



Planning & Development Services

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Planning Division Staff Report

File Number	DRH08-00225
Applicant	Mark and Stacy Pearson
Property Address	1602 North 17 th Street
Public Hearing Date	28 July 2008
Heard by	Historic Preservation Commission
Analyst	Matt Halitsky
Checked By	Sarah Schafer

Public Notification

Radius notices mailed to adjacent properties:	11 July 2008
Staff posted notice on site on:	11 July 2008

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1. Project Data and Facts

Applicant/Status	Mark and Stacy Pearson / owners
Architect/Representative	Katherine Kirk, Spring Creek Contractors LLC
Location of Property	1602 North 17 th Street
Size of Property	6,710 square feet
Present Zoning and Land Use	R-1CH (Single-family Residential with Historic Overlay)
Historic District	North End
Date of Construction	c. 1919
Style	Craftsman / Bungalow
Status	Contributing
Square Footage of Existing House	2,695 square feet

Description of Applicant's Request

The applicant is proposing to construct an 81-square foot rear addition to accommodate a new interior staircase to a finished basement, in order to meet egress standards.

2. Land Use

Description and Character of Surrounding Area

The surrounding neighborhood is a mixture of single and one and one-half story homes, with single-story garages accessed off of a rear alley.

Site Characteristics

The subject property is currently situated on the northeast corner of 17th and Heron Streets. A single-family dwelling with a detached garage currently exist on site. Mature trees and shrubs surround the dwelling, and will remain under the current proposal.

Special Considerations

The lot is considered an original substandard lot of record.

History of Previous Actions

DRH06-00547	Remodel single-family dwelling	<i>approved</i>
DRH07-00026	Removal of chimney	<i>approved</i>
DRH07-00490	Remove and replace roof, front porch, windows and doors	<i>approved</i>

3. Project Proposal

Site Design

Land Use	Existing	Proposed
Percentage of the site devoted to building coverage:	34%	35%
Percentage of the site devoted to paving:	2%	2%
Percentage of the site devoted to landscaping:	64%	63%
TOTAL	100%	100%

Setbacks

Yard	Required	Proposed for Building	Proposed for Garage
Front (west)	15' (bldg.) 20' (garage)	No Change	No Change
Side Street (south)	15' (bldg.) 15' (garage)	15'3"	No Change
Side (north)	5' (bldg.) 5' (garage)	26'	No Change
Rear (east)	15' (bldg.) 0' (garage)	40'	No Change

Fencing

A six foot wood fence currently encloses the side and rear yards. No changes are proposed.

Structure(s) Design

Number and Proposed Use of Buildings	Two: One single-family dwelling One detached garage
Maximum Building Height	19'10" to the ridgeline of the home
Number of Stories	One

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

Contributing Analysis

B.C.C Section 2-18-09 (A) (1) (c) states: *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.*

The building was constructed circa 1919, which is during the period of significance for the North End. The home was deemed contributing in a survey conducted in 2001, even though a major renovation occurred in 1985. The massing of the house remains relatively the same, and it retains its character defining features including the front entry, low-pitched roof and exposed rafter tails. The property is still contributing.

Design Guidelines for Residential Historic Districts, Secretary of the Interior's Standards for the Treatment of Historic Structures

The applicant is proposing to construct a very minor addition to the rear of the existing dwelling in order to accommodate a new stairwell leading to a finished basement. The addition, measuring 6' by 13.5', will be situated at the southeast corner of the home and meet all current setbacks. As proposed the addition will be stucco to match the existing home, with wood windows and doors painted to match the existing window and door trim. The addition will be differentiated from the historic home by a lower roofline, consistent with the Guidelines for Residential Historic Districts. Although the lot coverage, already at 34-percent, will increase slightly as a result of the proposed addition, the increase is slight and any addition at this point would not conform to this guideline. As the addition is very minor and will not detract from the historic home, staff recommends approval of the 81-square foot addition as proposed.

The applicant is also proposing to replace the basement windows with vinyl egress windows. As proposed the vinyl windows are to be brick red in color to match the window trim above on the main floor. As vinyl cannot be painted, staff recommends a condition of approval that

the applicant either use metal clad windows or else a more neutral color vinyl window in the event the window and door trim color is ever changed in the future.

6. Conclusion and Recommended Conditions

Pursuant to Boise City Code 2-18-9 A and B of Boise Municipal Code, the proposed development 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. *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 within one of the Commercial Districts therefore this finding does not apply to this application.
2. *BCC Section 2-18-11.01 B* states the request shall be consistent with the Boise City Design Guidelines for Residential Historic Districts. Per the above analysis and with the attached conditions of approval, the application will comply with the requirements of this finding.
3. *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). As conditioned, this application is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. The proposal neither creates a false sense of history, nor detracts from the historic neighborhood as a whole.
4. *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 goals, objectives and policies of the Boise City Comprehensive Plan. As conditioned, the proposal promotes redevelopment while retaining the historic integrity of the property and character of the neighborhood.
5. *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. Based on the above analysis and in light of the attached conditions of approval, this application is congruous with the historical, architectural, archaeological, education and cultural aspects of the district.
6. *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 need for a waiver or variance.

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 27 June 2008, except as expressly modified by the following condition:
 - a. The basement windows shall be replaced with either a metal clad window or a more neutral color vinyl window in lieu of the brick red vinyl proposed, the design of which shall be reviewed and approved by staff prior to application for any construction permits.

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.