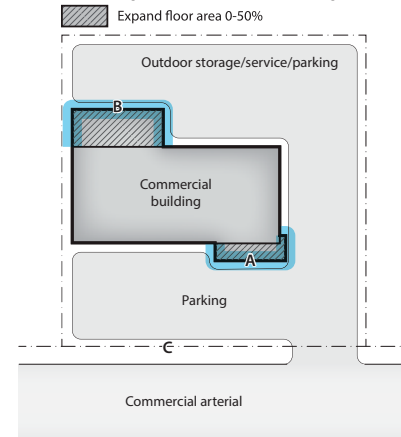
Existing



Pre-existing non-conformities:

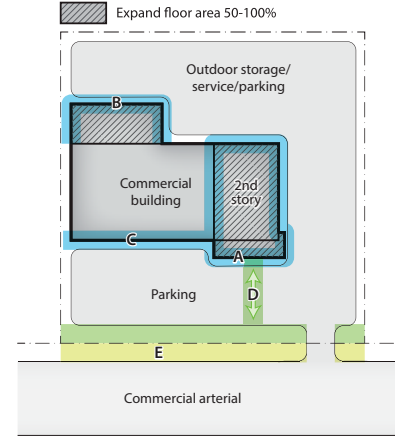
- Parking in front of building
- No pedestrian connection to entry
- Doesn't meet streetscape and landscaping standards
- Facade doesn't meet standards

Level I Improvement Example



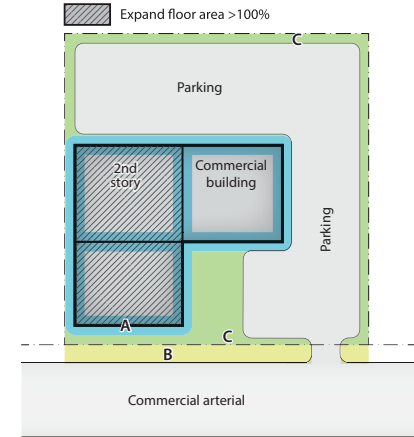
- A. Entry addition meets facade and building design/materials standards (Section 2.2 and Chapter 4)
- B. Rear addition meets applicable building design/materials standards (Chapter 4)
- C. Sidewalk and landscaping improvements are encouraged but not required.

Level II Improvement Example



- A. Entry addition meets facade and building design/materials standards (Section 2.2 and Chapter 4)
- B. Rear addition meets applicable building design/materials standards (Chapter 4)
- C. Facade upgraded to meet applicable facade, building design/materials standards (Section 2.2 and Chapter 4)
- D. Pedestrian access improvements per Section 3.1
- E. Sidewalk improvements per Section 2.2

Level III Improvement Example



- A. Entire building meets applicable facade and building design standards (Section 2.2 and Chapter 4)
- B. Sidewalk improvements per Section 2.2
- C. Site design conforms with block frontage provisions (Chapter 2).

Fig. 1-2. Illustrating examples of each of the three improvement thresholds on a site.

IDAHO HISTORIC SITES INVENTORY FORM - ATTACHMENT

PROPERTY NAME IHSI#
 FIELD# COMMENTS: COUNTY NAME

6

This property possesses historic integrity of location, setting, materials, workmanship, feeling and association. The design, has been compromised.

Location: This property has not been moved, retaining its integrity of location.
 Setting: The integrity of setting - its placement on the corner and the surrounding sidewalks & alley have been retained.
 Design: The integrity of design has been compromised. A new canopy over the west sidewalk has replaced its earlier, simpler design.
 Materials: The integrity of materials has been compromised with the timber and tile canopy.
 Workmanship: Workmanship of the original building has been compromised with the timber and tile canopy.
 Feeling: The integrity of feeling has been retained. The original 1959 masonry buiding is still intact.
 Association: The integrity of the building's association with the style of the 1959s commercial style architecture has been retained.

ATTACH



IHSI#	_____
SITS#	_____
REV#	_____

INSPECTION RECORD 18487 DATE 11-10-59
OWNER Wm. E. Brownfield LOCATION 114-18-22-26 N 5
CONTRACTOR G & M Const. VALUE \$64,000.00
TYPE OF BLDG. pumice block HEIGHT 1 story
AREA SQ. FT. 5400 NEW REMODEL
OCCUPANCY Artificial Limb and Brace Shop
REMARKS: Erect pumice block office building, concrete
foundation, 120'x 50', 12 rooms, gas heating,
dry wall, built up roof, partial basement.
C-112. APR 5 1959 PLAN FILE 60 A

6

BUILDING PERMIT APPLICATION BOISE CITY

DATE 9-6, 1968 No. 8451

625.00

8451

LEDGER

6

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT FOR THE WORK HEREIN INDICATED OR AS SHOWN AND APPROVED IN THE ACCOMPANYING PLANS AND SPECIFICATIONS.

OWNER BROWN FIELDS ADDRESS 122 N 5TH PHONE _____

BUILDER M M DONOHOO ARCHITECT _____ DESIGNER _____

STRUCTURE: NEW REMODEL ADDITION REPAIR RENEWAL FIRE DAMAGE

RESIDENCE COMM. EDUCATIONAL GOV'T RELIGIOUS FENCE PATIO CARPORT GARAGE AWNING

FOOTINGS	FOUNDATION	BASEMENT	FLOORS	EXT. WALLS	INT. WALLS	CEILING	ROOF	HEAT	INSULATED
<input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY	<input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY	<input type="checkbox"/> PARTIAL <input type="checkbox"/> FULL <input type="checkbox"/> NO	<input type="checkbox"/> WOOD <input type="checkbox"/> CONCRETE <input type="checkbox"/> OTHER	<input type="checkbox"/> WOOD <input type="checkbox"/> MASONRY <input type="checkbox"/> CONCRETE <input type="checkbox"/> VENEER <input type="checkbox"/> METAL <input type="checkbox"/> STUCCO	<input type="checkbox"/> WOOD <input type="checkbox"/> MASONRY <input type="checkbox"/> CONCRETE <input type="checkbox"/> DRYWALL <input type="checkbox"/> PLASTER <input type="checkbox"/> TILE	<input type="checkbox"/> WOOD <input type="checkbox"/> DRYWALL <input type="checkbox"/> PLASTER <input type="checkbox"/> TILE <input type="checkbox"/> ACOUSTIC <input type="checkbox"/> OPEN	<input type="checkbox"/> BUILT UP. <input type="checkbox"/> WOOD SH. <input type="checkbox"/> COMP. SH. <input type="checkbox"/> TILE <input type="checkbox"/> ROLL ROOF. <input type="checkbox"/> METAL	<input type="checkbox"/> GAS <input type="checkbox"/> OIL <input type="checkbox"/> COAL <input type="checkbox"/> FIREPLACE <input type="checkbox"/> ELECTRIC	<input type="checkbox"/> WALLS <input type="checkbox"/> CEILING <input type="checkbox"/> FLOORS <input type="checkbox"/> PERIMETER

This permit is issued subject to the regulations contained in the Building Code and Zoning Regulations of Boise City, and it is hereby agreed that the work to be done as shown in the plans and specifications will be completed in accordance with the regulations pertaining and applicable thereto: The issuance of the permit does not waive restrictive covenants.

REMARKS: REMOVE LOWER PART OF EXISTING
SMOKE INSTALL. EXTERIOR DOOR TO
PLASTER LIVING ROOM
REMOVE 10.00 FEET RISE RAILING
15000000

OCCUPANCY
A. B. C. D. E. F. G. H. I. J.
1. 2. 3. 4. 5.

ZONE
R. C. M. 1. 2. 3. A. B. C.
L. O. D. S. P.

TYPE I. II. III. IV. V. N.

FIRE ZONE 102

BUILDING DEPARTMENT

VALUE 1025

FEE PAID _____

DIRECTOR _____

CASH
 CHECK

BY olm

APPLICANT _____

ADDRESS _____

FINAL
JAN 18 1968

BUILDING PERMIT APPLICATION BOISE CITY

DATE: 300.00
Oct. 24, 1975 No. 2182
 FILE

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT FOR THE WORK HEREIN INDICATED OR AS SHOWN AND APPROVED IN THE ACCOMPANYING PLANS AND SPECIFICATIONS.

OWNER PHONE _____
 BUILDER PHONE 375-8446

6

OWNER Brownfields ADDRESS 122 N. 5th

BUILDER AJ Brueck ENGINEER ARCHITECT DESIGNER

STRUCTURE: NEW REMODEL ADDITION REPAIR RENEWAL FIRE DAMAGE MOVING
 PATIO CAR PORT GARAGE STORAGE SLAB FENCE ROOF SIDING DEMOLITION
 RESIDENTIAL COMM. EDUCATIONAL GOV'T. RELIGIOUS D. R. _____ C. U. _____

OCCUPANCY R-2 LAND USE ZONE LOP BLDG. TYPE III FIRE ZONE I OCC. LOAD _____ FLOOR LOAD _____

To remove 12 1/2 ft. of non bearing partition to
increase show room area.

NOV 18 1975
 AG FINAL

THIS PERMIT IS ISSUED SUBJECT TO THE REGULATIONS CONTAINED IN THE BUILDING CODE, ZONING REGULATIONS AND ALL APPLICABLE CODES AND ORDINANCES, AND IT IS HEREBY AGREED THAT THE WORK WILL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. THE ISSUANCE OF THIS PERMIT DOES NOT WAIVE RESTRICTIVE COVENANTS. THIS PERMIT WILL BECOME NULL AND VOID IF WORK IS NOT STARTED WITHIN 120 DAYS OR WORK ABANDONED FOR 120 DAYS.

AJ Brueck
 APPLICANT OR AGENT

ADDRESS _____ PHONE _____

VALUE	\$300.00
Permit Fee	
Plan Check Fee	
Total Fee	5.00
Director APPROVED	JEO/DW/TD

6

ADDRESS: 121 N 5TH ST 83702-0000
 PERMIT # 3026400 Mechanical ISSUED ON 05/03/90 New Commercial
 **** P E R M I T C O N T I N U E D ****
 DATE INSP:05/11/90 INSP TYPE:Final RESULT: FINALED

INSPECTION ID:9998 INSPECTOR:KENNEDY JOHN NBR:307 DATE REQT:04/20/90
 DATE INSP:04/20/90 INSP TYPE:Gas pressure test RESULT: MADE OK
 COMMENTS:TAG 10197

INSPECTION ID:9999 INSPECTOR:KENNEDY JOHN NBR:307 DATE REQT:04/20/90
 DATE INSP:04/20/90 INSP TYPE:Framing/Rough-in RESULT: MADE OK

ADDRESS: 121 N 5TH ST 83702-0000
 PERMIT # 4024839 Plumbing ISSUED ON 05/17/90 New Commercial

PARCEL: VALUE OF IMPROVEMENT: \$908 Mail in
 APPLICANT NAME:HIGHLAND SERVICES CO INC 343-9388
 ADDRESS:P.O. BOX 8807
 CITY/STATE:BOISE, ID 83707
 OWNER NAME :WRIGHT BROS 000-0000
 CONTRACTOR :HIGHLAND SERVICES CO INC 343-9388

DESCRIPTION: SEWER REPLACEMENT
 ASSIGNED INSPECTOR: BILL VANDEGRIFT DATE FINALED: 05/11/90

	FEE AMT	AMT PAID
Plumbing Permit Fee	28.16	28.16
TOTAL	28.16	28.16

INSPECTION ID:9999 INSPECTOR:VANDEGRIFT BILL NBR:330 DATE REQT:05/11/90
 DATE INSP:05/11/90 INSP TYPE:Final RESULT: FINALED

ADDRESS: 122 N 5TH ST 83702-0000
 PERMIT # 1014335 Structural ISSUED ON 10/11/83 New Commercial

PARCEL: P7LESLEA406 VALUE OF IMPROVEMENT: \$7,000 Walk in
 BUILDING USE:COM OCCUP CODE:B-2 LAND USE:LOPD
 WORK TYPE(S): other
 APPLICANT NAME:BROWNFIELD BUILDING INC. 000-0000
 ADDRESS:1107 SHAW MOUNTAIN ROAD
 CITY/STATE:BOISE, ID 83702
 OWNER NAME :BROWNFIELD'S 344-5744
 CONTRACTOR :BROWNFIELD'S 344-5744

DESCRIPTION: TO REPAIR AND PATCH EXISTING PARKING LOT AND RESURFACE
 PER INSPECTOR APPROVAL.
 TO RELOCATE EXISTING BATH AND CONSTRUCT NEW BATH WITH

	FEE AMT	AMT PAID
Structural Permit Fee	62.50	62.50
TOTAL	62.50	62.50

INSPECTION ID:9999 INSPECTOR:GARDNER ART NBR:313 DATE REQT:01/04/84
 DATE INSP:01/04/84 INSP TYPE:Final RESULT: FINALED

COMMENTS: PARKING LOT PATCHED OK.

ADDRESS: 122 N 5TH ST 83702-0000
PERMIT # 1017433 Structural ISSUED ON 08/29/84 New Commercial

PARCEL: P7LESLEA406 VALUE OF IMPROVEMENT: \$25,000 Walk in
BUILDING USE: COM BUILDING TYPE: V-N OCCUP CODE: B-2 LAND USE: LOPD
WORK TYPE(S): remodel
APPLICANT NAME: WILLARD BRASSFIELD 000-0000
ADDRESS: 2460 N. CURTIS ROAD
CITY/STATE: BOISE, ID 83706
OWNER NAME : BROWNFIELDS 000-0000
CONTRACTOR : W BRASSFIELD 322-6052

DESCRIPTION: TO REMOVE THE EXISTING CANOPY AND RECONSTRUCT A NEW
TIMBER AND PROTECTED WOOD FRAME CANOPY WITH TILE
ROOFING PER APPROVED PLANS ON FILE.
TO INSTALL ZERO CLEARANCE FIREPLACE WITH EXTERIOR

	FEE AMT	AMT PAID
Structural Plan Check	110.83	110.83
Structural Permit Fee	170.50	170.50

6

850-07001126

DR 131-85

BOISE CITY PLANNING DEPARTMENT

150 NORTH CAPITOL BLVD
PO BOX 500
BOISE, IDAHO 83702
PH. (208) 384-4366

THIS IS MY APPLICATION FOR DESIGN REVIEW

Design Review Zone _____
(B.C.C. 11-2-18)



Date Received _____
Fee Paid _____

APPLICANT: H. Dean Jones PHONE: 342-4659
(must be owner or holder of valid option)

APPLICANTS ADDRESS: 142 B. 3rd Box 1050 - Boise

AGENT/REPRESENTATIVE _____ PHONE: _____

AGENT/REPRESENTATIVES ADDRESS _____

ADDRESS OF PROPERTY: 122 N. 5th
LEGAL DESCRIPTION OF PROPERTY (ATTACH A SEPARATE SHEET IF LENGTHY):

1. What is the proposed use of the property? _____

2. How is the property now used? Same

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

Two Deciduous Trees - approx. 12 feet high

On North Side of Property - See Photo

4. Are there any irrigation ditches/canals on the property or adjacent to it? If yes, what is their location and size? No

August 15, 1967

Mr. W. L. Jones
1030 1st St.
Hollywood, Calif. 91604

Dear Mr. Jones:

Acting under Design Review Committee guidelines and in compliance with ordinance requirements and objectives, the Home City Community Planning and Development Department has approved your request to provide landscaping for the existing Brownstone development located at 122 North Fifth Street. This approval is subject to compliance with the following conditions:

1. Compliance with plans and specifications submitted to and on file in the Planning Department dated received on August 15, 1967.
2. All landscaping areas shall be provided with an underground sprinkler system. Indicate approximate locations and coverage of sprinkler heads or buttons on landscape plan. Landscaping shall be maintained in a healthy and attractive condition.
3. An approved protective curbing shall enclose all landscaped areas where they are adjacent to parking areas or alleyways.

May we also take this opportunity to advise you of the following:

- a) A Building Permit will be required from the Building Department prior to any construction. If your Design Review Permit is not finalized or extended pursuant to the Home City Code, within one (1) year, or until beyond said and void without further notification from this department. Any condition(s) of a permit level Design Review Permit may be appealed to the Design Review Committee. This appeal must be submitted to the Home City Community Planning and Development Department within one (1) year from the date of issuance of this approval.

85007001134

Page 1

1. The above design drawings require a Sanitary Permit from the Ada County Highway District.

If you have any questions, please contact this department at 248-3111.

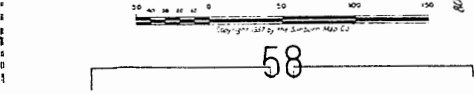
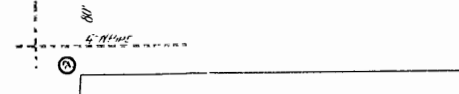
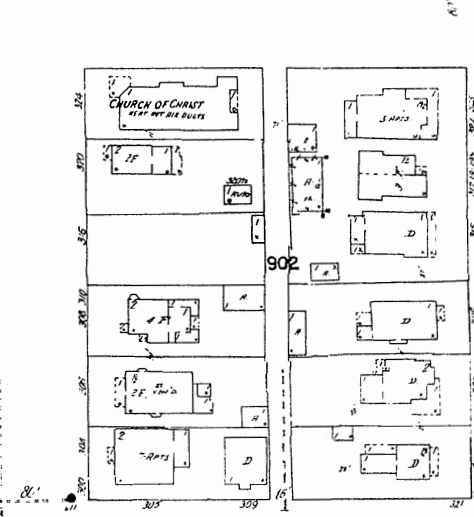
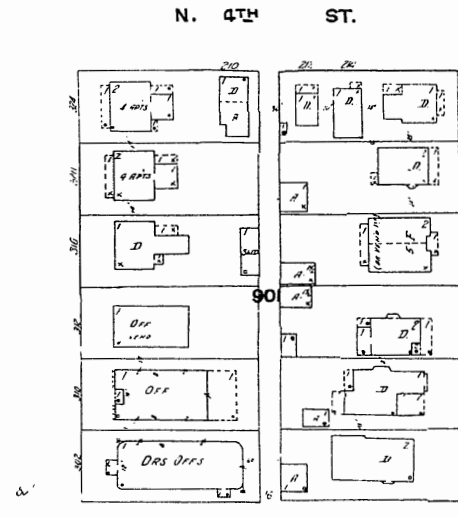
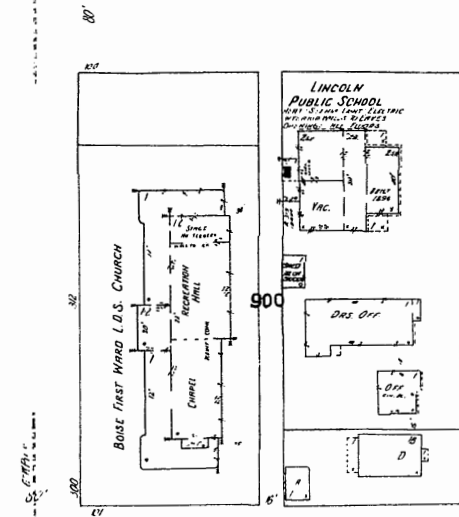
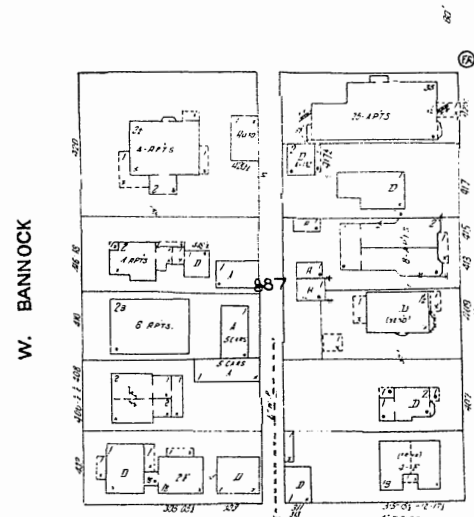
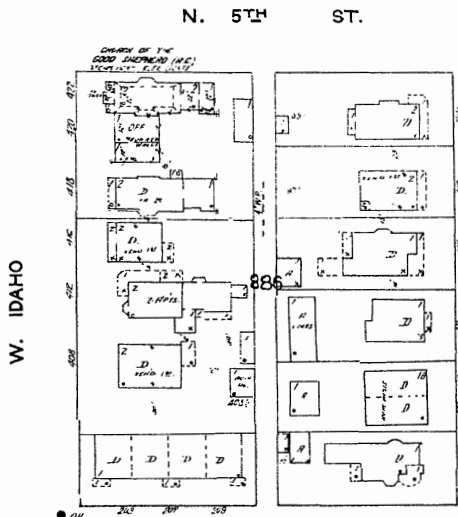
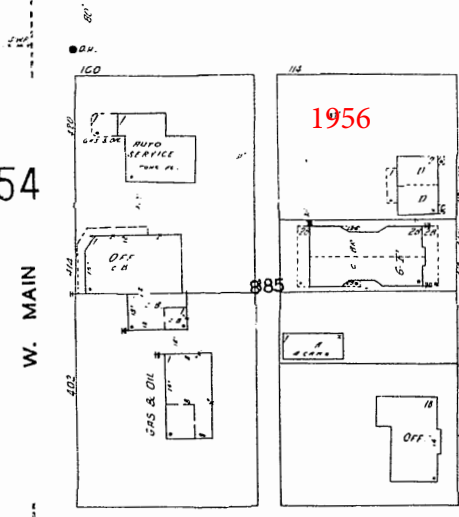
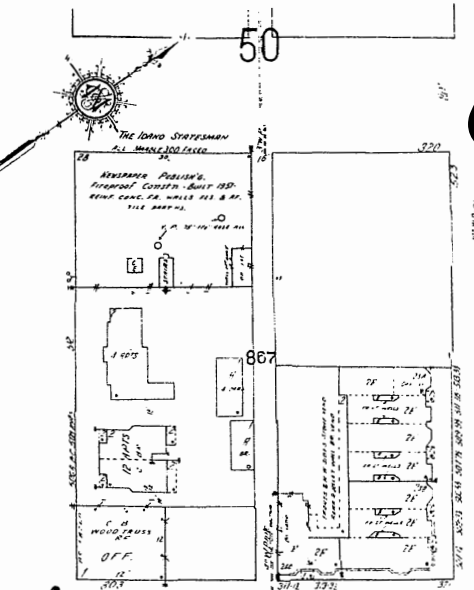
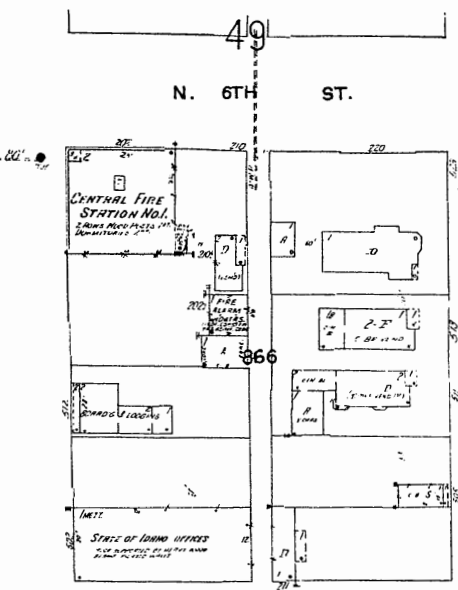
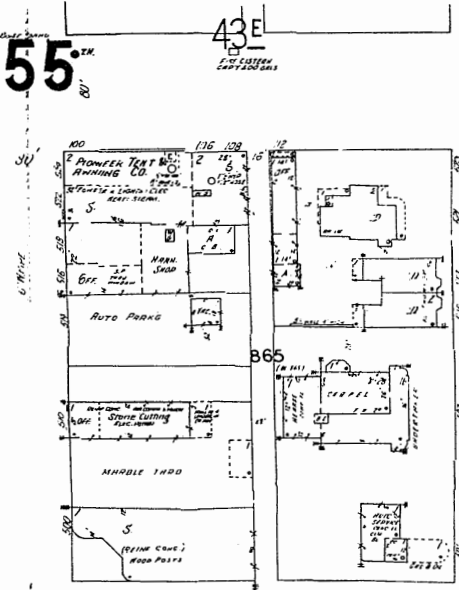
Sincerely,

Robert E. Hagg,
Design Review Analyst
ADDA COUNTY SANITARY PERMITS AND DEVELOPMENT

R/EH

cc. Rob Harrison/Chief, City Building Department
Ada County Highway District

85007001135



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JUN 13 1977

DATE ENTERED NOV 9 1977

6

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
** Boise Historic District

AND/OR COMMON
Old Boise

2 LOCATION

STREET & NUMBER

CITY, TOWN Boise VICINITY OF First

STATE Idaho CODE 16 COUNTY Ada CODE 001

__ NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Multiple ownership

STREET & NUMBER

CITY, TOWN VICINITY OF STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Ada County Courthouse

STREET & NUMBER 514 West Jefferson

CITY, TOWN Boise STATE Idaho

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Idaho State Historic Preservation Plan

DATE 1972 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Idaho State Historical Society

CITY, TOWN Boise STATE Idaho

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

6

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

While the time span for many of the buildings in Boise's Historic District runs from 1879 to ca. 1917, the majority of the buildings date from the turn of the century. The styles are typical of Boise buildings from that period. The primary building material is brick, with local sandstone adding variety both structurally and decoratively. A number of different building functions is represented in the district, including dwellings, commercial buildings, meeting halls, an office building, a public building and a newspaper printing plant.

The district includes Idaho Street from Capitol Boulevard to one-half block east of 5th Street, Main Street from Capitol Boulevard to one-half block east of 5th Street; and 6th Street between Idaho Street and Grove Street.

A brief description of the most important buildings follows:

- ✓(1). Adelman Block (Fong's Chinese Restaurant) (1902) 624 West Idaho Street: The two-story building has a tan pressed brick facade on both street sides. A bay window adorns the second floor on both south and west sides, and a round tower with conical roof is set at the corner at the second floor level. Trim is rusticated sandstone. Cornice employs a stepped brick pattern.
- ✓(2). Valencia Restaurant (Same/Les's Stereo Lounge) (Circa 1937) 616 West Idaho Street: The one-and-a-half story brick building is in a moderne style and has an entry at the right corner. It sits on a raised foundation and has seven 2 x 10 windows.
- ✓(3). Twentieth Century Bowling Lanes (Capitol Lithograph & Printing Co.) (Circa 1930) 610 West Idaho: The one-story building is of reinforced concrete and is in the moderne style. It is distinguished by its centered entry bay with a stepped tower. It is nine bays wide and originally served as a bowling alley, and later an archery range.
- ✓(4). F.O.E. Building (Jones Block) (Eagles Building) 604 West Idaho Street: Rising three stories in height, this red brick building is topped with a flat roof. Windows on second and third floors are double-hung sash, with those on the second floor topped with brick lintels containing stone keystones. The brick cornice has distinctive raised brick pendants that hang down between the windows on the third floor. Curved false gable at front contains F.O.E. initials.
- ✓(5). Dwelling (Archery Shop) (ca. 1897) 210 North 6th Street: This two-story brick building has a tall and narrow design, topped with a gable roof and two tall, plain chimneys. Long, narrow double-hung sash windows and doors are topped with brick arches. The main alteration has been the removal of a second story balcony and small front porch, at an unknown date. The building was a residence until 1945 and since that time has housed an archery business.
- ✓(6). Fire Department Storage Building (ca. 1900) behind 520 West Idaho Street: A one-story brick building which was originally an electric company sub-station.

8 SIGNIFICANCE

6

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW						
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION			
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE			
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE			
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN			
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER			
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION			
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)			Ethnic Minorities
		<input type="checkbox"/> INVENTION					

SPECIFIC DATES _____ BUILDER/ARCHITECT _____

STATEMENT OF SIGNIFICANCE

A number of Boise's interesting and architecturally important early buildings survive in close enough proximity to one another that they lend themselves to historic district designation as a device for preservation and commercial development. These objectives are not only compatible, but they are also probably inseparable in a city growing as Boise is at the present time. Lending encouragement to this view is the fact that the merchants in the area have given the project of a historic district their blessing and have organized their own association. Old Boise is of significance historically because it contains the largest group of early commercial structures extant.

Architecturally, the buildings in the district are interesting because the majority were built about the turn of the century, with most designed by two architectural firms in Boise, Tourtellotte and Hummel (now Hummel, Hummel, Jones and Shawver) and Campbell and Wayland (now Cline, Smull, Hamill and Associates). The original drawings are still on file with these two firms. Exceptionally fine earlier buildings (1885, 1893, 1895) also give character reminiscent of the small frontier town that was.

The individual significance of some of the more important buildings follows:

Adelman Block: (1) The Adelman and Wills Block was completed in 1902 at a cost of \$30,000. For a number of years, the Elks made the entire second floor of the building their headquarters.

Eagles Building: (4) Jeremiah D. Jones had this block built about 1917. It was designed by Tourtellotte and Hummel to include a large meeting hall upstairs. The hall was used for a number of years by various organizations, including the Eagles, Knights of Columbus and the Loyal Order of Moose.

Central Fire Station: (7) The fire station was built in 1903 and housed Boise's first professional fire department, complete with horses and quick-drop harness.

Archery Building: (5) William B. LeCompte, a carpenter and tinner, built his home about 1897. It is the only house left in the Historic District, and provides a good example of a modest home of the turn of the century.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Idaho Statesman, 1880-1910.
Boise City Directories, 1899 to present.

6

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 10 acres

UTM REFERENCES

DA	1, 1	5, 6, 4	3, 8, 5	4, 8	2, 9	1, 3, 0	AB	1, 1	5, 6, 4	5, 4, 0	4, 8	2, 9	3, 5, 0
	ZONE	EASTING		NORTHING				ZONE	EASTING		NORTHING		
BC	1, 1	5, 6, 4	7, 9, 0	4, 8	2, 9	1, 9, 0	CD	1, 1	5, 6, 4	6, 3, 0	4, 8	2, 8	9, 6, 0

VERBAL BOUNDARY DESCRIPTION

Except for the block between Main, Idaho, Sixth, and Capitol (location of the city hall designed to be compatible with the district), this district includes all of the territory from the alley between Main and Grove and the alley between Idaho and Bannock from Fifth to Capitol, along with the west side of Sixth to Grove, the church at 422 Idaho, and the structure at 417 Main.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Arthur A. Hart, Director, Idaho State Historical Society, and Architectural Historian

ORGANIZATION

Idaho State Historical Society

DATE

STREET & NUMBER

610 North Julia Davis Drive

TELEPHONE

384-2120

CITY OR TOWN

Boise

STATE

Idaho

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Merle Wells

8 June 77 26 Mar 76

TITLE

State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Ken Amundson

DATE

11/9/77

ATTEST

Sharon Williams

KEEPER OF THE NATIONAL REGISTER

DATE

11-9-77

KEEPER OF THE NATIONAL REGISTER

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

Description:

- ✓(7). Central Fire Station (1903) 522 West Idaho Street: Central Fire Station is a two-story brick structure trimmed in local gray sandstone. It originally had a bell tower on the southwest corner, but with the advent of electric alarm systems and the disbanding of the volunteer firemen that it called, it was removed. The three vehicle doors on Sixth Street were originally round-arched in rusticated sandstone. These too have been removed in favor of larger doors, rectangular in shape, to allow passage of large equipment.
- (8). Fire Station Alarm Building (post World War II) 520 West Idaho: The two-story building is of brick and a compatible recent addition. It has terra cotta bandings between the first and second stories and at the roof with cantilevered awnings. It is four bays wide with casement windows.
- ✓(9). Star Rooms (Aguirre Building, The Star Rooming House) (1895) 512 West Idaho Street: This hip-roofed, two-story clapboard rooming house is typical of a small Western frontier town of the 1890's. It has a wide verandah across the front, two stories high, supported by turned wooden posts with band-sawn brackets. A central door and two double-hung sash windows open onto the upper porch, while one double-hung sash window, a central door and a large bay window open onto the lower porch. Small stained glass panes trim the first floor door. The building has been restored recently with accuracy and sensitivity.
- ✓(10). Royal Hotel (Boise Water Corporation)(ca. 1890) 500 Idaho Street: This two-story brick building is in the moderne style. The first story facade has been recently remodeled, with a tile facade, but does not detract from the district, as its second story remains intact.
- ✓(11). Catholic Church (Roman Catholic Chancery of Idaho) 422 West Idaho Street: Originally a residence, this building was redesigned in 1918 by Tourtellotte and Hummel as a church for Boise's large Basque community. Distinctive features include a wooden cornice with brackets supporting the graceful mansard roof. A projecting bay at the front contains the round-arched entry and the double doors. The bay window on the west side is trimmed with band-sawn brackets at the top. All other windows are topped with segmental arches, some of which are decorated with rusticated stone.

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

Description:

- ✓(12). R. Z. Johnson Law Office (Carey Nixon Law Office) (1885) 112 North 6th Street: This one-story red brick building is a delightful example of very late Greek Revival architecture gone Victorian. The long and narrow structure presents a three-column portico to the street. The delicate wooden columns are carved to imitate the more popular cast iron of the period. The off-center front door and paired windows under the portico are topped by flattened arches and stone ornament. The facade is pressed brick. The original roof was of iron, shipped in sections from Chicago so that it fitted exactly when installed.
- ✓(13). R. Z. Johnson Block (Winery/Nat Adams Architects) (1892) 577 West Idaho Street: This two-story block is Rhenish Romanesque in character, with two octagonal towers and two picturesque dormers set in the half-timbered second story. Raised basement is of rusticated stone while first story is pressed brick with rusticated stone trim. The two first story entrances are set in round-arched openings which are accented by raised brick arches. Second story windows are also round-arched.
- ✓(14). Gibson Funeral Home (ca. 1935) 507 West Idaho Street: This one-story brick building is in the moderne style and is distinguished by its rounded corner with a block glass window. A cantilevered modern styled roof protects the right of center entry. The building is four bays wide with paned casement windows.
- ✓(15). Goodman Oil Company (Flying A Service Station) (Del's 76 Service Station) 503 West Idaho: The Flying A service station has a science-fiction cylindrical fluted tower over the semi-circular gas pump hood. Others in the Moderne group are numbers 2, 3, 8, 10, 14, 18, 27, 33, and 35. They are not incompatible with the older buildings for the most part. The only conspicuous intrusion is Hawkins' Take-Out Restaurant (36), a Colonel Sanders Chicken franchise.
- ✓(16). Pioneer Tent Building/Packard Building (Old Boise) (1910) 516 West Main Street: This is a two-story brick commercial building with stone cornice and trim. Windows have rusticated stone lintels. The tall Sixth Street entrance is round-arched with flanking pilasters, topped by a wrought-iron balcony.
- ✓(17). Jellison Monuments (St. Charles Place) 510 West Main Street: This is a typical small shop or business building of the early 1900s. It is one story, with large windows in the front and an off-center front door with transom. A row of windows runs across the front above main windows and the door. Pairs of double-hung sash windows are set in the east side.

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Description:

- ✓(18). Main and Fifth Market (originally a gas station) (ca. 1930) 500 Main Street: This one-story reinforced concrete building is characterized by flowing lines and a curved entry bay. It has been recently remodeled and a self-service gas pump is to be installed in its front parking area.
- ✓(19). House of Louie 108 South Capitol Boulevard: Adjoining the Fritchman (Perrault) Building on the south side is the House of Louie, a two-story brick structure with round-arched windows on the second floor. Arches are flattened, emphasized by raised brick arches with dentil pattern.
- ✓(20). Perrault Building (Nanci's, Fritchman's) 625 West Main Street: The building is a simple square stone veneer building two stories in height. The stone is cut in large smooth blocks. Lines are very clean and angular. Above the three rectangular second story windows at the front are three rectangular recessed panels. Store front on the first floor is modern, replacing three arched windows. A wooden balcony extended over the sidewalk on the west side in the past.
- ✓(21). Sandwich Factory (ca. 1910) 623 West Main Street: This two-story brick building has had its facade slightly remodeled, and remains a contribution to the district. The first story now has a large plate glass window but the 1930s 8 x 4 paned second story window has been retained.
- ✓(22). Grid's Buffalo Club. (ca. 1910) 621 Main Street: This two-story brick building has been stuccoed over and a pressed steel awning added. The facade has been fairly well obliterated but is reasonable.
- ✓(23). Empire Theater (Idaho Blueprint) (ca. 1910) 619 Main Street: This two-story brick commercial building has cut stone trim. Its facade was remodeled with tile in the 1920s, although its simple cornice remains unaltered.
- ✓(24). Masonic Hall (Salvation Army) (1892) 615 West Main Street: This two-story brick building has a remodeled stucco first floor facade covering original cast iron columns and beams, but retains its interesting second floor facade. Double-hung sash windows are set in three groupings. The left and right groups are topped with a band of contrasting stone which forms a continuous lintel. About two feet above are small transoms, adding to the vertical effect of the building. The central bay has three round arches above a recessed panel and two windows with high transoms. The original ornate wooden cornice is now gone.

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ITEM NUMBER 7 PAGE 4

Description:

- (25). Telephone Company Annex (ca. 1915): This one-story brick structure is a compatible addition. This narrow buff brick building has an entry and one set of windows, and is dominated by the surrounding structures.
- ✓(26). Telephone Building (1899) 609 West Main Street: A series of four round arches tops the door and window openings on the ground story. Arches are supported by carved monolithic columns and capitals, which combine with the rusticated sandstone to create a Romanesque effect. Four pairs of rectangular windows mark the second story facade which employs smooth-finished stone.
- ✓(27). Telephone Company Annex (ca. 1930): This small, one-story addition is a compatible structure of recent construction. It contains one set of windows and is dwarfed by the Red Cross and Telephone buildings on either side.
- ✓(28). Statesman Building (Red Cross Headquarters) (1910) 603 West Main Street: Georgian Revival in design, this building has five large and graceful round-arched windows which span the second story facade. An iron false balcony runs the width of the building below these windows. The central doorway on the ground floor is recessed, with flanking columns in the Tuscan order. A classical cornice tops the pale ivory pressed brick facade.
- ✓(29). Dwelling (Chinese Houseboat) (ca. 1900) 111 South Sixth: This two-story brick house is distinguished by its front porch with its Tuscan columns. The segmental arched windows are corbelled and the building terminates with a brick cornice. It sits on a raised cut stone foundation.
- ✓(30). Chico Club (Apartments) (ca. 1915) 117 South Sixth: This two-story brick building was remodeled in the 1930's having originally been a one story structure. It has segmental arched windows and a parapet. Both this and the Chinese Houseboat are stylistically consistent with the rest of the district. Tiled shed hoods were added above the second story windows. A similarly styled entry roof was also constructed.
- ✓(31). Boise Turnverein Building (Crescent Building) (1906) 523 Main Street: This two-story brick building has a row of very large round-arched windows on the west side, in what used to be a theater. Also on the west is a massive pressed brick Romanesque doorway. Other windows are rectangular, and all windows have wide borders with brick set in dentil pattern to match the simple cornice.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Significance

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Boise Historic District

Additional information submitted November 3, 1977:

The Boise Historic District has undergone several shifts in use in its more than a century of existence. Starting in 1864 it was the east end of the commercial heart of the city, boasting adobe, frame and brick structures. However, none of these earliest buildings remain within the district today. However, numerous brick stores and dwellings of the 1880s and early 1890s, the products of the prosperity injected into the community by a rejuvenated mining industry, remain intact. The most notable survivors of this boom period are the House of Louie (19), Perrault Building (20), Archery Building (5), Royal Hotel (10), R. Z. Johnson law office and block (12, 13), Masonic Hall (24), Chinese Houseboat (29), and the Knight Grocery (34).

With the turn of the century Idaho and Boise experienced a tremendous in-migration from the midwest. The area immediately to the west of the district became the city's commercial nucleus. Over the next decade retail stores declined in the district as evidenced by its building record: Eagles Lodge (4), Trunverein Society's Hall (31), the Salvation Army's purchasing of the Masonic Hall (24), Central Fire Station (7), telephone Building (26), Statesman's newspaper building (28), Jellison Monuments (17), and the Pioneer Tent and Awning Store (16). With the influx of these new, predominately service and production oriented establishments residential values declined. Dwellings, including the Archery building (5), Chinese Houseboat (29), and the Catholic Church (11), were now occupied mainly by the Chinese and Basques. Basques who came to Idaho from Spain to herd sheep, made the neighborhood their headquarters. The Star Rooms (9) Royal Hotel (10), Valencia restaurant (2), and the Chico Club (30) all served as boarding houses for sheepherders. The Star Rooms built a fronton, a court used for playing the Basques national game of pelota or jai alai. Unfortunately this court is no longer extant. By 1918 there were enough Basques in the neighborhood to justify conversion of a private mansard style dwelling (11) at 422 West Idaho into a church served by a Spanish Basque priest. This building is now the Roman Catholic chancery of Idaho.

The Basque culture pervaded the district until World War II when increasing prosperity allowed the population to disperse itself throughout the community as a whole. At this time many of their dwellings were removed in favor of the moderne style Twentieth Century Lanes (3), Gibson Funeral Home (14), Del's 76 Service Station (15), and the Fifth Street Market (18). The Valencia Restaurant (2) was also remodelled at this time. With the increased popularity of the automobile other dwellings were removed in favor of parking lots,

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Significance:

Star Rooming House: (9) The main significance of the Star is its survival as the last of the old Basque rooming houses which operated as an essential institution during the establishment of the Basques in Idaho around the turn of the century. This was one of the main winter residences of the Basque sheep herders, housing up to thirty at once. The back yard was converted by Jose Uberauga to a handball court or fronton, where the boarders and Basque friends enjoyed the popular game of pelota. Of the five frontons built in Boise, only this and the larger court at the Basque Center remain. Built about 1895, the Star has been occupied by Basques until its recent sale.

Boise Water Corporation: (10) This two-story brick building has been so completely modernized that all of the old character is gone, but the history still remains interesting. The building used to be the Royal Lodging House, one of the largest rooming houses at the turn of the century, with "elegant furnished rooms" advertised in 1896. It also served as a stage stop.

Roman Catholic Chancery of Idaho: (11) On August 20, 1918, Bishop Gorman bought the Finnegan property on the northeast corner of Idaho and Fifth Streets. There were two residences already there. The corner building was redesigned by architects Tourtellotte and Hummel for a church, and the other building became the rectory after a thorough renovation. The church was dedicated under the name of the Good Shepherd on March 2, 1919, and was placed in care of Father Bernardo Arriqui, a Basque priest from Spain. Father Arriqui was put in charge of all the Basques in southern Idaho and in Jordan Valley, Oregon. According to the 1920 United States Census, there were approximately 1400 foreign-born Spanish people in Idaho, nearly all of whom were Basques.

Winery: (13) This is Idaho's sole surviving example of the work of German-born eclectic John C. Paulsen from Helena, Montana. He also designed the Natatorium, City Hall and Columbia Theater, the capital's most impressive buildings of the 1890s, all of which have been destroyed. The R. Z. Johnson Block was originally planned as a series of row houses, but only these two units were completed.

Carey Nixon Law Office: (12) Built in 1885, the Nixon law office is Boise's only surviving example from its period with a Green portico, an unusual feature for an office building. The great restraint shown in ornamentation is also unusual for the 1880s. Richard Z. Johnson built this building for his office when he was Attorney General of Idaho, a position he held from 1885 to 1889. The building continues in use as a law office.

Pioneer Tent Building: (16) Pioneer Tent was established in 1900. It was founded as a family business by the owner of a local hereford ranch in the Ten-Mile area, and the ownership remained in the Rohrer family until its recent sale. The present building was built in 1910.

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Significance:

Belgravia Apartments: (37) The Belgravia Apartments were built in 1904 for a cost of nearly \$80,000. Designed by J. S. Jellison, they were considered one of the most desirable living quarters in Boise, and one of the finest apartment houses in the Northwest. The lighting and ventilation were billed as the most perfect available at the time. This block provides an excellent example of an early 20th century apartment house, with very little alteration over the years.

Stockman's Lounge: (34) Built in the early 1900s, this building housed a grocery store for many years.

Boise Turnverein Building: (31) Completed in 1906, this building was designed by Tourtellotte and Hummel as a gymnasium-theater-clubhouse for the Boise City Turnverein, a German-American club founded in 1870, served as the Turner Theater for several years, and also housed the Seventh Day Adventist church.

Red Cross Building: (28) Built in 1910, this structure was designed to be the most modern and architecturally attractive printing office in the Northwest. Newspaper publishing was carried on in this same building by the city's leading newspaper for more than forty years.

Mountain Bell Telephone Company: (26) The Rocky Mountain Bell Telephone Company building on Main Street was begun in mid-summer of 1899 with a cornerstone laying by its local architect, Walter S. Campbell. The office opened for business on January 1, 1900 and was used by the Telephone company until 1975.

Salvation Army: (24) Originally a Masonic Hall, this building was constructed in 1892 for a cost of \$7000.

Nanci's: (20) Built by Joseph Perrault, the two-story stone structure was completed in 1879. The first business occupant was a hardware and feed store, and upstairs lodgings were listed by 1901. Other stores occupied the first floor until 1926 when the building was purchased by Harry K. Fritchman who used it for many years as an art gallery.

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INVENTORY -- NOMINATION FORM**

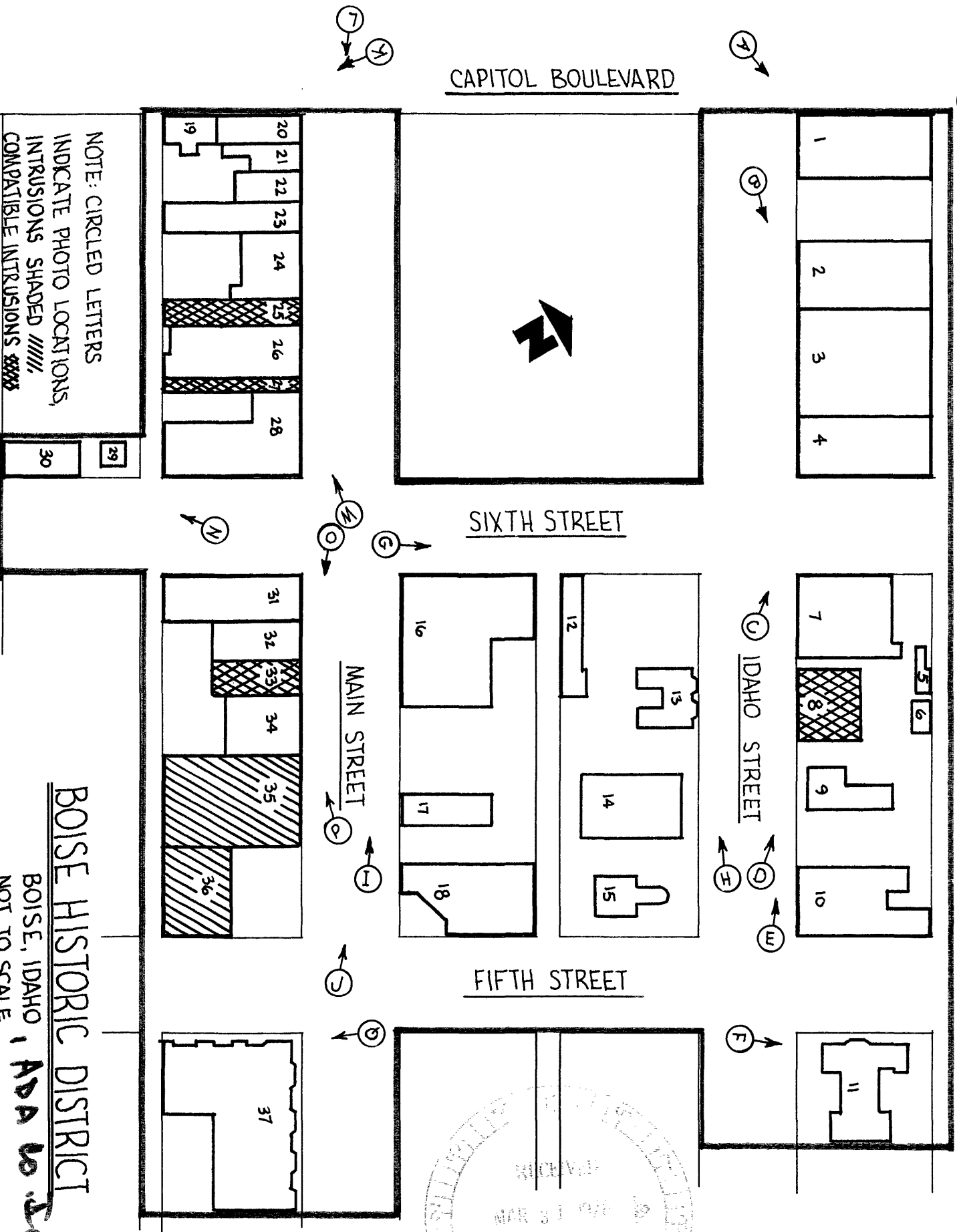
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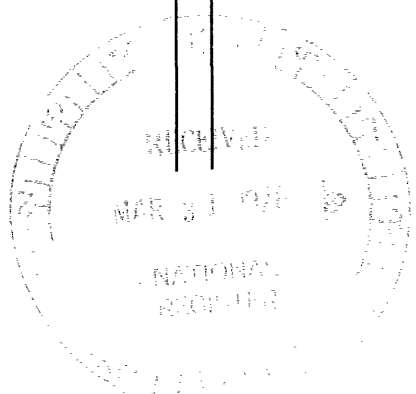
including one modest adobe house which now stands next to the Idaho State Museum.

In recent years the retail aspects of the area have been revitalized as preservation oriented merchants have begun to conceive the wisdom in rehabilitating and restoring Boise's traditional streetscape.



NOTE: CIRCLED LETTERS
 INDICATE PHOTO LOCATIONS,
 INTRUSIONS SHADED /////
 COMPATIBLE INTRUSIONS *XXXX*

BOISE HISTORIC DISTRICT
 BOISE, IDAHO, ADDA 60 S. 2nd Ave
 NOT TO SCALE





- 1) Adelman Building (Fong's Restaurant)
(Boise Historic District)
- 2) Boise, Idaho
- 3) Arthur A. Hart
- 4) March 26, 1976
- 5) Idaho State Historical Society
- 6) Streetside facades, looking northeast
- 7) A #10817

Ada County

PROPERTY OF THE NATIONAL REGISTER

MAR 31 1976

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- 1) Valencia Restaurant, Calitol Lithograph and Printing Company, F. O. E. Building, Central Fire Station
(Boise Historic District)
- 2) Boise, Idaho
- 3) Arthur A. Hart
- 4) March 26, 1976
- 5) Idaho State Historical Society
- 6) Idaho Street, looking east from Capitol Boulevard
- 7) B # 20817

6

Ada
County

PROPERTY OF THE NATIONAL REGISTER

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1) F. O. E. Building, partial facade of
Central Fire Station
(Boise Historic District)

2) Boise, Idaho

3) Arthur A. Hart

Ada County **6**

4) March 26, 1976

5) Idaho State Historical Society

6) Intersection 6th and Idaho Streets
looking northwest

7) C # 30717

PROPERTY OF THE NATIONAL REGISTER

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- 1) Central Fire Station, Fire Station Alarm Building, Star Rooms (Aguirre Building)
(Boise Historic District)
- 2) Boise, Idaho
- 3) Arthur A. Hart
- 4) March 26, 1976
- 5) Idaho State Historical Society
- 6) North side Idaho Street between 5th and 6th looking northwest
- 7) D # 4 of 17

6
Ada County

PROPERTY OF THE NATIONAL REGISTER

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BANK OF IDAHO

BY WHOLE SALES
ARCHITECT: HARRIS & JOHNSON, S.P.A.
PROPERTY DEVELOPMENT: SHAW
SHELTER PROPERTIES LTD.
BY COLUMBIA VALLEY BUILDERS

 **BOISE WATER**
500 IDAHO STREET
A General Waterworks Company

- 1) Royal Hotel (Boise Water Corporation),
foreground, Star Rooms (Aguirre Building)
(Boise Historic District)
 - 2) Boise, Idaho
 - 3) Arthur A. Hart
 - 4) March 26, 1976
 - 5) Idaho State Historical Society
 - 6) North side of Idaho Street between 5th
and 6th, looking northwest
 - 7) E # 50817
- Ada Co.* **6**

PROPERTY OF THE NATIONAL REGISTER

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MAR 31 1976



- 1) Catholic Chancery
(Boise Historic District)
- 2) Boise, Idaho
- 3) Arthur A. Hart
- 4) March 26, 1976
- 5) Idaho State Historical Society
- 6) Northeast corner of 5th and Idaho, streets
looking northeast
- 7) F

Ada Co. 6

60717

PROPERTY OF THE NATIONAL REGISTER

MAR 31 1976

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- 1) Central Fire Station, background
Carey Nixon Law Office, center
Pioneer Tent Building, foreground
(Boise Historic District)
- 2) Boise, Idaho
- 3) Arthur A. Hart
- 4) March 26, 1976
- 5) Idaho State Historical Society
- 6) East side N. 6th Street, looking north
from Main Street
- 7) G

6
Ada County

7917

PROPERTY OF THE NATIONAL REGISTER

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MAR 31 1976



- 1) Gibson Funeral Home, left, R. Z. Johnson
Block (Winery)
(Boise Historic District)
- 2) Boise, Idaho *Ada County* **6**
- 3) Arthur A. Hart
- 4) March 26, 1976
- 5) Idaho State Historical Society
- 6) South side Idaho Street, looking west
from 5th Street
- 7) H # 8 of 17

PROPERTY OF THE NATIONAL REGISTER

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- 1) Pioneer Tent Building, left, Jellison Monuments (St. Charles Place), center, Main & 5th Market, right
(Boise Historic District)
- 2) Boise, Idaho
- 3) Arthur A. Hart *Ada Co.*
- 4) March 26, 1976
- 5) Idaho State Historical Society
- 6) North side Main Street looking northwest from 5th Street
- 7) J - *# 9 of 17*

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PROPERTY OF THE NATIONAL REGISTER

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- 1) Perrault Building (Nanci's), left, House of Louie, right
(Boise Historic District)
- 2) Boise, Idaho
- 3) Arthur A. Hart
- 4) March 26, 1976
- 5) Idaho State Historical Society
- 6) Southeast corner Main Street and Capitol Boulevard looking southeast
- 7) K

Ada County **6**

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PROPERTY OF THE NATIONAL REGISTER

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1) Left to right:
Telephone Building, Telephone Building
Annex, Masonic Hall (Salvation Army),
Empire Theater (Idaho Blueprint),
Buffalo Club, Sandwich Factory, Perrault
Building (Nanci's),
(Boise Historic District)

6

2) Boise, Idaho

Ada County

3) Arthur A. Hart

4) March 26, 1976

5) Idaho State Historical Society

6) South side of Main Street looking south-
east from Capitol Boulevard

7) L

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MAR 31 1976

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PROPERTY OF THE NATIONAL REGISTER



1) Left to right:
Statesman Building (Red Cross Building)
Telephone Building Annex, Telephone Building,
Telephone Building Annex, Masonic Hall,
(Salvation Army), Empire Theater
(Idaho Blueprint)
(Boise Historic District)

2) Boise, Idaho

Ada Co.

3) Arthur A. Hart

4) March 26, 1976

5) Idaho State Historical Society

6) South side Main Street, looking west from
6th Street

7) M

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PROPERTY OF THE NATIONAL REGISTER

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1) Left to right:
Chico Club, Chinese Houseboat, partial
east facade Statesman Building (Red Cross
Building)
(Boise Historic District)

2) Boise, Idaho

3) Arthur A Hart

Ada Co.

4) March 26, 1976

5) Idaho State Historical Society

6) East side of South 6th Street between
Grove and Main Streets, looking southwest

7) N

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PROPERTY OF THE NATIONAL REGISTER

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- 1) Left to right:
Partial facade General Restaurant Supply,
Night Grocery Building (Knight Grocery,
Stockman's Club, et, al.), Cactus Bar,
Brass, Inc., Boise Turnverein Building
(Crescent Building)
(Boise Historic District)

- 2) Boise, Idaho

- 3) Arthur A. Hart

Ada Co.

- 4) March 26, 1976

- 5) Idaho State Historical Society

- 6) South side Main Street looking southeast
from 6th Street

- 7) 0

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6

PROPERTY OF THE NATIONAL REGISTER

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Boise Historic District

6

- 1) Left to Right:
Partial facade General Restaurant Supply,
Night Grocery Building (Knight Grocery,
Stockman's Club et. al.), Cactus Bar,
Brass, Inc., Boise Turnverein Building
(Crescent Building), Statesman Building
(Red Cross Building)
" (Boise Historic District) "
- 2) Boise, Idaho *Ada Co.*
- 3) Arthur A. Hart
- 4) March 26, 1976
- 5) Idaho State Historical Society
- 6) South side of Main Street between 5th and
6th Streets, looking southwest
- 7) P

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BANK OF IDAHO

St. Charles
PLACE
510
CUSTOM KITCHENS
CASE WORK

7
PARK
AND
MEULMAN

1) Pioneer Tent Building, left, Jellison
Monuments (St. Charles Place)
(Boise Historic District)

2) Boise, Idaho

3) Arthur A. Hart

Ada Co. **6**

4) March 26, 1976

5) Idaho State Historical Society

6) North side of Main Street between 5th
and 6th Streets, looking northwest

7) I

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FANTASIA
COSTUMES

SALES
LEASING
CARE

WATER
18-42

The
Beltravia
in Old Boise

JOHN
WALK

6

- 1) Belgravia Apartments (Dubois Flats)
(Boise Historic District)

- 2) Boise, Idaho
- 3) Arthur A. Hart Ada 6
- 4) March 26, 1976
- 5) Idaho State Historical Society
- 6) Southeast corner, 5th and Main Streets
looking south
- 7) Q
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