



Planning & Development Services

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Planning Division Staff Report

File Number	DRH08-00121
Applicant	Sue and Henry Reents
Property Address	908 North 18 th Street
Public Hearing Date	May 12, 2008
Heard by	Historic Preservation Commission
Analyst	Julie Archambeault
Checked By	Sarah Schafer

Public Notification

Radius notices mailed to adjacent properties: **April 28, 2008**
Staff posted notice on site on: **April 25, 2008**

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1. Project Data and Facts

Applicant/Status	Sue and Henry Reents / Owner
Architect/Representative	Robyn Salathe
Location of Property	908 North 18 th Street
Size of Property	6,500 sq. ft.
Present Zoning and Land Use	R-1CH
Historic District	Expanded North End
Date of Construction	1912
Style	Craftsman / Bungalow
Status	Contributing
Square Footage of Existing House	2,157 sq. ft.

Description of Applicant's Request

The applicant is seeking a Certificate of Appropriateness to construct new front steps and entry and change the landscape.

2. Land Use

Description and Character of Surrounding Area

The surrounding area has a variety of architecture. 1-1 ½ story bungalows sit next to two story structures. Landscaping includes both small and large, mature trees.

Site Characteristics

The house, from the front, appears to have a very long front façade. However, its massing is almost square. It is heavily landscaped with trees and shrubs. A raised planter bed stretches the length of the front façade.

Special Considerations

None

History of Previous Actions

1912-Construction of house

3. Project Proposal

Site Design

Land Use	Existing	Proposed
Percentage of the site devoted to building coverage:	36%	No change
Percentage of the site devoted to paving:	6%	No change
Percentage of the site devoted to landscaping:	58%	No change
TOTAL	100%	No change

Setbacks

Yard	Required	Proposed for Building	Proposed for Garage
Front (west)	15' (bldg.) 20' (garage)	15'	No change
Side (south)	15' (bldg.) 15' (garage)	7' 6"	No change
Side (north)	5' (bldg.) 5' (garage)	5'	No change
Rear (east)	15' (bldg.) 0' (garage)	No change	No change

Fencing

None

Structure(s) Design

Number and Proposed Use of Buildings	Three buildings are listed with the Ada County Assessor-a single family dwelling, a small garage and an outbuilding.
Maximum Building Height	No change
Number of Stories	1 ½

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 property has not been moved. It has retained its integrity of location.
- ii. **Design**-The property has received very few changes. The main change is that the corner porch has been enclosed. However, the remainder of the design is intact. It has retained its integrity of design.
- iii. **Setting**-The setting including the layout of the street, sidewalks and planting strip and the historic houses, is intact. It has retained its integrity of setting.
- iv. **Materials**-The property is clad with wood clapboard, stucco and wood shingles. The wood windows and stone foundation remain. It has retained its integrity of materials.
- v. **Workmanship**-The workmanship put into the construction of the house including the design and materials, remains. It has retained its integrity of workmanship.
- vi. **Feeling**- The property expresses of the aesthetic and historic sense of its time. It has retained its integrity of feeling.
- vii. **Association**- The property retains its direct link with Craftsman style architecture. It has retained its integrity of 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 around 1912. Also, it retains its historic integrity. It is contributing.

Discussion

The project proposes to replace the door, the windows on either side of the door and the front steps. It also proposes to add low walls and a stoop to the front entry faced with cultured stone and to face the existing CMU planter box with the same cultured stone. The planter will then be filled with new shrubs. These actions will not adversely affect the historic integrity of the property. They are minor changes. The project is 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 new front steps and entry and change the landscape 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. This application complies with the following guidelines.

- i. It is generally not appropriate to “overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, roof lines.” (4.1.12) The minor changes proposed will not overpower, cover, obscure or eliminate any historically significant architectural, stylistic or character defining features.
 - ii. It is generally not appropriate to “construct a new addition that creates an appearance inconsistent with the historic character of the building.” (4.1.11) The new steps and other proposed alterations will not create an appearance that is inconsistent with the historic character of the building.
- 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. This application complies with the following requirements.
 - i. Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features is not recommended. (pg. 105) The new construction is not visually incompatible in terms of size, scale, design, materials, color or texture. It is of materials similar to those existing on the building including stone and concrete. It will reinforce the historic relationship of the entry to the site and will not damage any important landscape feature.
 - ii. Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape is recommended. (pg.105) The new construction is compatible with the historic character of the site in scale and material and will preserve the historic relationship between the building and the landscape by retaining the relationship between the entry, planter box and landscape.
- 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 and 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 property reflects the character of the adjacent neighborhood and is compatible through the use of similar materials, forms and scale.

- 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 will be maintained through this project by its use of similar materials, forms and scale.
- 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 it complies with the Secretary of the Interior's Standards for Rehabilitation, the Design Guidelines for Residential Historic Districts and the North End Plan.
- 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. 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 structure was constructed during the era of significance and retains its integrity. It is contributing.

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.

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') 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.