

IDAHO HISTORIC SITES INVENTORY FORM

PROPERTY NAME Idaho First National Bank Building FIELD# CAPITOL S 101

STREET 101 S CAPITOL BLVD RESTRICT

CITY Boise VICINITY COUNTY CD 1 COUNTY NAME Ada

SUBNAME U S BANK PLAZA CONDO NO 02 BLOCK SUBLOT ACRES 3 LESS THAN

TAX PARCEL R8886160010 UTMZ 11 EASTING 564308 NORTHING 4829413

TOWNSHIP 3 N_S N RANGE 2 E_W E SECTION 10 SW 1/4, 1/4 NE 1/4

QUADRANGLE BOISE SOUTH OTHERMAP

SANBORN MAP SANBORN MAP# PHOTO# Digital

PROPERTY TYPE Building CONST/ACT1 Original Construction ACTDATE1 1982 CIRCA1

CONST/ACT2 Significant Construction ACTDATE2 2017 CIRCA2

ASSOCIATED FEATURES 2 bldgs TOTAL # FEATURES 2

ORIGINAL USE Commerce/Trade WALL MATERIAL BRICK

ORIGSUBUSE financial institution FOUND. MATERIAL CONCRETE

CURRENT USE Commerce/Trade ROOF MATERIAL

CURSUBUSE Financial institution OTHER MATERIAL GLASS

ARCHSTYLE Other PLAN Rectangular CONDITION Excellent

NR REF # NPS CERT ACTIONDATE FUTURE ELIG DATE

DIST/MPLNAME1 DIST/MPLNAME2

Individually Eligible Contributing in a potential district Noncontributing Future eligibility

Not Eligible Multiple Property Study Not evaluated

CRITERIA A B C D CRITERIA CONSIDERATION A B C D E F G

AREA OF SIGNIF Community Planning/Development AREA OF SIGNIF Architecture

COMMENTS Dating to 1978-1982, this building is a design of Welton Beckett & Assoc. of Los Angeles, CA. It replaced a previously full block of 19th and early 20th century commercial buildings and reflects Boise's Urban Renewal period of land clearance and redevelopment/"blight" removal program during the late 20th century. At 19 stories it was the tallest building in Idaho at the time of its construction until Zions Bank was completed. The full height piers/columns suggest the New Formalism style. This high

PROJ/RPT TITLE Urban Renewal District Survey SVY DATE 6/22/17 SVY LEVEL Reconnaissance

RECORDED BY Kerry Davis, PSLLC PH 816-225-5605 ADDRESS 1007 E. Jefferson Street, Boise, ID 83712

SUBMITTED PHOTOS NEGS SLIDES SKETCH MAP

SVY RPT # ***** FOR ISHPO USE ONLY ***** IHSI# 01-16014

MS RPT # SITS#

IHPR # HABS NO. ID- HAER NO. ID- REV#

CS # IHSI# REF NR REF# 2 REV# REF

SVY RPT# 1 SVY RPT# 2 SVY RPT# 3 MS RPT# 1 MS RPT# 2

ADD'L NOTES Other date suggested as 1978.

MORE DATA

ATTACH

OF PHOTOS NEGBOX# # OF SLIDES SHPO DETER DETER DATE

INITIALED ENTRY DATE REVISE REVISE REVISE

Table with 3 columns: REV#, SITS#, IHSI# and vertical lines for data entry.

IDAHO HISTORIC SITES INVENTORY FORM

PROPERTY NAME IHSI#
 FIELD# COUNTY NAME
 OTHER 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
 MORE DATA ATTACH

DOCSOURCE

ADD'L NOTES

COMMENTS

PHOTO LOG IHSI# REF INITIALED DATEENTERED

SKETCH

IHSI#	SITS#	REV#

IDAHO HISTORIC SITES INVENTORY FORM

PROPERTY NAME IHSI#
FIELD# COUNTY NAME

COMMENTS:

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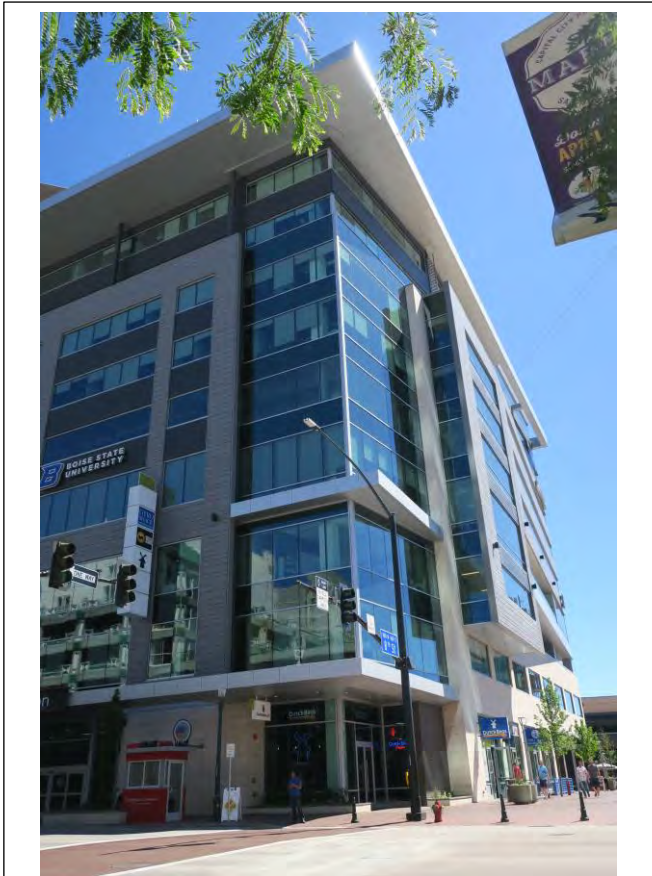
ATTACH

IHSI#	_____
SITS#	_____
REV#	_____

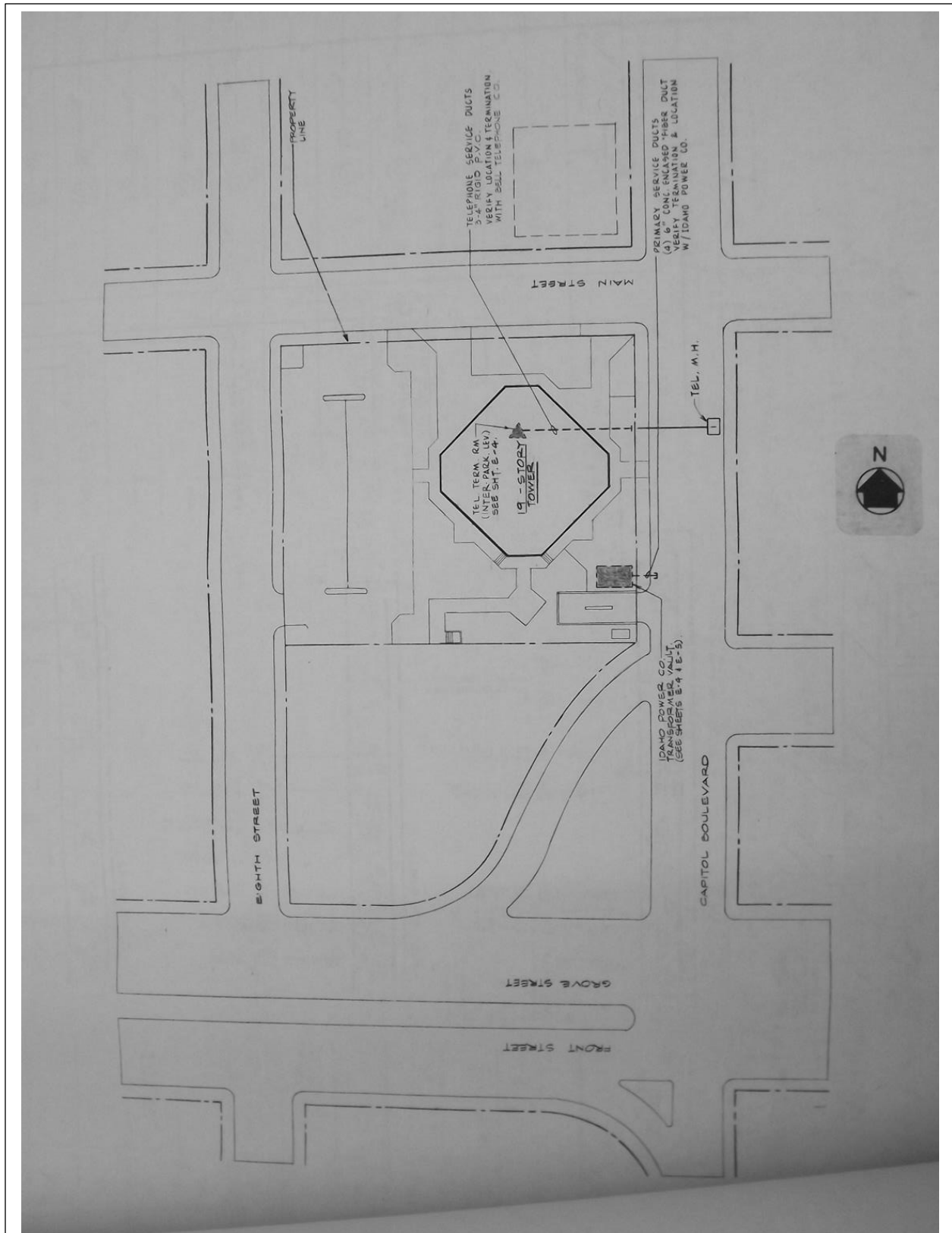




View W, June 2017



View S-SE, June 2017



Original Site Plan
Courtesy Idaho State Archives

BUILDING PERMIT APPLICATION BOISE CITY

DATE 6/19, 000.00

No. 5527 FILE

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT FOR THE WORK HEREIN INDICATED OR AS SHOWN AND APPROVED IN THE ACCOMPANYING PLANS AND SPECIFICATIONS.

OWNER PHONE _____

OWNER Leano First National ADDRESS 101 N. Capitol BUILDER PHONE _____

BUILDER Key Development ENGINEER Welton-Becket-CH, M Hill ARCHITECT Welton-Becket DESIGNER Associates L.A.

STRUCTURE: NEW REMODEL ADDITION REPAIR RENEWAL FIRE DAMAGE MOVING

PATIO CAR PORT GARAGE STORAGE SLAB FENCE ROOF SIDING DEMOLITION

RESIDENTIAL COMM. EDUCATIONAL GOV'T. RELIGIOUS D.R. _____ C.U. 12-76

OCCUPANCY R-2 LAND USE ZONE R-2 BLDG. TYPE T FIRE ZONE I OCC. LOAD n/a FLOOR LOAD -/0

2/24/80 Final no P.C.

Phase I: To construct footings and foundations for 10 story building and three level underground parking only. Lower 26,556 sq. ft., middle 48,042 sq. ft., upper 36,052 sq. ft. as per plans and specifications on file. # 125-N

Final 2/24/80

THIS PERMIT IS ISSUED SUBJECT TO THE REGULATIONS CONTAINED IN THE BUILDING CODE, ZONING REGULATIONS AND ALL APPLICABLE CODES AND ORDINANCES, AND IT IS HEREBY AGREED THAT THE WORK WILL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. THE ISSUANCE OF THIS PERMIT DOES NOT WAIVE RESTRICTIVE COVENANTS. THIS PERMIT WILL BECOME NULL AND VOID IF WORK IS NOT STARTED WITHIN 120 DAYS OR WORK ABANDONED FOR 120 DAYS.

VALUE	6014,000.00
Permit Fee	1202.50
Plan Check Fee	740.50
Total Fee	1943.00
Director APPROVED	<i>[Signature]</i>

APPLICANT OR AGENT _____

ADDRESS _____

PHONE _____

BUILDING PERMIT APPLICATION BOISE CITY

DATE 11, 000,000.00

No. 5527 FILE

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RESIDENTIAL COMM. EDUCATIONAL GOV'T. RELIGIOUS D.R. _____ C.U. 12-76

OCCUPANCY R-2 LAND USE ZONE R-2 BLDG. TYPE I-2B FIRE ZONE I OCC. LOAD 3427 FLOOR LOAD 10

2/24/80 Final no P.C.

Phase II:

To construct a 10 story masonry office building approx 217,371 sq. ft. with approx. 15,125 sq. ft. per floor as per plans and specifications on file. This phase is all over phase I (footing and basic parking garage) for basic steel.

Final 2/24/80

THIS PERMIT IS ISSUED SUBJECT TO THE REGULATIONS CONTAINED IN THE BUILDING CODE, ZONING REGULATIONS AND ALL APPLICABLE CODES AND ORDINANCES, AND IT IS HEREBY AGREED THAT THE WORK WILL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. THE ISSUANCE OF THIS PERMIT DOES NOT WAIVE RESTRICTIVE COVENANTS. THIS PERMIT WILL BECOME NULL AND VOID IF WORK IS NOT STARTED WITHIN 120 DAYS OR WORK ABANDONED FOR 120 DAYS.

VALUE	11,250,000.00
Permit Fee	2250.00
Plan Check Fee	1406.25
Total Fee	3656.25
Director APPROVED	<i>[Signature]</i>

APPLICANT OR AGENT _____

ADDRESS _____

PHONE _____



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3802
Fax: 208/384-3867
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Zoning Certificate

Print Date: **04/11/2007**

Received: **04/04/2007**

Finalized:

Permit Number: CZC07-00091
Permit Name: UNICO PROPERTIES
Address: 101 S CAPITOL BLVD

SECTION 11-5-1.1 of the Boise City Zoning Ordinance specifies that a zoning certificate shall be required for every building erected or moved into any zoning district and for every new use of land, except for single-family residences in residential zones. To secure a zoning certificate, the applicant must provide the above information. (Any use of land in an airport zone requires a permit from the Airport Manager's Office).

Proposed Exterior Changes: Add window and door
(Proposed use limited to 6 lines)

Applicant: UNICO PROPERTIES

This is to certify that the proposed use as indicated above is a permitted use within the present land use district. All other applicable requirements of the Boise City Zoning Ordinance, including all required yard setbacks, off-street parking and loading, signing and landscaping shall be met. This certificate is considered the applicant's design review approval for the exterior changes indicated.

- (1) Comply with plans and specifications dated received April 4, 2007.
- (2) The applicant shall comply with the Boise City Fire Code.
- (3) Obtain all necessary construction permits that may be needed for the proposed work, such as Building, Electrical, Plumbing, Demolition, etc. Contact the Permit Desk with questions pertaining to construction permits at 384-3801.
- (4) Materials color and finish shall match those already existing on the building.


Analyst: Sarah Schaefer



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Boise City Hall, 2nd Floor
 150 N. Capitol Boulevard
 P.O. Box 500
 Boise, Idaho 83701-0500

Phone: 208/384-3802
 Fax: 208/384-3867
 TDD/TTY: 208/377-3529
 Website: www.cityofboise.org/pds

Summary for Case No.: BLD07-01049

Print Date: 04/30/2007

Page 1 of 2

Status: REV Updated: 04/30/2007 by RMH Project: PRJ07-03074; Project No.: PRJ07-03074 Master No: BLD07-01049 Company/Name: BRUCE POE Site Address: 101 S CAPITOL BLVD 103	Valuation: \$501.00 Issue Date: No Data Expired Date: No Data Finalized Date: No Data
Description: **(Deli at the Grove)** (First floor lobby area US BANK)** To install a new exterior door in the existing deli to access outside patio area per approved plans and CZC07-00091. Work to include removal of glass storefront and installation of new 3'0" x 6' 8" exterior door. This building is fully fire sprinkled. RmH	

Case Details		
Type of Use: COM	Codes: IBC 2003 IECC 2003	
Type of Work: ALT	Const. Type: aIA	
Type of Permit: TIE	Occupancy: B 4.00 0.00 0.00 0.00	
Census Code: 437.00	Bond Req.: N Maint. or Repair:	
Plan Reviewer: RMH	Customer Number:	
Inspector Area: 0		
Measurements Floor load: 100.00 Number of buildings: 1 Number of units: 0 Number of stories: 0 Height: 0.00	Building Area Area - Existing: 391 Area - New: 0 Total Area: 391	Required Signatures ACHD: N Mechanical: N CDHD: N Plumbing: N Electrical: N Public Works: N Fire Alarm: N Structural: Y Fire-Life Safety: N Zoning: N Fire Sprinkler: N
Floodplain:	Sprinklered? F	
Land Use Code:	Micro Fiche#:	Paper Plans:
Comments: Initial project value is \$501.00; all other values n/a/4/26/07 LEG		



Planning & Development Services

Derick O'Neill

Director

Boise City Hall

150 N. Capitol Boulevard

Mailing Address

P. O. Box 500
Boise, Idaho 83701-0500

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208/384-3830

Fax

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800/377-3529

Web

www.cityofboise.org/pds

Mayor

David H. Bieter

City Council

President

Maryanne Jordan

Council Pro Tem

David Eberle

Elaine Clegg

Lauren McLean

TJ Thomson

Ben Quintana

May 8, 2014

Geoffrey Wardle
KC Gardner Riverwoods, LLC
101 S. Capitol Blvd. #1201
Boise, Idaho 83702
geoff@gardnercompany.net

Re: DRH14-00089 / 101 S. Capitol Boulevard / R1013000655

Dear Applicant:

This letter is to inform you of the action taken by the Boise City Design Review Committee on your request for approval of the detailed review for the transit facility and conceptual review, massing and placement, of the 9-story office building and expanded convention center over the transit facility located in a C-5DD (Central Business with Downtown Design Review overlay) zone.

The Committee, at their hearing of May 7, 2014, voted to approve your request. Based on the findings that were included in the Staff Report, the Committee concluded that your project complies with Section 11-03-04.12 C (7)(d) of the Zoning Ordinance, the Design Review Guidelines and the goals and policies of the Boise City Comprehensive Plan.

Enclosed is a copy of the Conditions of Approval, as well as the Findings of Fact, included in the Staff Report. Please be advised that the detailed Findings can be reviewed in the Planning and Development Services Department on the 2nd floor of City Hall.

May we also take this opportunity to advise you of the following:

- a. This approval will not take effect until after the appeal period has lapsed.
- b. A Building Permit will be required from the Building Division prior to construction.
- c. If this Design Review Permit is not acted upon by the commencement of construction or extended, pursuant to the Boise City Code, within eighteen months, it will become null and void without further notification from this department.
- d. A decision or condition of a Committee Level Design Review may be appealed to the Planning & Zoning Commission within ten (10) calendar days from the date of the Committee's action. The Appeal must be written, accompanied by the appropriate fee, and submitted to the Boise City Planning and Development Services Department prior to the deadline set forth herein. Appeal Application Forms are available in the Planning Department on the 2nd floor of City Hall.



Planning & Development Services

Derick O'Neill

Director

Boise City Hall

150 N. Capitol Boulevard

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Mayor

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City Council

President

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Council Pro Tem

David Eberle

Elaine Clegg

Lauren McLean

TJ Thomson

Ben Quintana

September 11, 2014

Bob Bowen
Babcock Design Group
800 W. Main Street
Boise, Idaho 83702
bob@babcockdesign.com

RE: ***DRH14-00315 / 777 W. Main Street***

Dear Applicant:

This letter is to inform you of the action taken by the Boise City Design Review Committee on your request for detailed approval for a 9-story office building and a 5-story convention center expansion over the previously approved transit facility on property located in a C-5DD (Central Business with Downtown Design Review overlay) zone.

The Committee, at their hearing of September 10, 2014, voted to approve your request. Based on the findings that were included in the Staff Report, the Committee concluded that your project complies with Section 11-03-04.12 C (7)(d) of the Zoning Ordinance, the Design Review Guidelines and the goals and policies of the Boise City Comprehensive Plan.

Enclosed is a copy of the Conditions of Approval, as well as the Findings of Fact, included in the Staff Report. Please be advised that the detailed Findings can be reviewed in the Planning and Development Services Department on the 2nd floor of City Hall.

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Plan Review Report

Plan analysis is based on the Boise City Code and International 2012 Codes as adopted.

Building Permit # [BLD14-03207](#) **Date** 01/05/2016

Project Name City Center Plaza

Project Address 777 W Main St

Primary Applicant Esi

Architect Bob Bowen

Engineer Nathan Charlton

Occupancy B, S2, A2

Construction IA (Fully sprinklered - Yes)

Occupant Load 0, 0

Seismic Category B

Plan Reviewer **John Menard**

Reviewer's Phone 384-3811

Note: The code items listed in this report are not intended to be a complete listing of all possible code requirements in the Boise City Code and International 2012 Codes. It is a guide to selected sections of referenced codes.

Scope of Work

(CITY CENTER PLAZA) - Shell and Core Only - To complete the shell, core and exterior finishes for the 299,750 square foot, nine story office, retail, parking garage and convention center building with a 44,050 square foot, below grade bus transit center. PLAN MODIFICATION 1-5-16 – Modification submitted to add a 1,200 square foot 10th floor. The 10th floor modification includes: [structural modifications to include: new floor, roof, 316 square foot terrace, a second stair, and exterior walls], new plumbing, new electrical, new mechanical, and new interior and exterior finishes. **TLW** PLAN MODIFICATION 9-3-15 – Modification submitted to modify structure and layout to accommodate finalized freight elevators and machine rooms. **TLW** This building is considered an addition to the existing approximate 304,610 square foot US Bank high rise building for allowable area, exterior opening and wall requirements. The existing high rise and new high rise addition will have separate sprinkler and alarm systems, as well as, their own fire command centers. This is a shell and core permit only and no occupancy is allowed under this permit. Separate tenant improvement permits will be required to finish this building for occupancy. All construction per the approved plans and attached comment list. JCM ***HIGH PRIORITY REVIEW***Contact Angie Brosious with any issues.