



Planning & Development Services

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Summary/Reason Statement for DRH08-00241

Staff's Recommendation

Approval

Summary

BART AND TRACY COCHRAN request Historic Preservation approval to remodel the main dwelling, including but not limited to the replacement of windows, reconfiguration of the front porch, and the removal of the aluminum siding and restoration of the original siding on property located at 1310 N. 13th 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)
 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 in a commercial district. This finding is not applicable.
 2. 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.
 - A. "Use similar materials as found on the original building." (4.1.6)
The changes to the house will use materials including wood siding, wood porch rails and pillars and wood windows, which are materials found on the original building.
 - B. "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 project will not change the lot coverage.
 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.) This application

is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. This application complies with the following guidelines.

- A. "Removing a historic building, building feature or landscape feature that is important in defining the historic character of the setting." (pg.108) Neither the existing windows nor the existing porch pillars nor the existing siding are features that are important in defining the historic character of the setting.
 - B. "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)
 - C. "Creating a false historical appearance because the replaced entrance or porch is based on insufficient historical, pictorial and physical documentation. (pg. 87) The porch is based on historic pictures of the house and porch in their original condition.
 - D. "Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished. (pg. 81) The existing windows are not important in defining the historic character of the building.
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 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 property will reflect the character of the adjacent neighborhood through the use of historic materials and features.
 - B. 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 through the enhancement of the historic architectural style of the house.
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. 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.

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 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 building has lost its historic integrity through alterations. It is not currently contributing.