

Planning & Zoning Department

Historic Preservation Commission

621 Cleveland Blvd.

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:

We are proposing the addition of an elevator shaft that serves all three floors of the existing building to help it better comply with ADA accessibility rules and regulations.

Applicant Information Applicant: Schlager Zimmerman Architects

Phone: (208) 739-7688

Owner ☐ Purchaser ☐ Lessee

Applicant's Mailing Address: P.O. Box 27 Fruitland, ID Zip: 83619

Applicant's E-mail Address: sawyer@sz-architects.com

Agent/Representative: NA Phone: NA

Agent/Representative's Mailing Address: NA Zip: NA

Agent/Representative's E-mail Address: NA

Contact Person (if different from above): NA Phone: NA

Address of Subject Property: 519 S. 12th Ave. Caldwell, ID 83605

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

A. Development Information

1. Size of Lot: 0.41 acres Dimensions: N&S=120', E&W=221'-5"
Footprint of structures: 9,935 s.f.
2. Description of Site : 27-4N-3W NW DORMANS ADD LTS 19-24,
INC BLK 34 parcel ID 013669000 Caldwell Steunenberg Residential Historical
District
3. Description of Setting: Urban, neighbors serenity park, Caldwell Public Library,
senior center, and residential.

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

(Check all that apply)

	Add	Change	Demolish	N/A
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fascia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows/Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (describe)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

B. Fully explain the nature of your request: We are proposing the addition of an
elevator shaft to the existing LDS church to help it better comply with accessibility
guidelines

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

What is the current use? Place of religious worship

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: 1

Residential: 0

Outbuildings: 0

2. Square footage of existing structures:

<u>Floor</u>	<u>Gross Square Feet</u>
First:	<u>9,935</u>
Second:	<u>1,971</u>
Third:	<u></u>
Other:	<u>8,117 (basement)</u>

3. Square footage of proposed structures or additions:

<u>Floor</u>	<u>Gross Square Feet</u>
First:	<u>96</u>
Second:	<u>96</u>
Third:	<u></u>
Other:	<u>96 (basement)</u>

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

<u>Floor</u>	<u>Gross Square Feet</u>
First:	<u>0</u>
Second:	<u>0</u>
Third:	<u></u>
Other:	<u>0 (basement)</u>

4. Existing Height to Building Eave: 20'

Existing Height to Building Peak: 35'

Proposed Height to Building Eave: 30'

Proposed Height to Building Peak: 35'

Number of Stories: 2

5. This existing building is a:

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

6. Exterior Building Materials:

	<u>Existing</u>	<u>Proposed</u>
Roof:	<u>Shingles</u>	<u>Shingles</u>
Walls:	<u>Brick</u>	<u>Brick</u>
Doors:	<u>Aluminum Storefront</u>	<u>NA</u>
Fascia, Trim, etc.:	<u>Pre-finished Metal</u>	<u>Pre-finished Metal</u>
Other:	<u></u>	<u></u>

Windows (Existing)

Existing Material: Aluminum

Existing Sill Depth: 6"

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: NA

Proposed Sill Depth: NA

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

	<u>Existing</u>	<u>Changes Proposed</u>
Type:	<u>NA</u>	_____
Size (Height):	<u>NA</u>	_____
Location:	<u>NA</u>	_____

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.



Signature of Applicant/Representative

11-20-25

Date

Approved by Construction Project Manager

Allan Christy

Facilities Department

St. John's University



Signature of Property Owner (if other than Applicant)

20 November 2025

Date

Application Submittal Requirements

The following information must be submitted along with the application form.

1. A **Complete set of building Elevations** to scale. Elevations must include all proposed building materials. (One set must be 8 ½" x 11" reduction).
2. A **Detailed Site Plan** to scale (not smaller than 1" = 30' unless otherwise approved). Two (2) copies and one (1) 8 1/2" x 11" reduction must be submitted. The site plan must include:
 - a. North arrow, scale of drawing, property lines, name of plan preparer.
 - b. Existing and proposed structures.
 - c. Adjoining streets, alleys and private drives.
 - d. Parking layouts, including spaces, drives, curb-cuts, circulation patterns and pedestrian walks.
 - e. Existing/proposed utility service.
 - f. Locations and widths of right-of-way, easements, canals, ditches and subdivision lines.
 - g. Trash storage areas and exterior mechanical equipment with purposed screening method.
 - h. Concept for exterior lighting (pedestrian, vehicle, security and decorative).
3. **Photographs.** Provide photographs of the following. Clearly label each photo.
North, South, East and West elevation of main dwelling
North, South, East and West elevation of each outbuilding
Photos of adjacent properties to the North, South, East and West (including across alleys and streets)
View of both block faces to show surrounding area
4. An application seeking Demolition or Relocation shall provide the following:
 - a. A written statement as to why the building, site, structure, or object should be demolished.
 - b. Photographs of the building, site, structure, or object to be demolished, as well as of adjacent properties.
 - c. If applicants wish to be considered for Finding 4 under Section 2-17-13.02 Demolition or Relocation – Findings, they shall provide the following additional information:
 - i. Two (2) written reports, prepared, stamped, and signed by currently-licensed Idaho design professionals appropriate to the nature of the project, at least one of which shall be disinterested, stating the structural soundness of the building or structure proposed for demolition and suitability for reuse.
 - ii. An analysis of the cost to rehabilitate the existing structure plus construct the additional square footage and other goals of the application. These costs shall be completed to include the cost of demolishing any existing structures and the equivalent new construction and shall be completed, signed and stamped by a currently-licensed Idaho design/contract professional appropriate to the nature of the project.

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole ("*Grantor*"), hereby makes, constitutes and appoints, **Allan A. Christean** as Grantor's true and lawful attorney, authorized and empowered for and in behalf of Grantor to take the following actions for transactions whose dollar value does not exceed \$1,000,000:

- (1) To execute deeds, easements and other instruments, purchase, sale, architectural, construction, repair, maintenance and other contracts, promissory notes, mortgages, bills of sale, assignments, notices, reports, title documents and other documents relating to the acquisition, purchase, sale, exchange, development, use, lease, maintenance, repair, improvement, taxation, encumbrance and release thereof, or other disposition of real and personal property of any kind;
- (2) To execute, file and prosecute building permit applications, petitions, complaints and protests relating to real and personal property of any kind; and
- (3) To execute instruments, proxies, voting trusts, voting agreements and other documents relating to water rights and stock in water, canal and irrigation companies.

The rights, powers and authority of said attorney herein granted shall commence and be in full force and effect on the date hereof and shall remain in full force and effect until the date **three years** from the date hereof unless previously revoked. The attorney named herein shall have no power to delegate any power or authority granted pursuant hereto.

IN WITNESS WHEREOF, Grantor has executed this Special Power of Attorney this 10 day of November, 2025.

**THE CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS**, a Utah corporation sole



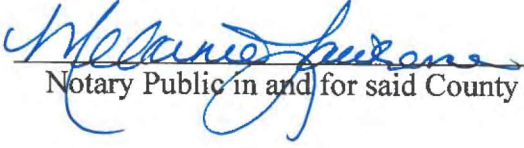
Daniel R. de Almeida
Authorized Agent

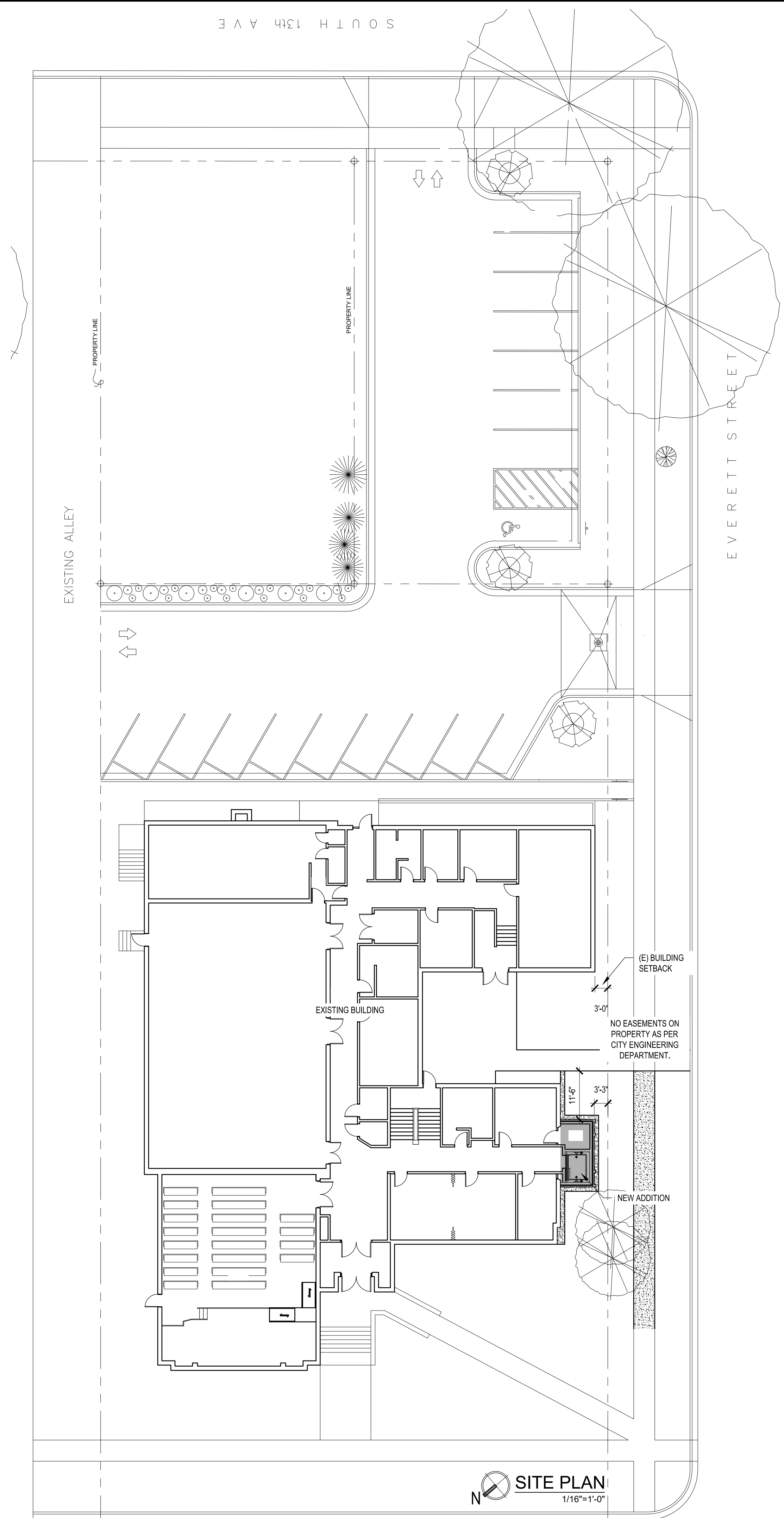
STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

On this 10 day of November, 2025, personally appeared before me the undersigned, a Notary Public in and for said county and state, Daniel R. de Almeida , known to me or proved to me by sufficient evidence to be the Authorized Agent of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, who executed the within instrument and acknowledged to me that he executed the same on behalf of said company.

Witness my hand and official seal.




Notary Public in and for said County and State



DATE:	11-20-25
PROJECT #:	25020
DRAWN BY:	DZ
CHECKED BY:	DZ
REVISION:	DATE:

 **SCHLAGER
ZIMMERMAN
ARCHITECTS**

**10159 W. Overland Rd., Boise, Idaho
(208) 866-3457 or (208) 739-1928**

EVERETT CALDWELL
MEETING HOUSE
ELEVATOR AND ADA NEEDS

519 S 12TH AVE,
CALDWELL, ID 83605

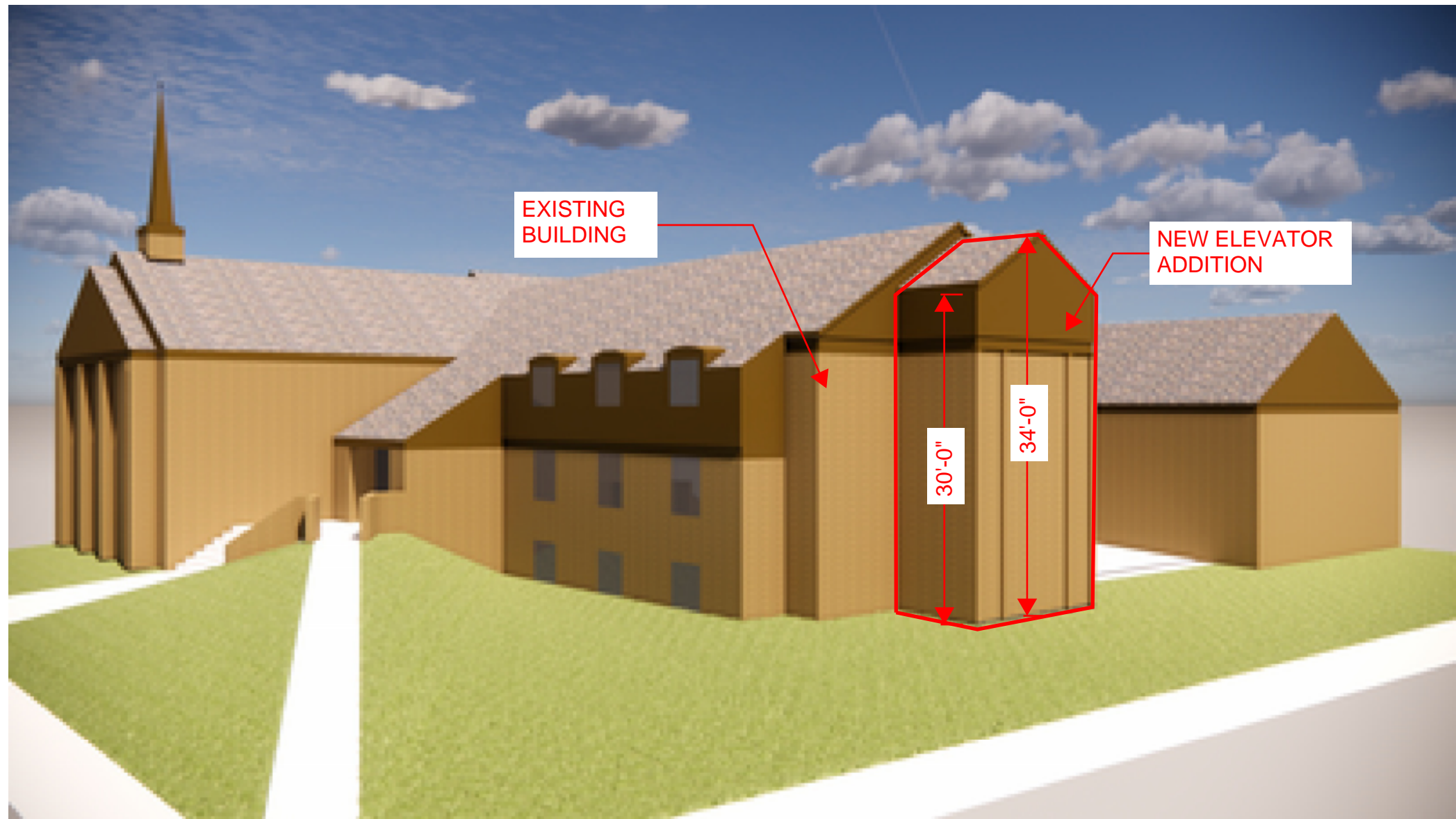
SITE & VICINITY MAP

EXISTING
BUILDING

NEW ELEVATOR
ADDITION

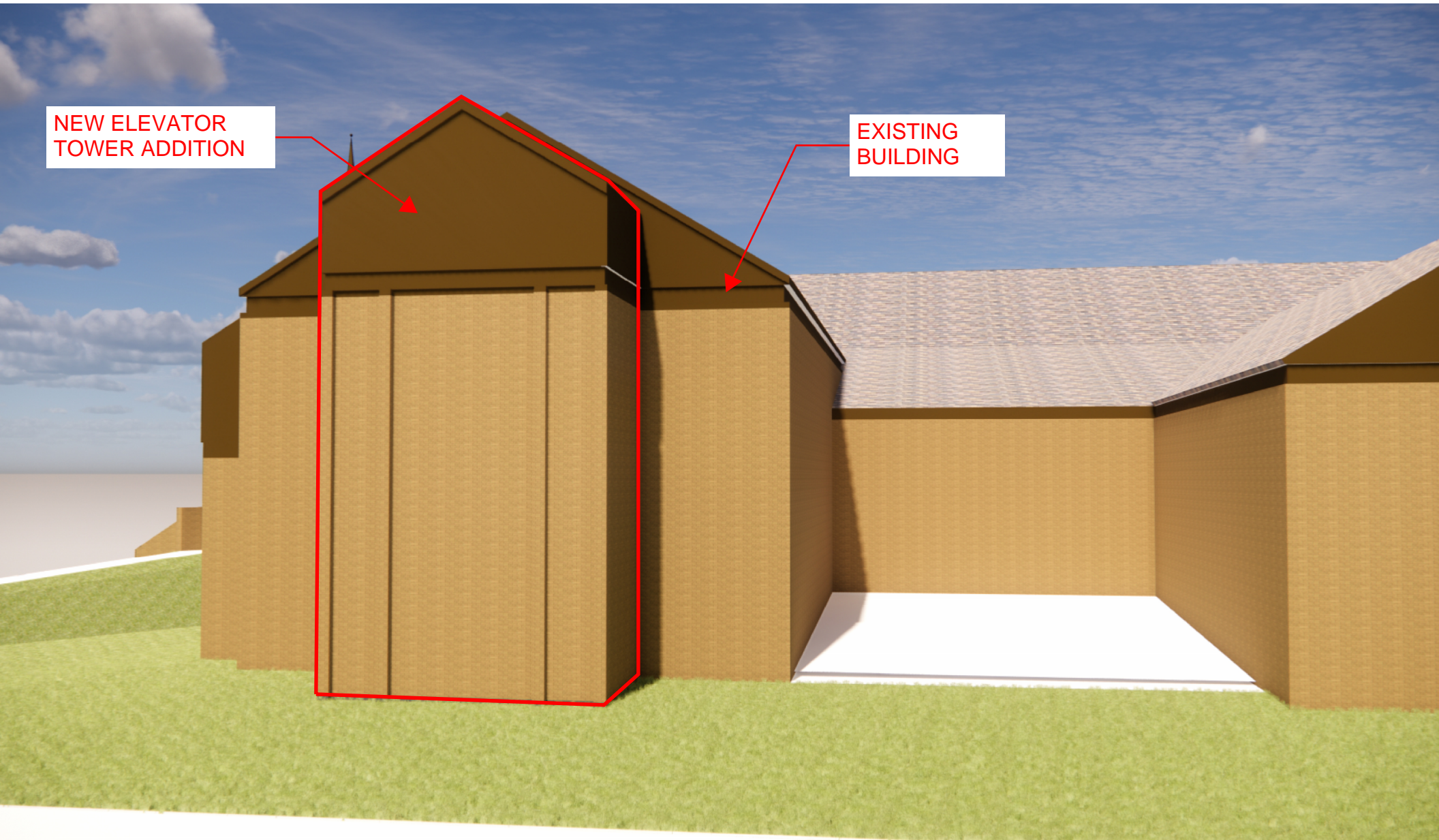
30'-0"

34'-0"



NEW ELEVATOR
TOWER ADDITION

EXISTING
BUILDING





ALLEY ADJACENT PROPERTY



3.44 ft



East Facade



ADDITION LOCATED HERE

East Facade



EAST ADJACENT PROPERTY



3.86 ft



NORTH ADJACENT PROPERTY



3.22 ft



South Facade 2



ADDITION LOCATED HERE

South Facade



SOUTH ADJACENT PROPERTY

3.47 ft



West Facade



West Facade



WEST ADJACENT PROPERTY

3.30 ft

