



## Planning & Development Services

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# 1

## Planning Division Staff Report

|                            |                                    |
|----------------------------|------------------------------------|
| <b>File Number</b>         | DRH08-00053                        |
| <b>Applicant</b>           | Duncan and Kari Filson             |
| <b>Property Address</b>    | 1502 North 27 <sup>th</sup> Street |
| <b>Public Hearing Date</b> | May 12, 2008                       |
| <b>Heard by</b>            | Historic Preservation Commission   |
| <b>Analyst</b>             | Julie Archambeault                 |
| <b>Checked By</b>          | Sarah Schafer                      |

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### 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

|   |                                    |
|---|------------------------------------|
| <b>Applicant/Status</b>                 | Duncan and Kari Filson / Owner     |
| <b>Architect/Representative</b>         | Evelyn Grime / PLACE! Inc.         |
| <b>Location of Property</b>             | 1502 North 27 <sup>th</sup> Street |
| <b>Size of Property</b>                 | 9,760 sq. ft.                      |
| <b>Present Zoning and Land Use</b>      | R-1CH / Single Family Residential  |
| <b>Historic District</b>                | Expanded North End                 |
| <b>Date of Construction</b>             | 1940                               |
| <b>Style</b>                            | Minimal Traditional                |
| <b>Status</b>                           | Non-contributing                   |
| <b>Square Footage of Existing House</b> | 1,238 sq. ft.                      |

|   |
|---|
| <b>Description of Applicant's Request</b>   |
| The applicant is seeking a Certificate of Appropriateness to construct a second story addition. |

## 2. Land Use

|   |
|---|
| <b>Description and Character of Surrounding Area</b>  |
| There are two modern structures on this block that were determined to be non-contributing; otherwise, all of the structures on the block were determined to be contributing to the District. The landscaping is made up of lawns and large trees. |

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| <b>Site Characteristics</b>  |
| The site is a corner lot that is almost a quarter of an acre in size. There is one main structure and two outbuildings.                            |
| <b>Special Considerations</b>  |
| None   |
| <b>History of Previous Actions</b>   |
| 1940-Construction of house<br>1957-Addition to rear; removal of front entry<br>2007-Change of house's status from contributing to non-contributing |

### 3. Project Proposal

#### Site Design

| Land Use   | Existing | Proposed |
|--|----------|----------|
| Percentage of the site devoted to building coverage: | 18%      | 21%      |
| Percentage of the site devoted to paving:            | 1%       | 1%       |
| Percentage of the site devoted to landscaping:       | 81%      | 78%      |
| TOTAL  | 100%     | 100%     |

#### Setbacks

| Yard                   | Required                    | Proposed for Building | Proposed for Garage |
|------------------------|-----------------------------|-----------------------|---------------------|
| Front (west)           | 15' (bldg.)<br>20' (garage) | 23'                   | No change           |
| Side Street<br>(south) | 15' (bldg.)<br>15' (garage) | 25'                   | No change           |
| Side (north)           | 5' (bldg.)<br>5' (garage)   | 11'                   | No change           |
| Rear (east)            | 15' (bldg.)<br>0' (garage)  | 61'                   | No change           |

#### Fencing

A metal fence lines the perimeter of the front yard while a taller wood fence lines the back yard.

#### Structure(s) Design

|                                      |  |
|--------------------------------------|--|
| Number and Proposed Use of Buildings | Three buildings exist-a single-family dwelling and two outbuildings. |
| Maximum Building Height              | 17'-Existing; 24'-Proposed   |
| Number of Stories                    | 1-Existing; 2-Proposed   |

## 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**-The building has not been moved. It has retained its integrity of location.
- ii. **Setting**-The setting has changed since the building was constructed. Many of the properties present during the period of significance have been altered. Some of these buildings have been altered more significantly than others. A modern structure sits next door to the subject house. The subject property has lost some integrity of setting.
- iii. **Design**-The integrity of design has been greatly diminished with the removal of the front entrance. Although the front porch cover remains, its brackets are gone, as are the front door and the front steps. A picture window now sits where the door used to be. Also, the size and massing of the house have been changed by an addition to the rear and side of the house. The front entry is in this side addition. The street side of the house is intact. However, the front, interior side and rear have been heavily modified.
- iv. **Materials**-The structure retains most of its integrity of materials. The siding and windows are still the original wood. The roof is new asphalt.
- v. **Workmanship**-Much of the integrity of workmanship has been lost with the loss of the brackets, the front door and the front steps.

- vi. **Feeling**-The integrity of feeling has been diminished. Although it feels somewhat like a Minimal Traditional house, the loss of the front door lessens this feeling.
- vii. **Association**-The integrity of association has also been diminished. It is still associated with Minimal Traditional architecture. However, without the front entrance, this association is weakened.

The integrity of the structure has been lost through the move of the front door and the removal the front steps and the brackets under the stoop cover. Although the materials are still intact, the massing has been changed with the large addition to the rear and the new entry addition. Also, although most of the neighboring structures date from the era of significance, many of them have been significantly altered and other structures are modern intrusions. With all of these factors, the property has lost its integrity and no longer contributes to the District.

- 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

**Due to alterations, the house is no longer contributing.**

### **Discussion**

Although the house is 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 as it is almost two stories tall and topped by a front gabled roof. A third unusual feature of the front roofline is the gabled dormer. Asymmetrically placed on the roof between the top of the porch and the original porch cover, it is not placed in a way that is usually seen in the district. The effect of this dormer and of having a 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. On the south side, the roof line extends up two stories from the original eave height to the new second story peak and then down to the rear 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. There are four separate units-the original, gabled first story, the shed roofed addition, the asymmetrically roofed second story and the rear first story mass.

The other side is also unusual. The roofline is a mix of the clipped gable of the porch and the side gable of this side elevation. Like the other side, the second story hangs over the first story. Two windows sit together at the rear of the elevation, enhancing the asymmetry.

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

## 6. Conclusion and Recommended Conditions

**Pursuant to Boise City Code 2-18-9 A and B of Boise Municipal Code, the request to construct a second story addition is not 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)
  1. 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 does not apply.
  2. BCC Section 2-18-11.01 B states the request shall be consistent with the Boise City Design Guidelines for Residential Historic Districts. This application does not comply with the guidelines.
    - i. Use design elements such as roof forms, lines, openings, and other characteristics commonly found in the district. (5.2.3.) The roof lines and the massing are design elements that are not commonly found in the District.
    - ii. Inappropriate to use massing and building forms which are completely foreign to the historic district. (5.2.5.) The configuration of the front façade, including the three gables, the two story porch opening and the full story notch in the roofline, is a form that is completely foreign to the Historic District. The massing of the second story with the combination of the asymmetrical roofline and the overhang is also foreign to the District.

- iii. It is generally not appropriate to use a roof of a size, shape, or slope not typically seen in the district. (5.8.7.) The roof lines from the front and side elevations are of a shape and design that are not typically seen in the District.
3. 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 not consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties.
- i. "Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color and texture. (pg.108) The new work is not compatible with the historic character of the setting. The design of the roof lines, the massing and the porch are out of character with the District.
  - ii. "Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting. (pg.108) The design of the roof lines, massing and porch are out of character with the District and are visually incompatible.
4. 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 not in compliance with the following goals and objectives of the Comprehensive Plan or the North End Plan.
- i. The proposed use or design of the property should reflect the character of the adjacent neighborhood and be compatible with it. (p. 17) The design of the new addition does not reflect the character of the adjacent neighborhood and is not compatible with it.
  - ii. The unique character of the neighborhood should be maintained, including architectural style, sitting on the lots, orientation of the units and landscaping characteristics. (p. 18) The unique character of the neighborhood, including the historical architectural styles found in the neighborhood, is not maintained by the addition.
5. 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 it does not comply with the Secretary of the Interior's Standards for Rehabilitation, the Design Guidelines for Residential Historic Districts or the North End Plan.

6. 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. This application complies with all of the dimensional requirements of the underlying zone as laid out in Title XI without the request for any variances.
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 property has been altered with the relocation of the front door. It is non-contributing.