



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

2

Summary/Reason Statement for DRH14-00060

Staff's Recommendation

Approval with conditions:

- a. The proposed solar panels shall be set back from the eave and arranged along the ridgeline as indicated in the "acceptable" diagram on page 66 of the Design Guidelines for Residential Historic Districts, *Locating Solar Panels on a Historic Home*.
- b. All collectors, hardware, framing and piping shall have a matte finish and be consistent with the color scheme of the roof.

Summary

Certificate of Appropriateness to add twelve solar panels visible from the street in a R-1CH (Single Family Residential with Historic overlay) zone.

The applicant proposes to add 12 solar panels to the south elevation, complementing the 8 existing panels towards the rear of the home. Given their location, the new panels will be visible from 7th Street. A large evergreen will obscure many of the panels. The Design Guidelines for Residential Historic Districts were recently updated and include new guidance for the placement of solar panels when visible from the street. The guidelines recommend panels that are flat against the roof, painted to blend with the roof with a matte finish, stepped back from both the eave and the front wall plane, as well as be placed along the ridgeline so the panels do not overpower the historic roof form.

Staff recommends approval of the application with a revised layout as conditioned above.

Optional Motions

Move to approve DRH14-00060 based on staff's analysis and findings contained within the staff report.

OR

Move to approve DRH14-00060 as submitted by the applicant.



Parcel Report

Date Generated: 5/12/2014 2:47:16 PM

Powered by BoiseMaps

Parcel: R1601000255

Primary Owner: HAUSRATH ALAN R

Second Owner: HAUSRATH ANNE

Owner Address: 1820 N 7TH ST
BOISE, ID 83702-3717

Property Address: 1820 N 7TH ST
BOISE, ID 83702-0000

Zoning: R-1CH

Subdivision:

Section: 3N2E03

Assessed Acres: 0.14



Overview Map

Legal Description:

LOT 4 BLK 6

CRANE ADD

#7708836



From: [Anne Hausrath](#)
To: [Matthew Halitsky](#)
Cc: [Alan Hausrath](#)
Subject: revised cover letter for DRH14-00060
Date: Thursday, March 27, 2014 12:43:28 PM

Matt, Pasted below is a revised cover letter for our solar application which we feel more amply explains our justification. I will be forwarding you also a computer simulated photo from our new contractor showing the exact placement of the proposed panels. Please add this letter (replacing the earlier cover letter) and photos to our application.

Our application is now for 12 panels since the contractor feels he can fit them onto the roof and that would obviously provide more electrical generation. Thanks, Anne Hausrath

1820 N. 7th St.

Boise, ID 83702

March 27, 2014

Dear Historic Preservation Commission Members:

Our house at 1820 N. 7th St., constructed in 1908, is a contributing member of the North End Historic District.

We are requesting permission to add twelve solar photo voltaic panels to the roof of our house. Nine on the western portion of the south facing roof, oriented to the side yard and three on the southern portion of the west facing dormer roof. All the proposed panels, flush with the roof, would be somewhat visible from the street, although only very slightly visible when leaves are on the trees.

A couple years ago, our former contractor, Dave Brueggemann, requested and received permission to put eight panels on south and east facing portions of our roof, not visible from the street. Those panels are currently in place and generating solar electricity.

Our roof is symmetrical and we are requesting permission to add solar panels in the same configuration as currently exists on the back part of the house (existing vent pipes prevented full use of the south-facing roof surface on the back portion).

Justification:

1. We ride our bicycles and walk whenever possible for transportation in town and we want to reduce our carbon footprint further. Concerning our house, we have already employed many strategies for sustainability, including energy conservation and production, e.g. attic and wall insulation, weather stripping, interior insulating shades and curtains, heat pump, LED lights, a swamp cooler instead of AC, and existing solar panels.
2. The existing solar panels do not meet our current needs for electricity. Since approximately 40% of Idaho Power generation comes from coal, our proposal for additional solar panels would generate electricity in a more sustainable manner.
3. Our home site is elevated above the street with a retaining wall thus minimizing the visual impact from the street and sidewalk. In addition, street trees and neighboring houses further reduce visibility from the street and sidewalk.
4. The proposed solar collectors would be flush with the roof.
5. The proposed installation of solar collectors would be completely reversible, leaving no permanent impacts to the historic structure.
6. The original 1908 roof was wood shake. Because our house is located in the Foothills Fire Prevention zone we were not allowed to replace the wood shakes, a requirement which places public safety over historic accuracy.

We believe that installation of solar panels which would generate clean, sustainable electricity is a measure for the common good. We believe that solar panels, flush with the roof, would be no more visually distinct from the original shake roof than the current, approved architectural composition asphalt shingle roof. The entire installation, darker than the existing solar installation, would be compatible with and

blend in to the existing color scheme of the roof.

7. In the ordinance 4.3.14b "Acceptable: Locating collectors on front portion of a roof oriented to side yard is acceptable when preferred locations are not feasible" In our case, the only other locations have been already utilized and due to the small size of the roof are inadequate for our energy needs.

8. A precedent for our type of solar installation currently exists at the northwest corner of Lemp and 10th street. Like our proposal, that portion of their roof is almost completely covered by solar panels. Our proposed installation would include fewer panels and our house, not being on a corner and raised up on the site, is less visible from the street and sidewalk.

We love living in an old house in an historic neighborhood and we also value sustainability. Southern Idaho is one of the most favorable regions in the world for solar generation of electricity. We would like permission to do our part to reduce the use of fossil fuels and slow climate change.

We have talked to all our neighbors and they have all signed a petition supporting our putting solar panels on the described roof.

Sincerely,

Anne and Alan Hausrath

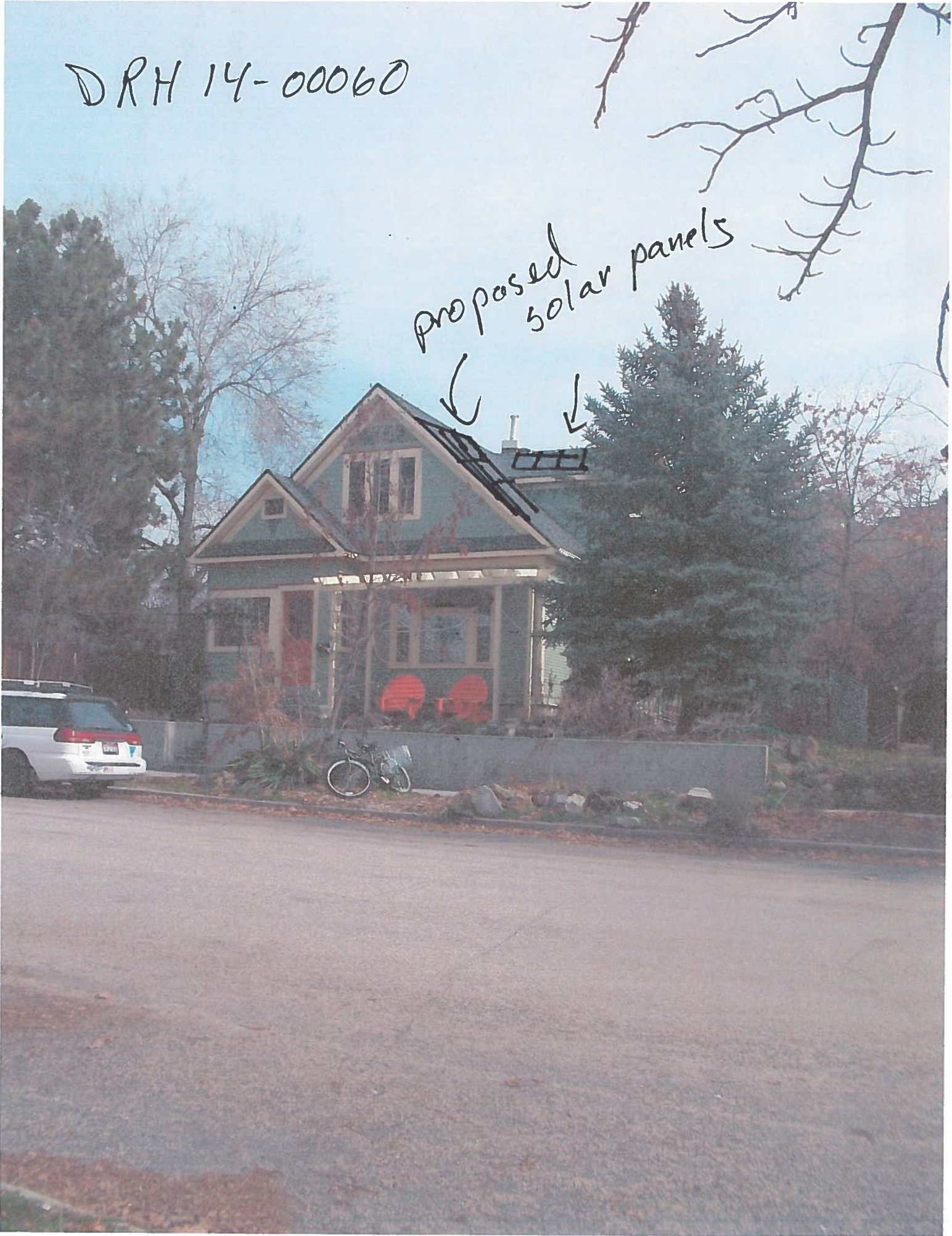
.

--

Anne Stites Hausrath
ahausrath@gmail.com
[208-345-9631](tel:208-345-9631)

DRH 14-00060

proposed solar panels

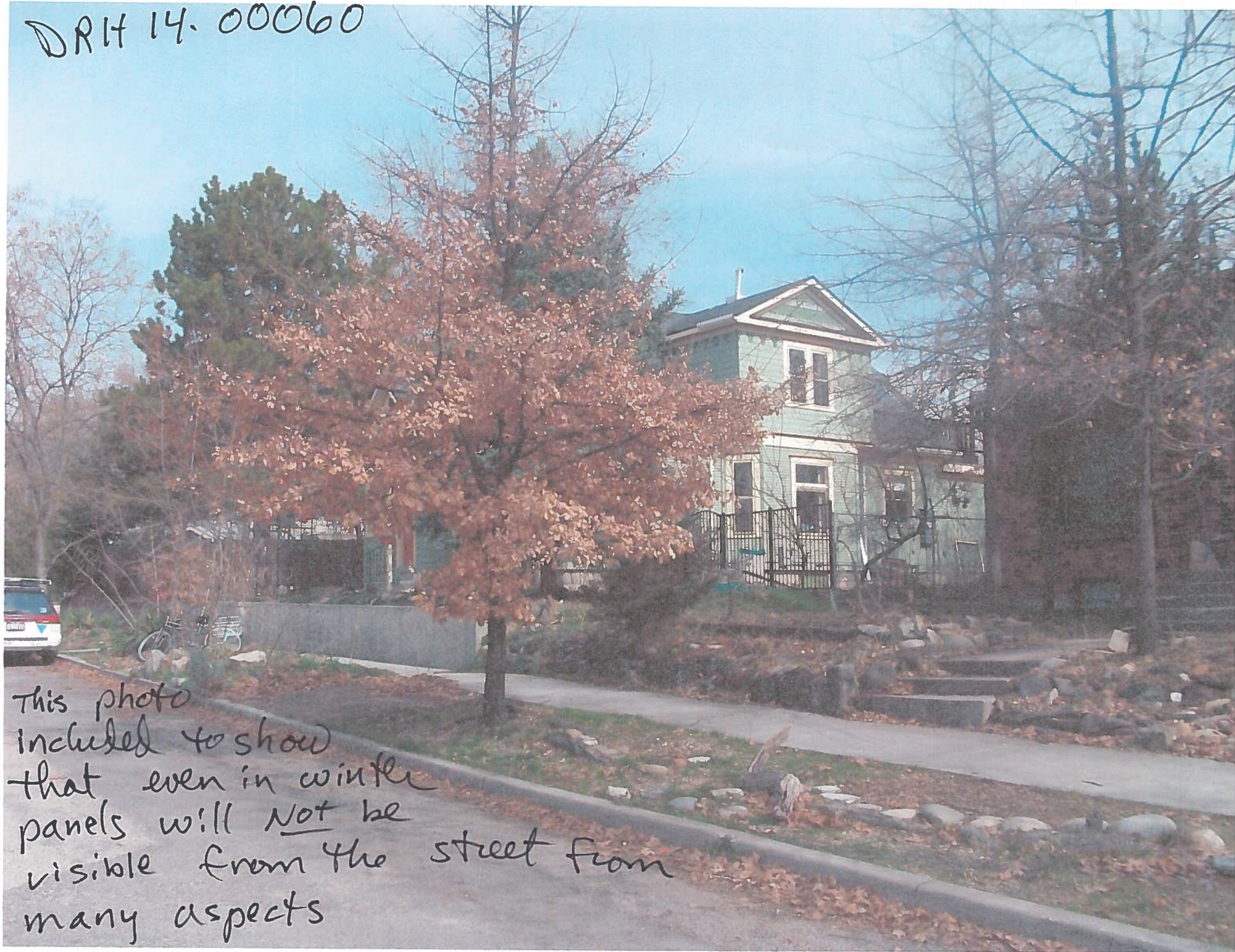


DRH 14-00060

proposed
solar
panels



DR14 14.00060



This photo
included to show
that even in winter
panels will not be
visible from the street from
many aspects

ALTENERGY

Solar Energy Solutions

www.altenergyincorporated.com

208-991-3822



ALTENERGY

Solar Energy Solutions

www.altenergyincorporated.com

208-991-3822





Existing Solar System

9' 9"

5' 6"

16' 5"

9' 9"

Proposed New Solar System Addition:
9 Panels on South Roof, 3 Panels on West Roof

Altenergy Incorporated
Boise Idaho
208-991-3822



ISSUE
3/26/2014
RE-ISSUE

PROJECT NAME
Hausrath

DRAWN BY
DW
DESCRIPTION
PV





Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

2

Planning Team Project Report

File Number DRH14-00060
Applicant Anne Hausrath
Property Address 1820 N 7th Street

Public Hearing Date
Heard by Historic Preservation Commission

Analyst Matt Halitsky
Checked By Sarah Schafer

Public Notification

Radius notices mailed to adjacent properties: 2 May 2014
Notice posted on site: 5 May 2014

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Project Proposal	3
4. Ordinance / Standards	4
5. Analysis / Findings	4
6. Conclusion and Recommended Conditions	5

1. Project Data and Facts

Applicant/Status	Anne Hausrath
Architect/Representative	N/A
Location of Property	1820 N 7 th Street
Size of Property	6,098 square feet
Present Zoning and Land Use	R-1CH <i>Single Family Residential with Historic Overlay</i>
Historic District	North End
Date of Construction	1907-08
Style	Queen Anne
Status	Contributing
Square Footage of Existing House	1,800 square feet

Description of Applicant's Request
The applicant proposes to add 12 solar panels on the south elevation visible from the street.

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
Special Considerations
None
History of Previous Actions
DRH07-00327 Construct arbor. <i>Approved</i>
DRH07-00459 Remove contemporary siding and restore original. <i>Approved</i>

3. Project Proposal

Site Design

Land Use	Existing	Proposed
Percentage of the site devoted to building coverage:	20%	No Change
Percentage of the site devoted to paving:	5%	No Change
Percentage of the site devoted to landscaping:	75%	No Change
TOTAL	100%	No Change

Setbacks

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

Fencing
No changes proposed.

Structure(s) Design	
Number and Proposed Use of Buildings	One single family dwelling (existing) One detached garage (existing)
Maximum Building Height	No Change
Number of Stories	1 ½

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 11-03-04.20(A)(1)(a)(iii) 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 11-012-04.*

The subject property, constructed c. 1907, was considered contributing in a survey conducted in 1993. The massing of the house is the same, and the home retains its character defining features such as the sandstone foundation, decorative shingles within the front gable and general roof form. The property remains contributing.

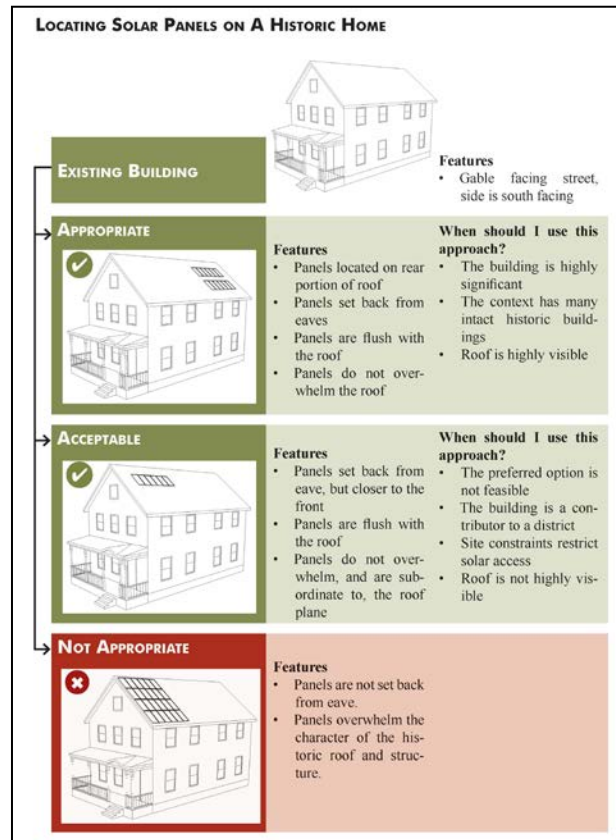
Design Guidelines for Residential Historic Districts, Secretary of the Interior's Standards for the Treatment of Historic Structures

The applicant proposes to add 12 solar panels to the south elevation, complementing the 8 existing panels towards the rear of the home. Given their location, the new panels will be visible from 7th Street. A large evergreen will obscure many of the panels.

Under the previous 2007 Design Guidelines for Residential Historic Districts, solar panels visible from the street were not allowed. In 2013, these guidelines were updated and greater guidance was given in the placement of solar panels, specifically those visible from the public right-of-way. The guidelines recommend panels be designed, sized and located to minimize their effect on the character of the historic building (p. 65). Specifically, adverse effects should be minimized by sizing arrays to remain subordinate to the historic structure, mounting collectors flush below the ridgeline, setting panels back from the eaves, and using matte finishes and color schemes to help blend the collectors and the roof. (4.3.13). Additionally, it is considered acceptable to locate collectors on the front portion of the roof oriented towards the side yard when preferred locations are not feasible, as well as setting collectors back from the front façade (4.3.14). It is not appropriate for panels to overwhelm

the character of the historic roof. This is illustrated in the diagram below from page 66 of the residential design guidelines.

As indicated in the diagram to the right, the applicant's proposal to cover the entire south-facing roof in solar panels is considered an inappropriate alteration. The panels are not set back from the eave, and overwhelm the character of the historic roof and structure. Additionally, the new Secretary of the Interior's Standards on Sustainability recommend against installing a solar device in a prominent location on the building where it will negatively impact its historic character (p.15). A compromise is illustrated under "acceptable", allowing panels near the front of the home as long as they are set back from both the front wall plane and the eave, as well as aligned along the ridgeline of the home. These panels should be flush with the roof, and painted with a matte finish and with a color scheme that blends the panels and associated framing and equipment with the roof.



Staff recommends approval of the application with the condition that the proposed solar panels be arranged along the ridgeline, as indicated in the "acceptable" row above.

6. Conclusion and Recommended Conditions

Pursuant to §11-03-04.20 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 11-03-04.20.B(7)(b)(ii)(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 11-03-04.20.B(7)(b)(ii)(B)* states the request shall be consistent with the Boise City Design Guidelines for Residential Historic Districts. As conditioned, the application complies with the requirements of this Finding. Solar panels set back from the front wall plane and eave, and that are arranged along the ridgeline are generally considered "acceptable" for a contributing structure.
3. *BCC Section 11-03-04.20.B(7)(b)(ii)(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 the Interior's Standards for the Treatment of Historic Properties. The Standards recommend against installing a solar device in a prominent location on the building where it will negatively impact its historic character.
4. *BCC Section 11-03-04.20.B(7)(b)(ii)(D)* states the request shall support the goals, objectives and policies of the Boise City Comprehensive Plan and the plans referenced therein. As conditioned, the application is in compliance with the goals, objectives and policies of the Boise City Comprehensive Plan. The proposal promotes redevelopment while preserving neighborhood character.
5. *BCC Section 11-03-04.20.B(7)(b)(ii)(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. As conditioned, this application is congruous with the historical, architectural, archaeological, education and cultural aspects of the district based on the adopted guidelines above.
6. *BCC Section 11-03-04.20.B(7)(b)(ii)(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. The application complies with 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 26 February 2014 and updated 27 March 2014, except as expressly modified by the following conditions:

- a. The proposed solar panels shall be set back from the eave and arranged along the ridgeline as indicated in the “acceptable” diagram on page 66 of the Design Guidelines for Residential Historic Districts, *Locating Solar Panels on a Historic Home*.
- b. All collectors, hardware, framing and piping shall have a matte finish and be consistent with the color scheme of the roof.

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 24 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.

#181 Residential Certificate of Appropriateness

Case #: DRH14-00060

Property Information

Address

Street Number: Prefix: Street Name: Unit #:

Subdivision name: Block: Lot: Section: Township: Range: Zoning:

Parcel Number: Additional Parcel Numbers:

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative Applicant Owner

Applicant Information

First Name: Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

Owner Information

Same as Applicant?: No Yes (If yes, leave this section blank)

First Name: Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

1. Which Historic District is the property located in?:

2. This application is a request to construct, add or change the use of the property as follows:

4. Size of Property:

 Acres Square Feet

5. Does the application propose a change in use?:

 Yes No

If yes, what is new use?

Existing building is a: Single-family Duplex Triplex 4-plex Other

6. Number of Structures:

A. Residential:
B. Commercial:
C. Outbuildings:

7. Gross Square Feet of Structures

	Existing Structures	Proposed Structures/Additions	Existing Structures to be Removed
1st Floor	<input type="text" value="1000"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
2nd Floor	<input type="text" value="800"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
3rd Floor	<input type="text"/>	<input type="text"/>	<input type="text"/>
Garage	<input type="text" value="200"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Other	<input type="text"/>	<input type="text"/>	<input type="text"/>

8. Building Information:

	Existing	Proposed
Height to Building Eave:	<input type="text" value="15 ft"/>	<input type="text" value="15ft"/>
Height to Building Peak	<input type="text" value="30 ft"/>	<input type="text" value="30 ft"/>
Number of Stories:	<input type="text" value="1 1/2"/>	<input type="text" value="1 1/2"/>

9. Exterior Building Materials:

	Existing	Proposed
Roof:	<input type="text" value="asphalt composition"/>	<input type="text" value="same"/>
Walls:	<input type="text" value="wood"/>	<input type="text" value="same"/>
Windows/Doors:	<input type="text" value="wood"/>	<input type="text" value="same"/>
Fascia, Trim, etc:	<input type="text" value="wood"/>	<input type="text" value="same"/>
Other:	<input type="text" value="approved existing solar panels south and east"/>	<input type="text" value="solar panels south and west"/>

Windows (Existing)

Existing Material:

Existing Sill Depth:

Existing Type: Casement Slider Double Hang Single Hang Fixed Divide light

Divided light: How many? (e.g. 4 over 1, 3 over 1)

Even site lines? Yes No

Brick Molding? Yes No

Windows (Proposed)

Proposed Material:

Proposed Sill Depth:

Proposed Type: Casement Slider Double Hang Single Hang Fixed Divide light

Divided light: How many? (e.g. 4 over 1, 3 over 1)

For proposed divided lights, please describe grid, including width, whether it is flat or contoured:

Will the exterior trim remain on the replacement windows?

Yes No

10. Landscaping:

Are there any prominent trees or areas of vegetation on the property? Yes No

Do you propose to remove any of the prominent trees/vegetation? Yes No

If yes, please complete the following:

A. Type:

B. Size:

C. General Location:

11. Fencing:

Proposed

Existing to Remain

Type:

Height:

Location:

Verification of Legal Lot or Parcel Status

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Date:

BOISE CITY INVENTORY OF HISTORIC PLACES
Boise City Historic Preservation Commission, City Hall,
150 North Capitol Boulevard, Boise, Idaho 83702

Proposed North End Historic District:

Survey: North 7th Street Reconnaissance Survey

Inventory No. 301
 Date Completed: 6/14/93
 Photo(s): R11-#7
 State # : _____
 Survey #: _____

1. Name
Historic: Jennie Parsons
and/or Common:

2. Location
Street Address: 1820 N. 7th St. R1601000255
Subdivision: 6 4 Crane Add.
 (Block(s)) Lot(s) Subdivision/Addition Name)
Township: SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec 3 T3N R2E Boise Meridian
County: Ada
Map Reference: Boise North Quad 7.5 Series
UTM: Zone _____ **m E** **m N**

Zoning Classification: R-1C (At Site) R-1C (Adjacent Properties)

3. Classification

Category	Ownership
<input type="checkbox"/> District	<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Building(s)	<input checked="" type="checkbox"/> Private
<input type="checkbox"/> Structure	<input type="checkbox"/> Mixed
<input type="checkbox"/> Site	
<input type="checkbox"/> Object	

Original Use	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Military	<input type="checkbox"/> Multiple Occupancy
<input type="checkbox"/> Commercial	<input type="checkbox"/> Museum	<input type="checkbox"/> Religious
<input type="checkbox"/> Educational	<input type="checkbox"/> Park	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Government		

1820

Present Use

Agricultural Industrial Private Residence
 Commercial Military Multiple Occupancy
 Educational Museum Religious
 Government Park Other: _____

4. **Current Owner of Property**

Name: Alan and Anne Hausrath

Address: Math Dept., BSU, 1910 University Dr., Boise 83725

5. **Representation in Other Surveys/References**

Survey Title:

National Register Status or Eligibility: Ineligible

Determined by: _____ Date Listed _____

Contributing _____
 Non-contributing _____

Published References: Sanborn maps
 City Directories
 Records, Security Title Co.

Other:

6. **Provenance and Description**

Name of Original Owner: Jennie Parsons

Architect and/or Builder:

Date of Construction: 1907-1908

Addition:

Condition

Excellent Good Fair Deteriorated Ruins
 Unexposed Remains Comment: _____

Status

Unaltered Altered: Date(s) _____ Unknown _____
 Original Site Moved: Date(s) _____

Comment: Alterations include:
 Aluminum siding, an enclosed front porch and aluminum storm windows
 Anne Hausrath, the current owner, is a member of the Boise City Council. She helped to found the Boise Peace Quilt Project.

Description of Present and Original Appearance (if known)

Architectural Style: Queen Anne with Greek Revival touches

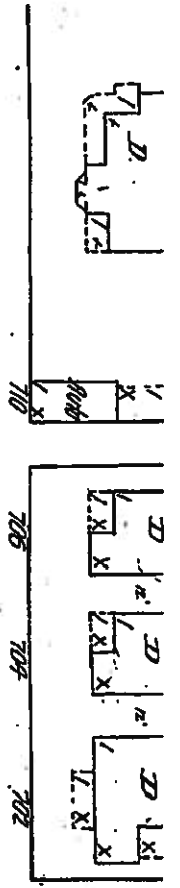
Materials: Composition shingle roof, aluminum siding, fancy cut shingles in front gable, sandstone foundation

Recommended for Boise City Designation:

Historic Property/Landmark Historic District
 Historic Site Other: _____

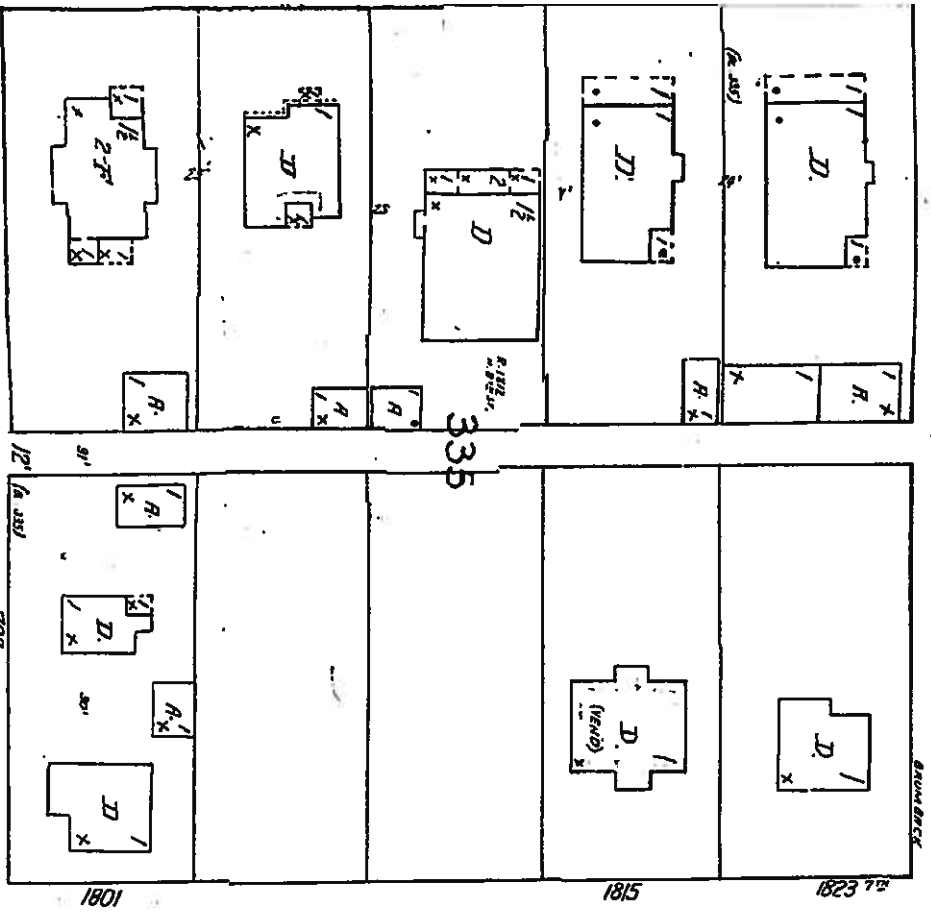
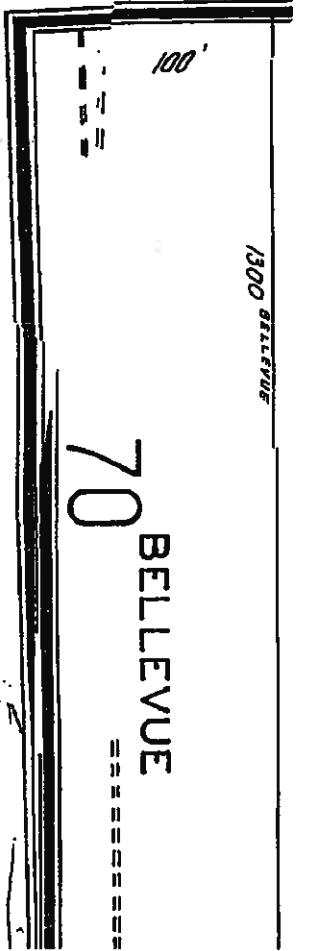
Approved by Boise City Council: Date _____ Ordinance No. _____





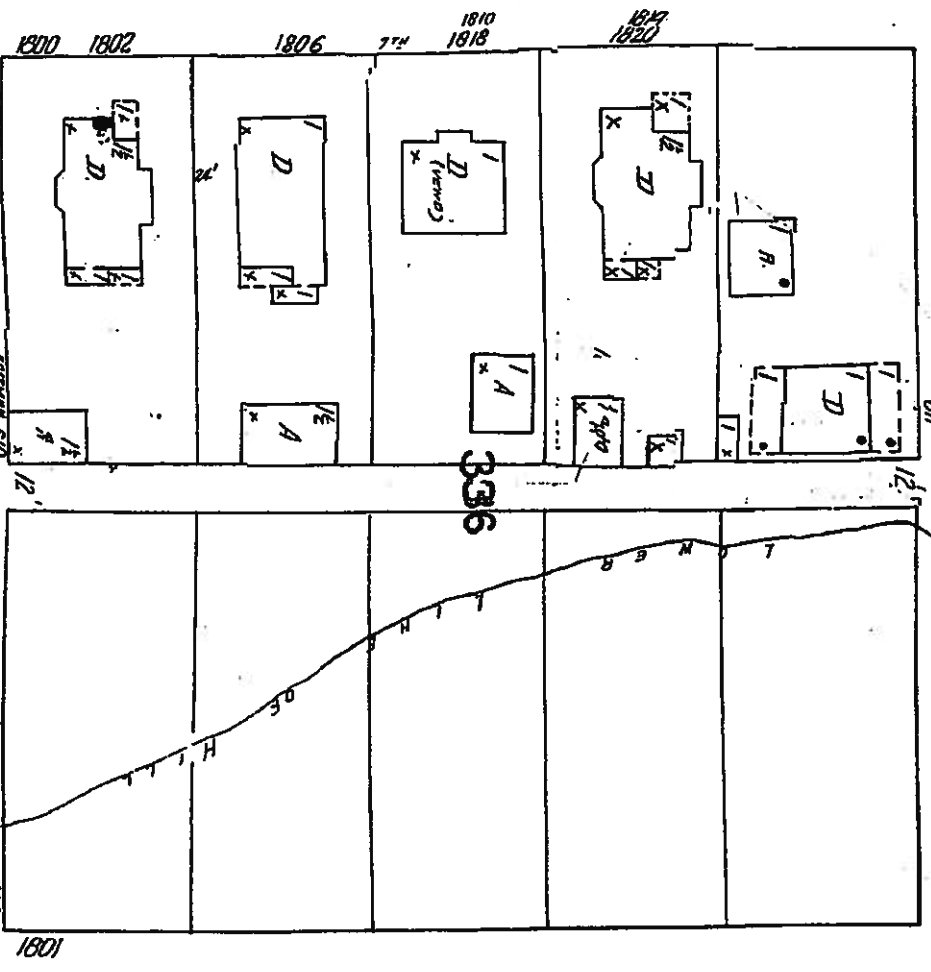
BRUMBACK

ST.

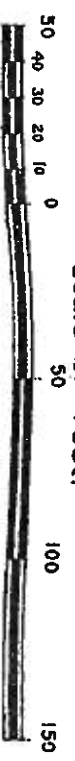


EASTMAN

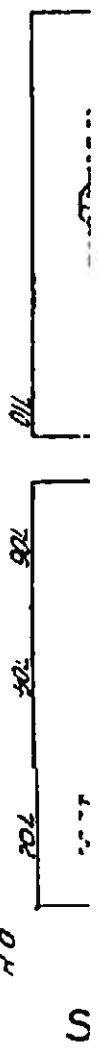
N. 7TH



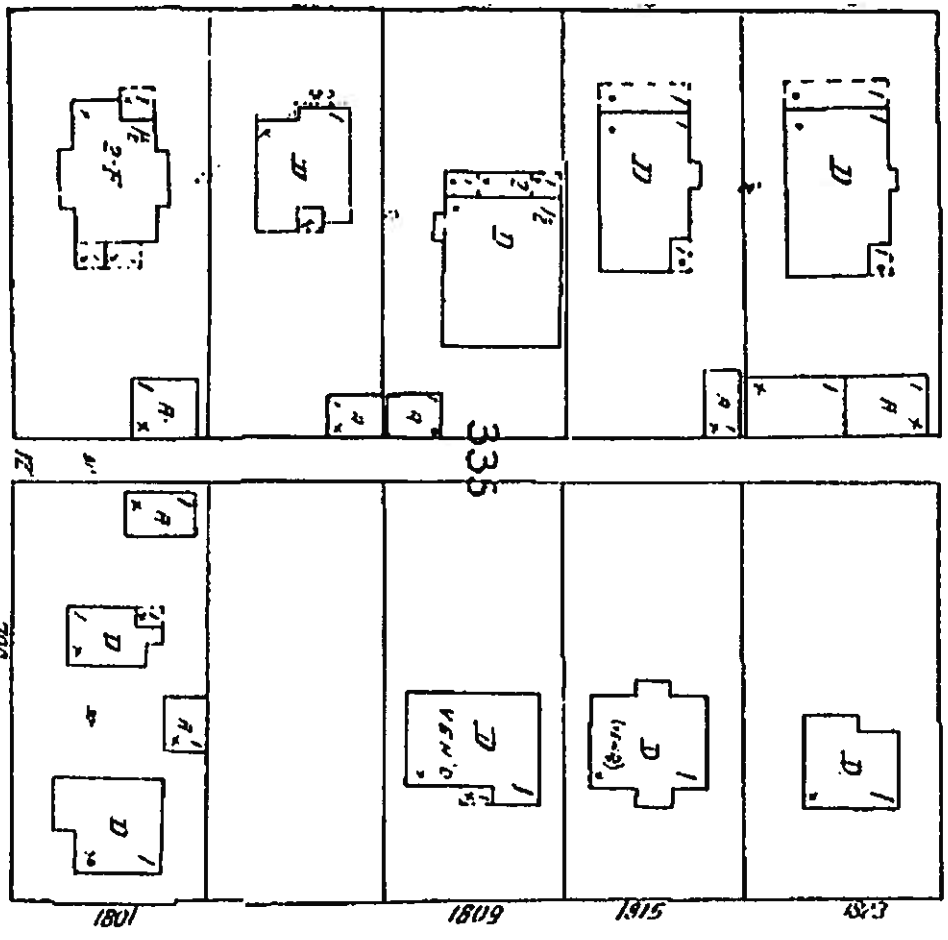
Scale of Feet.



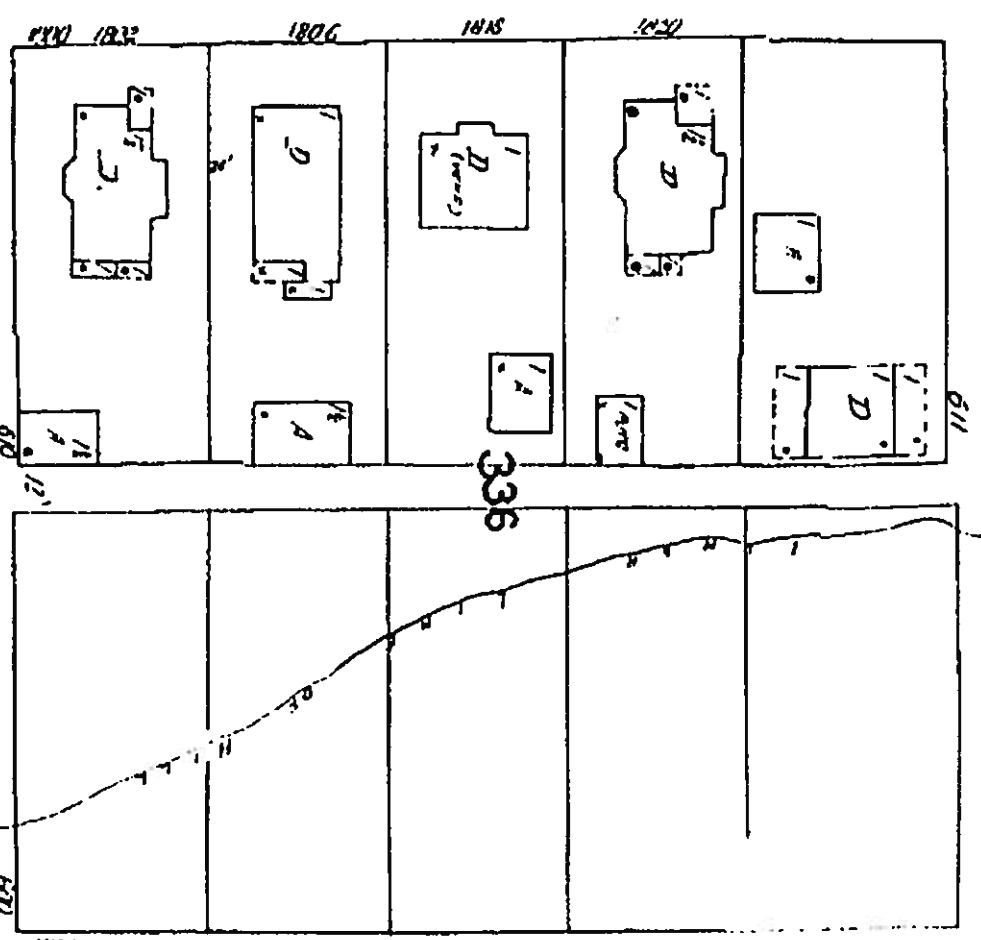
1949



BRUMBACK

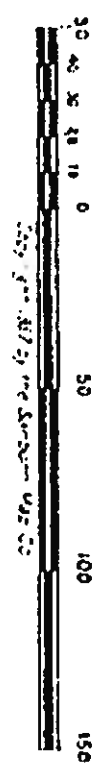


N. 7th



NOT OPEN

EASTMAN 18



1946

BUILDING PERMIT APPLICATION BOISE CITY

DATE Oct. 9, 1969 No. 11483

2,700.00

LEDGER

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT FOR THE WORK HEREIN INDICATED OR AS SHOWN AND APPROVED IN THE ACCOMPANYING PLANS AND SPECIFICATIONS.

OWNER Marie C. Koppes ADDRESS 1820 N. 7th PHONE _____

BUILDER House Doctors ARCHITECT _____ DESIGNER _____

STRUCTURE: NEW REMODEL ADDITION REPAIR RENEWAL FIRE DAMAGE

RESIDENCE COMM. EDUCATIONAL GOV'T RELIGIOUS FENCE PATIO CARPORT GARAGE AWNING

FOOTINGS	FOUNDATION	BASEMENT	FLOORS	EXT. WALLS	INT. WALLS	CEILING	ROOF	HEAT	INSULATED
<input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY	<input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY	<input type="checkbox"/> PARTIAL <input type="checkbox"/> FULL <input type="checkbox"/> NO	<input type="checkbox"/> WOOD <input type="checkbox"/> CONCRETE <input type="checkbox"/> OTHER	<input type="checkbox"/> WOOD <input type="checkbox"/> MASONRY <input type="checkbox"/> CONCRETE <input type="checkbox"/> VENEER <input type="checkbox"/> METAL <input type="checkbox"/> STUCCO	<input type="checkbox"/> WOOD <input type="checkbox"/> MASONRY <input type="checkbox"/> CONCRETE <input type="checkbox"/> DRYWALL <input type="checkbox"/> PLASTER <input type="checkbox"/> TILE	<input type="checkbox"/> WOOD <input type="checkbox"/> DRYWALL <input type="checkbox"/> PLASTER <input type="checkbox"/> TILE <input type="checkbox"/> ACUSTIC <input type="checkbox"/> OPEN	<input type="checkbox"/> BUILT UP. <input type="checkbox"/> WOOD SH. <input type="checkbox"/> COMP. SH. <input type="checkbox"/> TILE <input type="checkbox"/> ROLL ROOF. <input type="checkbox"/> METAL	<input type="checkbox"/> GAS <input type="checkbox"/> OIL <input type="checkbox"/> COAL <input type="checkbox"/> FIREPLACE <input type="checkbox"/> ELECTRIC	<input type="checkbox"/> WALLS <input type="checkbox"/> CEILING <input type="checkbox"/> FLOORS <input type="checkbox"/> PERIMETER

This permit is issued subject to the regulations contained in the Building Code and Zoning Regulations of Boise City, and it is hereby agreed that the work to be done as shown in the plans and specifications will be completed in accordance with the regulations pertaining and applicable thereto: The issuance of the permit does not waive restrictive covenants.

REMARKS: Reside dwelling with 18 sqs. of aluminum siding.
Siding to be grounded. 13 screens, 3 windows,
1 storm door, soffitt and fascia.

OCCUPANCY
A. B. C. D. E. F. G. H. I. J.
1. 2. 3. 4. 5.

ZONE
(R) C. M. U. 2. 3. A. B. C.
L. O. D. S. P.

TYPE I. II. III. IV. V. N.

FIRE ZONE 1. 2. 3.

BUILDING DEPARTMENT

VALUE \$2700.00
FEE PAID \$23.00 CASH CHECK

DIRECTOR J.E. Obenchain by Jah

APPLICANT Marie C. Koppes
ADDRESS _____

FINAL

Inspections _____

Excavation & Footings _____

Foundation _____

Framing OCT 15 1969 Tiding OCT 23 1969

Final NOV 19 1969

Plumbing Contractor _____

Rough-in _____ Final _____

Electrical Contractor _____

Rough-in _____ Final _____

Heating Contractor _____

Rough-in _____ Final _____

BUILDING PERMIT APPLICATION BOISE CITY

DATE 500.00
April 4, 1977 No. 8115 FILE

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT FOR THE WORK HEREIN INDICATED OR AS SHOWN AND APPROVED IN THE ACCOMPANYING PLANS AND SPECIFICATIONS.

OWNER PHONE _____

OWNER Alan Haverath

ADDRESS 1800
220 W. 7th

BUILDER PHONE 314-3267

BUILDER _____

ENGINEER ARCHITECT _____

DESIGNER _____

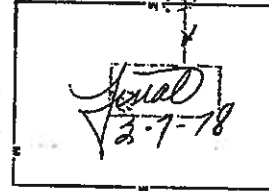
STRUCTURE: NEW REMODEL ADDITION REPAIR RENEWAL FIRE DAMAGE MOVING
 PATIO CAR PORT GARAGE STORAGE SLAB FENCE ROOF SIDING DEMOLITION
 RESIDENTIAL COMM. EDUCATIONAL GOV'T. RELIGIOUS D. R. _____ C. U. _____

OCCUPANCY 2-3 LAND USE ZONE 2-2 BLDG. TYPE 1 FIRE ZONE XXX OCC. LOAD _____ FLOOR LOAD _____

To include 6' x 10' back porch for utility room.

erect 25' hga. 2x. of 4" wood fence.

Separate electrical, plumbing and heating permits required.



THIS PERMIT IS ISSUED SUBJECT TO THE REGULATIONS CONTAINED IN THE BUILDING CODE, ZONING REGULATIONS AND ALL APPLICABLE CODES AND ORDINANCES, AND IT IS HEREBY AGREED THAT THE WORK WILL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. THE ISSUANCE OF THIS PERMIT DOES NOT WAIVE RESTRICTIVE COVENANTS. THIS PERMIT WILL BECOME NULL AND VOID IF WORK IS NOT STARTED WITHIN 120 DAYS OR WORK ABANDONED FOR 120 DAYS.

APPLICANT OR AGENT _____

ADDRESS _____

PHONE _____

VALUE	\$500.00
Permit Fee	
Plan Check Fee	
Total Fee	\$500.00
Director APPROVED	JIN/DNH/ST

STRUCTURAL				
DATE	ITEM	NOTATIONS		
MAR 3 1977	JK	OK to proceed pushed for foundation vents under porch		
7-28-77	DNH	fence completed - started on porch enclosure OK 200		
12-28-77	JK	porch enclosure complete OK		
		STRUCTURAL FINAL		
		Rep sh 1-11 rec'd 2-7-77		
DATE	REFERENCE	PERMIT #	FINAL	MISC.
8-3-77	PLUMBING	✓ 821820	11927900	7/1/76
1-20-78	HEATING	✓	no heating done	7/1/76
2-1-78	ELECTRICAL	✓ 8751-5692	etc	MD/1/76

Type of Permit STRUCTURAL		BOISE CITY PERMIT		Permit Number 1003551
Site Number 1320		Street N 7TH	City BOISE	
Owner ALAN HAUSRATH	Phone 345-2030	Contractor OWNER		Permit Date 2/25/82
STRUCTURE: REMODEL CLASS: RESIDENTIAL LAND USE ZONE: R1C FIRE ZONE: 0 OCCUPANCY: R-3 BLDG TYPE: V-4 FLOOR LOAD: 40 OCCUPANCY LOAD: 9				
<i>Final 7/19/82</i>				
Remarks TO REMOVE APPROXIMATELY 12 LIN. FT. OF ROOF BEARING WALL IN SECOND STORY TO INCREASE LIVING AREA AND SHEETROCK SUBJECT TO INSPECTOR'S APPROVAL. SEPARATE ELECTRICAL PERMIT REQUIRED.			JOB VALUE 700.00 FEES: PERMIT 13.00 PLAN CHECK REINSPECT PENALTY OTHER TOTAL FEE <i>DW</i> 13.00 AMOUNT PAID 13.00 APPROVED BY JH/DPW/PR	
Signature <i>Alan R. Hausrath</i>		Applicant's Name, Address, Phone ALAN HAUSRATH 1320 N. 7TH BOISE, ID 83702		
Date <i>7/19/82</i>				

INSPECTION HISTORY

DATE	ITEM	NOTATIONS			
3/2/82	SI	framing ok <i>sp</i>			
4-2-82	SI	drywall - not started yet. <i>sp</i>			
7/13/82	SI or	byr card for call. <i>sp</i>			
7/15/82	SI	final ok <i>sp</i>			
STRUCTURAL FINAL JUL 19 1982					
DATE	REFERENCE	PERMIT NO.	FINAL	MISC.	TAG NO.
	STRUCTURAL				
	ELECTRICAL				
	MECHANICAL				
	PLUMBING				

BUILDING PERMIT APPLICATION BOISE CITY

DATE Oct. 9, 1969 No. 11483

2,700.00

LEDGER

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT FOR THE WORK HEREIN INDICATED OR AS SHOWN AND APPROVED IN THE ACCOMPANYING PLANS AND SPECIFICATIONS.

OWNER Marie C. Koppen ADDRESS 1820 N. 7th PHONE _____

BUILDER House Doctors ARCHITECT _____ DESIGNER _____

STRUCTURE: NEW REMODEL ADDITION REPAIR RENEWAL FIRE DAMAGE

RESIDENCE COMM. EDUCATIONAL GOV'T RELIGIOUS FENCE PATIO CARPORT GARAGE AWNING

FOOTINGS	FOUNDATION	BASEMENT	FLOORS	EXT. WALLS	INT. WALLS	CEILING	ROOF	HEAT	INSULATED
<input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY	<input type="checkbox"/> CONCRETE <input type="checkbox"/> MASONRY	<input type="checkbox"/> PARTIAL <input type="checkbox"/> FULL <input type="checkbox"/> NO	<input type="checkbox"/> WOOD <input type="checkbox"/> CONCRETE <input type="checkbox"/> OTHER	<input type="checkbox"/> WOOD <input type="checkbox"/> MASONRY <input type="checkbox"/> CONCRETE <input type="checkbox"/> VENEER <input type="checkbox"/> METAL <input type="checkbox"/> STUCCO	<input type="checkbox"/> WOOD <input type="checkbox"/> MASONRY <input type="checkbox"/> CONCRETE <input type="checkbox"/> DRYWALL <input type="checkbox"/> PLASTER <input type="checkbox"/> TILE	<input type="checkbox"/> WOOD <input type="checkbox"/> DRYWALL <input type="checkbox"/> PLASTER <input type="checkbox"/> TILE <input type="checkbox"/> ACOUSTIC <input type="checkbox"/> OPEN	<input type="checkbox"/> BUILT UP. <input type="checkbox"/> WOOD SH. <input type="checkbox"/> COMP. SH. <input type="checkbox"/> TILE <input type="checkbox"/> ROLL ROOF. <input type="checkbox"/> METAL	<input type="checkbox"/> GAS <input type="checkbox"/> OIL <input type="checkbox"/> COAL <input type="checkbox"/> FIREPLACE <input type="checkbox"/> ELECTRIC	<input type="checkbox"/> WALLS <input type="checkbox"/> CEILING <input type="checkbox"/> FLOORS <input type="checkbox"/> PERIMETER

This permit is issued subject to the regulations contained in the Building Code and Zoning Regulations of Boise City, and it is hereby agreed that the work to be done as shown in the plans and specifications will be completed in accordance with the regulations pertaining and applicable thereto: The issuance of the permit does not waive restrictive covenants.

REMARKS: Reside dwelling with 18 sqs. of aluminum siding.
Siding to be grounded. 13 screens, 3 windows,
1 storm door, soffitt and fascia.

OCCUPANCY
A. B. C. D. E. F. G. H. I. J.
1. 2. 3. 4. 5.

ZONE
B. C. M. 1. 2. 3. A. B. C.
L. O. D. S. P.

TYPE I. II. III. IV. V. N.

FIRE ZONE
1. 2. 3.

BUILDING DEPARTMENT		APPLICANT <u>Marie C. Koppen</u>	ADDRESS _____
VALUE	\$2700.00		
FEE PAID	\$23.00	DIRECTOR <u>J.E. Obenchain</u> By <u>Jah</u>	

FINAL

Inspections _____

Excavation & Footings _____

Foundation _____

Framing OCT 15 1969 Tuesday OCT 23 1969

Final NOV 19 1969

Plumbing Contractor _____

Rough-in _____ Final _____

Electrical Contractor _____

Rough-in _____ Final _____

Heating Contractor _____

Rough-in _____ Final _____

BUILDING PERMIT APPLICATION BOISE CITY

DATE 500.00
April 4, 1977 No. 8115 FILE

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT FOR THE WORK HEREIN INDICATED OR AS SHOWN AND APPROVED IN THE ACCOMPANYING PLANS AND SPECIFICATIONS.

OWNER PHONE _____

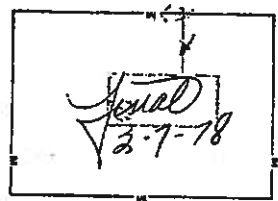
OWNER Alan Thwaites ADDRESS 1800
4325 N. 7th BUILDER PHONE 344-3267

BUILDER _____ ENGINEER ARCHITECT _____ DESIGNER _____

STRUCTURE: NEW REMODEL ADDITION REPAIR RENEWAL FIRE DAMAGE MOVING
 PATIO CAR PORT GARAGE STORAGE SLAB FENCE ROOF SIDING DEMOLITION
 RESIDENTIAL COMM. EDUCATIONAL GOV'T. RELIGIOUS D. R. _____ C. U. _____

OCCUPANCY 2-3 LAND USE ZONE R-2 BLDG. TYPE V FIRE ZONE III OCC. LOAD _____ FLOOR LOAD _____

To include 5' x 10' back yard porch for utility room,
 erect 25 lbs. ft. of 5' wood fence.
 Separate electrical, plumbing and heating permits required.



THIS PERMIT IS ISSUED SUBJECT TO THE REGULATIONS CONTAINED IN THE BUILDING CODE, ZONING REGULATIONS AND ALL APPLICABLE CODES AND ORDINANCES, AND IT IS HEREBY AGREED THAT THE WORK WILL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. THE ISSUANCE OF THIS PERMIT DOES NOT WAIVE RESTRICTIVE COVENANTS. THIS PERMIT WILL BECOME NULL AND VOID IF WORK IS NOT STARTED WITHIN 120 DAYS OR WORK ABANDONED FOR 120 DAYS.

APPLICANT OR AGENT _____
 ADDRESS _____ PHONE _____

VALUE	4500.00
Permit Fee	
Plan Check Fee	
Total Fee	5.00
Director APPROVED	<i>[Signature]</i>

STRUCTURAL		DATE	ITEM	NOTATIONS
		MAR 3 1977	<i>[Signature]</i>	OK to proceed dashed for foundation vents under porch
		7-28-77	DNH	fence completed - started on porch enclosure OK 200
		12-28-77	<i>[Signature]</i>	porch enclosure complete OK
				STRUCTURAL FINAL
				See sk 1-11 rec'd 2-7-77
DATE	REFERENCE	PERMIT #	FINAL	MISC.
2-3-77	PLUMBING	✓ 861820	11927900	TIC6
1-20-78	HEATING	✓	no heating done	TIC6
2-1-78	ELECTRICAL	✓	8751-5692	elec serv MD/C6

BOISE CITY PERMIT

Type of Permit STRUCTURAL		Permit Number 1003551	
Site Number 1320 N 7TH		Permit Date 2/25/82	
Street N 7TH		City BOISE	
Owner ALAN HAUSRATH	Phone 545-2030	Contractor OWNER	Phone
STRUCTURE: REMODEL CLASS: RESIDENTIAL LAND USE ZONE: RIC FIRE ZONE: 0 OCCUPANCY: R-3 BLDG TYPE: V-3 FLOOR LOAD: 40 OCCUPANCY LOAD: 9			
Remarks		JOB VALUE 700.00 FEES: PERMIT 13.00 PLAN CHECK REINSPECT PENALTY OTHER TOTAL FEE <i>DW</i> 13.00 AMOUNT PAID 13.00 APPROVED BY <i>JT/DPW/PR</i>	
TO REMOVE APPROXIMATELY 12 LIN. FT. OF ROOF BEARING WALL IN SECOND STORY TO INCREASE LIVING AREA AND SHEETROCK SUBJECT TO INSPECTOR'S APPROVAL. SEPARATE ELECTRICAL PERMIT REQUIRED.		<i>Final 7/19/82</i>	
Signature <i>Alan R. Hausrath</i>	Applicant's Name, Address, Phone ALAN HAUSRATH 1320 N. 7TH BOISE, ID 83702		
Date <i>2/26/82</i>			

INSPECTION HISTORY

DATE	ITEM	NOTATIONS			
3/2/82	SI	framing ok <i>sp</i>			
4-2-82	SI	drywall - not started yet. <i>sp</i>			
7/13/82	To or	lpr card for call. <i>sp</i>			
7/15/82	SO	final ok <i>sp</i>			
STRUCTURAL <i>sp</i> FINAL JUL 19 1982					
DATE	REFERENCE	PERMIT NO.	FINAL	MISC.	TAG NO.
	STRUCTURAL				
	ELECTRICAL				
	MECHANICAL				
	PLUMBING				

WE THE UNDERSIGNED NEIGHBORS SUPPORT THE PROPOSAL BY ANNE AND ALAN HAUSRATH TO PLACE SOLAR PANELS WHICH WOULD BE VISIBLE FROM THE STREET ON THE SOUTH AND WEST FACES OF THE ROOF OF THEIR HOUSE AT 1820 N. 7th ST.

NAME

ADDRESS

Lelan. Stuart	611 W. Brumback St Boise
Steve Williamson	611 W. Brumback St
Justine LeGrue	1802 N 7 th St Boise
Micaela de Loyola	1710 N. 7 th St. Boise
Neyra Jensen	1809 N. 7 th St. Boise
Mollie Hecht	1806 N. 7 th
Jean Boyles	1714 N. 7 th ST
Keegan Dougherty	610 W. Eastman St Boise
Argja Beristain Dougherty	610 W. Eastman St Boise
Michael Stambulis	1805 N. 7 th St., Boise, ID 83702
Carolyn Fabis	1805 N. 7 th Boise, ID 83702
David Jensen	1809 N 7 th , Boise, ID 83702
JOHN E CLIFFORD	1815 N 7 th Boise, ID 83702



Dennis Doan
Chief

City Hall West
333 N. Mark Stall Place
Boise, Idaho 83704-0644

Phone
208/570-6500

Fax
208/570-6586

TDD/TTY
800/377-3529

Web
www.cityofboise.org/fire



Mayor
David H. Bieter

City Council
President
Maryanne Jordan

Council Pro Tem
David Eberle

Elaine Clegg
Lauren McLean
TJ Thomson
Ben Quintana

Fire Department

March 28, 2014

Sarah Schafer
PDS – Current Planning

Re: Design Review Application; Solar Panels, DRH14-00060
1820 N. 7th Street

Dear Sarah,

This is a design review application to install residential solar panels.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all of the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

Comments:

1. Solar panel installation and locations shall be in accordance with the IFC Section 605.11. The drawings do not clearly indicate if the locations of the panels will comply with the fire code requirements. A detailed review of the panel will be required with the building permit submittal and may require modifications.

General Requirement:

Specific building construction requirements of the International Building Code, International Fire Code and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at building permit application.

Regards,

Romeo P. Gervais, P.E.
Deputy Chief – Fire Marshal
Boise Fire Department