



Planning & Development Services

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Summary/Reason Statement for DRH08-00100

Staff's Recommendation

Denial

Summary

AMY YOST requests Historic Preservation approval to demolish the house and garage and construct a two-story house and a two-car garage with bonus trusses on property located at 505 Logan Street in an R-2H (Combined Residential with Historic Overlay) zone.

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) One of the five Findings have been met. The property cannot meet landmark status. The demolition may not be permitted.
2. 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. This finding is not applicable.
 - 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 guidelines.
 - i. It is generally not appropriate to add a new building to a site, which does not maintain or blend with the heights of buildings on adjacent sites. (5.1.5.) The proposed building is a partial 2 story structure. The adjacent buildings on three sides are one story structures. The proposed structure does not blend with the heights of these buildings on adjacent sites.

- ii. It is generally appropriate to use massing and form similar to neighboring buildings in new construction. (5.2.2.) The form used for this building is different than neighboring buildings. The small second story projections on the north and east elevations and the offset second story project on the south elevation as well as the unique roofline on the east elevation are forms that are not seen in the adjacent buildings or in the District.
 - iii. It is generally appropriate to use design elements such as roof forms, lines, openings, and other characteristics commonly found in the district. (5.2.3.) The lines, windows, and roof forms are not commonly found in the District.
 - iv. It is generally appropriate to 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. The project will raise the lot coverage to 40%.
 - v. It is generally not appropriate to develop a building, which does not maintain or suggest building-to-lot proportions of adjacent sites. (5.3.9.) The building-to-lot proportions of the majority sites on the block and the adjacent sites, are 30% or under. The proposal does not suggest these proportions.
 - vi. It is generally not appropriate to erect a new building, which does not maintain the proportions or patterns of windows similar to those in the district. (5.7.8.) The proposal does not maintain the proportions or patterns of windows similar to those in the district. Its different types of windows are not generally seen in the District. Its double two-story element and roof forms of the east elevation as well as its offset second story elements on the north and south elevations are not proportions generally seen in the District.
 - vii. It is generally not appropriate to use multiple window styles throughout a new building. (5.7.12.) The proposal uses multiple window styles.
 - viii. It is generally not appropriate to use a roof of a size, shape, or slope not typically seen in the district. (5.8.7.) The roof shapes are not ones typically seen in the District.
- 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 not consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. This application does not comply with the requirements.
- i. "The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided." (pg. 62) The proposal will not retain the historic character of this property. It will remove the house and build a substantially larger house which will change the spatial relationships, both of which characterizes this property.

- ii. “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 proposal is not compatible with the historic character of the site and will not preserve the historic relationship between the buildings and the landscape. It is larger and includes features that are incongruous. It will produce an entirely new relationship with the landscape.
 - iii. “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. (pg. 102) The building is important in defining the overall historic character of the property. If removed, the character of the property will be diminished and the property will not longer contribute to the District.
 - iv. “Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.” (pg. 105) The proposed new construction is visually incompatible in its partial two-story size and scale and in its design.
- 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 not in compliance with the following goals and objectives of the Comprehensive Plan or the East End Plan.
 - i. Encourage the preservation of the historic character and scale of the near east end, and the adaptive reuse of historic structures. Pg 2-9 The proposal does not include the adaptive reuse of the historic structure. Neither does it preserve either the historic character or the scale of the near east end.
 - ii. Maintain the character of the East End by recognizing its unique amenities and natural features, encouraging appropriate infill development, and allowing development in adjacent areas that does not negatively impact the existing neighborhood. Pg 2-1 The proposal does not recognize the unique amenity of the existing building and proposes development that will negatively impact the existing neighborhood by removing a contributing building and constructing an incongruous structure.
- 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 not congruous with the historical, architectural, archaeological, education or cultural aspects of the District because it does not comply with the zoning ordinance, the substandard lot ordinance, the East End Plan, the Boise City Guidelines for Residential Historic Districts or the Secretary of the Interior’s Guidelines.

- 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 does not comply with all of the dimensional requirements of the underlying zone as laid out in Title XI without the request for any variances. It will require a variance for the street side setback.**
- 3. 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 property was built during the era of significance and has retained its historic integrity. It is contributing.