

Preserving an icon

Historic Boise Depot gets \$392,000 touchup

By Dani Grigg
IDAHO BUSINESS REVIEW

Though the Boise Depot's annual repair budget is about \$90,000 a year, the city is shelling out \$392,000 this year to replace the crumbling stucco, repair and paint the trim and clean and reseal the sandstone. Commercial Remodeling of Boise is the general contractor. Parks and Recreation only had the budget to repair the dangerous spots at the time, so this year the city rearranged the budget to be able to do the whole thing.

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- Wendy Larimore,
City of Boise

Boise's project manager Wendy Larimore said it was important to take care of the whole building all at once this year so crews could match the color and texture of the stucco. She said the building's stucco has begun to bubble and crack as water has collected behind it, and some of the caulking has rotted.

"The goal has been to protect and repair the stucco," Larimore said, adding that one step toward that was installing new rain gutters a few years ago. "It's a spendy ordeal to keep the water out of the stucco - on that old dog, boy, it's hard."

She said the next big project will be to reroof the entire depot.

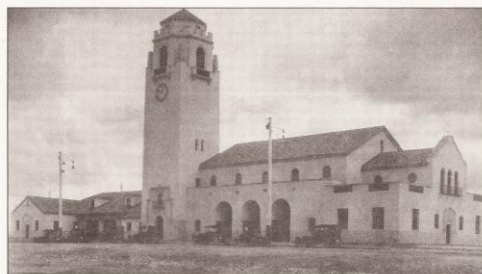
"I love that building," she said. "It's a very historical, beautiful building."

According to the City of Boise's Web site, New York architects Carrere, Hastings, Shreve and Lando - the firm that also designed Pocatello's Union Pacific station - designed the Spanish-style station in 1925, and Salt Lake City contractor Cherdon Construction Co. began construction



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Since its construction in 1925, the Boise Depot (depicted below in its early days) has undergone millions of dollars of repairs and restorations. This year's \$392,000 project (re-stuccoing, resealing, repairing and repainting) is the biggest since Morrison Knudsen Corporation put \$4 million into restoring it in the early 1990s.



COURTESY OF CITY OF BOISE

on Aug. 1 that year. The \$150,000 project included stone quarried near what is now the Old Penitentiary. Ricardo Espino, a Spanish landscape architect

from Los Angeles, designed the park at the approach to the depot.

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Remodelers gear up for 'aging in place' need

By Dani Grigg
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Idaho's Certified Aging in Place Specialists, or "CAPS," talk about construction costs in terms of a unique measurement: months of assisted living.

A side-entry bathtub purchase and installation might cost a month or two of assisted living. A more extensive bathroom remodel could cost up to six months of assisted living. A couple in Boise recently spent 24 months worth of assisted living expenses on a home remodel that brought the master bedroom into the living room and created specialist and partner at *Life@Home* LLC, a Boise company that specializes in modifying homes to accommodate the needs of aging homeowners.

Demand for services like those offered by CAP specialists (of which there are eight in Idaho) will increase in the coming years as baby boomers get older and start to think about how they want the end of their life to play out.

McNearney's business partner, John Frazier, also a CAPS, said people tend to live longer when they don't have to move from their homes as their abilities decline with age.

"If we could empty all the assisted living units we would," he said. "We can't and we won't, but we dream about it. Very few people want to live in assisted living. There are a few exceptions of the very social people or those in a bad situation who need to be in assisted living, so there is a place for them. Our role is to provide alternatives to them."

Frazier said someday homes will be built to a standard that means owners won't have to come in later and make big modifications to make a home accessible, but he doesn't anticipate being pushed out of his job anytime soon.

"In the future, new housing is not going to need our services," he said. "But the housing stock that is out there - it all needs our services. There's a huge market of existing stock. ... So we have to retrofit all the existing stock that has been built, with accessibility in mind."

"And that's a lifetime project," added Dennis Butterfield, CAPS and co-owner of Accessible Bathrooms & More in Meridian, which specializes in modifying bathrooms.

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