



## PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | DIRECTOR: Mark Lavin

# Summary for DRH19-00495

# 3

## Summary

Certificate of Appropriateness request move a historic house onto a contributing property. The existing contributing house on the property will be converted to an accessory dwelling unit. The project site is located in an R-2H (Medium Density Residential with Historic overlay) zone.

## Conditions of Approval

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received **31 October 2019**, except as expressly modified by the following conditions:
  - a. The existing contributing structure shall not be moved or altered, and shall be converted to an a contributing accessory dwelling unit.
  - b. Submit an accessory dwelling unit application for the existing contributing structure. The ADU permit shall be submitted and approved prior to final inspection and occupancy of the moved house.
  - c. Provide the required parking spaces or obtain a parking reduction.
  - d. All required setbacks and backup space shall be met or a variance approved by the City.

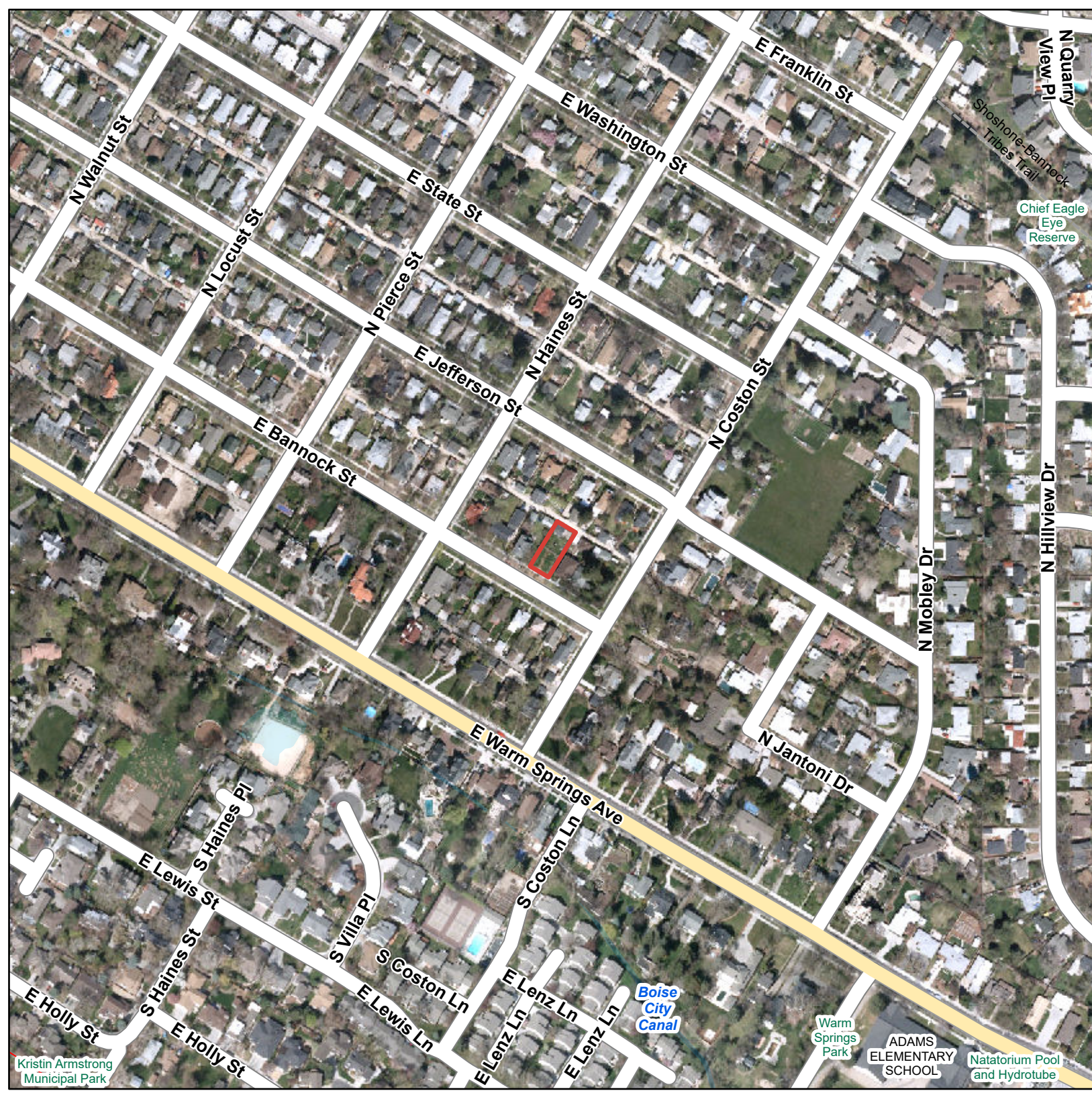
## Optional Motions

Move to approve DRH19-00495, based on staff's analysis and findings contained within the staff report.

OR

Move to deny DRH19-00495.

*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:*



DRH19-00495  
1" : 300'



Aerial Map

 Project parcel

Kristin Armstrong  
Municipal Park

Boise  
City  
Canal

Warm  
Springs  
Park

ADAMS  
ELEMENTARY  
SCHOOL

Natatorium Pool  
and Hydrotube

Chief Eagle  
Eye  
Reserve





Shoshone-Bannock  
Tribes Trail

N Quarry  
View Pl

DRH19-00495  
1" : 300'



### Land Use Legend

-  Project parcel
- Land Use Designations**
-  Compact
-  Mixed Use
-  Parks/Open Space
-  School
-  Suburban



Kristin Armstrong  
Municipal Park

Boise City  
Canal

Warm  
Springs  
Park

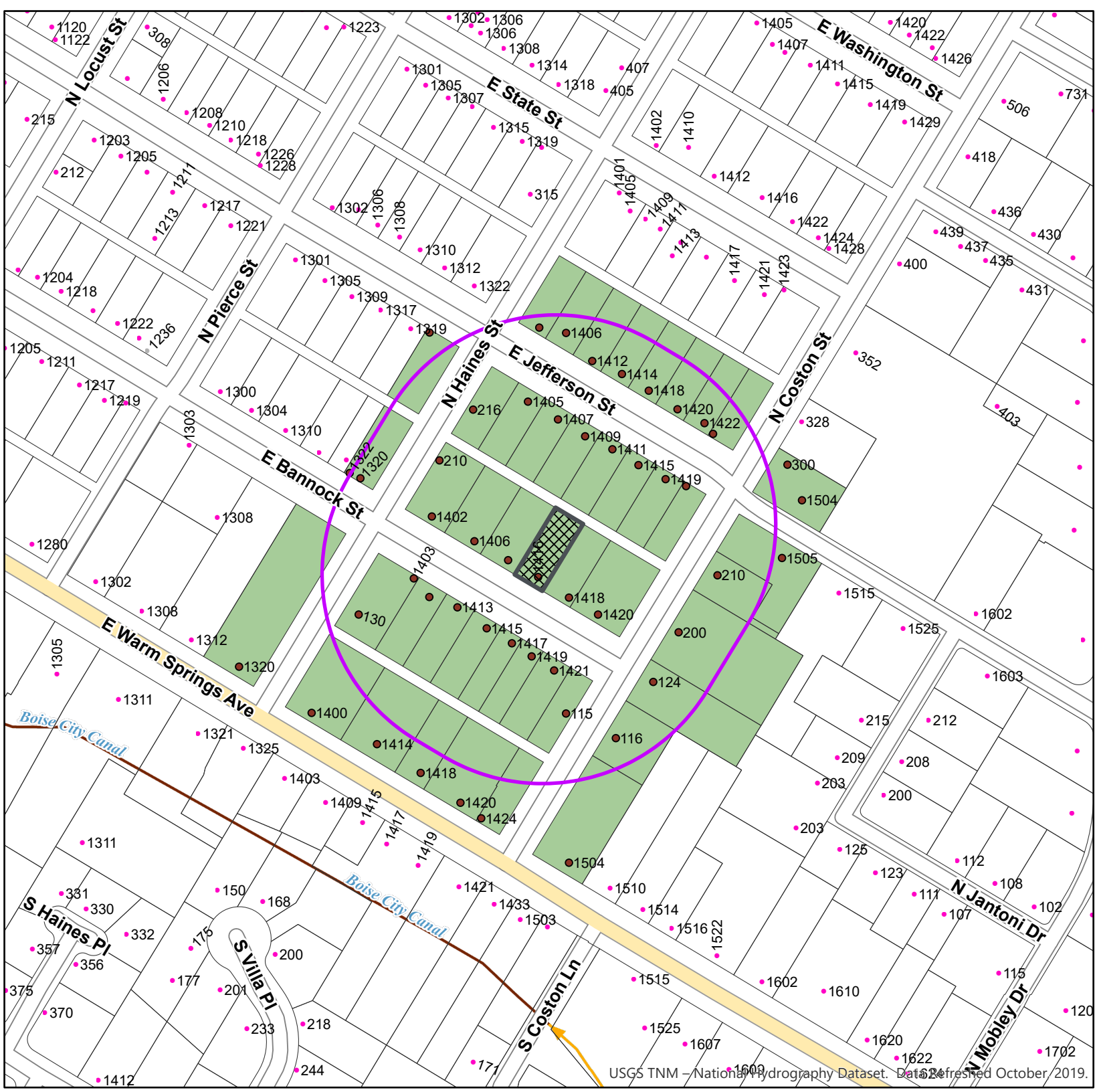
School

Mixed  
Use

Suburban

Compact





Parks/Open  
Space



**DRH19-00495**  
**1" : 200'**



**Radius Map Legend**

-  Project parcel
-  300' radius
-  Selected addresses
-  Selected parcels









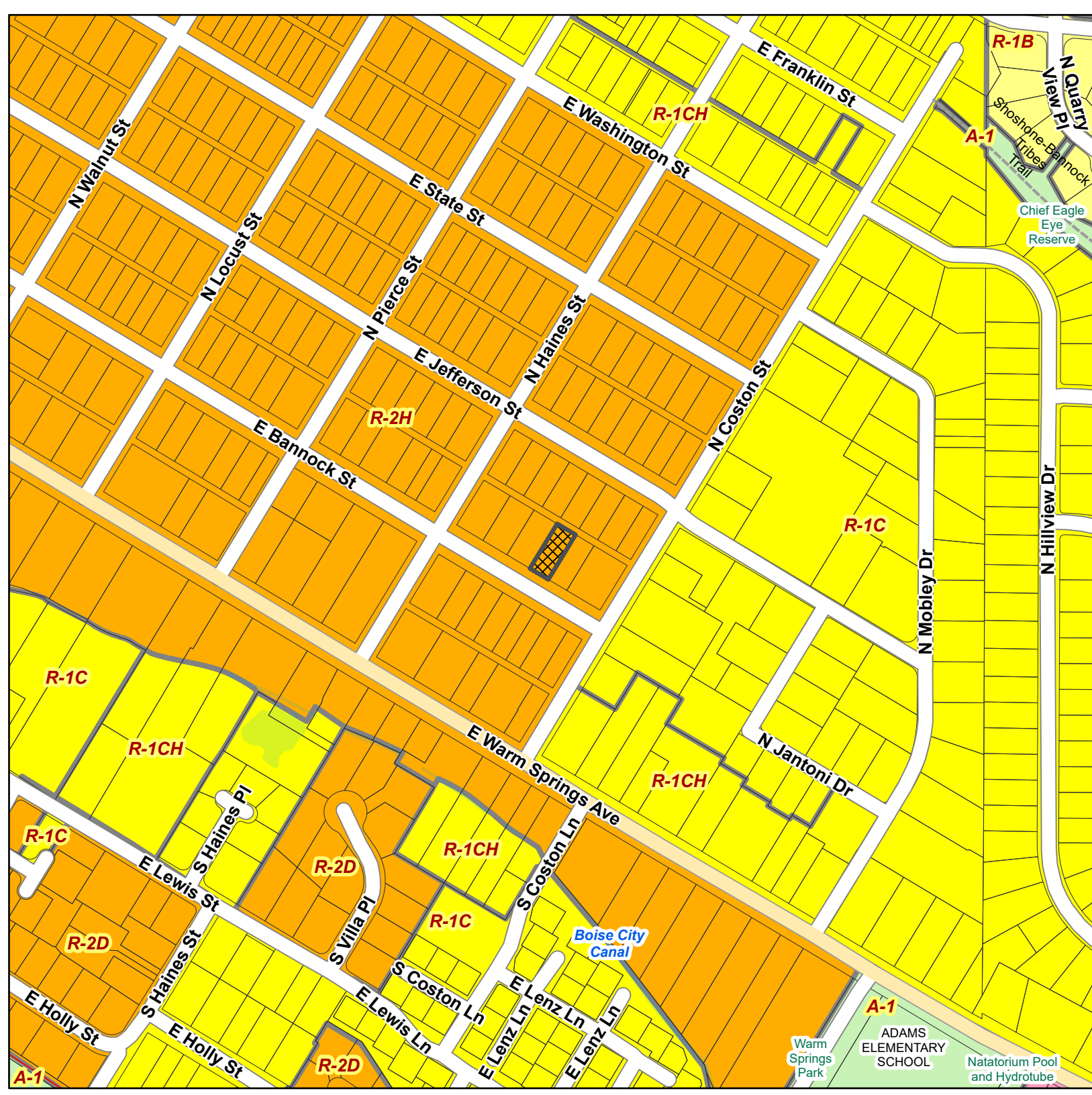
DRH19-00495

1" : 300'



### Zoning Map Legend

-  Project parcel
- Boise Zoning Designations**
-  A-1
-  C-1
-  R-1B
-  R-1C
-  R-2





## Existing house and front yard



## Existing house



## Front of property

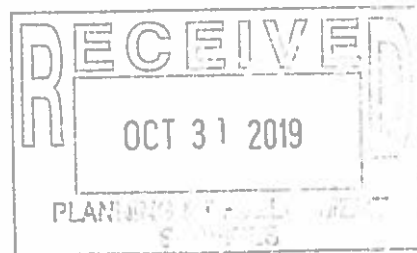


## Front of property and carport





**Photo of house to be moved**

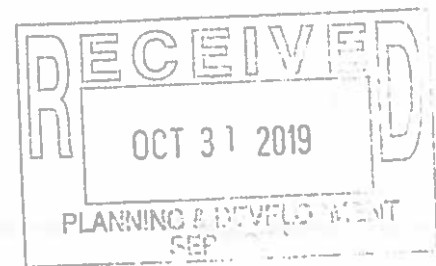




**House to be moved**



**House to be moved**





## House to be moved

**Photo of house at original location**



Aerial of original location



Ted Vanegas  
Historic Preservation Senior Planner  
Planning and Development Services  
2nd Floor-City of Boise  
150 N Capitol Blvd Boise, ID 83712

November 7, 2019

Dear Historic Preservation Committee,

We have submitted our intentions to move a Craftsman-Bungalow-styled house to the property of 1416 E Bannock Street, Boise, ID 83712. This property is currently owned by Bret and Lily (Judith) Bantz. They are currently renting the property to a tenant and wish to sell the property to Steve and I, as they are very excited about our project of restoring a few of the houses that came off the St. Luke's Health System property to make room for their large-scale expansion. It has been stored temporarily at the Idaho State Historic Society land on East Warm Springs, just east of the Botanical Gardens and former State Penitentiary grounds.

The property of 1416 E Bannock Street is in the East End Historic District, and we are seeing your approval to allow us to move our Craftsman home that formerly resided at 103 W State Street. The existing house on that property has been noted as contributing to the architectural value to the area. Our proposal is to keep this existing home in its place as an Accessory Dwelling Unit, as it is the size of many ACUs in the area. The existing house, as it sits currently, is located in the very back of the lot, and is only 24' x 25' in size. It does not conform to the houses surrounding it currently. Our moving the Craftsman onto this lot will make this property 'fit-in' to the surrounding properties. We feel that the architecture of this Craftsman-Bungalow will match well to the existing home.

The history of the house from 103 W State was the location of the former St. Luke's Women's Life Center. It was a place where there were classes and meetings that were held for women's health issues, such as for pregnancy, childbearing and car seat safety. One class was about breastfeeding which I myself took after my youngest daughter was born. 😊

Of all the houses that we moved off the St. Luke's Health System campus, this one in particular has the most interior charm still in existence. It has the beautiful walnut built-in drawers, sideboard, cabinetry, lighting and beautiful French doors. There are still a couple original windows, and the bay window in the dining area is beautiful. The carpeting that is there has been there for probably 40 years, covering up and protecting the beautiful original hardwood floors underneath. We would like to refinish these original floors. The front of the home has an enclosed porch, but we would like to bring back its original open porch. We also are looking

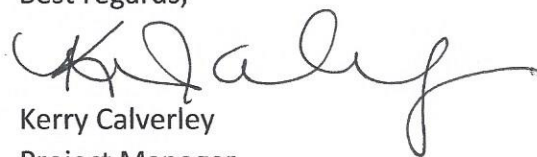
to replace the fireplace (which was taken out with the house move) with an Arts and Crafts style mantle with tiling that would suit this period.

As far as the history of the home prior to it becoming the location for the St. Luke's Women's Center, I am not finding who had owned the house. I am a real estate agent and do have some access to title history, but I don't know if there is a historically significant Boise family who once lived here. I will continue to research this.

This home would have been built somewhere between 1910-1930, but judging upon the woodwork, it seems like it would have been built sometime in the 1920s.

It is our hope that you will also see the ideal location of this house upon this lot at 1416 E Bannock. We look forward to meeting you at the Historic Preservation meeting on November 25!

Best regards,

A handwritten signature in black ink, appearing to read 'Kerry Calverley', written in a cursive style.

Kerry Calverley  
Project Manager  
Historic House Move  
Caldera Capital, LLC  
Cell # (208) 863-1869



St. Luke's  
WOMEN'S LIFE  
40.3 West Street



#181 Residential Certificate of Appropriateness

00495

CASE # DRH19-~~00495~~

Property Information

Address

Street Number:  Prefix:  Street Name:  Unit #:

Subdivision name:  Block:  Lot:  Section:  Township:  Range:  Zoning:

Parcel Number:  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:  Last Name:

Company:

Address:  City:  State:  Zip:

E-mail:  Phone Number:  Cell:  Fax:

Agent/Representative Information

Role Type:  Architect  Land Developer  Engineer  Contractor  Other

First Name:  Last Name:

Company:

Address:  City:  State:  Zip:

E-mail:  Phone Number:  Cell:  Fax:

Owner Information

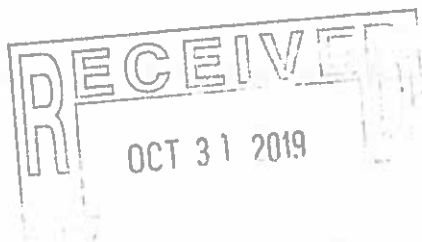
Same as Applicant?  No  Yes (If yes, leave this section blank)

First Name:  Last Name:

Company:

Address:  City:  State:  Zip:

E-mail:  Phone Number:  Cell:  Fax:



Is this a Modification application?

Yes

No

File number being modified:

# DRH19-00489

1. Which Historic District is the property located in?

East End Historic District

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

We would like to add to existing Lot - We are moving a home that previously came off the St. Luke's Health System Lot.

Historic

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

\* We would be adding on a 2nd Residential Unit to the home.

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

2nd Floor

3rd Floor

Garage (Car Port)

Other

8. Building Information:

Height to Building Eave: Existing

Proposed

Height to Building Peak: Existing

Proposed

Number of Stories: Existing

Proposed

9. Exterior Building Materials:

Existing

Proposed

Roof:

Proposed

Walls:

Proposed

Windows/Doors:

Proposed

Fascia, Trim, etc:

Proposed

Other:

Proposed

**Windows (Existing)**

Existing Material:

Existing Sill Depth:

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

Divided light: How many?  (e.g. 4 over 1, 3 over 1)

Even site lines?  Yes  No

Brick Molding?  Yes  No

**Windows (Proposed)**

Proposed Material:

Proposed Sill Depth:

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

Divided light: How many?  (e.g. 4 over 1, 3 over 1)

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

Will the exterior trim remain on the replacement windows?

Yes  No

**10. Landscaping:**

Are there any prominent trees or areas of vegetation on the property?  Yes  No

Do you propose to remove any of the prominent trees/vegetation?  Yes  No

If yes, please complete the following:

A. Type:  -yr tree

B. Size:

C. General Location:  / Right of way

*Smaller Bushes that have grown - Existing larger trees are next to existing house*

*(will replant another tree (make way for house move))*

**11. Fencing:**

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

**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:



# PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | DIRECTOR: Mark Lavin

# 3

## Planning Team Project Report

<b>File Number</b>	DRH19-00495
<b>Applicant</b>	Kerry Calverley
<b>Property Address</b>	1416 E. Bannock Street
<b>Public Hearing Date</b>	25 November 2019
<b>Heard by</b>	Historic Preservation Commission
<b>Analyst</b>	Ted Vanegas
<b>Checked By</b>	Josh Wilson

### Public Notification

Radius notices mailed to adjacent properties:	8 November 2019
Notice posted on site:	8 November 2019

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## 1. Project Data and Facts

<b>Applicant/Status</b>	Kerry Calverley
<b>Architect/Representative</b>	
<b>Location of Property</b>	1416 E. Bannock Street
<b>Size of Property</b>	0.14-acres (6,100-square feet)
<b>Present Zoning and Land Use</b>	R-2H (Multi-family Residential with Historic overlay) zone.
<b>Historic District</b>	East End
<b>Date of Construction</b>	1949 (existing house)
<b>Style</b>	Minimal Traditional (existing house)
<b>Status</b>	Contributing
<b>Square Footage of Existing House</b>	539

<b>Description of Applicant's Request</b>
Move a historic house to a contributing property. The existing contributing house will be converted to an accessory dwelling unit.

## 2. Land Use

<b>Description and Character of Surrounding Area</b>
The neighborhood consists largely of 1 to 2-story single-family residential structures with detached, alley loaded garages.

<b>Site Characteristics</b>
The property is a standard interior lot that contains a small 1 -story contributing single-family house with attached carport. The house and carport are located toward the rear of the property and adjacent to the alley. Detached curb, gutter, and sidewalk exists along the front (south) side of the property.
<b>Special Considerations</b>
Property is contributing
<b>History of Previous Actions</b>
DRH03-00161   Add historic overlay district

### 3. Project Proposal

#### Site Design

Land Use	Existing	Proposed
Percentage of the site devoted to building coverage:	14%	43%
Percentage of the site devoted to paving:	1%	1%
Percentage of the site devoted to landscaping:	85%	56%
TOTAL	100%	100%

#### Setbacks for Both Houses

Yard	Required	Existing for House + Attached Carport	Proposed for Moved House
Front (south)	20'	95'	15'
Side (east)	5'	7'	12'
Side (west)	5'	0'	5'
Rear (north)	0'	0'	>20'

Fencing
Wood fence

Structure(s) Design	
Number and Proposed Use of Buildings	1-house, 1- ADU/carport
Maximum Building Height	Moved house: 28' to peak
Number of Stories	New house: 1-story

## 4. Ordinance / Standards

Section	
11-04-04.01	General Standards
11-05-09	Historic Preservation Ordinance
4.1	Guidelines for Residential 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 subject property was considered contributing in a survey completed in 2002. Over time the Minimal Traditional house has retained its historic character. The moved house will be considered non-contributing in the District due to it no longer being located in its original location.

### **Design Guidelines for Residential Historic Districts, Secretary of the Interior's Standards for the Treatment of Historic Structures**

The applicant proposes to relocate the historic Craftsman house to a property that currently contains a contributing Minimal Traditional style house and attached carport. The existing house, which is 539-sq. ft., will be converted to an accessory dwelling unit (ADU).

The Craftsman house was previously located 103 W. State Street on property owned by St. Luke's Health Systems. For a period of time the house was used by St. Luke's for their Women's Life Center. The property was ultimately slated for redevelopment, and the house was either going to be moved or demolished. The applicant purchased the house and moved it to a temporary location near Warm Springs Avenue and proceeded to search for a permanent location for the structure.

The relocation of the house to the subject property is clearly an appropriate addition to the East End Historic District. The Craftsman style house, constructed in 1930 possesses the scale, massing and architectural elements appropriate for the

East End neighborhood. The placement of the home on the lot is consistent with other setbacks in the neighborhood (5.6.1-2). Though the home is historically significant in its own right, the property will be considered non-contributing as the home is not original to the site or neighborhood but a contemporary addition to the East End Historic District.

As previously indicated, the subject property currently contains a contributing Minimal Traditional house with attached carport located at the far rear of the property adjacent to the alley. Though it is unusual to convert a contributing structure to an ADU, the size and orientation of the house on the property make this a more viable option. The contributing structure will remain in place and continue to be used as a residence while the moved house at the front of the lot will create a more street friendly presence for the neighborhood that did not previously exist (5.3.1).

It appears the attached carport may only accommodate one vehicle. Single-family dwellings require 2-spaces and 2-bedroom ADUs require 1-parking space. It appears the existing house has two bedrooms; therefore, an addition parking space may be required or a parking reduction approved. Available on-street parking can count toward one of the required parking spaces.

Lot coverage for the property will increase from 14% to about 43%, which is above the 35% recommended in the Guidelines. However, due to the unique situation of preserving both the moved house and the existing contributing structure, the higher lot coverage may be justified.

Staff recommends approval of the application as conditioned below.

## 6. Conclusion and Recommended Conditions

**Pursuant to §11-03-04.20 of Boise Municipal Code, the proposed development is 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))

Demolition is not proposed with this application.

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.

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

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.

As conditioned, the proposal does comply with the requirements of this Finding. The Craftsman style of the house is congruous with the neighborhood and the East End Historic District.

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).

As conditioned the proposal is consistent with the Secretary's standard and other associated standards. The Secretary of Interior Standards encourages the preservation of historic structures. If not moved, this structure would have otherwise been demolished.

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 in compliance with the goals, objectives and policies of the Boise City Comprehensive Plan.

As conditioned, the proposal complies with the Comprehensive Plan. The proposal will positively add to the neighborhood and historic district character.

6. *BCC Section 11-03-04.20.B(7)(b)(ii)(E)* states that based on the adopted design guidelines the request will be congruous with the historical, architectural, archaeological, educational or cultural aspects of the district.

As conditioned, this application is congruous with the design guideline, as well as the historical, architectural, archaeological, education and cultural aspects of the 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.

This application does comply with the dimensional requirements of the underlying zone as laid out in Title XI.

### **Site Specific Conditions of Approval**

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received **31 October 2019**, except as expressly modified by the following conditions:
  - a. The existing contributing structure shall not be moved or altered, and shall be converted to an a contributing accessory dwelling unit.
  - b. Submit an accessory dwelling unit application for the existing contributing structure. The ADU permit shall be submitted and approved prior to final inspection and occupancy of the moved house.
  - c. Provide the required parking spaces or obtain a parking reduction.
  - d. All required setbacks and backup space shall be met or a variance approved by the City.

### **Standard Conditions of Approval**

2. The applicant shall comply with the Boise City Fire Code.
3. Prior to a Building Permit and prior to any construction on the site, an Erosion and Sediment Control Permit must be obtained from the Building Division of the Planning and Development Services Department.
4. No change in the planned use of the property by the applicant shall be valid unless in writing and signed by the applicant or his authorized representative and an authorized representative of the City of Boise. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon the City of Boise.
5. Any change in the planned use of the property by the applicant shall require the applicant to comply with all rules, regulations, ordinances, plans or other regulatory and legal restrictions in force at the time the applicant or successors in interest advise the City of intent to change the planned use of the property described herein unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.

6. If the applicant does not act on the Certificate of Appropriateness through the commencement of construction, or extended pursuant to the Boise City Code, within 24 months, it will become null and void without further notification from this department.
7. The applicant shall be required to obtain a Building Permit prior to the start of construction.

## Construction Site Requirements

8. The practices required below are intended to mitigate the impact and disturbance of residential property owners during the construction of adjacent buildings or structures. The following conditions apply to all construction-related activities ranging from grading and demolition activities to final occupancy on any land or parcel falling under the proprietary ownership of the permit applicant.
  - a) Prior to the issuance of a building permit and prior to the commencement of any construction on-site, an Erosion and Sediment Control (ESC) permit must be obtained from the Planning and Development Services Department. No grading, demolition or earth disturbing activities may start until an approved ESC permit and the associated site work or grading permits have been issued.
  - b) Measures shall be taken to manage construction debris and trash on the construction site and efforts shall also be made to provide reasonable controls to minimize fugitive dust on the construction site. Such measures shall include, but are not limited to:
    - Provide suitable containers for solid waste generated by construction activity;
    - Wet demolition of existing buildings;
    - Watering of driving surfaces and earth moving activities;
    - Installation of wind screening around property and each open floor above grade; and
    - Daily broom cleaning of above grade floors, adjacent streets and sidewalks.
  - c) To reduce the noise impact of construction on nearby residential properties, all exterior construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. for Saturday and Sunday. Low noise impact activities such as surveying, layout and weather protection may be performed at any time. After each floor of the structure or building is enclosed with exterior walls and windows, interior construction of the enclosed floors can be performed at any time.

- d) A minimum height of six foot (6') rigid security fencing, either wood or metal, shall be installed around the construction site within 30 days of the date when the first city permit is issued on projects where construction activity shall exceed 90 days.
- e) Exterior lighting and other illuminating equipment or materials shall be positioned, shielded, directed and located to not reflect or impact adjacent residential property and streets.
- f) Applicant shall comply with Boise City Fire Department requirements for water, access, and/or other requirements as determined by the Fire Marshal.
- g) Any conditions to be enforced during construction shall remain posted at each street abutting the construction site for the duration of the project. In addition to the posted conditions the permit holder shall also post an 11"x 17" laminated sign containing a project contact phone number, name of project contact and the Boise City contact number, (208)608-7060, to address issues as they arise. Failure to abide by any conditions set forth shall be grounds for revocation of Conditional Use Permit and/or Building Permits and may be subject the owner or owner's agents to fine



IDAHO HISTORIC SITES INVENTORY FORM -- SUPPLEMENT

PROPERTYNAME  IHSI#   
OTHER NAME  FIELD#   
COUNTY NAME  COUNTY CD  CITY  VICINITY   
UTM REF2  UTM REF3  UTM REF4

OTHER MATERIAL2  CULTAFFIL  AGENCYCERT   
SIGNIFDATE  SIGNIFPERIOD  SIGNIFPERSON   
ARCH/BUILD  ARCHPLANS  TAXEASE  TAXCERT   
OWNERSHIP  PROPOWN   
MOREDATA  ATTACH

DOCSOURCE

ADD'L NOTES

COMMENTS

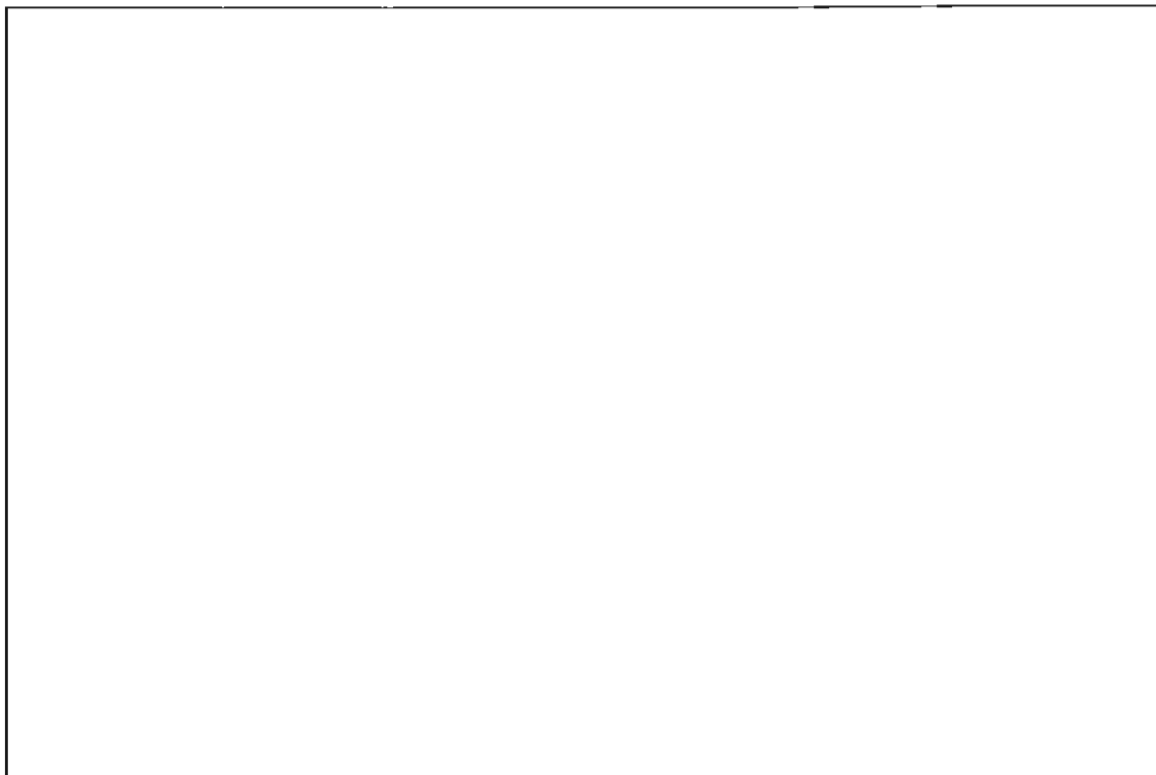
PHOTO LOG  IHSI# REF  INITIALED  DATEENTERED

SKETCH

IHSI#	_____
SITS#	_____
REV#	_____

1416

1416 E. Bannock



1416



Field Number 122  
1416 E. Bannock  
Boise East End Survey 2002

1416



**PRESERVATION IDAHO**  
THE IDAHO HISTORIC PRESERVATION COUNCIL

November 5, 2019

**RE: DRH19-00495 HPC Residential C of A transmittal**

Ted Vanegas  
Historic Preservation Senior Planner  
Planning and Development Services, 2nd Floor  
City of Boise  
150 N Capitol Blvd  
Boise, ID 83712

RE: Relocation of former St. Luke's historic home to East End lot

Dear Ted,

Preservation Idaho would like to give our wholehearted support to the application by Reclaimed Structures to move the former St. Luke's Craftsman home to the lot at 1416 E Bannock.

Steve and Kerry Calverley have worked very hard over the last several years to find appropriate receiving lots for many of the historic homes displaced by the St. Luke's expansion. Keeping displaced historic homes as close to their original locations as possible helps to maintain the overall feel of the historic districts in Boise. This relocation will help to maintain the architectural integrity of the East End neighborhood as well. We think it makes good sense for all concerned and ask for approval from the City of Boise for the relocation.

Regards

Paula Benson  
Board President  
Preservation Idaho

cc: Kerry Calverley

*Preserving Idaho's historic places through collaboration, education, and advocacy.*

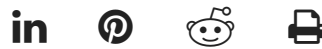


BOISE & GARDEN CITY

## St. Luke's sought to save 10 historic homes when it expanded. 2 got demolished

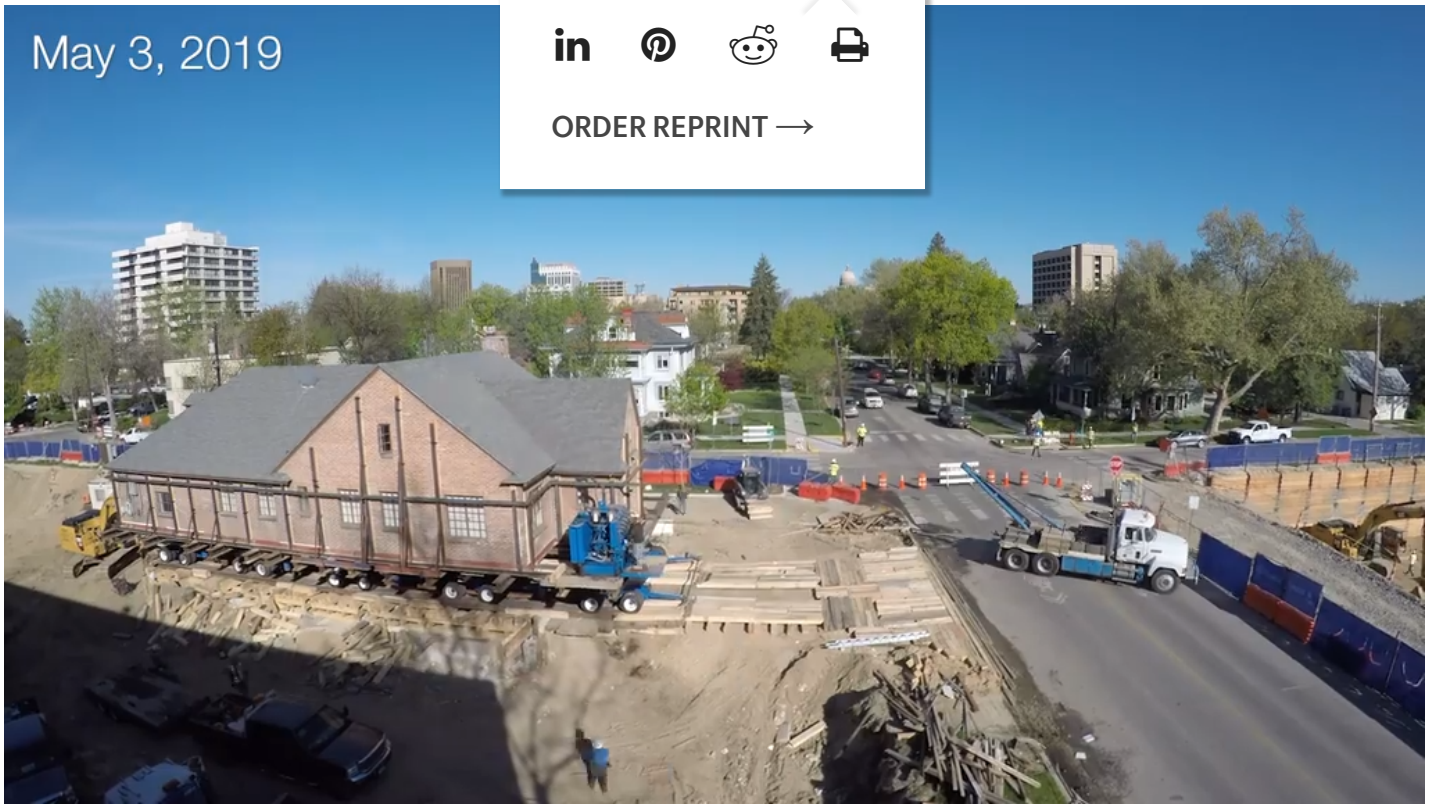
BY KATE TALERICO

NOVEMBER 15, 2019 01:43 PM



ORDER REPRINT →

May 3, 2019



St. Luke's Boise Medical Center moved the 1935 Bishop Foote Guest House from Jefferson and 2nd streets to Bannock Street to make way for the center's expansion. BY MICHAEL HOBSON, ST. LUKE'S BOISE HEALTH SYSTEM

In 2018, St. Luke's Health Systems announced that as part of expansion, it [would move up to 10 historic houses](#) off its land and save them from the wrecking ball.

Now, two of those houses have been demolished.

It's not for lack of trying, says Kerry Calverley, who with her husband, Steve, bought six of the houses formerly owned by St. Luke's. They're the sort of eclectic homes that once lined the streets of Boise's East End — one with a Spanish red-tiled roof, another a colonial with a brick fireplace and warped glass windows.

## TOP ARTICLES



### Fishermen find body in Lucky Peak Reservoir, no foul play suspected

Over the course of February 2019, the [Calverleys' company](#), Reclaimed Structures, spent thousands of dollars to buy and move the houses, most of which were built between 1900 and 1935.

Their final resting place, Calverley hoped, would be a parcel she'd looked to buy in the East End that she would call Preservation Park. But just before Calverley planned to move the houses there, the land deal fell through.

“We had to go to plan B,” Calverley said in an interview.



Kerry and Steve Calverley bought six historic homes that St. Luke's otherwise would have demolished to expand its downtown Boise campus. The couple ended up demolishing two of them and finding new homes for the other four. The house on the right was saved and moved to a permanent location near the Warm Springs golf course. The house in the middle — a Tudor-style cottage that was moved from 174 W. Jefferson — was demolished.

*PHIL ROY*

With St. Luke's under its own tight timeline to get construction started, Calverley had move fast to find a place to store the houses. She worked out a deal with the Idaho State Historical Society, which was leasing land to the College of Western Idaho near the Old Idaho Penitentiary on Warm Springs Avenue. For a fee, the historical society and CWI allowed the Calverleys to sublease the land, using it as a temporary site for the houses until they could find a "forever home."

Since then, Calverley has tried to find other pieces of land and buyers.

Moving a century-old house once is hard. Finding a buyer who wants to move it again — and then pay to remodel it — is even harder.

“What we learned is that there isn't anybody who is going to take on that process,” Calverley said.

At different points, she had two people interested in the houses. “They looked at it and said, ‘We're going to lose money on this.’ You're looking at about \$50,000 just to move a house,” she said. “And that's before even the ground below and the foundation.”

On top of that, her lease was running out: CWI needed her houses off the property by the end of the year.

So this month, Calverley decided to demolish two of the six houses — a one-story Tudor formerly at 174 W. Jefferson and a two-story saltbox-style house formerly at 115 W. Jefferson.

“One in particular, it was in a dilapidated state. It was something that wasn't easily salvageable,” Calverley said. “It made my stomach hurt that we had to do that.”



Kerry Calverley was able to find a “forever home” near the Warm Springs Golf Course for this house she bought from St. Luke's Health System. *PROVIDED BY KERRY CALVERLEY*

Photos of the torn-down houses circulated on Facebook and social media site NextDoor. Neighbors were outraged that what had started out as a [promise to save historic homes](#) had ended with demolition.

“So, these ‘issues’ weren’t known beforehand?” wrote one Boisean on the Facebook page Vanishing Boise. “It’s the classic ‘bait-and-switch’ routine to me.”

But Paula Benson, president of Preservation Idaho, credited the Calverleys with working hard to save all six houses.

“When it came down to getting them ready to move, the houses wouldn’t have withstood the move and the costs involved,” she said. “If those buildings were still on site, they probably could have been rehabbed.”

Benson said she appreciated St. Luke’s willingness to move the houses rather than demolish them outright, but said preservation groups always prefer that structures remain on the sites where they were built. Sites have their own historical context, she said.

“The Calverleys took this on because they believe in historic homes,” she said. “For them, demolition is a truly last-case scenario.”



“In the end we want to live in one of these houses ourselves,” said Kerry Calverley of the six houses that she and her husband, Steve, purchased from St. Luke’s. *PROVIDED BY KERRY CALVERLEY*

This isn't the first time that a new owner of an old Boise building has promised preservation only to end up with little of the original structure intact. In September, neighbors were shocked to find that [Roosevelt Market, which its new owners](#) Jill Simplot and her mother, Pam Lemley, promised to restore to its former glory, had been stripped to its studs. Simplot's architect argued the building was too dilapidated to restore.

"The solution is to have property owners take care of buildings," Benson said.

But Boise lacks the tradition of caring for historic homes that's ingrained in many older cities, she said. "We call that demolition by neglect," Benson said.

St. Luke's took care of its properties, said spokeswoman Anita Kisse. The houses were used in some cases as offices, others as day care centers.

"We chose Reclaimed Structures because the contractors wanted to take the whole lot of buildings, including a half dozen more buildings that Reclaimed Structures had originally hoped to move but later backed out of taking," Kisse said. "We also appreciated that they intended to preserve and restore the buildings to their original intended use as homes."



“We loved the prospect of being able to find new homes for these houses — to restore them and make them a home again,” said Kerry Calverley, who bought six houses that St. Luke’s needed to move for its Downtown campus expansion. This house was moved from 124 W. Bannock St. to the Old Idaho Penitentiary site and finally to a permanent location near the Warm Springs Golf Course. *PROVIDED BY KERRY CALVERLEY*

## WHAT OF THE REMAINING HOUSES?

Of the six houses Calverley bought, four will become homes for new owners. One was moved to the Bench neighborhood last winter. Two others were recently moved from the Old Penitentiary to a site across the street, near the Warm Springs Golf Course. One will be moved before the end of the year to East Bannock and Coston streets, just off of Warm Springs Avenue near the Natatorium.

St. Luke's kept two of 10 ten houses that it promised to save, including the two-story Fred Reiger House, which is on the [National Register of Historic Places](#). That house and the 1935 Bishop Foote Guest House were moved in August to a lot at Avenue B and Bannock Street.



St. Luke's moved this 1910 Fred Reiger House, originally located here at 214 E. Jefferson St., to a new location on Avenue B and East Bannock Street. John Sowell [JSOWELL@IDAHOSTATESMAN.COM](mailto:JSOWELL@IDAHOSTATESMAN.COM)

“They’re going to remain unoccupied until we can determine best use,” Kisse said. “We want to be respectful to neighbors and make sure the right use is what happens.”

Private parties purchased the other two homes and relocated them.

Where those residential blocks once stood, St. Luke's [has been constructing](#) a new parking garage, a shipping and receiving building and a children's pavilion.

Calverley said she did what she could.

“All six of these of these houses could have been gone,” Calverley said. “We loved the prospect of being able to find new homes for these houses.”

## **174 W. JEFFERSON ST.**