



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

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Planning Division Staff Report

File Number	DRH08-00195
Applicant	Jana Repulski
Property Address	1411 North 19 th Street
Public Hearing Date	July 28, 2008
Heard by	Historic Preservation Commission
Analyst	Julie Archambeault
Checked By	Sarah Schafer

Public Notification

Radius notices mailed to adjacent properties: **July 14, 2008**
Staff posted notice on site on: **July 10, 2008**

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1. Project Data and Facts

Applicant/Status	Jana Repulski / Owner
Architect/Representative	Amy Cook / AACArchitecture
Location of Property	1411 North 19 th Street
Size of Property	6,100 sq. ft.
Present Zoning and Land Use	R-1CH (Single Family Residential)
Historic District	Expanded North End
Date of Construction	1912
Style	Craftsman / Bungalow
Status	Contributing
Square Footage of Existing House	1,562 sq. ft.

Description of Applicant's Request

The applicant is seeking a Certificate of Appropriateness to reopen the front porch, replace the existing roof structure, change the dutch hip in the rear to a gable, extend the chimney and replace the rear stair railing.

2. Land Use

Description and Character of Surrounding Area

The surrounding area is made up of houses of a similar age, size and style. The street trees are established and large.

Site Characteristics

The site has a small, single family dwelling and two outbuildings. The property is landscaped with trees, shrubs and a lawn.

Special Considerations

None

History of Previous Actions

1912-Construction of house
1960-Widen and repair landing for steps and repair railing
2008-Permission obtained to demolish the garage and canopy and construct a two car garage with attic storage

3. Project Proposal

Site Design

Land Use	Existing	Proposed
Percentage of the site devoted to building coverage:	32.8%	No change
Percentage of the site devoted to paving:	2%	No change
Percentage of the site devoted to landscaping:	65.2%	No change
TOTAL	100%	No change

Setbacks

Yard	Required	Proposed for Building	Proposed for Garage
Front (southwest)	15' (bldg.) 20' (garage)	30'	No change
Side (southeast)	5' (bldg.) 5' (garage)	7'	No change
Side (northwest)	5' (bldg.) 5' (garage)	12'	No change
Rear (northeast)	15' (bldg.) 10' (garage)	32'	No change

Fencing
None

Structure(s) Design	
Number and Proposed Use of Buildings	There are two buildings-a garage that the applicant has permission to replace and a single family dwelling.
Maximum Building Height	Existing-22' 5"; Proposed-24' 4"
Number of Stories	Existing-1; Proposed-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 C Demolition or Relocation.

After the designation by ordinance of an historical district, or historical district - residential, no building or structure which is a part of such district shall be demolished or moved until after an application for Certificate of Appropriateness relating to the demolition or moving of such building or structure has been submitted to and approved by the Commission. A Certificate of Appropriateness must be issued prior to the issuance of any building or other permit required by the City for the demolition or moving of any building or structure which is part of an historical district or historical district - residential. A Certificate of Appropriateness shall be required regardless of whether other licenses or permits are required for the moving or demolition of such building or structure.

1. Findings. In order for the Commission to approve a demolition or relocation request at least three (3) out of the five (5) following findings must be met:

a. That the building, project, site or structure is not classified as contributory to the district.

The site, which includes the garage, contributes to the District. The applicant has not met this Finding.

b. That the building, object, site or structure cannot reasonably meet National, State or Local criteria for designation as an historical or architectural landmark.

Neither the site as a whole nor the house individually has enough architectural or historical significance to reasonably meet National, State or Local criteria for designation as an historical or architectural landmark. The applicant has met this Finding.

c. That demolition of the building, object, site or structure would not adversely affect the character of the District and/or the adjacent properties.

The roof will be replaced with one that is very similar, but which is placed 2' higher than the current roofline. Because of the replacement plan, the roof's demolition will adversely affect the character of the District or the adjacent properties. The applicant has not met this Finding.

d. That the owner has reasonably demonstrated that rehabilitation of the building, object, site or structure would not be economically feasible.

This alternative has not been explored. The applicant has not met this Finding.

e. That plans have been submitted to redevelop the property if the demolition proceeds, and such plans will have a positive effect on the District and/or adjacent properties.

Plans have been submitted to replace the existing roof with a roof that is similar to the existing roof. However, it will be 2' higher than the existing roof. These plans will alter the appearance of the house, adversely affecting the house. Because of this, these plans will not have a positive effect on the District. The applicant has not met this Finding.

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
 - ii. Design
 - iii. Setting
 - iv. Materials
 - v. Workmanship
 - vi. Feeling-The property expresses of the aesthetic or historic sense of its time.
 - vii. Association-The property retains its direct link with
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 prior to 1912. The property has not changed since its classification. Although the porch has been enclosed, its design has retained much of its historic integrity. Its location, setting, materials and workmanship have also retained their integrity. The house still expresses the historic sense of its time and retains its direct link with the Craftsman Style. It is contributing.

Section 2-18-11.01 Alteration - Findings

The Commission's decision in regard to Certificates of Appropriateness for alterations, as described in 2-18-09 (A), shall be based on the following findings as applicable to that property:

Discussion

Reopening the porch will return the porch to its original condition, bringing historic integrity back to the house. This action is congruous.

The changes to the roof, however, are not congruous. Currently, the eaves come down to the tops of the windows. The removal of the roof and the additions to the new roof will radically alter that appearance. The new roof will add 2' of wall height between the top of the windows to the eaves. This difference is most visible on the side elevations. This kind of distance between the windows and the eaves is not something that is usually seen in a craftsman bungalow. Craftsman Bungalows usually have low hanging eaves. Because these alterations to the roof would radically alter the appearance of this building and do not fit within the style of the building, they are not 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 a two-story addition on the rear of the dwelling is congruous with the historical, architectural, archeological, educational or cultural aspects of the Historic District because:

Comment [SMS1]: Not the project description.

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. In order for the Commission to approve a demolition or relocation request at least three out of the five Findings must be met. (2-18-9C) Three of the five Findings have been met. The house cannot meet landmark status, the roof's demolition will not adversely affect the District or the adjacent properties, and the submitted plans will have a positive effect on the District and the adjacent properties.

2. 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.
- B. BCC Section 2-18-11.01 B states the request shall be consistent with the Boise City Design Guidelines for Residential Historic Districts. The new roof does not comply with the following guidelines.
 - a. "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 addition will not be set back from the primary façade of the original building.
 - b. "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 roof addition, replacing the original roof.
 - c. "Overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, roof lines." (4.1.12) The new roof will eliminate the historically significant stylistic relationship between the building and the roofline.
 - d. "Remove an entire second floor roof or attic and replace it with a structure that is out of character with the original building." (4.1.13) The proposal will remove the roof and replace it with a structure that is out of character with the original building.

The changes to the porch and railing comply with the following guidelines.

- a. "Use similar materials as found on the original building." (4.1.6) The railing and the porch will use materials similar to those found on the building including metal railing and wood posts.
 - b. "Design a new addition to preserve the established massing and orientation of the building and character of the block." (4.1.1) The porch will preserve the established massing and orientation of the building and character of the block.
- 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. The changes to the roof do not comply with the guidelines.

- a. "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 roof will not be clearly differentiated from the historic building.
- b. "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided." (pg. 62) The proposal will alter the roof and its relationship with the building, a feature that characterizes the property.
- c. "Identifying, retaining and preserving roofs-and their functional and decorative features-that is important in defining the overall historic character of the building. (pg. 78) The proposal will change the roof and its relationship to the building. This relationship is important in defining the overall historic character of the building.
- d. "Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished. (pg. 102) The proposal will radically change the roof and the way it relates to the building, which is a feature that is important in defining the overall historic character of the property, diminishing the character of the site.

The changes to the porch do comply with the guidelines.

- a. "Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind-or with a compatible substitute material-of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs." (pg. 85) Reopening the porch will return historic integrity to the house.
- 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 not in compliance with the following goals and objectives of the Comprehensive Plan and the North End Plan.
- a. The proposed use or design of the property should reflect the character of the adjacent neighborhood and be compatible with it. (p. 17) The new design of the house does not reflect the style of the house or the character of the adjacent neighborhood.

- b. Protect historically and culturally significant resources that contribute to community identity and history. Goal, page 5-12 The new roof's height is out of character with the house and does not protect this historically and culturally significant resource that contributes to community identity and history.

Reopening the porch is in compliance with the following goals and objectives of the Comprehensive Plan and the North End Plan.

- a. 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 porch is historic and will reflect the style of the house and the character of the adjacent neighborhood.
 - b. Protect historically and culturally significant resources that contribute to community identity and history. Goal, page 5-12 The porch will be in character with the house and will protect this historically and culturally significant resource that contributes to community identity and history.
- 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. Except for the changes to the roof, 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.
3. 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 property has retained its historic integrity and was constructed during the era of significance. 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 June 5, 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.