

CERTIFICATE OF APPROPRIATENESS

Guidelines



Most external alterations in the historic districts require planning approval in the form of a Certificate of Appropriateness (C of A). Internal alterations do not require planning approval.

IMPORTANT REMINDER

The C of A only approves the scope of work listed on the initial application. On older homes, the scope of work can change quickly and may need to exceed what was approved. Contact planning staff to modify your approval before continuing work.

If you have further questions or want to discuss a project, please contact planning staff by emailing hpinfo@cityofboise.org.

To learn more about the Certificate of Appropriateness process or to apply, please visit the Historic Preservation webpage at cityofboise.org/hp-certificate.

EXAMPLES

External alterations that require a C of A and some basic guidelines for work in the historic districts.

DEMOLITION

Demolition is not allowed in the historic districts without explicit approval through a Certificate of Appropriateness (C of A). Demolition can be partial or full. Partial demolition includes removing part of a structure such as the roof or an addition. Removing an entire structure is considered full demolition.

LANDSCAPING

Major landscaping alterations require a C of A, minor landscaping alterations do not. Major changes could include altering the driveway layout, adding paver patios and fireplaces, or drastically altering the look of the property with plantings. Minor changes could include adding raised beds or small plantings.

ROOFING

The roof should not be demolished in full or in part without a C of A. Additionally, a C of A is required if the roofing material is changing. Otherwise, only a building permit is required for roofing material replacement.

SIDING

Siding replacement requires a C of A. Wood and smooth fiber cement are the approved siding materials. Other siding materials such as brick and stucco are allowed on a case by case basis.

SOLAR PANELS

Installation of solar panels requires a C of A. Panels should be located on secondary structures or, when located on the home, should not overwhelm historic roofs.

TREES

Removal of a tree, even in the backyard, is not allowed in the historic districts without a C of A. Tree removal requires a signed statement from an arborist explaining why the tree needs to be removed. Any plans that require tree removal must be included in your application.

WINDOWS

Window replacement requires a C of A. The three approved window materials are wood, aluminum-clad wood, and fiberglass. Vinyl windows are not allowed in the historic districts.

The above guidelines are further detailed in Boise's Residential Design Guidelines (<https://www.cityofboise.org/hp-guidelines>). Planners use the Guidelines to review applications for historic appropriateness. Homeowners should consult the Guidelines before submitting applications.