**CALDWELL HISTORIC PRESERVATION COMMISSION**
**REGULAR MEETING AGENDA**
**Monday, November 23, 2026 @ 6:00 pm**
**Caldwell City Hall – 205 S. 6th Avenue, Council Chambers Room, 1st Floor**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC COMMENT**

**IV. CONSENT CALENDAR: (ALL CONSENT CALENDAR ITEMS ARE ACTION ITEMS)**

1. **APPROVE MINUTES:** October 26, 2026, HPC meeting.

**V. CERTIFICATE OF APPROPRIATENESS PUBLIC HEARINGS:** CA-26-08 Certificate of Appropriateness, 1408 Dearborn Street

**VI. OLD BUSINESS:**

**VII. NEW BUSINESS:**

**VIII. COMMISSION/STAFF UPDATES AND REPORTS:**

1. **CHAIR, NICOLE BRADSHAW:** TBD
2. **CO-CHAIR, ALEX JONES:** TBD
3. **COMMISSIONER, RANDY LYONS:** TBD
4. **COMMISSIONER, JOHN NOTHDURFT:** TBD
5. **COMMISSIONER, GIL MAIURO:** TBD
6. **COMMISSIONER, SEAN BLACKWELL:** TBD
7. **COMMISSIONER, TRICIA STONE:** TBD
8. **STAFF, MORGAN BESSAW:** TBD

**IX. ADJOURNMENT**

The next Historic Preservation Meeting is on **Monday, December 28, 2026, at 6:00 pm at City Hall, 205 S. 6th Ave, City Council Chambers, first floor.** The agenda packet and minutes are on Caldwell's website: Historic Preservation Commission | City of Caldwell, Idaho

Any person needing special accommodation to participate in a public meeting should contact the City Clerk's Office cityclerk@cityofcaldwell.org or (208) 455-4656) prior to the meeting.
Cualquier persona que necesite adaptaciones especiales para participar en una reunión pública debe comunicarse con la Oficina de la secretaria Municipal cityclerk@cityofcaldwell.org o (208) 455-4656 antes de la reunión.

**CALDWELL HISTORIC PRESERVATION COMMISSION**
**REGULAR MEETING MINUTES**
**Monday, October 26, 2026 @ 6:00 pm**
**Caldwell Planning & Zoning Department – 205 S 6th Ave, Caldwell ID**

## I. CALL TO ORDER

## II. ROLL CALL

**Present**: ☒ N. Bradshaw ☐ A. Jones ☒ R. Lyons ☐ J. Nothdurft ☒ G. Maiuro ☒ S. Blackwell ☒ T. Stone
**Absent**: ☐ N. Bradshaw ☒ A. Jones ☐ R. Lyons ☒ J. Nothdurft ☐ G. Maiuro ☐ S. Blackwell ☐ T. Stone
**Staff Present:** ☒ M. Bessaw ☐ A. Cabello ☐ J. Mur ☒ A. Gomez ☐ _____
**Others Present:** ☒ G. Williams, City Council Liaison ☒ M. Dittenber, City Council Liaison
**Quorum Present**: ☒ Yes ☐ No

## III. PUBLIC COMMENTS: None.

## IV. CONSENT CALENDAR: (ALL CONSENT CALENDAR ITEMS ARE ACTION ITEMS)

**APPROVE MINUTES:** September 28, 2026, HPC meeting.

**MOVED BY**: ☐ N. Bradshaw ☐ A. Jones ☐ R. Lyons ☐ J. Nothdurft ☐ G. Maiuro ☒ S. Blackwell ☐ T. Stone
**SECONDED**: ☐ N. Bradshaw ☐ A. Jones ☐ R. Lyons ☐ J. Nothdurft ☒ G. Maiuro ☐ S. Blackwell ☐ T. Stone

**MOTION CARRIED**

## III. CERTIFICATE OF APPROPRIATENESS PUBLIC HEARINGS: None.

## IV. OLD BUSINESS:

1. Discuss Section 106 changes and the commission's involvement.
   a. After commission discussion it was decided that Morgan and Nicole will work with Chelsee from Canyon County to put educational information together for the city officials.

2. Discuss grant money for 2027 and narrow down project ideas.
   a. Morgan is gathering cost information on completing a survey of historic areas in Caldwell and will share at the next meeting.
   b. Commissioner Blackwell and Commissioner Stone will continue working on historic tours with a target date of January 13, 2027. Commissioner Maiuro volunteered to help with the tours.

## V. NEW BUSINESS: None.

## VI. COMMISSION/STAFF UPDATES AND REPORTS:

1. **CHAIR, NICOLE BRADSHAW:** Continuing to work with the videographer at CWI and discussing a documentary.
2. **CO-CHAIR, ALEX JONES:** n/a
3. **COMMISSIONER LYONS:** Continuing research on historic signage and gained ideas from another town on having more visible signs and information to attract people to those areas. Will look into signs that could be stored somewhere from previous commissions. Discussed the Idaho Humanities Council funding and opportunities with them.
4. **COMMISSIONER NOTHDURFT:** n/a
5. **COMMISSIONER MAIURO:** Interested in meeting with Commissioner Blackwell regarding tours as well as communicating with homeowners in the historic with C of A information.
6. **COMMISSIONER BLACKWELL:** Contacted professors and students about editing our videos and should have more information soon.
7. **COMMISSIONER STONE:** Discussed having a social presence on Facebook or on the city website. Continuing to work on historic tours particularly around the cemetery as well as engaging volunteers for tours.
8. **STAFF, MORGAN BESSAW:** City Council approved the adoption of the Historic Preservation Plan, and we need to request reimbursement by the state for our grant money. Working on survey estimate next steps and waiting for replies from three consultants.

## VII. ADJOURNMENT

**Motion to adjourn:**

**MOVED BY**: ☐ N. Bradshaw ☐ A. Jones ☒ R. Lyons ☐ J. Nothdurft ☐ G. Maiuro ☐ S. Blackwell ☐ T. Stone
**SECONDED**: ☐ N. Bradshaw ☐ A. Jones ☐ R. Lyons ☐ J. Nothdurft ☒ G. Maiuro ☐ S. Blackwell ☐ T. Stone

**MOTION CARRIED**

## APPROVAL OF MINUTES

Respectfully submitted by Jen Muir, staff.
MINUTES APPROVED AND SIGNED BY CHAIR BRADSHAW on the date noted below:

_____ Date: _____

**Nicole Bradshaw, Chair**

ATTEST: _____ Date: _____

**Morgan Bessaw, Planning & Zoning Deputy Director**

The next Historic Preservation Meeting is on **Monday, November 23, 2026, at 6:00 pm at 205 S 6th Ave, Caldwell** in the Council Chambers, 1st floor. The agenda packet and minutes can be viewed on the City of Caldwell's website: Historic Preservation Commission | City of Caldwell, Idaho

Historic Preservation Commission meeting recordings, agendas and minutes: Recordings, Agendas and Minutes

**Caldwell Historic Preservation Commission**
# STAFF REPORT / FINDINGS
Public Hearing Item | Historic Preservation Commission | 11/23/2026

*Staff Planner: April Cabello*

## CASE NO: CA-26-08
## Project Name: Side Yard Screened in Pergola

## STAFF SUMMARY AND RECOMMENDATIONS:

**STAFF FINDINGS:** Staff finds the project **IS** compliant with all applicable city codes, regulations, and policies.

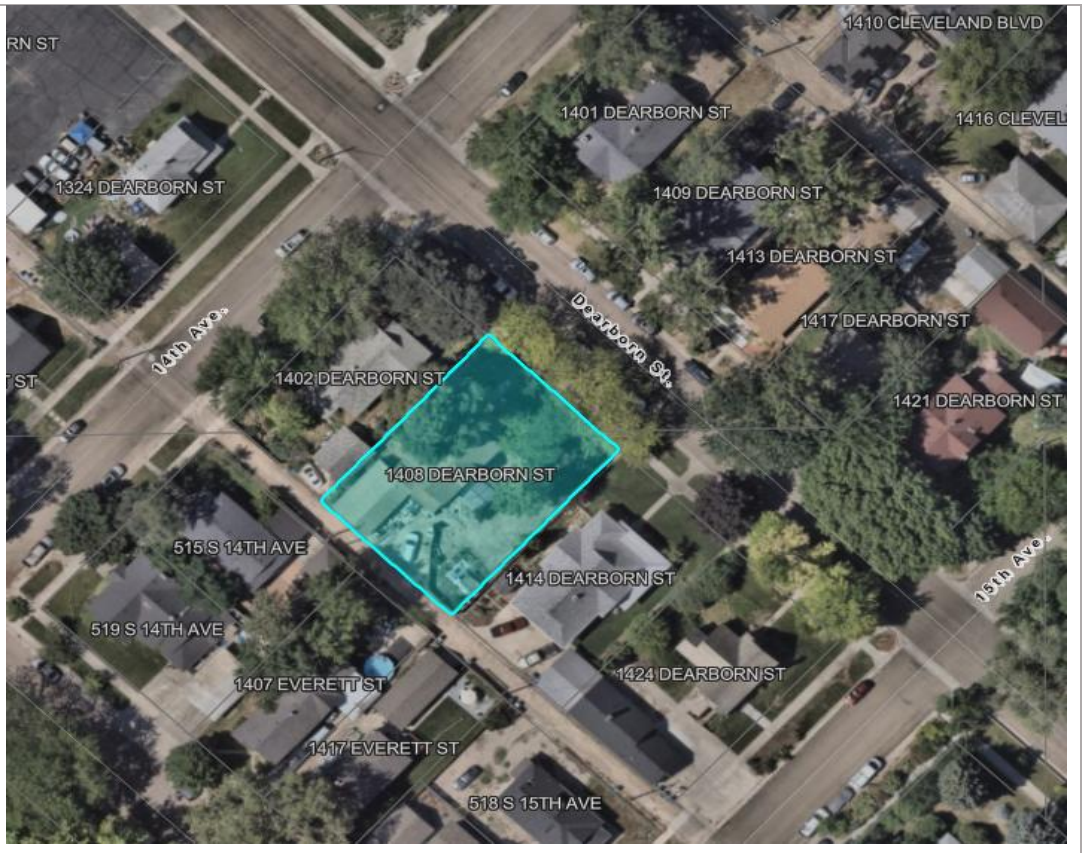
Staff recommends if approved, the approvals be subject to the conditions listed in the Findings of Fact, Conclusion of Law, and Decision herein.

## PROPOSED REQUEST:

Proposed Application:

- Certificate of Appropriateness approval for a 192 sq ft standalone screened in pergola in the side yard, visible from Dearborn Street.

| | |
|---|---|
| Applicant: | Kaitlin Scaggs |
| Property Owner: | John Scaggs<br>Kaitlin Scaggs |
| Parcel ID Number: | R0726200000 |




## DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the Historic Preservation Commission approves any application, the Commission must find and conclude the proposed requests are compliant with **Caldwell City Code approval criteria as listed within I. Findings of Facts, under the title "PUBLIC HEARING".**

# BEFORE THE CALDWELL HISTORIC PRESERVATION COMMISSION
# CITY OF CALDWELL, CANYON COUNTY, IDAHO

IN THE MATTER OF APPLICATION FOR A CERTIFICATE OF APPROPRIATES FOR A 192 SQ FT STANDALONE SCREENED IN PERGOLA IN THE SIDE YARD, VISIBLE FROM DEARBORN STREET.

Property Owner: John Scaggs, Kaitlin Scaggs

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION**

Case No. CA-26-08

## I. FINDINGS OF FACTS

1. **APPLICANT:** Kaitlin Scaggs

2. **PROPERTY OWNER:** John Scaggs, Kaitlin Scaggs

3. **APPLICATION REQUEST:** Request for a Certificate of Appropriateness from the Historic Preservation Commission for alterations to the property by adding a screened in pergola. The applicant is requesting approval for a 192 sq ft, 188x138", 7.11' tall standalone screened in pergola in the side yard, visible from Dearborn Street. The screened in pergola replaced an existing side yard deck. The 0.24-acre site is zoned R-1 and located within the Steunenberg Historic District.

4. **SITE ADDRESS AND LOCATION:** The subject site is located at 1408 Dearborn Street, Caldwell, and located on the northwest side of Dearborn Street between 14th Avenue and 15th Avenue.

5. **ASSESSOR PARCEL NUMBER(S):** R0726200000 described as 27-4N-3W NW WASHINGTON HEIGHTS SE 12 1/2' OF LOT 1 & ALL LOT 2 IN DORMAN BLK 32 & WASH HTS BLK 24 Caldwell Steunenberg Res Hist Dist.

6. **PROPERTY SIZE:** Approximately 0.24 acres (10,454.4 sf.), more or less.

7. **JURISDICTION:** The property is currently located in the City of Caldwell within the Steunenberg Residential Historic District.

8. **PUBLIC NOTICING:**

The following noticing was completed in accordance with Caldwell City Code Section 02-17-10:

| | |
|---|---|
| **Public Agency Notification Sent**<br>(See attached exhibit for list of agencies notified) | 10/16/2026 |
| **(300') Radius Notices Mailed -**<br>(Min. 15 days prior to hearing) | 11/3/2026 |
| **Physical Site Posted -**<br>(Min. 10 days prior to hearing) | 11/8/2026 |
| **Applicant Proof of Posting Received -** | 11/3/2026 |
| **Public Hearing** | 11/23/2026 |

9. **AGENCY COMMENTS:**

In accordance with Idaho Code, notice was provided to political subdivisions. Public agency comments were received from the following agencies and are included in their entirety as part of the official record and the exhibits attached hereto.

a. Caldwell Building Safety Division – See exhibit 2

10. **PUBLIC COMMENTS:**

Public comments were received from the following and are included in their entirety as part of the official record and the exhibits attached hereto:

No public comments received.

11. **SITE/PROJECT BACKGROUND AND HISTORY:**

The subject property, 1408 Dearborn Street, is located in the R-1(Low Density Residential) Zone and the Steunenberg Residential Historic District. The subject property had the National Register Recommendation Survey in 1998. The 1998 survey documented the subject property with an estimated construction date of 1905-1910; the style listed as Vernacular (a type of local or regional construction) with Queen Anne character and was noted to be in good condition. The listed the type of building material being metal (aluminum). The property/building was listed as Contributing on the National Register Recommendation Survey in 1998.

12. **APPLICABLE REGULATIONS AND GUIDING DOCUMENTS:**

a. City of Caldwell Zoning Ordinance
b. City of Caldwell Comprehensive Plan, as amended
c. Steunenberg Residential Historic District design guidelines, as amended and adopted;
d. U.S. Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings;
e. Idaho Code, Title 67, Chapter 46, Preservation of Historic Sites
f. Idaho Code, Title 67, Chapter 65, Local Planning Act
g. Federal Fair Housing Act

13. **SURROUNDING ZONING DISTRICT DESIGNATIONS:**

| | |
|---|---|
| **Site:** | R-1 (Neighborhood Residential) Steunenberg Residential Historic District |
| **North:** | R-1 (Neighborhood Residential) Steunenberg Residential Historic District |
| **South:** | R-1 (Neighborhood Residential) Steunenberg Residential Historic District |
| **East:** | R-1 (Neighborhood Residential) Steunenberg Residential Historic District |
| **West:** | R-1 (Neighborhood Residential) Steunenberg Residential Historic District |

14. **SURROUNDING HISTORIC LAND USES OR STRUCTURES:**

| | |
|---|---|
| **Site:** | Residential home within the Steunenberg Residential Historic District. |
| **North:** | Residential home within the Steunenberg Residential Historic District. |
| **South:** | Residential home within the Steunenberg Residential Historic District. |
| **East:** | Residential home within the Steunenberg Residential Historic District |
| **West:** | Residential home within the Steunenberg Residential Historic District |

Subject Site:
1408 Dearborn Street



Subject Site:
1408 Dearborn Street
Additional Picture



1402 Dearborn Street



1414 Dearborn Street



1424 Dearborn



1409 Dearborn Street



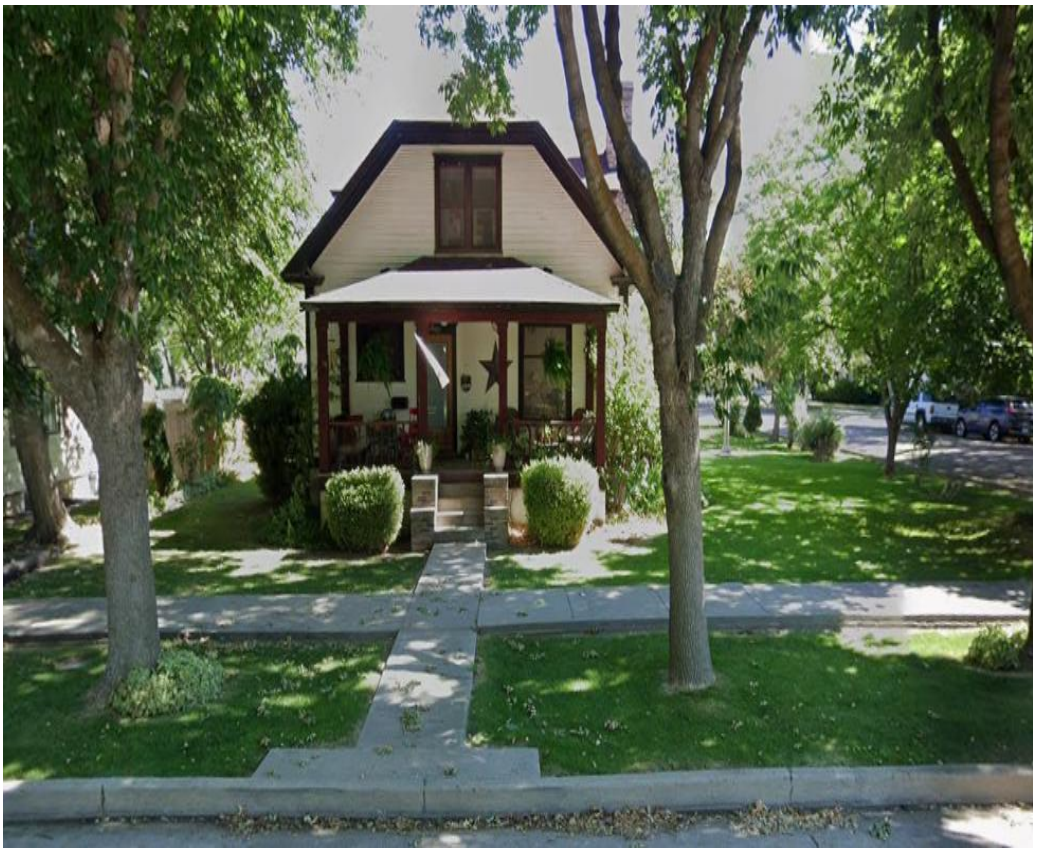
1413 Dearborn Street



1417 Dearborn Street



1421 Dearborn Street



# STAFF REVIEW AND ANALYSIS

**Site Design and Placement**

The subject property is located within the R-1 (Low Density Residential) zone and within the boundaries of the Steunenberg Residential Historic District. The existing home is listed as Contributing in the district.

Per Secretary of the Interior's Standards for Rehabilitation, Building Site, the relationship between a historic building or buildings, and landscape features within a property's boundaries – or the building site – helps to define the historic character and should be considered an integral part of overall planning for rehabilitation project work.

According to the Secretary of the Interior's Standards for Rehabilitation – Standard 9 and 10 (page 6) in particular – and the Guidelines for Rehabilitating Historic Buildings, (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differential from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.

As with additions, maximizing the advantage of existing site conditions, such as wooded areas or drops in grade, that limit visibility is highly recommended.

***Staff Comments:***

For contributing structure remodels or additions, changes and additions to the property and its environment that have taken place over the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance, and this significance should be recognized and respected. Applications for changes to the structure of properties in the historic district that have been classified as contributing are considered by the Commission, as per the adopted Decision Matrix and will apply the same standards of maintaining the historic character of the district.

The applicant is asking for approval of the already constructed detached screened in pergola that is located in the side yard which is behind a 6' fence but the pergola is tall enough to be seen from Dearborn Street. The applicant states the accessory structure is to house and allow their indoor cats a place to be contained but enjoy the outside. The height of the accessory structure is 7' 11" and is significantly shorter than the existing roof line. The proposed materials consist of a redwood pergola, cedar screen door with custom built, period-appropriate, fretwork corners with screened panels that are modular and fully removable. Fretwork Corners refer to decorative; open-work geometric or interlaced patterns placed at structural joints. The applicant is asking for forgiveness as the accessory structure has been built and is asking for approval after the fact and would like to proceed with finishing the construction of the accessory structure. The applicant can explain the remaining final touches that need to be completed.

Based on review of the submitted documents and plans, Staff finds that the minor addition of an accessory structure on the property of the existing conforming home will not significantly impact the surrounding properties.

**Comprehensive Plan Consistency:**

***Staff Comments:*** *Staff finds the proposed addition of the detached accessory structure next to the contributing home does support the goals, policies, and recommendations of the comprehensive plan. The addition of the accessory structure will not make a significant impact on the surrounding properties or district.*
*Comp Plan Goals and Policies, chapter 4 Vibrant Gathering Spaces:2 . Protect and enhance the historical resources that represent the city's cultural and architectural history: 2.1 Support the Historic Preservation Commission in its efforts to preserve buildings and sites that have historical and architectural value. 2.2 Harmonize new development to blend into a historically sensitive area.*

**CCC 10-05-02(3) Zoning District Purpose Statements and 10-05-03 Land Use Schedule**

The subject site is located in the R-1 (Neighborhood Residential) zone. The purpose of this zone is to provide areas by zoning procedures in accordance with the comprehensive plan that accommodate single-family residential (including accessory dwelling units), townhomes, and duplexes. Small-scale commercial uses may be found at major intersections of arterial and collector roadways, along highway frontages, or as part of a planned unit development or master planned community, in order to provide greater access of services to the surrounding neighborhoods.

The existing conforming home currently is a permitted use in the R-1 zone. The proposed site location of the accessory structure is within the side yard and is compliant with the height and setback requirement of Chapter 10 Zoning Ordinances. The addition of the accessory structure would have no effect on the zoning and land use.

**CCC 10-05-04: Bulk and Dimensional Standards:**

The following are the requirements for the R-1 zone:

| Addition/Alteration: | Proposed Size |
|---|---|
| Screened in Pergola | 192 sq ft |

| **Table 10-05-04: Bulk and Dimensional Standards - Residential Districts** | | |
|---|---|---|
| | **Required** | **Proposed** |
| **Scale and Massing** | **R-1** | **R-1** |
| Maximum Building Height (ft.)4 | 22 | 7'11" |
| **Setbacks** | **R-1** | **R-1** |
| Front Yard Setback, Garage; Minimum (ft.) | 22 | 53' approx. |
| Front Setback, Living Area; Minimum (ft.) | 15 | N/A |
| Interior Side Yard Setback; Minimum (ft.) | 5/05 | 26' approx. |
| Street Side Yard Setback; Minimum (ft.)6 | 15 | N/A |
| Rear Yard Setback; Minimum (ft.) | 20 | 46'approx.. |
| Alley (Garage/Parking) Setbacks: Minimum (ft.) | 5 | N/A |

***Staff Comments:*** *Staff finds that the accessory structure is permitted in the R-1 Zone and meets all dimensional and site location requirements.*

## AREAS OF SPECIAL CONCERN

*Materials - If the commission approves the request for the addition of the accessory structure, staff requests the commission state clearly the conditions of approval, including the exact finished materials approved to be used such as materials used for the roofing and paint color. The proposed materials consist of a type of shingle that matches existing roof of the home and the Commission could ask to match any paint color of the house.*

## PUBLIC HEARING

A public hearing on the subject application was held before the Caldwell Historic Preservation Commission on 11/23/2026, at which time city staff presented a staff report along with an analysis of the application and all pertinent information on the case, followed by the applicant's presentation.

**The Caldwell Historic Preservation Commission reviewed and considered all records, evidence, testimony, and facts presented, and based upon compliance with the conditions noted below. The following findings and conclusions were made:**

**Certificate of Appropriateness**

| REQUIRED APPROVAL CRITERIA | | |
|---|---|---|
| *Caldwell City Code Section 02-17-11: Findings for Granting a Certificate of Appropriateness outlines the criteria for approving a Certificate of Appropriateness.*<br><br>**The commission shall review application(s) with the findings outlined below as pertaining to the request for a certificate of appropriateness. The commission may attach conditions of approval to the application to ensure compliance with the findings. Modifications to the application may be submitted and will be considered at a staff level. In reviewing the modification, planning staff will utilize the original findings under which the application was reviewed to ensure the project still complies with the requirements for a certificate of appropriateness.** | | |
| **Criteria** | **Findings and Conclusion** | |
| | **Compliant** | **Not Compliant** |
| The design of the project is consistent with the U.S. Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings. | | |
| The design of the project is consistent with Caldwell City Code, Chapter 10: Zoning Ordinances, as amended and adopted by City Council. | | |
| The design of the project is consistent with the Steunenberg Residential Historic District design guidelines, as amended and adopted | | |
| The design of the project is consistent with the City of Caldwell Comprehensive Plan, as amended and adopted by City Council. | | |

**Alterations Approval Criteria**

| REQUIRED APPROVAL CRITERIA | | |
|---|---|---|
| *Caldwell City Code Section **02-17-11-01: Alterations; Findings;** outlines the criteria for approving a certificate of appropriateness for a for Alterations to the property.* **The commission's decision in regard to certificates of appropriateness for alterations shall be based on the following findings as applicable to that property or request and as they relate to historic preservation.** | | |
| **Criteria** | **Findings and Conclusion** | |
| | **Compliant** | **Not Compliant** |
| That the request is consistent with the Steunenberg Residential Historic District design guidelines. | | |
| That the request supports the goals, policies, and recommendations of the City of Caldwell's Comprehensive Plan and the plans referenced therein. | | |
| That based on the adopted design guidelines the request will not be incongruous with the historical, architectural, archeological, educational, or cultural aspects of the local district. | | |
| That the request complies with the dimensional standards and other applicable requirements of chapter 10 of this code including, but not limited to, setbacks, height restrictions and parking requirements, unless the commission finds that modifying those standards is necessary to protect the overall characteristics of the local district and to comply with the adopted design guidelines. | | |

## II. CONCLUSIONS OF LAW

1. The commission has been given authority to exercise to the fullest extent granted under title 67 (state government and state affairs), chapter 46 (preservation of historic sites) of the Idaho Code.
2. Adequate notice of the public hearing was provided, pursuant to Section 02-17-10 (2) of Caldwell City Code.
3. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence and exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law and Decision.
4. The Historic Preservation Commission is authorized to approve, approve with conditions, approve with modifications, or deny Certificate of Appropriateness applications in accordance with Section 02-17-10 (2) F of Caldwell City Code. The Caldwell Historic Preservation Commission reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, the Caldwell Comprehensive Plan, and approval criteria as specified within Caldwell City Code in making their findings and decisions.

## III. DECISION

**THE FINDINGS BELOW ARE WRITTEN IN BOTH APPROVAL AND DENIAL.**

**THE HISTORIC PRESERVATION COMMISSION WILL DECIDE IF THE INDIVIDUAL APPLICATION IS COMPLIANT WITH THE CORRESPONDING CRITERIA AS LISTED BELOW.**

***NOTE:*** *The findings will be updated prior to signature to represent the decision made at the hearing.*

**Approval Language**

**THEREFORE**, the Caldwell Historic Preservation Commission, hereby approves of the request for a Certificate of Appropriateness for CA-26-08, 1408 Dearborn Street, Caldwell, Idaho; for the standalone accessory structure (screened in pergola) with the following conditions:

**OR**

**Denial Language**

**THEREFORE**, the Caldwell Historic Preservation Commission, hereby **denies** of the request for a Certificate of Appropriateness for CA-26-08, 1408 Dearborn Street, Caldwell, Idaho; for the standalone accessory structure (screened in pergola) because**….*deciding body must state the reasons for denial***

**CONDITIONS OF APPROVAL**

**(This section is only applicable to approval decisions)**

**NOTE:** Any conditions removed by the governing body will be shown in strikethrough.
Any conditions added by the governing body will be shown underlined

**A. Site Specific Requirements:**

1. Term Of Approval: The term of approval for a certificate of appropriateness shall be twelve (12) months from the date of signature on the certificate or may be extended through the issuance of a valid building permit. The certificate of appropriateness is issued to the property owner and is valid for both the property and whoever owns the property, within the applicable one-year time frame. If the property is sold within the one-year time frame, the certificate of appropriateness shall be transferred from the previous owner to the new owner. Certificates of Appropriateness shall not be transferred from one property site to another property site but may be transferred between property owners on and for the same property site.
2. Exterior Materials shall consist of the following: (AS STATED BY THE COMMISSION)

**B. General Requirements:**

1. Development of the subject property shall be consistent with all requirements, codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in the Order of Decision.
2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved in compliance with city codes prior to the issuance of the Certificate of Appropriateness.
4. Any changes to the plans and specifications upon which this approval would require an additional public hearing before the Commission.
5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.
6. This approval is for the application specified herein only. Additional permits, licenses and approvals may be necessary.
7. Site Plan. The Site Plan **(Exhibit 1)** represents the plan approved by the commission. No changes to the site layout may occur without further approval by the commission.
8. Building Elevations. The Building Elevations **(Exhibit 1)** represents the elevations approved by the commission and includes the style of architecture, architectural features, colors, finishes and materials, and surrounding landscaping for the project. No changes may occur without further approval by the commission.
9. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.

**These Findings of Fact, Conclusions of Law and Decision are approved and adopted by the Caldwell Historic Preservation Commission on this 23rd day of November 2026.**

ATTEST:

_____
Historic Preservation Commission

_____
April Cabello, Planning Tech
City of Caldwell

# EXHIBITS

**Exhibit 1:** Application Documents

- Application(s)
- Project Narrative
- Vicinity Map
- Site Plan
- Building Elevations

**Exhibit 2:** Public Agency Comments

- Caldwell Building Safety Division comments

**EXHIBIT 1:**

**APPLICATION DOCUMENTS**

# Planning & Zoning Department

**Historic Preservation Commission**
**205 S 6th Avenue**
**Caldwell, ID 83605**
**Phone: 208/455-4667 or 208/455-3021 Fax: 208/455-3050**
**Website: www.cityofcaldwell.com**


# Certificate of Appropriateness -

## Steunenberg 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 your request, please mark it N/A.

**This box for office use only**

**Case #:** _____ **Cross Referenced Cases:** _____

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

1408 Dearborn St. Caldwell, ID 83605

## Applicant Information

**Applicant:** Kaitlin Scaggs

**Phone:** 208-941-6634

Owner ☒ Purchaser ☐ Lessee

**Applicant's Mailing Address:** 1408 Dearborn St. Caldwell, ID **Zip:** 83605

**Applicant's E-mail Address:** Scaggs.kaitlin@gmail.com

**Agent/Representative:** _____ **Phone:** _____

**Agent/Representative's Mailing Address:** _____ **Zip:** _____

**Agent/Representative's E-mail Address:** _____

**Contact Person** (if different from above): _____ **Phone:** _____

**Address of Subject Property:** 1408 Dearborn St. Caldwell, ID 83605

**Have you reviewed the City's Historic District Design Guidelines?** ☒ Yes ☐ No

# A. Development Information

1. **Size of Lot:** ~10,500 square feet **Dimensions:** ~87×120 feet

**Footprint of structures:** ~2,300 square feet

2. **Description of Site** : Site faces Dearborn. The structure takes up half or less of the street view of the lot. The area alongside the main structure is fully fenced in between the front yard and back alley.

3. **Description of Setting**: Site is between two other houses. Both neighboring houses have screened in front porches.

4. **A. This application is a request to construct, add or change the following:**

(Check all that apply)

| | Add | Change | Demolish | N/A | |
|---|---|---|---|---|---|
| **Roof** | ☐ | ☐ | ☐ | ☒ | |
| **Walls** | ☐ | ☐ | ☐ | ☒ | |
| **Fascia** | ☐ | ☐ | ☐ | ☒ | |
| **Windows/Doors** | ☐ | ☐ | ☐ | ☒ | |
| **Trim** | ☐ | ☐ | ☐ | ☒ | |
| **Porch** | ☐ | ☐ | ☐ | ☒ | |
| **Other** (describe) | ☒ | ☐ | ☐ | ☐ | Back yard pergola with screen |

**B. Fully explain the nature of your request:** Proposed is a rear/side deck pergola and modular, removable screen enclosure. The addition is situated in the private side/rear yard area behind the existing perimeter fence. Public visibility is minimal, limited to an oblique angle from the sidewalk over the fence line. The addition does not structurally connect to the house.

5. **Does the application propose a change in use?** ☐ Yes ☒ No

**What is the current use?**

**If yes, what is the proposed new use?**

(home occupation, rezone, subdivision, special use, temporary use) Circle one.

# B. Building Information

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

1. **Number of structures:**

**Residential:** 1

**Outbuildings:** 1

2. **Square footage of existing structures:**

| Floor | Gross Square Feet |
|---|---|
| First: | ~1,900 |
| Second: | ~1,600 |
| Third: | |
| Other: | |

3. **Square footage of proposed structures or additions:**

| Floor | Gross Square Feet |
|---|---|
| First: | |
| Second: | |
| Third: | |
| Other: | 192 |

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

| Floor | Gross Square Feet |
|---|---|
| First: | N/A |
| Second: | |
| Third: | |
| Other: | |

4. **Existing Height to Building Eave:** _____

**Existing Height to Building Peak:** _____

**Proposed Height to Building Eave:** _____

**Proposed Height to Building Peak:** _____

**Number of Stories:** Existing structure has 2

5. **This existing building is a:**

☒ Single-Family dwelling ☐ Duplex ☐ Triplex ☐ 4-Plex ☐ Other: _____

6. **Exterior Building Materials:**

| | Existing | Proposed |
|---|---|---|
| Roof: | | N/A |
| Walls: | | N/A |
| Doors: | | N/A |
| Fascia, Trim, etc.: | | N/A |
| Other: | N/A | Unstained redwood framing |

**Windows (Existing)**

Existing Material: N/A

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: N/A

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 Information

## 1. Fencing

| | Existing | Changes Proposed |
|---|---|---|
| Type: | Wood picket | |
| Size (Height): | 6 feet | |
| Location: | Around back/side yard | |

## 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 20 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.

Kaitlin Scaggs _____ 9/24/2026

Signature of Applicant/Representative Date

_____ _____

Signature of Property Owner (if other than Applicant) Date

**Property Address:** 1408 Dearborn St, Steunenberg Historic District

**Project Description:** Rear/Side Yard Pergola & Removable Screening

**Project Summary & Context**

This proposal seeks retroactive approval for a rear/side deck pergola and proposed seasonal screen enclosure. Because this deck improvement is situated within the private yard behind an existing perimeter fence, it was initially undertaken with the understanding that private rear/side yard structures were outside the scope of street-visible review. Upon recognizing that a small portion of the upper pergola structure is subtly visible over the fence, this application is being proactively submitted to ensure complete compliance with district guidelines and maintain full alignment with the Commission's standards.

The addition is situated in the private side/rear yard area behind the existing perimeter fence. Public visibility is minimal, limited to an oblique angle from the sidewalk over the fence line. The addition does not structurally connect to the house.

**Design & Material Compatibility**

- **Materials:** Built using high-quality, unstained natural redwood. Natural wood is historically appropriate to the district and will weather naturally or accept a traditional stain/finish.
- **Architectural Details:** To respect the historic context of the district and complement the home's turnout, the enclosure panels will feature custom-crafted Victorian-inspired screen doors and matching corner spandrel/fretwork accents. The existing porch has tuscan columns that do not fit the style of the house, so these will bring in more period-appropriate details and provide a basis for possible future modification proposals to bring the front porch more in line with the historical style of the house.
- **Massing & Scale:** The structure is low-profile, subordinate to the main two-story mass of the house, and does not compete with or obscure any primary architectural features of the dwelling.

**Preservation Principles & Reversibility**

- **No Damage to Historic Fabric:** The structure is integrated into the existing deck area and attaches without modifying, altering, or damaging any original 1900 architectural material or trim.
- **Reversibility:** The screen panels and decorative fretwork are modular and completely removable, ensuring the structure can easily revert to an open-air deck structure without impacting the site.

We respectfully request approval for this minor improvement, as it preserves the neighborhood streetscape while allowing functional use of the private yard space.

## April Cabello

**From:** Katie Scaggs <scaggs.kaitlin@gmail.com>
**Sent:** Thursday, October 8, 2026 2:36 PM
**To:** April Cabello
**Subject:** Re: APPLICATION HEARING FEES Hearing: November 23, 2026 - 1408 Dearborn St.

It is 188x138" from the exterior of post to post. The highest point is 95".

Sent from my iPhone

> On Oct 8, 2026, at 11:36 AM, April Cabello <acabello@cityofcaldwell.org> wrote:
>
> Hi Katie, I forgot to ask you while I had you on the phone. We need the dimensions of the screened in pergola and the height. I believe it is 192 sq ft but what are the dims and the height?
>
> <image001.png>
> **Planning & Zoning Division**
> **April Cabello**
> ***Planning Tech***
> 205 S 6th Ave • Caldwell, ID 83605
> www.cityofcaldwell.org • 208-455-4667



# View from sidewalk

Pergola is slightly visible above the fence. When the holly bush in the back yard is not trimmed as closely, it is covered far more.



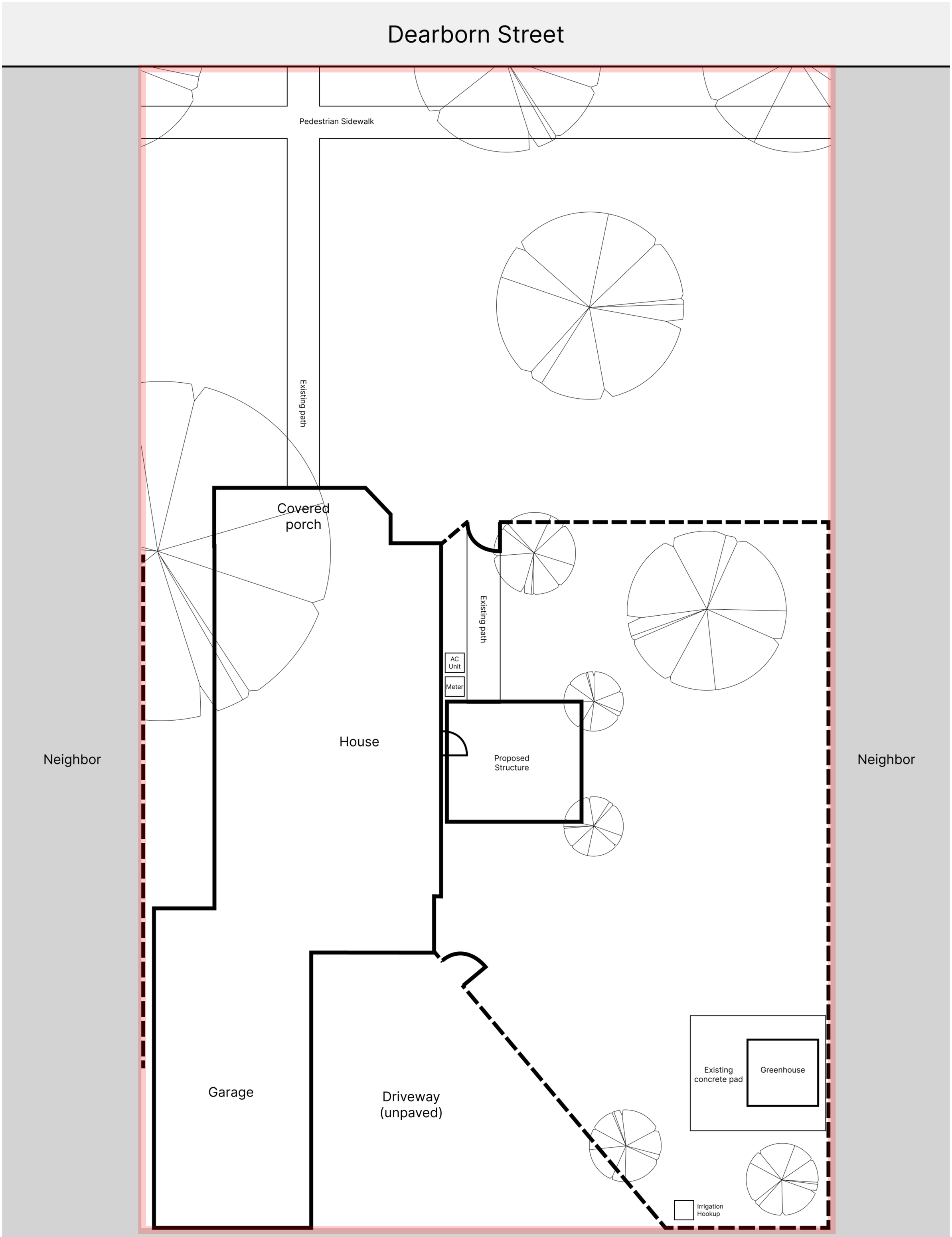
# Elevation of N. Side

Via Google Streetview.

The fence, trees, and (not freshly trimmed) holly bush work together to nearly completely screen the back yard from view.



# Site plan




1408 Dearborn St

Prepared by: Kaitlin Scaggs

Fence

Property Line

1′ 5′ 10′ Scale

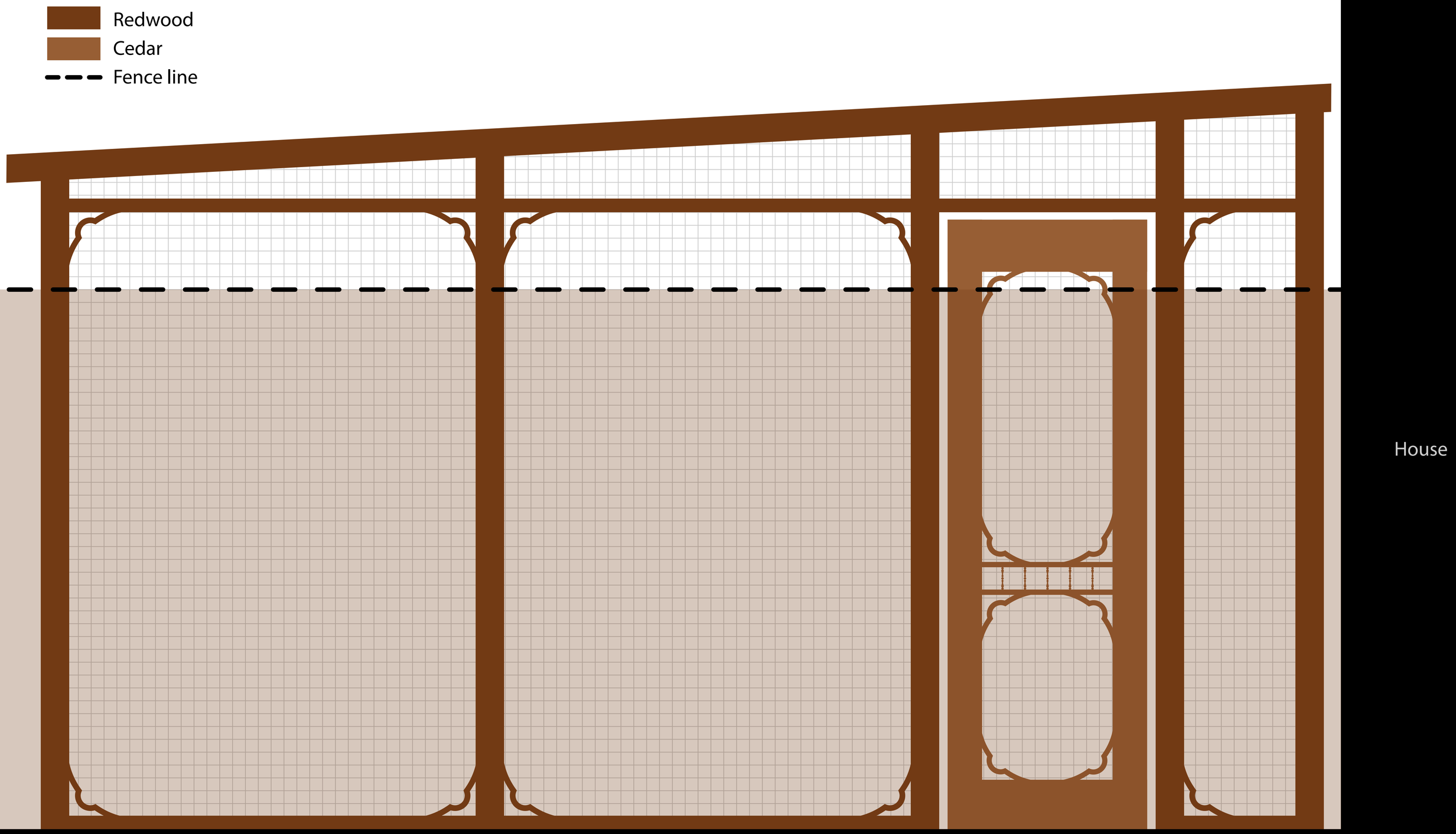
# Elevation of E. Side

Side of house (image from listing)



# Pergola front elevation

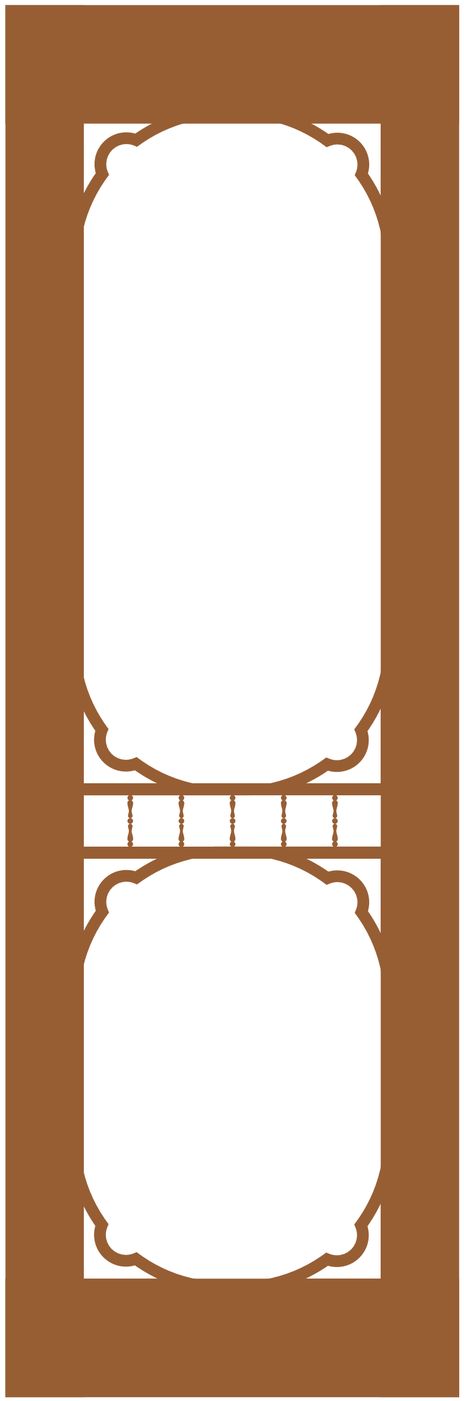
Redwood pergola with custom built, period-appropriate, fretwork corners.
Screened panels are modular and fully removeable.



# Screen door

Custom built screen door, inspired by period-appropriate victorian style designs.

Cedar





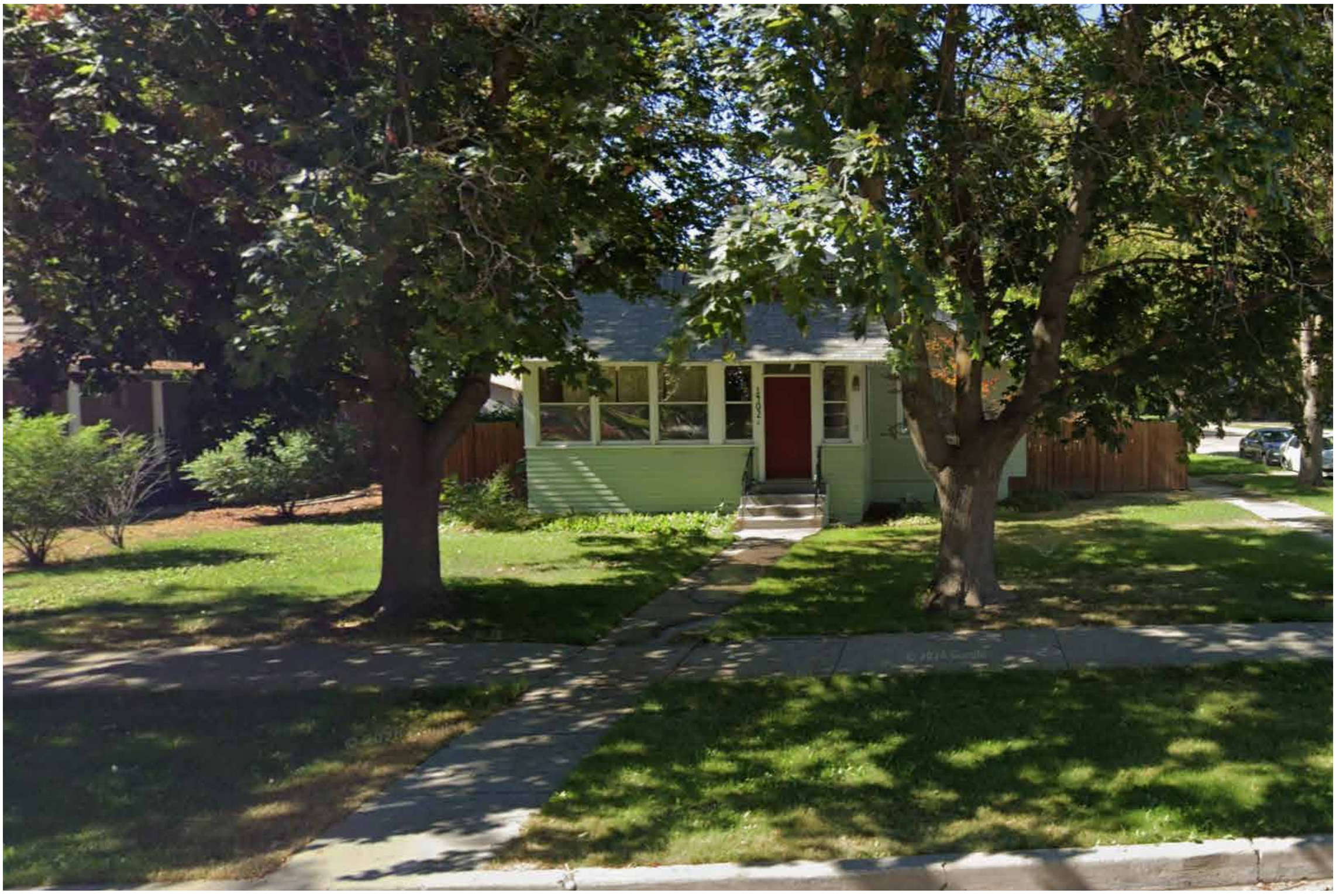
# 1414 Dearborn St.

Front Elevation of neighbors {via Google Streetview}.



# 1402 Dearborn St.

Front Elevation of neighbors {via Google Streetview}.



# 1408 Dearborn St.

Survey Date: 06/97

Historic Name:
William Taylor residence

# IDAHO HISTORIC SITES INVENTORY
## IDAHO STATE HISTORIC PRESERVATION OFFICE

This form provides the minimum level of documentation required to determine a property's eligibility for the National Register of Historic Places. Complete all starred (*) items as well as the National Register Recommendation.

### PROPERTY DATA

*Property Name *William Taylor (1995)* Field No. *101*
*Map Reference *Caldwell 7.5*
*Township *4N* *Range *R3W* *Section *27*
* _____ 1/4 of * _____ 1/4 of * _____ 1/4, Boise Meridian
UTM Zone _____ _____ easting _____ northing
*County *Canyon* *Acres _____
*Address *1408 Dearborn* *City *Caldwell*
Lot(s) _____ Block(s) *24* Subdiv./Add. *Washington Heights*
Historic context(s) *Architecture*
*Property Type *Building* *Total # features *1*
*Assoc. Features (bldgs. etc) _____
*Construction Date _____ *Estimated Construction Date *1905-1910*
Style *Vernacular with Queen Anne chars.* Plan _____
*Condition *Good* *Moved: Yes _ When _____
*Materials *Metal (aluminum)*

*Original Use *Domestic* *Current Use *Domestic*

### NATIONAL REGISTER RECOMMENDATION: (check all that apply)

_____ Individually eligible
__X__ Contributing in a potential district
_____ Multiple property study
_____ Significant person
_____ Architectural/artistic values
_____ Not eligible
_____ Noncontributing
_____ Historical significance
_____ Historic landscape
_____ Not evaluated

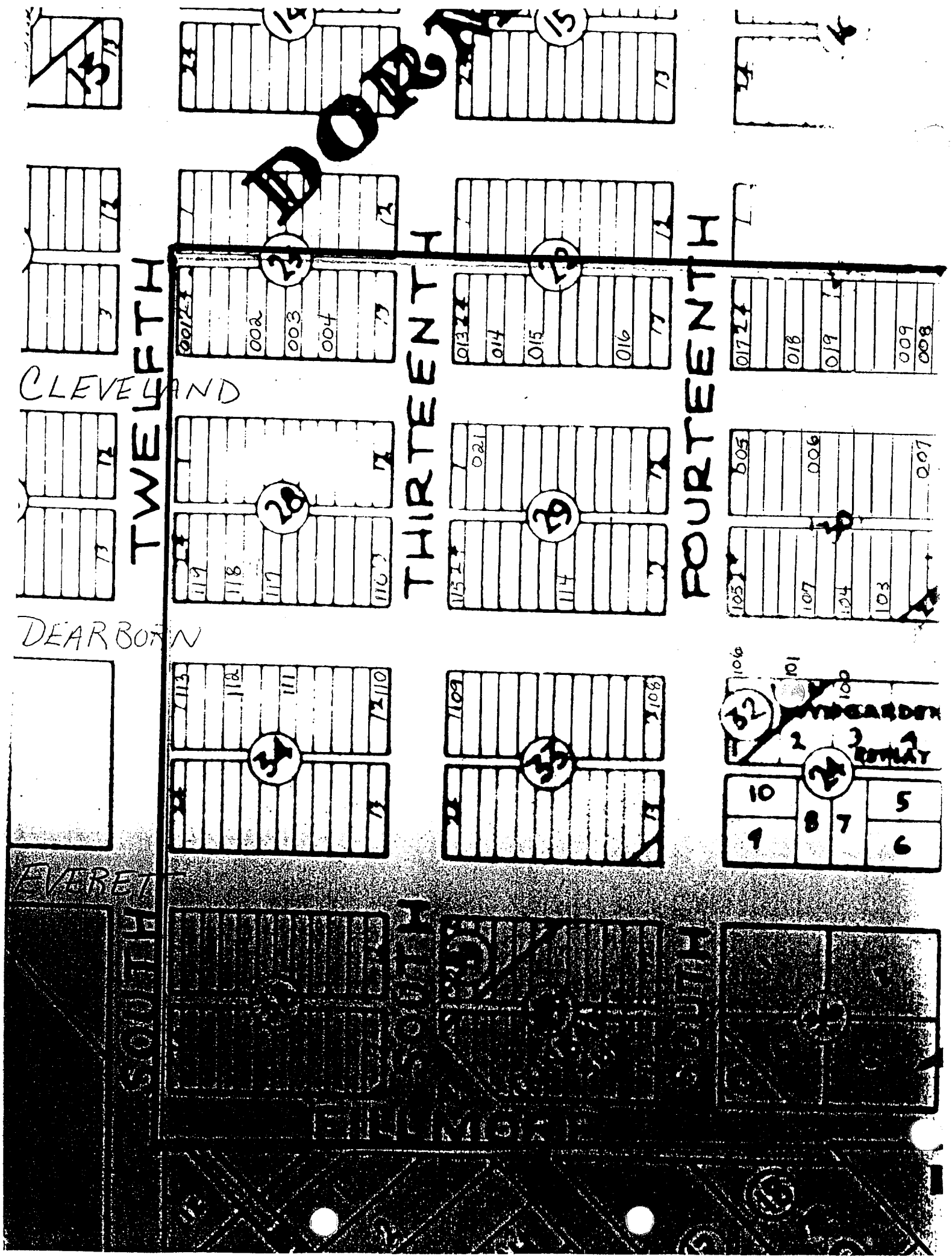
Comment _____

*Recorded by *Barbara Perry Bauer* *Phone *338-1014*
*Address *The Arrowrock Group, Inc. P.O. Box 7333, Boise Idaho 83707*
*Project/Report Title *Phase 6 - Washington Heights Reconnaissance Survey*
Survey Report # _____ Reconnaissance __X__ Intensive ____ *Date *6/1/97*

### FIELD NOTES / SKETCHES

*City Directory 1948 Paul Case (Furniture Store)*

IHSI # _____
REV # _____
SITS# _____


DORN
TWELFTH
THIRTEENTH
FOURTEENTH
CLEVELAND
DEARBORN
EVERETT
SOUTH
SOUTH
SOUTH
FILLMORE
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1408 Dearborn - Caldwell - 1997 # 101 5/97


CALDWELL PUBLIC
HEARING NOTICE
NOVEMBER 23, 2026
Historic Preservation Commission
City Hall Council Chambers
6:00 pm
205 S 6th Ave,
Caldwell, ID 83605
Request for side yard screened-in pergola
visible from Dearborn Street
APPLICATION BY: Kaitlin Scaggs

**EXHIBIT 2:**

**PUBLIC AGENCY COMMENTS**

## PUBLIC AGENCY NOTIFICATION LIST

**The following political agency was notified of the application request. A link to the full application packet was provided to each agency.**

- **City of Caldwell Building Safety Division**

## April Cabello

**From:** Cache Olson
**Sent:** Tuesday, October 20, 2026 4:34 PM
**To:** Morgan Bessaw; Shelby Tipton
**Cc:** April Cabello
**Subject:** RE: CA-26-08 Comments

Morgan,

Permits: If a structure is under 200 square feet and attached to the structure, it would need a permit.

Spacing: No spacing requirement , if the structure does not use the main structure for support.
If it is independent structurally , that would be considered detached.

Have a great day

AMERICA 250
CITY OF CALDWELL

**Building Safety Divison**
**Cache Olson**
***Asst. Building Official & Chief Plans Examiner***
205 South 6th Avenue , Caldwell Idaho • 83606
www.cityofcaldwell.org • 208-455-4756

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**From:** Morgan Bessaw <mbessaw@cityofcaldwell.org>
**Sent:** Tuesday, October 20, 2026 3:48 PM
**To:** Shelby Tipton <stipton@cityofcaldwell.org>; Cache Olson <colson@cityofcaldwell.org>
**Cc:** April Cabello <acabello@cityofcaldwell.org>
**Subject:** RE: CA-26-08 Comments

Is there any spacing requirement it would need to meet to be considered detached or to allow for snowfall or drainage from the roof between the structures?

## April Cabello

**From:** Shelby Tipton
**Sent:** Tuesday, October 20, 2026 11:03 AM
**To:** Morgan Bessaw; Cache Olson
**Cc:** April Cabello
**Subject:** RE: CA-26-08 Comments

If the pergola is under 200 sq ft and not attached to the home, a permit would not be required for the structure.

AMERICA 250
CITY OF CALDWELL

**BUILDING SAFETY DIVISION**
**Shelby Tipton**
***Permit Supervisor***
205 S. 6th Ave • Caldwell, ID 83605
www.cityofcaldwell.org • 208-455-4571

**From:** Morgan Bessaw <mbessaw@cityofcaldwell.org>
**Sent:** Friday, October 16, 2026 3:57 PM
**To:** Cache Olson <colson@cityofcaldwell.org>; Shelby Tipton <stipton@cityofcaldwell.org>
**Cc:** April Cabello <acabello@cityofcaldwell.org>
**Subject:** CA-26-08 Comments

Hi,
Do you have comments on this application? It looks like the residents of 1408 Dearborn constructed a 192 sq. ft. pergola over their deck without any sort of permitting. We were notified because it is in the Historic District. We originally thought it was attached, but they have stated that it is not. Would you require a building permit for this? Are there any spacing requirements that would need to be met for this to be permitted? Please let me know if you need any additional info.

Thanks,

**From:** judi lay <jelidid2@gmail.com>
**Sent:** Thursday, November 12, 2026 1:24 PM
**To:** PZ <PZ@cityofcaldwell.org>
**Subject:** Re: In favor of Certificate of appropriateness for Case Number CA-26-08 for Kaitlin Scaggs. What could possibly be more appropriate and look more natural than a screened in pergola, deck, or porch on a house of this era? The house next door has a screened

Hi Jen,

I apologize for the confusion in my previous email. Here is the message I intended to send regarding Case Number CA-26-08:

I am in favor of the Certificate of Appropriateness for Case Number CA-26-08 for Kaitlin Scaggs. What could possibly be more appropriate and look more natural than a screened-in pergola, deck, or porch on a house of this era? The house next door has a screened-in porch.

Thank you for your time.