



Planning & Development Services

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Historic Preservation Commission

Hearing Minutes of April 28, 2008

Commission Members Jennifer Stevens, Chair, Scott Chandler, Cathy Sewell, Barbara Dawson, Betsy McFadden, Bonnie Burry
Present

Members Present Sarah Schafer, Julie Archambeault, Teresa Sobotka, Nicki Heckenlively

DRH08-00097 / George Booth / 1209 N. 16th Street

Requests Historic Preservation approval to demolish a rear addition and a rear dormer and construct a two-story addition on the rear of the main dwelling located in an R-1CH (Single Family Residential with Historic Overlay) zone.

JULIE ARCHAMBEAULT: Presented the staff report with a recommendation of approval with the condition that the shed roofed projection will not be constructed.

COMMISSIONER DAWSON: On the north elevation, is that a sky light?

JULIE ARCHAMBEAULT: Yes. As long as they aren't visible from the street they are generally appropriate.

COMMISSIONER McFADDEN: Would you feel differently if the gable was shaped differently?

JULIE ARCHAMBEAULT: Possibly, if it were a gable dormer or were more in keeping with the other dormers on the house.

COMMISSIONER McFADDEN: We have two sheets. What is the difference? Is it just the clouded areas?

JULIE ARCHAMBEAULT: That is correct.

COMMISSIONER SEWELL: What do the red clouded areas indicate?

JULIE ARCHAMBEAULT: They indicate the areas of change.

COMMISSIONER SEWELL: From what?

JULIE ARCHAMBEAULT: One is circling the bay window which is new and the pop out which is new. They are indicating the small changes from the large two-story addition.

COMMISSIONER SEWELL Both pages of elevations are the same.

JULIE ARCHAMBEAULT: That is correct

CHAIRMAN STEVENS: Have you had the discussion regarding the shed dormer with the applicant?

JULIE ARCHAMBEAULT: Yes I have. He wanted to discuss this with the Commission.

SITE VISITS

COMMISSIONER BURRY: I will recuse myself as the applicants are clients of mine.

Commissioners McFadden, Stevens, Chandler, Sewell and Dawson visited the site prior to the hearing.

COMMISSIONER CHANDLER: What you are looking at, the south elevation, above the roof line there is a vertical line and a horizontal line that says existing and proposed changes. If you look at the opposite side it says something very similar. Am I safe in assuming that just needs to be reversed?

JULIE ARCHAMBEAULT: That is correct.

RYAN McCAENE: I am the applicant's representative. The only objection we have is the change to the shed roof. We did go ahead and modify the drawings to show the gable dormer. We would prefer to stay with the shed because the gable would add \$20,000 grand to the project.

CHAIRMAN STEVENS: We received a new drawing that we will mark as Exhibit 1 showing the gable dormer. I have the applicant and Christina Knutson on the sign-up sheet. Would you like to testify (*applicant and Ms. Knutson indicated no*)? No further public testimony.

PUBLIC PORTION CLOSED.

COMMISSIONER SEWELL: In regard to the shed roof...gable roof...it seems like it is more of a roof flair. I am fine with the roof as proposed. It is on the addition and the backside of the house.

COMMISSIONER McFADDEN: I concur with Commissioner Sewell. I also almost prefer it. It appears we are drawing too much attention to it. It won't be very visible anyway.

CHAIRMAN STEVENS: Does anyone know how far it is setback from that wall plane? It is on the interior side of the house too.

COMMISSIONER SEWELL: Maybe a foot.

COMMISSIONER CHANDLER: I would agree with Commissioner Sewell's and Commissioner McFadden's comments. It is in such a location that it is not a significant departure one way or the other and I don't mind either and the applicant's desire is with worth noting.

COMMISSIONER CHANDLER MOVED TO APPROVE DRH08-00097 PER STAFF'S RECOMMENDATIONS STRIKING CONDITION A.

COMMISSIONER SEWELL SECONDED THE MOTION.

CHAIRMAN STEVENS: The staff report not only was talking about the roof form, but also if you look at Page 25 there's the last before Conclusions and Recommended Conditions that says, "It cantilever position on the second story is unlike any other form on the house". Does anybody have concern about that?

COMMISSIONER CHANDLER: I have no concern with the location of that and this is not that unusual for at least what I feel is that style of a house. Yes it is the only place on that house where it would appear but given the fact that this is area that is not visible to the primary façade I don't think it's significant.

COMMISSIONER McFADDEN: The house next door that is of a similar style that it has a similar cantilever.

COMMISSIONER STEVENS: Was it original to the house?

COMMISSIONER McFADDEN: I believe so, but I don't know for sure. I wonder if we need to make a demolition motion as well.

CHAIRMAN STEVENS: Yes we do.

COMMISSIONER CHANDLER MOVED TO APPROVE THE DEMOLITION OF REAR ADDITION AND REAR DORMER.

CHAIRMAN STEVENS: We need to table the original motion first.

COMMISSIONER CHANDLER: I MOVED TO TABLE THE ORIGINAL MOTION.

COMMISSIONER SEWELL: SECOND AGREES.

COMMISSIONER CHANDLER MOVED TO APPROVE THE DEMOLITION OF REAR ADDITION AND REAR DORMER AS THE APPLICANT HAS MET FINDINGS B, C, AND E.

COMMISSIONER SEWELL SECONDED THE MOTION.

CHAIRMAN STEVENS: Do we want to strike under E., where it says, “With the conditions of approval these plans will have a positive effect on the District”, those first five words?

COMMISSIONER CHANDLER: I would be in favor of that.

COMMISSIONER SEWELL SECONDED.

CHAIRMAN STEVENS: LET’S TAKE UP THE ORIGINAL MOTION WHICH IS TO APPROVE DRH08-00097 AS RECOMMENDED STRIKING CONDITION A.

ROLL CALL VOTE 5:0. MOTION CARRIES WITH COMMISSIONER BURRY RECUSED.