

From: "Teresa Harrington" <teresa.harring@gmail.com>
To: <JArchambeault@cityofboise.org>
Date: 8/6/2008 6:16 PM
Subject: Document Replacement for Teresa Harrington's Application
Attachments: Aug25 HP Meeting Tharrington.doc

Hi Julie,

I delivered a two page letter to your office today and asked that it be included w/
my application to be heard on Monday, August 25th. Could you do me a favor and *replace* the letter delivered to your office with the attached and include this with my application packet.

Thanks for your help.
Teresa

This is a new application for my family home renovation project at 1503 North 17th Street in Boise. This project was previously reviewed by the Commission at its July 2007 and August 2007 meetings, and approved at the August 2007 meeting.

This new application and project design are being submitted to the Commission as a result of unforeseen structural problems that have arisen in the course of completing the addition portion of the project. Specifically, the truss engineer on the project has determined that a truss design incorporating the dropped roofline in the addition will *not* accommodate useable living space on the second level. That is, the dropped roofline will only allow for a six-foot ceiling height in the second level space of the addition. A six-foot ceiling height renders the space not useable, meaning that the square footage of the space cannot be included in the total home square footage for resale and appraisal purposes.

The second floor ceiling height of the addition must be increased to seven feet to correct this problem. The truss engineer has determined that it is unfeasible to obtain a seven-foot ceiling height with a dropped roofline. However, further engineering work has shown that a seven-foot ceiling height can be achieved by matching the roof line of the addition to the existing roof line of the house. This change would qualify the space as useable space and thus allow the second floor of the addition to be legally included in the total square footage of the home.

Unfortunately this structural issue did not come to light until the construction work on the addition was in full progress. My builder stated that such issues arise from time to time in the construction process, even where a thorough plan and design has been prepared for the work, as in my case. He further stated that it is common to work out adjustments in the construction process to resolve these structural issues when they arise.

Based on this situation, I am respectfully requesting that the Commission approve this application to incorporate a matching roof line for the second floor addition of my home renovation project. I believe this change would be in full compliance with the City's Design Guidelines for Residential Historic Districts (Guidelines). More specifically, Section 4.1.3 of the Guidelines states that it is appropriate to

4.1.3. Relate rooflines, the pitch, and orientation of the new addition to the primary building.

Matching the roofline of my addition to the existing roofline will accomplish this goal by providing a continuation of the original roofline's defined pitch and orientation. My new addition also will continue to meet other provisions of the Guidelines that recommend that the addition be distinguishable from the original structure. Section 4.1.2 states that it is appropriate to

4.1.2. Set back a new addition from the primary façade of the original building to maintain original proportion, massing, size, and scale. For example, setting back a wall plane a few inches.

Both wall planes of my addition remain recessed as approved by the Commission in my original application last summer.

The second floor plan/square footage space was not discussed in last summer's meeting, as this space did not affect in any way the concerns raised by the Commission with respect to my original plan – namely, the 30% lot coverage guideline. The main level floor plan was included in the project application and the space above it was always planned as a bonus room space and its size would be determined by the size of the addition approved by the city. In no way did the planned use of the second level space interfere or affect the external design presented last summer with the known information at that time. Given that a substantial sum of money was being invested in the addition, square footage for the main and second level was a key consideration in the design and in my decision to go forward with the project.

In summary, I am respectfully requesting that the Commission approve this application to authorize a matching roof line for my new addition. The ceiling height problem requiring this change was completely unexpected and would have a devastating impact on my home renovation project if not corrected. The second floor space of the addition would be rendered unusable and would not be included in the total square footage of the home for resale and appraisal purposes. Losing this space would severely detract from the value of the home and the quality of homeowner living resulting from the renovation. Other than this unforeseen problem, my renovation work has progressed very well and with the Commission's approval of this application, I look forward to completing my very substantial investment for the benefit of this property and the North End neighborhood which surrounds it.

Additionally, a spruce tree is located on the north side of the property, directly in front of the addition's side door walkway. This tree detracts significantly from the project overall, as the bark is pulling away from the trunk, there are dead branches on the inside of the tree and the roots are raised above ground level and span a considerable distance in front of the addition. In place of this tree, I plan to plant attractive shade trees in the corners of the addition that will add much more to the overall character and integrity of this substantial project and that will, without a doubt, enhance and contribute to the appeal of the North End. Therefore, I respectfully request that the city also approve the removal of this tree and the planting of smaller shade trees in its place.