



## PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | DIRECTOR: Mark Lavin

November 26, 2019

Kerry Calverley  
Caldera Capital, LLC  
247 N. Bene Posto Place  
Boise, ID 83712  
[kscalverley@msn.com](mailto:kscalverley@msn.com)  
(sent via e-mail)

**Re: DRH19-00495 | 1416 E. Bannock Street**

Dear Applicant:

This letter is to inform you of the action taken by the Boise City Historic Preservation Commission on your request for a Certificate of Appropriateness to 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.

The Commission, at their hearing of November 25, 2019, **approved** your request.

Enclosed is a copy of the Reason Statement under which the Commission based their approval and the Certificate of Appropriateness that includes all relevant conditions.

Findings for the decision are to be appealed to the Boise City Council within ten (10) days from the date of decision. Appeals must be written, accompanied by the appropriate fee and submitted to the Planning and Development Services Department prior to the deadline set forth herein. Appeal application forms are available in the Planning and Development Services Department or online under Applications at:

[www.cityofboise.org/pds](http://www.cityofboise.org/pds) or <https://pdsonline.cityofboise.org/pdspermits/>

In the event the application is appealed, and the City Council makes a final decision regarding said appeal, the landowner may request a regulatory taking analysis for that decision and/or conditions within 28 days following such final decision in accordance with Section 67-8003 of the Idaho Code.

Please contact me at (208)608-7079 if you have any questions.

Sincerely,

Ted Vanegas  
Sr. Historic Preservation Planner  
BOISE CITY PLANNING AND DEVELOPMENT SERVICES

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cc: Bret and Judith Bantz | 1421 E. Bannock Street | Boise, ID 83712  
[bretbantz@cableone.net](mailto:bretbantz@cableone.net) (sent via e-mail)

Enclosures

- Reason Statement
- Certificate of Appropriateness

**DRH19-00495**  
**Kerry Calverley**  
**1416 E. Bannock Street**

**Reasoned Statement (Approval)**

**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.



# Historic Preservation Certificate of Appropriateness

**File Number** DRH19-00495

**Property Address** 1416 E. Bannock Street

**Applicant** Kerry Calverley  
**Address** 247 N. Bene Posto Place  
Boise, ID 83712  
**Phone** (208)246.0235  
**E-mail** [kscalverley@msn.com](mailto:kscalverley@msn.com)

**Agent** Bret L. and Judith Bantz  
**Address** 1421 E. Bannock Street  
Boise, ID 83712  
**Phone** (208)336.7481  
**E-mail**

## Scope of Work

Construct an addition to the south and rear sides of the house and covered patio to the rear. A basement is also proposed.

## Code Requirements

Section 11-03-04.20 of the Boise Development Code specifies that a Certificate of Appropriateness shall be required for alterations or changes in use in historic districts, properties or landmarks. All modifications to this application must be reviewed by the Planning and Development Services Department **prior to construction**. Failure to comply with the approved plans or conditions of approval will result in enforcement pursuant to Boise City Code, up to and including prosecution.

## 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 a contributing accessory dwelling unit (ADU).
  - b. Submit an accessory dwelling unit (ADU) 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 fines and criminal citations.

**Historic Preservation Commission**

This is to certify that the proposed changes to the historic property described above are in compliance with Historic Preservation criteria and have been approved by the Historic Preservation Commission or Planning and Development Services Department. All other applicable requirements of the Boise City Historic Preservation Ordinance and Zoning Ordinance shall be met.



November 25, 2019

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Ted Vanegas  
Sr. Historic Preservation Planner

DATE

