



Planning & Development Services

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Summary/Reason Statement for DRH08-00204

Staff's Recommendation

Approval

Summary

BEN EVERSON AND DONA HORAN request Historic Preservation approval to construct an addition on the rear of the main dwelling, remove two trees and some large shrubs on property located at 1020 E. Jefferson Street in an R-2H (Combined Residential with Historic Overlay) zone.

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. "Set back a new addition from the primary façade of the original building to maintain original proportion, massing, size, and scale." (4.1.2) The new addition is set 40' back from the primary façade.
 - ii. "Relate rooflines, the pitch, and orientation of the new addition to the primary building." (4.1.3) The roofline, including its pitch and orientation, will be directly related to that of the primary building.
 - iii. "Use similar materials as found on the original building." (4.1.6) The addition will use materials similar to those found on the original building including wood siding and trim and metal-clad wood or fiberglass windows.
 - iv. The Boise City Design Guidelines for Residential Historic Districts states that it is generally appropriate to "consider ground or basement additions before the addition of dormer(s). Under unique circumstances driven by site constraints, dormer(s) additions should be designed in proportional scale to the original roof and

should not visually compete.” (4.1.8) The addition is a ground and basement addition.

- v. “Maintain proportional lot coverage as found on the neighboring properties of the same block; maximum lot coverage of all buildings should not exceed 30% of the total lot area. Minimum open space should be 40% of the total lot area. Any exceptions to these percentages will be closely scrutinized.” (4.1.10) The lot coverage will be brought up to 30.5%. This is very close to the recommended 30% lot coverage.

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 guidelines.

- i. “Designing a new addition in a manner that makes clear what is historic and what is new. (pg. 112) Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.” (pg. 113) The new addition will be compatible through the use of similar materials. However, it will be differentiated through the joining of the new foundation to the old.
- ii. “Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building.” (pg. 113) The addition will be placed on the rear elevation and will be limited in height and width in relationship to the historic building.
- iii. “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.” (pg.105) The addition is compatible with the historic character of the site through the use of similar materials and forms.

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 East End Plan.

- i. Maintain the character of the East End by recognizing its unique amenities and natural features, encouraging appropriate infill development, and allowing development in adjacent areas that does not negatively impact the existing neighborhood. Pg 2-1 The

addition maintains the character of the East End by maintaining the historic integrity of the original house.

- ii. Protect historically and culturally significant resources that contribute to community identity and history. Goal, page 5-12 The addition protects the contributing house through its congruous design and materials.
- 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 East 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 historic integrity. It is contributing.