



## Planning & Development Services

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## Summary/Reason Statement for DRH08-00226

### Staff's Recommendation

Approval

### Summary

**JARRET AND KAMMI HOPSTAD** request Historic Preservation approval to construct a second floor rear addition on property located at 1805 N. 11<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 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.
    1. "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 hardiboard siding and wood trim.
    2. "Relate rooflines, the pitch, and orientation of the new addition to the primary building." (4.1.3) The pitch and orientation of the new roofline will be related to those of the primary building.
    3. "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 addition will not increase the 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.
1. "Designing a rooftop addition when required for new use that is set back from the wall plane and as inconspicuous as possible when viewed from the street. (pg. 113) The second story addition is setback from the front wall plane and is almost invisible from the street.
  2. "Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features. (pg. 80) The addition to the second story is inconspicuous from the public right-of-way and does not damage or obscure any character-defining features.
- 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.
1. 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 property, that of a modern Craftsman Bungalow, reflects the character of the adjacent neighborhood and is compatible with it.
  2. 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 changes use features and materials found in the district and will maintain the unique character of the neighborhood.
  3. Protect historically and culturally significant resources that contribute to community identity and history. Goal, page 5-12 The property is not a historically or culturally significant resource. These changes are congruous.
- 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.
- G. 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. Because of its modern construction and modern alterations, the house has lost its historic integrity and is not contributing.