



Planning & Development Services

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Planning Division Staff Report

File Number	DRH08-00256
Applicant	Teresa Harrington
Property Address	1619 North 20 th Street
Public Hearing Date	August 25, 2008
Heard by	Historic Preservation Commission
Analyst	Julie Archambeault
Checked By	Sarah Schafer

Public Notification

Radius notices mailed to adjacent properties: **August 8, 2008**
Staff posted notice on site on: **August 11, 2008**

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1. Project Data and Facts

Applicant/Status	Teresa Harrington / Owner
Architect/Representative	Rod Blanton
Location of Property	1503 North 17 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	1911 (building permit)
Style	Craftsman / Bungalow
Status	Contributing
Square Footage of Existing House	1,798 sq. ft.

Description of Applicant's Request

The applicant is seeking a Certificate of Appropriateness to remove a tree and modify the roof in order to incorporate a second floor.

2. Land Use

Description and Character of Surrounding Area

Most of the houses on the block are 1 ½ stories, although 1 story and 2 story houses are also present. Landscaping consists of grass, shrubs and trees.

Site Characteristics

The house sits 4' 6" from the inside property line on a corner lot with the detached garage behind it at the alley. A large evergreen tree is in the rear of the side yard.

Special Considerations

None

History of Previous Actions

1911-house constructed
1953-construction of the stoop cover
2007-Addition approved with conditions
 windows will be wood or wood clad
 addition will be brought down to provide 30% lot coverage
 differentiation is provided in both wall and roof plane
2007-Changes to addition approved-addition allowed to go up to 34%

3. Project Proposal

Site Design

Land Use	Existing	Proposed
Percentage of the site devoted to building coverage:	34%	No change
Percentage of the site devoted to paving:	7%	No change
Percentage of the site devoted to landscaping:	59%	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 Street (southeast)	15' (bldg.) 15' (garage)	5'	No change
Side (northwest)	5' (bldg.) 5' (garage)	21'	No change
Rear (northeast)	15' (bldg.) 9' (garage)	30' 10"	No change

Fencing

A chain link fence encloses the rear yard.

Structure(s) Design

Number and Proposed Use of Buildings	Two buildings exist-a single family dwelling and a garage.
Maximum Building Height	20' 6"-existing and proposed
Number of Stories	1 ½ - existing and proposed

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 North End's era of significance runs from the early 20th century through the mid-1950s. This building was constructed in 1911. Also, although it has lost some integrity of materials through the change of its siding and roofing, and some integrity of design through the screening of its porch, it retains all of the rest of its materials including its wood windows and design including the massing and detailing. Its location and setting are intact as are its workmanship, feeling and association. It is contributing.

Discussion

The proposal includes the removal of the large evergreen tree in the rear yard and the increase of the addition's height to match the roofline of the existing house. Both of these items will be adverse effects to the property. Both were also elements of concern in prior approvals regarding this addition (DRH07-00333). The tree is a large evergreen that sits at the rear corner of the existing house. When the addition is constructed, it will be in front of the new side door. During the first hearing for this project, in 2007, the Commission asked specifically whether the tree would remain and were assured that it would. Also, the tree is a prominent landscape feature that helps to define the site and should remain. If it is in the way of the door of an addition, perhaps the door could be relocated, rather than the tree, especially as the door opens into a large, open family room.

The differentiation in rooflines between the addition and the existing structure was a condition of the approval of this addition (DRH07-00333). It was stated that the addition's roofline should be lower than the fascia of the existing roofline. Also, this side elevation, although a secondary elevation, is still a character defining elevation and is very visible because the property is on a corner lot and this elevation is along the side street. This jog in the roofline keeps this elevation from becoming uncharacteristically long. Without the jog in the roofline, the roof line will lose the characteristic Craftsman proportions and become a long, unbroken line. This is not congruous.

Finally, the site plan and the second floor plan show that the addition is approximately 25' wide. The prior approval (DRH07-00393) was for a 24' wide addition. The widening of the addition was not advertised, nor was it discussed with Staff. However, during DRH07-00393, the plans submitted and approved for the addition were 24' wide, with a 5' interior side setback and a 21' street side setback.

6. Conclusion and Recommended Conditions

Pursuant to Boise City Code 2-18-9 A and B of Boise Municipal Code, the request to remove a tree and modify the roof in order to incorporate a second floor 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.
- 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 does not comply with the following guidelines.
 - a. "Design a new addition to preserve the established massing and orientation of the building and character of the block." (4.1.1) The proposal will change the established massing of the building by making it appear more elongated.
 - b. "Designing a new addition in a manner that makes clear what is historic and what is new." (pg. 112) The jog in the roofline aids in making clear what is historic and what is new. Removing this jog will make this line less clear.
- 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 does not comply with the following guidelines.
 - a. "Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape. (pg.105) The jog in the roofline ensures that the addition is compatible with the historic character of the site. Removing it will make the house uncharacteristically long, which is not compatible with the historic character of the site.
 - b. It is not recommended to "construct a new addition that creates an appearance inconsistent with the historic character of the building." (4.1.11) Removing the jog in the roofline will create an appearance inconsistent with the historic character of the building by creating an unusual proportion.
 - c. "Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished" is not recommended. (pg. 78) Removing the jog in the roof will radically change the roofline by extending it in a way that is not right for the style of the house. The roof is important in defining the historic character of the building, and this action will diminish that historic character.
 - 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 is not recommended. (pg. 102) The large tree is a site feature that is important in defining the overall historic character of the property. Its removal will diminish the character of the property.

- 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.
 - a. 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) Removal of the tree and the jog in the roof will not maintain the architectural style of the house or the landscaping characteristics of the lot or the neighborhood.
 - b. Protect historically and culturally significant resources that contribute to community identity and history. Goal, page 5-12 The project will not protect this historically or culturally significant resource.
 - 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.
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 structure was constructed during the era of significance and has retained its compatibility. It is contributing.