



January 27, 2020

Ms. Katelyn Menuge  
Associate Design Review Planner  
Planning and Development Services  
City of Boise  
150 N Capitol Blvd.  
Boise, ID 83702

Re: *The Avery Hotel, 1010 Main Street, Boise, ID*

Dear Ms. Menuge,

Our project has already achieved Levels 1 and 2 historic approval from the *National Parks Service* and we are submitting for a staff-level review of the *Avery Hotel* (as we had discussed in our meeting last month). This is an interior remodel and exterior renovation of the historic *Averyl Building* in Downtown Boise. Though the building's original name at the time of construction was the *Averyl Building*, it has been known by many names over the years as various tenants have occupied the building, among them the *Boz Theater*, *Hotel Manitou*, *Granada Theater*, *Tiner Building*, and the *Bouquet*. In order to re-brand the building, the current rehabilitation project has been coined *The Avery*.

The *Averyl Building* is a four-story, Two-Part Commercial Block building with full crawl space completed in 1910. Executed in the Renaissance Revival Style, it is a brick and stone-clad building with a low-slope roof and rectangular footprint. Each elevation retains the original window openings, most of which contain their original multi-light, double-hung wood window units and warm beige paint color. The only apparent exterior alterations are the non-historic but compatible first-story storefront and entrance systems in both the primary (south) and alley (north) elevations that were completed in the 1970's.

Much of the existing building interior retains the original character-defining features of the modest hotel property type, including the relatively small first-floor lobby and the winding-stair encircling the historic elevator core as it rises to each floor. Each upper floor retains its original floor plan, defined by a small landing lobby, a central double loaded corridor accessing nineteen rooms, and the I-shaped plan incorporating light wells along the east and west sides. The only substantive non-historic alterations to the building's interior all date to the mid-1970s and include the wholesale remodel of the first floor. Throughout the rest of the building, interior alterations are restricted to finishes,

which include the selected painting of woodwork and trim and the removal of doors. Damage due to water penetration is evident on each of the floors and varies from moderate to severe.

Rehabilitation plans include returning the 21,333-sq. ft. vacant building to its original hotel use on the upper floors while the ground floor will be restored to bar and restaurant use. Exterior rehabilitation will include: masonry restoration; extensive roof repair; installation of new aluminum-clad wood windows matching the existing wood windows profile and original color on the upper levels; replacement of the non-historic first-story storefront and entrance systems with new, warm dark gray, aluminum-clad wood windows and doors to match their historic counterparts as evidenced in historic plans and photos; adding a new, small entrance vestibule on the alley elevation with lead gray color steel cladding panels, warm dark gray aluminum-clad wood windows and door to match their historic counterparts; and replacement of the existing fire escape with small gloss black painted steel balconies reflecting the historic profile and appearance of the fire escape landings. A new 6 foot tall CMU wall, with natural gray sand-finish stucco cladding, will also be placed on the alley elevation to visually block the trash area from view when exiting hotel floors. New mechanical equipment on the roof will be screened from view to the south and west by a new 6 foot tall wall, with natural gray sand-finish stucco cladding.

Interior rehabilitation will include: restoration of the original hotel lobby space, the only intact space on the 5,602-sq. ft. first floor; reconfiguration of the remainder of the first floor to accommodate restaurant and bar functionality; retention of the existing elevator and stair core despite considerable code requirements; restoration of the original winding staircase; introduction of a transparent smoke separation at each upper-floor landing lobby; retention of the original upper-floor double-loaded corridors with only select and minor alterations; restoration of all historic finishes within upper-floor public landings and corridors; reconfiguration of the 14,584-sq. ft. hotel 3 floors of hotel above 56 units into a new 39 unit boutique hotel to maximize circulation and open space required to meet guest needs and expectations; and introduction of a new, code-required secondary egress stair in the rear corner of each floor. Part of the 6,113-sq. ft., six foot two inch tall, existing crawl space / basement use will be remodeled to create 1,718 sq. ft. of excavated, improved basement with office, electrical room and storage uses. This leaves 2,467 sq. ft. of existing crawl space and 1,928 sq. ft. grandfathered storage.

Thank you for your consideration of our application.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Thornton', with a horizontal line extending to the right.

Robert L Thornton  
Member CTY studio PLLC