To nominate a site, building, structure or object for designation as a Local Historic Landmark, please complete this form and submit it along with the required materials. Use this convenient checklist to make sure that you have included:

- Landmark Designation Nomination Form, dated
- Owner consent form, with the notarized signature of each owner
- Photographs
  - Attach a minimum of two photos of building elevations, including close-ups of significant features.
  - Photographs may be color or black and white.
  - Digital images or 35mm photographs are accepted.
  - Prints (digital or 35mm) must be at least 3x5
  - Electronic files of digital images may be submitted instead of prints. Images must be in .JPG or .GIF format at 300 dpi, files no larger than 2MB per image. The file name must include the name of the property and an image number.
  - A photo log must be included for both digital and 35mm images.

**Nomination Form Prepared By:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Matt Halitsky</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>150 N Capitol</td>
</tr>
<tr>
<td>City</td>
<td>Boise</td>
</tr>
<tr>
<td>State</td>
<td>Idaho</td>
</tr>
<tr>
<td>Zip Code</td>
<td>83701</td>
</tr>
<tr>
<td>Phone</td>
<td>208.384.3830</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:mhalitsky@cityofboise.org">mhalitsky@cityofboise.org</a></td>
</tr>
<tr>
<td>Date</td>
<td>Aug 20, 2013</td>
</tr>
</tbody>
</table>

**Property Name**

<table>
<thead>
<tr>
<th>Historic Name</th>
<th>Carley House</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Name</td>
<td>Carley - Eaton Residence</td>
</tr>
</tbody>
</table>

**Property Location**

<table>
<thead>
<tr>
<th>Address</th>
<th>1513 Claremont Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Township</td>
<td>3N</td>
</tr>
<tr>
<td>Range</td>
<td>2E</td>
</tr>
<tr>
<td>Section</td>
<td>2</td>
</tr>
<tr>
<td>1/4</td>
<td>1/4</td>
</tr>
<tr>
<td>1/4</td>
<td>1/4</td>
</tr>
<tr>
<td>1/4</td>
<td></td>
</tr>
<tr>
<td>Lot</td>
<td>10</td>
</tr>
<tr>
<td>Block</td>
<td></td>
</tr>
<tr>
<td>Subdivision</td>
<td>Claremont Heights No 2</td>
</tr>
</tbody>
</table>
Present Owner(s)
Attach Owner's Consent Form, signed by each owner, with signatures notarized

Name Donald and Irene Eaton

Address 1513 Claremont Drive  City Boise  State Idaho  Zip Code 83702

Phone 208.891.5602  Email deaton@medinvestments.net  Date Jul 26, 2013

PROPERTY DESCRIPTION

Construction Date 1958  Architect Art Troutner  Builder

Architectural Style Other

Architectural Description: Use the space below for a brief architectural description of the building/structure. Start with style, size and use. Continue with plan (or shape), materials (roof, walls, foundation). Be sure to describe the primary facade (street facing) and the secondary facades (side and rear facing). Follow up with details of specific features (windows, doors, porches, chimneys, etc.). Don't forget to mention ornamentation and details, alterations and additions. Make note of the condition and be sure to describe the building's relationship to the site, the street, and adjacent building. Finally, include information about landscaping features.

Description:
Designed by Troutner and completed in 1958, the Carley - Eaton Residence was originally commissioned by Don and Joan Carley. Located in the Boise foothills adjacent to the Military Reserve, the 5000 square foot mid-century home integrates with the surrounding landscape reflecting the organic architecture of Wright. This aesthetic continues into the interior with the use of Oakley stone, wood and glass. Most notably, the ceiling of the home is an excellent example of the truss deck system pioneered by Troutner. The truss deck "was a system of 2x6 decking elements laced together with a network of pressed metal webbing. The webbing was fastened to the decking with pins drilled at regular intervals" (Reese). The truss deck later evolved into the truss-joist. A later addition to the home was constructed by the Eaton family.
HISTORICAL SIGNIFICANCE
Please read carefully. In order to designate site, building, structure or object as a Boise Historic Landmark, it should be 50 years old and retain its historic integrity. Nominations for landmarks less than 50 years old will be considered if shown to have exceptional significance. Only one of the following criteria is required for eligibility to the designation, but please check all that apply.

The property described in this nomination is significant because it

☒ possesses special historic, architectural, cultural, political, social or archaeological significance as part of Boise's heritage.

☒ represents distinctive characteristics of a type, period, construction method, or use of materials.

☒ represents the work of a notable designer, architect or builder.

☐ is associated with a person who has made significant historical contributions on a local, state or national level.

☒ is the only one or few remaining example(s) of an architectural style or use, or is representative of a historic life style.

☒ has a unique location, natural setting or physical characteristics or represents an established and familiar visual feature of the neighborhood, ethnic or other social community, or the City of Boise.

☐ incorporates elements that help preserve and protect an historic place or area of interest in the City of Boise.

☐ is already listed on the National Register of Historic Places.

Statement of Historical Significance: Briefly describe the historical significance of the property. Include important dates, associated people and events, any information that will help tell the story and support the Landmark designation.

Statement:
The Carley - Eaton Residence was designed by Art Troutner, an Idaho architect, inventor and cofounder of the Trus-joist Corporation. A graduate of the University of Idaho in 1949, Troutner can claim over 60 architectural and engineering projects throughout his career, from residential projects to innovative commercial and institutional centers, including the Kibbie Activity Center on the University of Idaho campus. Though an excellent example of mid-century Modern architecture, the Carley - Eaton home is also an excellent example of the use of the truss-deck ceiling, as described above. This unique and innovative structural system later evolved into the truss-joist system of T J International Corporation renown.

The Carley - Eaton Residence is significant not only in design and the distinctive construction methods used in its construction, but also for its association with notable architect, Art Troutner.
Sources: Include books, magazine articles, interviews, primary sources (deeds, wills, etc), documents (National Register Nominations, etc)


Boise City Local Landmark Program
Release and Agreement Form

The undersigned owner(s) hereby agrees that the property described herein be considered for local historic landmark designation, pursuant to the Boise City Code, Section 2-18-08.

I understand that upon designation, I or my successors will be required to notify Historic Preservation Commission at the Planning and Development Services department for the City of Boise 180 days prior to:

a. Demolition, material alteration, remodeling or removal of the landmark. (Section 2-18-08 C)
b. The waiting period may be waived or reduced by the Historic Preservation Commission upon approval of changes pursuant to Section 2-18-13.

The Historic Preservation Commission shall be under the time constraints and other requirements as outlined in Title 2 Chapter 18 of the Boise City Code.

Additionally, we authorize the City to utilize images and historic information of the property in publications for landmark promotion within the City of Boise.

1513 Claremont
Property Address

Date

Signature – Owner

Signature – Second Owner
5200 Square Feet, 6 Bedrooms, 3.5 Bathrooms

Instead of a disgrace..." Frank Lloyd Wright
where you see it standing and is a grace to the landscape,
"I would like a free architecture-architecture that belonged

Claymont
architecture...many of these features can be seen in 1913
integration with nature...Sometimes called "organic
available materials and woods, emphasizing natural beauty or
architectural features: homes built in modules or pods, using locally
design and construction, some features of their
Both men would be considered pioneers in creating
Art Trounemer was influenced and inspired by Frank Lloyd

paths, and paths to enjoy your favorite view.

sunsets, and sunsets: Exceptional landscaping, meandering
water feature, and dramatic views of the mountains, city,
private tennis, including swimming pool, tennis court, pool, up
a complete (deck, water and fire), slate, and glass tiles. A complete
mid-century classic is constructed of rock, stone, real woods
with spectacular views of the entire Boise Basin. Unique

Built in 1958 by Art Trounemer, Founder of Truss Joist, Frank

Abundance of Light and Natural Beauty
Walls of Windows ~ Master Bedroom Sanctuary in an
~ Mid-Century Modern ~ Geometric Details

Welcome to...
208-287-5000
Boise, ID 83702
913 W. River Street, Suite 300

a place of excellence

208-859-8750
Nina Cadwell
ncadwell@ground.com
Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500
Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Certificate of Appropriateness - Residential
Historic District Application

Please fill out all sections of this application. Only complete applications will be accepted. If deemed incomplete by the Historic Preservation Commission, the application may be denied. If a question does not pertain to you request, please mark it N/A.

This box for office use only
File #: DRH13-002410 Fee: $55.00
Cross Referenced File(s): Zone(s): R-1B

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

Designation of property as a local landmark: Carley Eaton Residence.

Applicant Information
Applicant: Donald J. and Irene M. Eaton

Owner ☑ Purchaser ☐ Lessee ☐

Phone: 891-5602

Applicant’s Mailing Address: 1513 Claremont Dr. Zip: 83703
Applicant’s E-mail Address: deaton.e.2@investments.net

Agent/Representative: Phone:

Agent/Representative’s Mailing Address: Zip:

Agent/Representative’s E-mail Address:

Contact Person (if different from above): Donald J.
Phone: cell: 415-348-3219

Address of Subject Property: 1513 Claremont Dr. Boise, ID 83702

Mapping Division must initial here _______ to signify address verification.

Which Historic District is the property located in? ☑

Have you reviewed the City’s Historic Guidelines? ☑ Yes ☐ No

Property description (Lot, Block & Subdivision name or recorded deed with a metes and bounds description):

Parcel Number: ________ Quarter: _____ Section: _____ Township: _____ Range: ________

DRH 12-00246
A. Development Information

1. Size of Lot: ___________________________ Dimensions: ___________________________
   Footprint of structures: ____________________________________________________________

2. Description of Site (see brochure):
   1980 addition designed by Tutor

3. Description of Setting (see brochure):
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

4. **A. This application is a request to construct, add or change the following:**
   (Check all that apply)

<table>
<thead>
<tr>
<th></th>
<th>Add</th>
<th>Change</th>
<th>Demolish</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>Walls</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>Fascia</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>Windows/Doors</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>Trim</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>Porch</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>Other (describe)</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
</tr>
</tbody>
</table>

B. Fully explain the nature of your request: Application for
   Landmark status of home and property(?)

5. Does the application propose a change in use? ☐ Yes ☐ No
   What is the current use? Homeowners — Residential
   If yes, what is the new use? ______________________________________________________

B. Building Information

The following information needs to be indicated below and clearly referenced on plans submitted.

1. Number of structures:
   Residential: Home and connected garage (breezeway)
   Outbuildings: Small storage shed and pool storage
2. Square footage of existing structures:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Gross Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>First:</td>
<td></td>
</tr>
<tr>
<td>Second:</td>
<td></td>
</tr>
<tr>
<td>Third:</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
</tr>
</tbody>
</table>

3. Square footage of proposed structures or additions:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Gross Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>First:</td>
<td></td>
</tr>
<tr>
<td>Second:</td>
<td></td>
</tr>
<tr>
<td>Third:</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
</tr>
</tbody>
</table>

Square footage of existing structures (or part thereof) to be removed:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Gross Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>First:</td>
<td></td>
</tr>
<tr>
<td>Second:</td>
<td></td>
</tr>
<tr>
<td>Third:</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
</tr>
</tbody>
</table>

4. Existing Height to Building Eave: __________________________

Existing Height to Building Peak: __________________________

Proposed Height to Building Eave: __________________________

Proposed Height to Building Peak: __________________________

Number of Stories: Partial basement, split-level dwelling, 2nd floor

5. This existing building is a:

☒ Single-family dwelling  ☐ Duplex  ☐ Triplex  ☐ 4-plex  ☐ Other: __________

6. Exterior Building Materials and Colors:

Existing

| Roof: | Fireproof coating - updated - flat roof |
| Walls: | Stone and wood |
| Doors: | Wood |
| Fascia, Trim, etc.: | Wood |
| Other: | |

Proposed

| Roof: | |
| Walls: | |
| Doors: | |
| Fascia, Trim, etc.: | |
| Other: | |
Windows (Existing)
Existing Material: ____________________________________________
Existing Sill Depth: ____________________________________________
   Existing Type:  □ Casement   □ Slider   □ Double Hung   □ Single Hung
                      □ Fixed    □ 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 Hung
                      □ Fixed    □ 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

C. Site/Landscape Information

1. Fencing
   Type: ____________________________  Changes Proposed: ____________________________
   Size (Height): ____________________________
   Location: ____________________________

2. Are there any prominent trees or areas of vegetation on the property? If yes, what is the type, size, and general location?
   Multiple variety of pine, maple, elm, locust, spruce, plus native bushes and sagebrush

Does this application propose to remove any of these prominent trees or vegetation? If so, which?

   ____________________________
   ____________________________
   ____________________________

DRH 12-00246
D. Additional Information

Are there other changes not yet covered?  □ Yes  ☒ No

If yes, please explain: ______________________________________
__________________________________________________________
__________________________________________________________
__________________________________________________________
__________________________________________________________

Any revisions to this application request must be received 14 days prior to the hearing date, or your application will be deferred to the next meeting. The staff will determine whether the application can still be heard on the scheduled date, which depends on the degree of modification.

Note: When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

[Signature]
Signature of Applicant/Representative

7-26-2013
Date
Affidavit of Legal Interest

State of Idaho )
 ) ss
County of Ada )

I, ____________________________,

__________________________
Name

Boise


Address

1/1/13

State

83702

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my

permission to _______________________________

Name

______________________________
Address

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold Boise City and its employees harmless from any

claim or liability resulting from any dispute as to the statements contained herein or as to
the ownership of the property which is the subject of the application.

Dated this _____________________ day of _____________________________, 2013

__________________________
Signature

Subscribed and sworn to before me the day and year first above written.

__________________________
Notary Public for Idaho

Residing at: Boise, ID

My commission expires: 06/27/2013
Area: North Boise - 0100
Address: 1513 N Claremont Dr.
City: Boise, ID
Zip: 83702

# Baths: 3.5
Level: 2 Sty w/BG
Apdx SqFt: 5381
Garage/Carport: 1

REMARKS
Frank Lloyd Wright-style home built by Art Troutner on one of a kind lot with spectacular view of the entire Boise Basin! This unique mid-century classic is constructed mostly of rock, real woods (teak, walnut & fir), slate and tile. A complete private retreat including swimming pool, tennis court, hot tub, water features and dramatic views of the mountains, city, sunrises and sunsets. A perfect place for family gatherings or entertaining.

AGENT REMARKS
Call Nina for appointment - 859-8750. Exceptional landscaping with meandering paths and patios to enjoy your favorite view. Perfectly maintained! See "D" for building plan, etc.

Confidential: This view may only be distributed to IMLS members. Any violation subject up to a $500 fine.

Printed/Email By: 370 Nina S Cadwell

FEATURES

AIR COND Central Air
FINISH Single
Pools/Spa
LAND USE Central Air

Fireplace Two
Detached
Heating Forced Air, Gas
Construction Frame, Stone

DOCS ON FILE Property Disclosure, Lead Based Paint Disci
KITCHEN FEAT Breakfast Bar, Dishwasher, Disposal, Double Oven, Microwave, Oven/Range Built-In, Pantry, Water Softener Own, Granite/Tile Coun...

STRUCTURE FEAT Alarm, Bed, Master Bln, Level, Cable/Satellite TV, Covered Patio, Guest Room, Skylight, Split Bedroom, Den/Office, Formal Dining, Family Room, Tile Flooring

FINANCIALS

Financing Remarks
Assoc Setup/Tmsf $0

Rent/Mo.
Association Fees Not Applicable
Tax Year 2011
Taxes $11,104.00

Parcel # S1002141901

SOLD INFORMATION

Close Date
Sold Price
How Sold
Close Contrib.

Ownership: FS

Date:

6/24/2013

DRH 12-00246
Planning & Development Services

July 29, 2013

Donald J. and Irene M. Eaton
1513 Claremont Drive
Boise, Idaho 83702

RE: DRH13-00246 / 1513 Claremont Drive

Dear Applicant:

This letter is to inform you that your application has been scheduled to be heard before the Boise City Historic Preservation Commission on Monday, August 26, 2013 at 6:00 p.m. in the Council Chambers on the third floor of City Hall. It will be necessary for you or your designated representative to attend.

Please be advised that you or your representative will be permitted up to twenty minutes to present your application. Members of the public will then be given up to three minutes to present testimony. Following public testimony, you or your representative will be allowed up to five minutes to rebut public testimony. The Historic Preservation Commission may, at its discretion, allow more time to answer questions posed by the Commissioners.

A staff report on your application will be ready for your review two (2) working days prior to the hearing date.

If you have any questions, please contact this office at 384-3830.

Sincerely,

Sarah M. Schafer
Manager, Design Review and Historic Preservation
BOISE CITY PLANNING AND DEVELOPMENT SERVICES

SMS/nh