



## Planning & Development Services

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# Historic Preservation Commission

## Hearing Minutes of June 9, 2008

Commission Members Present Jennifer Stevens, Chairman, Christopher Pooser, Scott Chandler, Cathy Sewell, Betsy McFadden, Bonnie Burry, Stephen Smith, Katherine Forsythe

Members Present Sarah Schafer, Matthew Halitsky, Teresa Sobotka, Nicki Heckenlively

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### **DRH08-00109 / Phil Gerhardson / 1511 N. 11th Street**

Reconsideration of applicant's request for Historic Preservation approval to construct a one and a half story, single-family dwelling with detached garage on property located in an R-1CH (Single Family Residential with Historic Overlay) zone.

MATT HALITSKY: Staff recommends the Commission reconsider the application and schedule the application for the July 14, 2008 hearing based on the resubmitted plans.

CHAIRMAN STEVENS: There is a smaller footprint for the garage and the concern was lot coverage.

COMMISSIONER POOSER: I was not at the last hearing and I will be abstaining from this application.

COMMISSIONER SEWELL: There were some additional concerns with the setbacks.

CHAIRMAN STEVENS: Before we get to deliberations I want to go through site visits.

### Site Re-Visits

Commissioners Smith, Burry, Stevens, Sewell and Dawson did not re-visit the site prior to this hearing. Commissioners McFadden, Chandler and Forsythe did re-visit the site.

PHIL GERHARDSON (Applicant): At the last meeting you expressed a lot of concern on the lot coverage. I understand your concerns from where you come from and in looking at adjacent properties. There are properties in the area that are in excess. I contacted my architect and we trimmed this down as far as we could. The main structure can not be

trimmed down any further. There is a master bedroom in there. We trimmed 148 sq. ft. off of the garage. At the last meeting you stated you wanted it down to 35%. I have it down to 36.3%. One thing I would like to address is the setback issue. I find that it's a little superfluous in that those setbacks on there all exceed code as it is. It's very arbitrary to turn around and say, "Well this house on this side of you is 5 ft. and this is 6 ft. It's not fair. Just up the street there are houses that the water drain into each others yards they're so close together. If you want to view this fairly and objectively the setback issue should not be an issue and you should go by current code and everything in there exceeds code. Both for the setback of the garage, setback on both sides of the structure as well as open space in the backyard.

NO PUBLIC TESTIMONY

PUBLIC PORTION CLOSED

COMMISSIONER CHANDLER: In light of the applicant addressing previous Commission concerns I do think that warrants a reconsideration.

COMMISSIONER CHANDLER MOVED TO RECONSIDER DRH08-00109 AT THE JULY 14, 2008 HEARING.

COMMISSIONER BURRY SECONDED THE MOTION.

COMMISSIONER DAWSON: Just for clarification we are not hearing the item today, but we are scheduling it for a hearing on the 14<sup>th</sup>.

CHAIRMAN STEVENS: That is correct.

ROLL CALL VOTE 8:0. MOTION CARRIES.