



Planning & Development Services

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Planning Division Staff Report

File Number	DRH08-00226
Applicant	Jerret and Kammi Hopstad
Property Address	1805 North 11 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	Jerret and Kammi Hopstad / Owner
Architect/Representative	Jeff Wallace / Wallace Custom Design and Renovation
Location of Property	1805 North 11 th Street
Size of Property	6,100 sq. ft.
Present Zoning and Land Use	R-1CH
Historic District	North End
Date of Construction	1978
Style	Modular
Status	Non-contributing
Square Footage of Existing House	2,729 sq. ft.

Description of Applicant's Request

The applicant is seeking a Certificate of Appropriateness to construct a second floor rear addition.

2. Land Use

Description and Character of Surrounding Area

Most of the surrounding homes are historic. However, they have had some form of alteration. Although the lots are landscaped with grass and small shrubs, most of the trees are in the planting strip.

Site Characteristics

The site is a Boise Cascade modular home that has been remodeled to resemble a Craftsman Bungalow. There is one tree at the front of the site.

Special Considerations

None

History of Previous Actions

1978-Existing home demolished and replaced with Boise Cascade home
2005-House remodeled

3. Project Proposal

Site Design

Land Use	Existing	Proposed
Percentage of the site devoted to building coverage:	30%	No change
Percentage of the site devoted to paving:	2%	No change
Percentage of the site devoted to landscaping:	68%	No change
TOTAL	100%	No change

Setbacks

Yard	Required	Proposed for Building	Proposed for Garage
Front (southwest)	15' (bldg.) 20' (garage)	No change	No change
Side (southeast)	5' (bldg.) 5' (garage)	No change	No change
Side (northwest)	5' (bldg.) 5' (garage)	No change	No change
Rear (northeast)	15' (bldg.) 0' (garage)	No change	No change

Fencing
None

Structure(s) Design	
Number and Proposed Use of Buildings	Two buildings exist-a single family dwelling and a two-car garage.
Maximum Building Height	25' 6"
Number of Stories	No change

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 (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 property has been significantly changed since its construction. It was originally a single-story Boise Cascade house built in 1978, replacing an earlier house. Additions to the north and south sides and a second story addition have radically altered the appearance of the house.

Because of these alterations, and because it was not built within the era of significance, it no longer possesses historic integrity.

Discussion

The addition will not affect the district. It will not add to the lot coverage. It will be almost unseen from the street. It will use materials similar to those found on the existing house. It is 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 second floor rear addition is congruous with the historical, architectural, archeological, educational or cultural aspects of the Historic District because:

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. 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.

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 30, 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.