



Planning & Development Services

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Planning Division Staff Report

File Number	DRH08-00310
Applicant	Sandra Beebe
Property Address	1300 East Lewis
Public Hearing Date	13 October 2008
Heard by	Historic Preservation Commission
Analyst	Matt Halitsky
Checked By	Sarah Schafer

Public Notification

Radius notices mailed to adjacent properties:	26 September 2008
Staff posted notice on site on:	25 September 2008

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1. Project Data and Facts

Applicant/Status	Sandra Beebe <i>Owner</i>
Architect/Representative	Heidi Beebe
Location of Property	1300 East Lewis
Size of Property	18,731 square feet
Present Zoning and Land Use	R-1CH <i>Single Family Residential with Historic Overlay</i>
Historic District	Warm Springs Historic District
Date of Construction	c. 1890
Style	Queen Anne
Status	Undetermined
Square Footage of Existing House	4,071 square feet

Description of Applicant's Request
The applicant is proposing to demolish a contemporary addition at the rear of the home and construct a new 1,015 square foot addition in its place. A dormer and matching entrance is also planned for the garage, where the second floor will be converted to an accessory dwelling unit.

2. Land Use

Description and Character of Surrounding Area
The surrounding neighborhood is a mixture of different housing styles and development, with adjacent vacant lots and multi-family housing to the south. The property is located at the southern extremity of the Warm Springs Historic District.

Site Characteristics
The property is a large lot of almost a half acre at the southern extremity of the Warm Springs Historic District. The home sits far off the street (Lewis), with a detached garage to the east. The site is landscaped with mature trees and shrubs. The character is quite different than the rest of the Warm Springs Historic District, with contemporary development to the south and vacant land to the east.
Special Considerations
The property is located within a mapped floodplain.
History of Previous Actions
DRH01-09 Demolish existing garage and build new accessory structure. <i>Approved</i>

3. Project Proposal

Site Design

Land Use	Existing	Proposed
Percentage of the site devoted to building coverage:	17%	18%
Percentage of the site devoted to paving:	10%	10%
Percentage of the site devoted to landscaping:	73%	72%
TOTAL	100%	100%

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)	52'	No Change
Side (northwest)	5' (bldg.) 5' (garage)	5'	46'
Rear (northeast)	15' (bldg.) 15' (garage)	66'	44'

Fencing

No changes to existing fencing proposed.

Structure(s) Design

Number and Proposed Use of Buildings	One single family dwelling One detached garage with ADU
Maximum Building Height	25' 6"
Number of Stories	Two

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.*

Though originally constructed in the Queen Anne style in 1890s, the subject home was moved to the current site sometime in the 1970s. Historic inventory forms are not available for the property and its status is not known. The National Register traditionally recognizes a property's integrity through seven aspects or qualities including location, design, setting, materials, workmanship, feeling and association. Lacking the inventory form, the Commission shall consider these seven aspects of integrity and make a determination on the home's historic status.

Location

As mentioned above the home was moved to the site within the last fifty years. As the home is no longer in its original location and was not moved during the period of significance associated with Warm Springs Avenue, the property no longer has integrity of location.

Design

Per the National Park Service, design is the composition of elements that constitute form, plan, space, structure and style of a property. The home exhibits many elements of the Queen Anne style and is in excellent condition. Even with the contemporary addition that currently exists to the rear of the home, the property overwhelmingly retains the Queen Anne styling, and thus possesses integrity of design.

Setting

Setting is the physical environment of a historic property that illustrates the character of the place. As the home is located on the southern fringe of the Warm Springs Historic District, contemporary development surrounds the property. Lewis Street lacks the stately boulevard

character of Warm Springs Avenue and the District that encompasses it. As the home was moved to this location and is no longer contained within its original surroundings, it no longer possesses integrity of setting.

Materials

According to the National Park Service, materials are the physical elements combined in a particular pattern or configuration to form the aid during a period in the past. Integrity of materials determines whether or not an authentic historic resource still exists. The subject property still possesses integrity of materials. The wood lap siding and shingles, wooden windows and doors all add to the character of the home and its authenticity as an historic structure. Though not in its original location, the historic home is largely intact and in excellent condition.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people and illustrate the aesthetic principles of an historic period. The subject property exhibits a high degree of workmanship in the wrapping front porch and the treatment of the gables within the front and side dormers. The home retains integrity of workmanship.

Feeling

Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. It is dependent not only on the physical appearance of the structure but of its surroundings. Although the home still appears historic the feeling is lacking due to its setting. Integrity of feeling has been lost.

Association

Integrity of association is the direct link between a property and its significance, the provenance. Integrity of setting, location, design, workmanship, materials and feeling combine to convey integrity of association. Although the home itself is a beautiful example of Queen Anne architecture, its relocation and the lack of integrity of setting, location and feeling result in a general lack of integrity of association.

Even with the retention of the historic materials and the high degree of workmanship, the property lacks a significant degree of the aforementioned aspects of integrity, mainly due to its relocation and new surroundings. Staff recommends that the Historic Commission deem this property noncontributing to the Warm Springs Historic District.

Section 2-18-9 C Demolition or Relocation.

After the designation by ordinance of an historical district, or historical district - residential, no building or structure which is a part of such district shall be demolished or moved until after an application for Certificate of Appropriateness relating to the demolition or moving of such building or structure has been submitted to and approved by the Commission. A Certificate of Appropriateness must be issued prior to the issuance of any building or other permit required by the City for the demolition or moving of any building or structure which is part of an historical district or historical

district - residential. A Certificate of Appropriateness shall be required regardless of whether other licenses or permits are required for the moving or demolition of such building or structure.

1. Findings. In order for the Commission to approve a demolition or relocation request at least three (3) out of the five (5) following findings must be met:

a. That the building, project, site or structure is not classified as contributory to the district.

Staff has recommended that the home be considered noncontributing.

The applicant has met this Finding.

b. That the building, object, site or structure cannot reasonably meet National, State or Local criteria for designation as an historical or architectural landmark.

Neither the site as a whole nor the home individually has enough architectural or historical significance to reasonably meet National, State or Local criteria for designation as an historical or architectural landmark.

The applicant has met this Finding.

c. That demolition of the building, object, site or structure would not adversely affect the character of the District and/or the adjacent properties.

The proposed demolition is located at the rear of the home, which sits more than 70-feet off the street. Lewis Street is on the southern fringe of the Warm Springs Historic District, and does not reflect the character of the District. The proposed demolition would not adversely affect the District or adjacent neighborhood.

The applicant has met this Finding.

d. That the owner has reasonably demonstrated that rehabilitation of the building, object, site or structure would not be economically feasible.

This alternative has not been explored. The applicant has not met this Finding.

e. That plans have been submitted to redevelop the property if the demolition proceeds, and such plans will have a positive effect on the District and/or adjacent properties.

Plans have been submitted to construct an addition at the rear of the home to replace the non-historic addition. The design of the proposed addition does not match the prevalent Queen Anne style of the existing historic structure. Although an addition would be acceptable, the current design contrasts sharply with the architecture of the existing home and those surrounding the property.

The applicant has not met this Finding.

The applicant has met three out of five findings.

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

As mentioned above, lacking a historic site inventory form to the contrary staff recommends that the property be considered noncontributing. As such an addition to the side or rear of the home, as well as the garage, could potentially be a positive alteration. However, the design of such an addition should be congruous with the strong Queen Anne influence of the existing structure. The proposed addition is not consistent with this design aesthetic. The long banks of windows and the vertical siding is a contemporary design incongruous with that of both the home and the garage. The Design Guidelines for Residential Historic Districts states to maintain the prevalent historic and architectural styles of the district (2.1.2), as well as to design new additions to be similar in scale through the use of similar materials, roof forms and solid-to-void relationships (2.2.1). The proposed fenestration does not accomplish this. Furthermore, the guidelines instruct to relate rooflines, pitch and orientation of the new addition to the primary building (4.1.3). This relationship is absent in the new design, especially considering that the eave height jumps from roughly 8-feet for the existing home to almost 17-feet high for the addition. The guidelines also state that it is *inappropriate* to construct a new addition that creates an appearance inconsistent with the historic character of the building (4.1.11). The height, eave height, fenestration and finish materials are all inconsistent with the Queen Anne styling of the historic home, as well as the design of the existing garage. Although the concept of an addition to either the garage or the home is supported by staff, the proposed design is not. Staff recommends denial of the application as submitted.

6. Conclusion and Recommended Conditions

Pursuant to Boise City Code 2-18-9 A and B of Boise Municipal Code, the proposed addition is incongruous 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. In order for the Commission to approve a demolition or relocation request at least three out of the five Findings must be met (2-18-9C). Three of the five Findings have been met. The home is considered noncontributing and cannot meet landmark status, and the demolition of the rear addition will not adversely affect the District or the adjacent properties.
2. *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.
3. *BCC Section 2-18-11.01 B* states the request shall be consistent with the Boise City Design Guidelines for Residential Historic Districts. The application does not comply with the requirements of this Finding. The design of the proposed addition does not meet the residential design guidelines.
4. *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 not consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. The proposal would detract from the architecture and styling of the existing historic home.
5. *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.
6. *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. This application is incongruous with the historical, architectural, archaeological, education and cultural aspects of the district.
7. *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.

Due to the design of the new addition and in light of the Findings above, staff recommends approval of the demolition but denial of the new construction/additions.