



## Planning & Development Services

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# 1

## Summary/Reason Statement for DRH08-00203

### Staff's Recommendation

Approval

### Summary

**T-MOBILE** requests Historic Preservation approval to increase the height of a power pole, place a cellular antenna on the top, construct a small structure to house the associated equipment and fence the area on property located at 1408 N. 14<sup>th</sup> Street in an R-1CH (Single Family 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 does not apply.
  - 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. "Use similar architectural characteristics as seen throughout the district." (6.1.1) The outbuilding will use architectural characteristics similar to those seen throughout the district including a gable roof with overhanging eaves and a regular footprint.
    - ii. "Maintain a proportional mass, size, and height to ensure the accessory building or dwelling unit is not taller than the primary building on the lot or does not occupy the entire backyard." (6.1.2) The outbuilding will only be 7' tall to the top of the wall, which is shorter than the house.
    - iii. "Subordinate the accessory dwelling unit, accessory building, or garage to the primary residential building on the site by placing the structure to the rear of the lot. Otherwise, consider locating the accessory building, dwelling unit, or garage to the side as long as it is set back substantially." (6.1.3) The accessory building will be placed at the rear of the lot.

- iv. “Use similar materials used on the primary existing building.” (6.1.5) The outbuilding will use materials similar to those used on the existing building including Hardi-board horizontal siding and wood trim.
- 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.” (6.1.8.) The project will bring the lot coverage up to 18%.

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 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 proposed outbuilding will be compatible with the historic character of the site and will preserve the historic relationship between the building or buildings and the landscape through the use of compatible materials and forms.
- ii. “Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting. (pg.108) The new, taller pole is not visually compatible. Its increased height is acceptable and the cellular array will be painted brown to match the other poles.

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 outbuilding reflects the character of the adjacent neighborhood and is compatible with it. It is a small, gabled building at the alley, which is similar to most lots in the North End.
- 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 with the small building at the alley and the pole that is in line with other power poles.

- iii. Protect historically and culturally significant resources that contribute to community identity and history. Goal, page 5-12 The project will protect the contributing resource by ensuring that the outbuilding is compatible and that the power pole and cell array are not incompatible.
  - 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 house was built in the era of significance and retains its historic integrity. It is contributing.