



Planning & Development Services

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Planning Division Staff Report

File Number	DRH08-00054
Applicant	Nirmal Charan
Property Address	616 Fort Street
Public Hearing Date	March 24, 2008
Heard by	Historic Preservation Commission
Analyst	Julie Archambeault
Checked By	Sarah Schafer

Public Notification

Radius notices mailed to adjacent properties: **March 10, 2007**
Staff posted notice on site on: **March 10, 2007**

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1. Project Data and Facts

Applicant/Status	Nirmal Charan / Owner
Architect/Representative	H. John Cook
Location of Property	616 Fort Street
Size of Property	4,356 sq. ft.
Present Zoning and Land Use	R-3HD
Historic District	North End
Date of Construction	1900
Style	Queen Anne
Status	Contributing
Square Footage of Existing House	898 sq. ft.

Description of Applicant's Request

The applicant is seeking a Certificate of Appropriateness to construct and addition to the east side of the structure, replace the foundation, roof, windows and doors.

2. Land Use

Description and Character of Surrounding Area

The surrounding area is very eclectic. The city Memorial Park is behind the house. A similar sized house sits to the west of the house. A federal building and its large property sits to the east. Across the street is a row of homes the same approximate size that are in the Hays Street Historic District.

Site Characteristics

The site is a triangle formed by Fort Street and the alley behind the house. There are two structures on this lot-a house and a garage. The garage sits in part in the alley.

Special Considerations

The lot is substandard. It is also triangular and smaller than typical north end lots.

History of Previous Actions

1900-Construction of house and garage

1960-Install masonite siding on dwelling; tear out front porch and replace with 4" concrete slab

3. Project Proposal

Site Design

Land Use	Existing	Proposed
Percentage of the site devoted to building coverage:	26%	40%
Percentage of the site devoted to paving:	2%	2%
Percentage of the site devoted to landscaping:	72%	58%
TOTAL	100%	100%

Setbacks

Yard	Required	Proposed for Building	Proposed for Garage
Front (southwest)	15' (bldg.) 20' (garage)	13'	No change
Side Street (southeast)	15' (bldg.) 15' (garage)	5'	No change
Side (northwest)	5' (bldg.) 5' (garage)	16'	No change
Rear (northeast)	15' (bldg.) 0' (garage)	23'	No change

Fencing

None

Structure(s) Design

Number and Proposed Use of Buildings	Two buildings exist-the single-family residence and a small garage that sits halfway into the alley.
Maximum Building Height	Existing-18' 6"; Proposed-19' 9"
Number of Stories	Existing-1; Proposed-1

4. Ordinance / Standards

Section	
11-04-04.01	General Standards
2-18-09	Historic Preservation Ordinance
4.1	Guidelines for Residential Historic Districts
	Secretary of the Interior's Standards for the Treatment of Historic Structures

5. Analysis/Findings

Section 2-18-9 (A) (1) (c) Confirmation of Classification

As part of the application process for a Certificate of Appropriateness, the Planning Staff shall confirm the contributing or non-contributing classification of the property based on the criteria set forth in the definitions of Section 2-18-02.

- A. A property is contributing if
 - 1. it was present during the period of significance, AND
 - 2. it possesses historic integrity reflecting its character at that time
 - i. Location
 - ii. Design
 - iii. Setting
 - iv. Materials
 - v. Workmanship
 - vi. Feeling
 - vii. Association
 - 3. it is capable of yielding important information about the period OR
 - 4. it individually meets the National Register eligibility criteria
- B. A property is noncontributing if
 - 1. it was not present during the period of significance,
 - 2. due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time OR
 - 3. it is incapable of yielding important information about the period OR
 - 4. it does not individually meet the National Register eligibility criteria

The North End's era of significance runs from the early 20th century through the mid-1950s. This building was constructed in 1900. The property was built during the period of significance.

The house has lost some of its integrity. It has not been moved, its location is intact. Also, although it now has a federal building to the east, to the west and south it is surrounded with other houses of its era, so its location and setting are intact. The massing and form of the house is also intact. The roof form and the footprint have not been changed. Most of the windows are also original. However, the design of the structure has been impaired by several alterations. The

rear porch has been enclosed, and the original cladding and trim have been replaced with modern materials including a brick wainscot. Finally, the porch is missing its rail and pillar. The workmanship involved in the original porch materials and the cladding and trim has been lost. However, the design and workmanship of the roof form, the original windows, the foundation and the overall form of the house are intact. These are the main features of the house. Because of this, the house retains its integrity of design and workmanship. The materials of the windows, framing and the foundation are all of the original construction that remain. However, because the workmanship and design are so intact, the house still looks and feels like a 1900 Queen Ann home. It is still able to express the aesthetic and historic sense of the early 20th century, retaining its integrity of feeling. It also retains its link to Queen Ann architecture, so its integrity of association is also intact.

The property is a contributing property.

Discussion

The project is designed to make the most of the small lot without adding a second story to this one story structure. The triangular lot, its substandard size and the large front setback make additions to this structure difficult. The building's current position also complicates the project. There is only 14 ft. between the rear of the house and the garage. When taking setbacks into account, the buildable space behind the house is only 196 sq. ft. Therefore, when constructing an addition to this property, it is necessary to build beneath the house and to the side.

The proposal has a few problems. It will result in 40% lot coverage and 60% residential floor area. It will also elongate the small front porch of the original house. This porch is a character defining feature. Lengthening this character defining feature will alter the visual qualities of the front façade. Also, the proposal includes repeating the small front gabled detail. This will draw the eye away from the existing house, making the house a secondary feature, rather than a primary feature with an addition.

Although the basement is sunk into the ground, it is only sunk 3 ft. 4 inches. This is not enough to qualify the building as a 1 ½ story structure. According to the substandard lot ordinance, a 1½ story structure has a basement that is sunk at least 4 ft. into the ground. In this zone, a one-story building may have 5 ft. side setbacks, while a two-story building must have 10 ft. side setbacks. The building must sink the basement at least 8 inches more into the ground in order to keep its current side setbacks of 5 ft. Sinking the basement further into the ground will aid in matching the eaves and pitch of the addition with those of the house. The current proposal includes eaves that are 2 ft. higher than those of the existing house and a peak that is over 1 ft. taller than the existing house. Sinking the lower level further into the ground will help bring the peak and eaves into compatibility with the existing house.

In order for this project to be congruous, the lot coverage must be brought down to 33% and the residential floor area must be brought down to 55%. Although 33% is still above the 30% recommended, given the limitations of this lot and the existing 26% lot coverage, it is not unreasonable. Also, most of the surrounding lots have similarly small amounts of open space. The basement must also be sunk at least 8 inches further into the ground to retain the 5 ft. setback. The eaves and roof peak should be brought closer in line with those of the existing

house. Finally, the front façade should be preserved by leaving the front porch in its current dimensions and by not duplicating the front gable detail on the addition.

Section 2-18-11.01 Alteration - Findings

The Commission's decision in regard to Certificates of Appropriateness for alterations, as described in 2-18-09 (A), shall be based on the following findings as applicable to that property:

- A. BCC Section 2-18-11.01 A states that the request shall be consistent with the Design Guidelines for Boise City's Historic Districts. This application is not in a Commercial District. This Finding is not applicable.
- B. BCC Section 2-18-11.01 B states the request shall be consistent with the Boise City Design Guidelines for Residential Historic Districts. The current application does not comply with the Design Guidelines. It proposes 40% lot coverage, and it will change the façade of the house by elongating the porch and starting the addition flush with the front of the front facade, repeating the front gable and by making the addition 8 ft. wider than the existing house. However, with the conditions of approval, this application complies with the following guidelines.
 - a. The addition will be "set back a new addition from the primary façade of the original building to maintain original proportion, massing, size, and scale," (4.1.2) The addition will be set 7 ft. back from the front of the façade.
 - b. It will "use similar materials as found on the original building." (4.1.6) The addition will use materials that are common to the original materials of the building including cottage lap wood siding and wood trim.
 - c. It will "relate rooflines, the pitch, and orientation of the new addition to the primary building," (4.1.3) The eaves and roof pitch will be related to those of the existing building in height and style.
 - d. It will "consider ground or basement additions before the addition of dormer(s). Under unique circumstances driven by site constraints, dormer(s) additions should be designed in proportional scale to the original roof and should not visually compete" (4.1.8) The addition is a ground level addition.
 - e. It will "maintain proportional lot coverage as found on the neighboring properties of the same block; maximum lot coverage of all buildings should not exceed 30% of the total lot area. Minimum open space should be 40% of the total lot area. Any exceptions to these percentages will be closely scrutinized." (4.1.10) With the conditions of approval, the addition will bring the lot coverage up to 33%. Because of the small size of the lot and the small amount of open area adjacent properties have, this percentage is congruous.
- C. BCC Section 2-18-11.01 C states the request shall be consistent with The Secretary of the Interior's Standards for Rehabilitation, or other standards as applicable (preservation, restoration or reconstruction.) This application is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. The current application does not comply with the Design Guidelines. It proposes 40% lot coverage, and it will change the façade of the house by elongating the porch, repeating the front gable and by making

the addition 8 ft. wider than the existing house. However, with the conditions of approval, this application complies with the following requirements.

- a. The Secretary of the Interior's Standards recommend "designing a new addition in a manner that makes clear what is historic and what is new. (Page 112) The new addition will be differentiation through broken wall planes.
 - b. The Secretary of the Interior's Standards for the Treatment of Historic Properties recommend against "introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting." (Page 108) The new addition will be compatible with the setting through its setback from the original structure, its matching rooflines and its traditional forms.
 - c. The Secretary of the Interior's Standards for the Treatment of Historic Properties recommend against "removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished." (Page 85) The proposal will not change the entrance or the porch.
- D. BCC Section 2-18-11.01 D states the request shall support the goals, objectives and policies of the Boise City Comprehensive Plan and the plans referenced therein. The application is in compliance with the following goals and objectives of the Comprehensive Plan. The North End Plan states that the proposed use or design of the property should reflect the character of the adjacent neighborhood and be compatible with it. (p. 17) and that the unique character of the neighborhood should be maintained, including architectural style, sitting on the lots, orientation of the units and landscaping characteristics. (Page 18) The character of the neighborhood includes a diversity of structure styles, ages and sizes. The residential homes are from 1-2 stories tall and from the historic to the modern. The large church on the next block and the federal building to the east of the subject house adds to the diversity. Open space is mostly very limited, but the park behind the subject house and around the federal building and the side yard of the house across the street from the subject building again add diversity. However, the main character of this block is that of historic homes with limited open space. With the conditions of approval, the proposal will be congruous with that character.
- E. BCC Section 2-18-11.01 E states that based on the adopted design guidelines the request will not be incongruous with the historical, architectural, archaeological, educational or cultural aspects of the district. The project is congruous with the historical, architectural, archaeological, education or cultural aspects of the district because, with the conditions of approval, it meets the Boise City Design Guidelines for Residential Historic Districts and the Secretary of the Interior's Standard's for Rehabilitation.
- F. BCC Section 2-18-11.01 F states that the request must comply with the dimensional standards and other applicable requirements of Title XI (Zoning Ordinance) including, but not limited to setbacks, height restricts and parking requirements unless the Commission finds that modifying the standards is necessary to protect the overall characteristics of the district and to comply with the adopted design guidelines. With the conditions of approval, the proposal complies with the dimensional standards and other applicable requirements of Title XI.

Section 11-04-14.03 Development Standards for Substandard Original Lots of Record

A. Setbacks

1. **Front Setbacks:** The front yard setback for livable space and porches shall be within five (5) feet of the average of the front yard setbacks of adjoining properties. However, in no case shall the front setback be less than 10 ft. or more than 20 ft. The front setback for parking is 20 ft. Maximum setbacks are required in order to provide a visual and physical relationship to the street and retain room for an open back yard area. If the applicant has multiple contiguous lots, the front setbacks should provide modulation in order to avoid a uniform line of dwellings with identical front setbacks.

The setbacks of the adjacent properties are 15 ft. and 17 ft. The front setbacks proposed for this property is 12 ft. for a new porch and 17 ft. for the new house addition. This Finding has been met.

2. **Side Setbacks:** Interior side setbacks shall be in accordance with the applicable zone; street side yard setbacks shall be 15 ft. for livable space and porches and 20 feet for parking, unless one of the following is applied:
 - a. **Common Lot Line Attached Units** – Up to three (3) units may be attached at the common lot line, provided that the exterior setbacks (unattached side setbacks) adhere to those required by the zone.
 - b. **Detached Units on Contiguous Lots** – When two (2) or more single family units are proposed on contiguous lots, the interior side yard setbacks may be reduced to three (3) ft. provided that the exterior setbacks to the development adhere to the setbacks that are required by the zone.

The side setbacks meet those for the zone. They are 5 ft. for a one-story house and 10 ft. for a two-story house. In order to retain its current setbacks of 5 ft., the addition needs to be sunk an additional 8 inches. Basements must be sunk at least 4 ft. into the ground for a house to be a 1 ½ story. The current basement is sunk 3 ft. 4 inches. This Finding is not met with the existing plan. However, with the conditions of approval, this Finding will be met.

3. **Rear Setbacks:** Rear yard setbacks shall be as required by the zoning district in which the substandard lot is located.

The rear setback for this zone is 15 ft. The house is set 23 ft. back from the rear property line. This Finding has been met.

4. **Garage:** A single story detached garage accessed off of an alley may have a three (3) foot interior side setback.

The garage is existing. Its size and position are grandfathered in. This Finding is not applicable.

5. The first story of a two story attached building shall be setback a minimum of five (5) feet from the side property line. The second story of a two story attached building shall be setback a minimum of eight (8) feet from the side property line; provided, bay windows, pop-outs or other architectural appurtenances may be allowed at the five (5) foot setback line in the R-1C zone. All other zones must meet their side yard setback requirements. (See also Section 11-05-05 Boise Municipal Code)

The proposal does not include attached buildings. This finding is not applicable.

- B. Building height shall not exceed the width of the lot or the maximum height allowed by the zone, whichever is most restrictive.

The width of the lot is 90 ft. across, while the maximum height allowed by the zone is 45 ft. The existing house is 18 ft. 6 inches and the addition is proposed to be 19 ft. 9 ¾ inches. This Finding has been met.

- C. Building Size: Residential floor area shall not exceed 55% of the effective lot area on lots with less than 5,000 square feet. "Effective Lot Area" is the gross horizontal area of a lot minus any portion of the lot encumbered by a recorded driveway or road easement. "Residential Floor Area" is the amount of all livable space including basements and bonus rooms.

The lot size is 4,356 sq. ft. 55% of this is 2,396 sq. ft. The Residential Floor Area is 2,644 sq. ft. This is more than 55% of the lot area. However, if the lot coverage were reduced to 33%, the house would be 2,396 sq. ft. The proposal does not meet this Finding. However, with the conditions of approval, the Finding would be met.

- D. Private Open Space: All substandard lots must provide a minimum of 375 sq. ft. of private open space in the rear yard. This open space must be configured as a 15 ft. by 25 ft. rectangle and must have a minimum rectangular dimension of 10 ft. by 15 ft. that is open to the sky. Covered rear porches are allowed to be calculated as part of the private open space area.

The 660 sq. ft. of rear yard of this property is currently taken up by the garage and a parking pad. Because of the shape of the lot and its large front setback, it would be difficult to construct an addition that would retain open space behind it. However, the current addition is large enough that the only open space left is in front of the house. If the overall lot coverage were reduced to 33%, there would be enough space to the side to provide for this open space. The proposal does not meet this finding. However, with the conditions of approval, the finding would be met.

- E. Landscaping: A landscape plan shall be required. All areas that are not developed with structures, driveways, parking lots, streets, pathways, patios and similar useable areas shall be landscaped. The landscaping shall accomplish the following objectives:

- shading of parking areas and walkways;
- ground cover consisting of predominantly live planted materials shall be used;
- erosion control;
- and attractive streetscapes and common areas.

Some useable hard scape features (such as pavers, planters, stonework, decks, etc) may be allowed up to 25% of the entire landscaped areas. Plastic or other artificial materials are not allowed. The landscape plan shall include an irrigation system. Xeriscape plans that are consistent with Public Works standards shall be considered acceptable.

Landscaping includes grass and street trees, which is typical for the Historic District. This Finding has been met.

F. Parking

1. Each dwelling shall be provided with two (2) off street parking spaces.
2. Vehicular access and parking shall be provided according to the following standards:
 - a. Access to an alley:
 1. All access shall be taken from the alley. Two spaces shall be provided with 22 feet of backup space in accordance with Section 11-10-04.04, Table 12, Boise City Code.
 - b. No access to an alley:
 2. Interior lots with no alley access shall be required to provide a two (2) car attached garage. The applicant shall include design elements that will provide varied rooflines, dormers within the roofline or other architectural treatments that will avoid the appearance of garage domination. The setback of the garage face shall be 20 feet. Driveways for a two car attached garage may not exceed 20 feet in width.
 3. The use of a 10 foot wide shared driveway providing access to rear yard garages that are attached with a common wall on the property line is allowed.

The property has historically had only one parking space in the garage. This situation is grandfathered in. This Finding is not applicable.

G. Right-of-Way Improvement

1. All developments shall provide curb, gutter and sidewalk on the adjacent roadway(s) and, if applicable, the applicant shall provide a paved driveway apron that extends to the edge of the pavement. Waivers or variations to some or this requirement may be granted by the Planning Director based upon local conditions such as the lack of adjacent improvements and/or documented drainage problems that may result from the improvement of the roadway. Any alternative granted

through a waiver shall include a curb line or physical barrier to prevent parking adjacent to the right-of-way. If a waiver is granted, the value of the improvements, as estimated by the City of Boise, shall be placed in a Public Rights-of-Way Road Trust deposit for up to ten (10) years to be held by the City of Boise for later improvement of the curb, gutter and sidewalk abutting the site.

2. Dirt or gravel strips in the front yard or undeveloped street right-of-way shall not be permitted. Irrigated landscaping shall be provided in these areas through license agreements with the ACHD. Bonding for landscape improvements may be allowed based on weather related constraints. If ACHD denies the necessary license agreement, the requirement for landscaping shall be waived.
3. If full right-of-way improvement is not feasible and ACHD determines that there is insufficient pavement width for travel lanes with on-street parking, a non-landscaped ACHD-approved shoulder shall be installed that is the minimum width necessary to accommodate parallel parking. Landscaping shall still be required to the edge of the parking shoulder.
4. All right-of-way improvements, license agreements and bonding shall be completed prior to issuance of a Residential Certificate of Occupancy permit for the structure.

Fort Street and the alley behind the house are both currently improved. This finding has been met.

H. Alternative Building Arrangements

1. Attaching single family units in multiples of two (2) or three (3) on common lot lines is encouraged as a means of creating more substantial structures that will be imitative of standard width single-family homes. Such units remain subject to the general design criteria stated in this Chapter and do not require a planned unit development application.
2. Additional requirements for attached buildings:
 - a. Attached buildings shall be constructed to comply with townhouse construction standards in accordance with the Boise City Building Code.
 - b. The Office of the City Attorney shall review and approve all easement agreements an applicant or builder seeks to obtain for the use and maintenance of common facilities such as driveways, parking sites and common party walls. All such easements shall be recorded in the records of Ada County prior to an applicant or builder seeking a building permit under this ordinance.

- c. Adjustments to lot lines and reduction in the number of lots within the same parcel are subject to review and approval pursuant to all applicable Boise City subdivision and zoning regulations. The applicant shall obtain approval from Boise City and record any lot line adjustments or reduction in lots with the Ada County Recorder prior to submission for a building permit.

No alternative building arrangements are proposed for this property. This Finding is not applicable.

Section 11-04-14.04 Design Guidelines for Substandard Lots

- A. In addition to the development standards described in Section 11-04-14.03 of Boise City Code, the following general design guidelines shall apply to substandard lots. The Design Review Committee and Design Review staff shall take into account the location and design of adjacent buildings, landscaping and right-of-way improvements, and shall apply the following criteria as appropriate:

1. Full-length two story structures are not allowed;
2. One and a half story structures are the preferred form of development on substandard lots. One and a half story structures will be required when the existing structures adjacent to the proposed development are one story in height.

A one and a half story structure can be defined as:

- a. A structure that has a maximum building height of 18 ft. (to the midline of the roof) and includes a daylight basement that is sunk into the ground a minimum of four (4) feet.
- b. A structure that has a maximum building height of 18 ft. (to the midline of the roof) and contains the second story within the pitched roofline.
3. Partial two story structures may be allowed when the surrounding properties will not be adversely impacted by such height. The circumstances to be considered shall include: the size and height of the adjacent dwelling units; privacy impacts on adjacent properties; the height, mass, window placement and roofline pitch of the proposed structure; and the overall design of the upper story of the proposed structure. Upper story limitations or setbacks on the new building may be an acceptable means of ensuring compatibility with adjacent structures of smaller size.

The existing house is one-story. The addition is a two-story house with the daylight basement sunk 3 ft. 4 inches. If the basement is sunk an additional 1 ft.-2 ft., the eaves and roofline of the addition would be able to match that of the existing house and the addition would meet this finding. However, as proposed, the proposal does not meet this Finding.

4. Front Façade Design Requirements.
 - a. Homes shall have a front door that faces the street. When a unit is built on a corner lot, the door shall face the dominant street.
 - b. In lieu of a street facing front door, the applicant may construct a prominent front porch that is a minimum of six (6) feet in depth and the dwelling shall have a minimum of 25% of the front facade comprised of windows and/or door openings. For homes with front-loaded garages, a garage door shall not count toward the window opening requirements. The garage door shall include design elements such as: panels, windows, trim features, cross members, or other architectural features as determined by the Design Review Committee or Design Review staff.
 - c. Detached dwelling units shall provide a façade that substantially differs from the façade of adjacent structures. Variations in materials alone will not be considered sufficient. The unique façade may be obtained through the use of structural changes or through the use of substantial design elements. In addition to complying with the preceding design guidelines, the front façade shall include multiple design elements such as: multi-paned windows, varied roof lines, dormers, bay windows, wainscoting, a covered front door, a usable front porch or other elements as approved by the Design Review Committee or staff that create a unique façade. Articulated designs may repeat on non-contiguous lots.
 - d. Attached units shall provide modulation and architectural design features to prevent flat façade wall planes.
 - e. Building design shall incorporate quality materials such as brick, stone, stucco, tile, and wood for a significant (35% or more) portion of the façade and second story elements. The presence of such materials on nearby homes shall be reviewed as a guide for appropriate materials to be used on the new dwelling.
5. All buildings shall be oriented toward a public street. When buildings cannot be oriented toward a public street due to inadequate street frontage or similar circumstances, the buildings shall be oriented toward a private street or lane that conforms to City standards.
6. Where front yard driveways are permitted for access, the driveway may be designed with concrete wheel strips or grass pavers that are separated by vegetation.

As the subject parcel is located within a recognized Historic District, the Design Guidelines for Residential Historic Districts supersede §11-04-14.04 of the Boise City Code, outlined above.

6. Conclusion and Recommended Conditions

Pursuant to Boise City Code 2-18-9 A and B of Boise Municipal Code, the request to construct an addition to the east side of the structure, replace the foundation, roof, windows and doors is congruous with the historical, architectural, archeological, educational or cultural aspects of the Historic District because:

The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995 Edition), the Boise City Design Guidelines for Residential Districts, the North End Plan and the Boise City Comprehensive Plan are references often utilized by the Historic Preservation Commission to determine whether a change is congruous with the historic and architectural qualities of the Historic District.

1. The Commission's decision in regard to Certificates of Appropriateness for alterations, as described in 2-18-09 (A), shall be based on six Findings as applicable to that property. (2-18-11 01)
 - A. BCC Section 2-18-11.01 A states that the request shall be consistent with the Design Guidelines for Boise City's Historic Districts. This application is not in a Commercial District. This Finding is not applicable.
 - B. BCC Section 2-18-11.01 B states the request shall be consistent with the Boise City Design Guidelines for Residential Historic Districts. The current application does not comply with the Design Guidelines. It proposes 40% lot coverage, and it will change the façade of the house by elongating the porch and starting the addition flush with the front of the front facade, repeating the front gable and by making the addition 8 ft. wider than the existing house. However, with the conditions of approval, this application complies with the following guidelines.
 - i. The addition will be "set back a new addition from the primary façade of the original building to maintain original proportion, massing, size, and scale," (4.1.2) The addition will be set 7 ft. back from the front of the façade.
 - ii. It will "use similar materials as found on the original building." (4.1.6) The addition will use materials that are common to the original materials of the building including cottage lap wood siding and wood trim.
 - iii. It will "relate rooflines, the pitch, and orientation of the new addition to the primary building," (4.1.3) The eaves and roof pitch will be related to those of the existing building in height and style.
 - iv. It will "consider ground or basement additions before the addition of dormer(s). Under unique circumstances driven by site constraints, dormer(s) additions should be designed in proportional scale to the original roof and should not visually compete" (4.1.8) The addition is a ground level addition.

- v. It will “maintain proportional lot coverage as found on the neighboring properties of the same block; maximum lot coverage of all buildings should not exceed 30% of the total lot area. Minimum open space should be 40% of the total lot area. Any exceptions to these percentages will be closely scrutinized.” (4.1.10) With the conditions of approval, the addition will bring the lot coverage up to 33%. Because of the small size of the lot and the small amount of open area adjacent properties have, this percentage is congruous.
- C. BCC Section 2-18-11.01 C states the request shall be consistent with The Secretary of the Interior’s Standards for Rehabilitation, or other standards as applicable (preservation, restoration or reconstruction.) This application is consistent with the Secretary of Interior’s Standards for the Treatment of Historic Properties. The current application does not comply with the Design Guidelines. It proposes 40% lot coverage, and it will change the façade of the house by elongating the porch, repeating the front gable and by making the addition 8 ft. wider than the existing house. However, with the conditions of approval, this application complies with the following requirements.
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 - ii. The Secretary of the Interior’s Standards for the Treatment of Historic Properties recommend against “introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.” (Page.108) The new addition will be compatible with the setting through its setback from the original structure, its matching rooflines and its traditional forms.
 - iii. The Secretary of the Interior’s Standards for the Treatment of Historic Properties recommend against “removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.” (Page 85) The proposal will not change the entrance or the porch.
- D. BCC Section 2-18-11.01 D states the request shall support the goals, objectives and policies of the Boise City Comprehensive Plan and the plans referenced therein. The application is in compliance with the following goals and objectives of the Comprehensive Plan. The North End Plan states that the proposed use or design of the property should reflect the character of the adjacent neighborhood and be compatible with it. (Page 17) and that the unique character of the neighborhood should be maintained, including architectural style, sitting on the lots, orientation of the units and landscaping characteristics. (Page 18) The character of the neighborhood includes a diversity of structure styles, ages and sizes. The residential homes are from 1-2 stories tall and from the historic to the modern. The large church on the next block and the federal building to the east of the subject house adds to the diversity. Open space is mostly very limited, but the park behind

the subject house and around the federal building and the side yard of the house across the street from the subject building again add diversity. However, the main character of this block is that of historic homes with limited open space. With the conditions of approval, the proposal will be congruous with that character.

- E. BCC Section 2-18-11.01 E states that based on the adopted design guidelines the request will not be incongruous with the historical, architectural, archaeological, educational or cultural aspects of the district. The project is congruous with the historical, architectural, archaeological, education or cultural aspects of the district because, with the conditions of approval, it meets the Boise City Design Guidelines for Residential Historic Districts and the Secretary of the Interior's Standard's for Rehabilitation.
 - F. BCC Section 2-18-11.01 F states that the request must comply with the dimensional standards and other applicable requirements of Title XI (Zoning Ordinance) including, but not limited to setbacks, height restricts and parking requirements unless the Commission finds that modifying the standards is necessary to protect the overall characteristics of the district and to comply with the adopted design guidelines. With the conditions of approval, the proposal complies with the dimensional standards and other applicable requirements of Title XI.
2. A contributing building, site, structure or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because (a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or (b) it individually meets the National Register eligibility criteria. The structure was present during the period of significance and possesses historic integrity.

Site Specific Conditions of Approval

- 1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received November 20, 2008.
 - a. The front porch will not be lengthened.
 - b. The basement will be sunk by an additional 8 inches.
 - c. The lot coverage will be brought down to 33%.
 - d. The residential floor area will be brought down to 55%.
 - e. The front gable detail will not be repeated on the addition.
 - f. The eaves and pitch of the roof will match those of the existing house.

Standard Conditions of Approval

- 2. The applicant shall comply with the Boise City Fire Code.

3. Prior to a Building Permit and prior to any construction on the site, an Erosion and Sediment Control Permit must be obtained from the Building Division of the Planning and Development Services Department.
4. No change in the planned use of the property by the applicant shall be valid unless in writing and signed by the applicant or his authorized representative and an authorized representative of the City of Boise. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon the City of Boise.
5. Any change in the planned use of the property by the applicant shall require the applicant to comply with all rules, regulations, ordinances, plans or other regulatory and legal restrictions in force at the time the applicant or successors in interest advise the City of intent to change the planned use of the property described herein unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.
6. If the applicant does not act on the Certificate of Appropriateness through 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.
7. The applicant shall be required to obtain a Building Permit prior to the start of construction.

Construction Site Requirements

8. The practices required below are intended to mitigate the impact and disturbance of residential property owners during the construction of adjacent buildings or structures. The following conditions apply to all construction-related activities ranging from grading and demolition activities to final occupancy on any land or parcel falling under the proprietary ownership of the permit applicant.
 - a) Prior to the issuance of a building permit and prior to the commencement of any construction on-site, an Erosion and Sediment Control (ESC) permit must be obtained from the Planning and Development Services Department. No grading, demolition or earth disturbing activities may start until an approved ESC permit and the associated site work or grading permits have been issued.
 - b) Measures shall be taken to manage construction debris and trash on the construction site and efforts shall also be made to provide reasonable controls to minimize fugitive dust on the construction site. Such measures shall include, but are not limited to:
 - Provide suitable containers for solid waste generated by construction activity;
 - Wet demolition of existing buildings;
 - Watering of driving surfaces and earth moving activities;
 - Installation of wind screening around property and each open floor above grade; and
 - Daily broom cleaning of above grade floors, adjacent streets and sidewalks.

- c) To reduce the noise impact of construction on nearby residential properties, all exterior construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. for Saturday and Sunday. Low noise impact activities such as surveying, layout and weather protection may be performed at any time. After each floor of the structure or building is enclosed with exterior walls and windows, interior construction of the enclosed floors can be performed at any time.
- d) A minimum height of six foot (6 ft.) rigid security fencing, either wood or metal, shall be installed around the construction site within 30 days of the date when the first city permit is issued on projects where construction activity shall exceed 90 days.
- e) Exterior lighting and other illuminating equipment or materials shall be positioned, shielded, directed and located to not reflect or impact adjacent residential property and streets.
- f) Applicant shall comply with Boise City Fire Department requirements for water, access, and/or other requirements as determined by the Fire Marshal.
- g) Any conditions to be enforced during construction shall remain posted at each street abutting the construction site for the duration of the project. In addition to the posted conditions the permit holder shall also post an 11"x 17" laminated sign containing a project contact phone number, name of project contact and the Boise City contact number, 384-3845, to address issues as they arise. Failure to abide by any conditions set forth shall be grounds for revocation of Conditional Use Permit and/or Building Permits and may be subject the owner or owner's agents to fines and criminal citations.