



# PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | DIRECTOR: Mark Lavin

## Historic Preservation Certificate of Appropriateness

**File Number** DRH20-00223

**Property Address** 1005 E. Jefferson Street

**Applicant** Utae Nakanishi  
**Address** 12572 10<sup>th</sup> Avenue  
**Phone** 972.365.9261  
**Email** [unakanishi@micron.com](mailto:unakanishi@micron.com)

**Agent** Catherine Scott  
**Address** 312 W. Idaho Street  
**Phone** 208-345-9789  
**Email** [scott.catherine@gmail.com](mailto:scott.catherine@gmail.com)

### Scope of Work

Remove sunroom and two accessory structures, construct an addition to rear of the house, a basement, and detached garage, in an R-2H (Medium Density Residential with Historic overlay) zone.

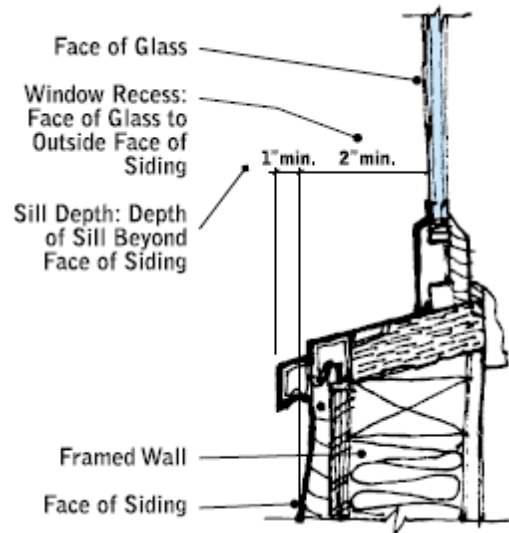
### Code Requirements

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

#### 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 **27 May 2020**.
  - a. Windows shall be wood, metal clad wood or fiberglass, and be recessed from the exterior wall plane. Vinyl windows are not allowed in the historic district.
  - b. If window muntins are incorporated, then they shall be extruded from the glass a minimum of 1/2".
  - c. Dimensional standards shown in the window section below shall be followed:



- d. Siding and trim materials shall be solid wood, **smooth** fiber cement, or natural stucco. Composite, particle or any wood incorporating glue is not allowed in the historic districts.
- e. Demolition is only allowed on areas of the building where approved construction will occur. The building, including the roof, shall not be demolished or deconstructed.
- f. The height of the addition and detached garage shall not exceed the peak height of the existing house.
- g. Recycle or repurpose as much of the existing materials as is feasible.
- h. All setbacks and required backup space shall be met or variance approval obtained from the City.
- i. Confirm with Idaho Power that the work to be performed has the required clearance from transmission lines and other equipment. Contact Idaho Power at 208-388-2323.

**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 Certificate of Appropriateness is not fulfilled or extended 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.
8. Any condition(s) of this Certificate of Appropriateness may be appealed to the Historic Preservation Commission within ten (10) days from the date of issuance. The Appeal 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 located on the 2<sup>nd</sup> floor of City Hall.

### 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.




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Planner Name Sr. Historic Preservation Planner	June 12, 2020 Date
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