



## Planning & Development Services

Boise City Hall, 2nd Floor  
150 N. Capitol Boulevard  
P. O. Box 500  
Boise, Idaho 83701-0500

Phone: 208/384-3830  
Fax: 208/384-3753  
TDD/TTY: 800/377-3529  
Website: [www.cityofboise.org/pds](http://www.cityofboise.org/pds)

1

# MEMORANDUM

MEMO TO: Historic Preservation Commission

FROM: Julie Archambeault  
Historic Preservation Planner  
Boise City Planning and Development Services

RE: *DRH08-00053 / 1502 N. 27<sup>th</sup> Street*

DATE: April 14, 2008

**Project Description:** DUNCAN AND KARI FILSON request Historic Preservation approval to construct a second story addition on property located at 1502 N. 27<sup>th</sup> Street in an R-1CH (Single Family Residential with Historic Overlay) zone.

**Project History:** This project was originally scheduled for the March 24, 2008 hearing of the Historic Preservation Commission. The applicant has requested deferral to the April 14, 2008 hearing to allow for time to confer with Staff regarding a redesign of the project. Staff has conferred with the designer, and preliminary plans were submitted via email on Thursday, April 4, 2008. However, as of Monday morning, no finalized or scaled plans were submitted. Therefore, staff cannot make Findings on this project.

**Staff Recommendations:**

Although the house is classified as non-contributing, the addition must be congruous with the District.

The proposed addition is not congruous. The roof forms proposed are not found in the District. The front elevation is marked by an asymmetrical roofline that is notched at the far right. This notch is almost the height of a full story and runs for almost a quarter of the length of the house. Also, including the side porch under the full roofline is also unusual. The effect of having the notch in the roofline on one side and the void under the roofline on the other side is something that is not seen in the District.

The side elevations are also unusual. The roof lines extend up two stories from the original eave height to the new second story peak and then down to a second story eave. The massing created is very complex. The second story is a separate unit and is wider than the first story mass, overlapping the rear elevation. The corner elevation has four separate units-the original, gabled first story, the shed roofed addition, the asymmetrically roofed second story and the rear first story mass.

The massing and roof forms are not usually found in the District. The addition is not congruous.

Because the project is not congruous, and because Staff does not have enough information to make Findings on this project, Staff recommends that the project is denied.