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Planning Division Staff Report

File Number	DRH08-00100
Applicant	Amy Yost
Property Address	505 East Logan
Public Hearing Date	April 28, 2008
Heard by	Historic Preservation Commission
Analyst	Julie Archambeault
Checked By	Sarah Schafer

Public Notification

Radius notices mailed to adjacent properties: **April 14, 2008**
Staff posted notice on site on: **April 14, 2008**

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1. Project Data and Facts

Applicant/Status	Amy Yost / Owner
Architect/Representative	N/A
Location of Property	505 East Logan
Size of Property	6,100 sq. ft.
Present Zoning and Land Use	R-2H (Single Family Residential)
Historic District	East End
Date of Construction	1940
Style	Minimal Traditional
Status	Contributing
Square Footage of Existing House	1,286 sq. ft.

Description of Applicant's Request

The applicant is seeking a Certificate of Appropriateness to demolish the house and garage and construct a two-story house and a two-car garage with bonus trusses.

2. Land Use

Description and Character of Surrounding Area

The surrounding block has variety in street layout and in the style, era and size of structures. Most of the structures, including the structures to either side of the subject structure, are 1-1 ½ story historic structures. The house across the way is a modern 2-story. The block to the west is triangular, while the other blocks are rectangular.

Site Characteristics

The site has a one-story, cross-gabled Minimal Traditional house with a large front setback and a garage that spans the rear yard at the alley. There are a few smaller trees in the front yard and a large tree in the rear yard.

Special Considerations

The house has a large front setback. The rear elevation is 28' from the garage. Also, the property is in the floodplain, so a basement is not possible.

History of Previous Actions

1940-Construction of the house
1948-Construction of garage
1959-Remodel of the house
1963-Construction of storage building connected to garage

3. Project Proposal

Site Design

Land Use	Existing	Proposed
Percentage of the site devoted to building coverage:	30.5%	40%
Percentage of the site devoted to paving:	.5%	6%
Percentage of the site devoted to landscaping:	69%	54%
TOTAL	100%	100%

Setbacks

Yard	Required	Proposed for Building	Proposed for Garage
Front (north)	15' (bldg.) 20' (garage)	20'	101'
Side Street (west)	15' (bldg.) 25' (garage)	9' 6" (will need variance)	20' (will need waiver from substandard lot ordinance)
Side (east)	5' (bldg.) 5' (garage)	5'	5'
Rear (south)	15' (bldg.) 0' (garage)	47' 6"	2'

Fencing

None

Structure(s) Design

Number and Proposed Use of Buildings	Two buildings exist-a single family home and a garage. These will be demolished and replaced with a single-family home and a garage.
Maximum Building Height	24'
Number of Stories	Partial 2-story

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
The period of significance for the East End is from the early 20th century to the 1940s. The house was built in 1940. It was constructed during the period of significance.
2. it possesses historic integrity reflecting its character at that time
 - i. **Location**-The property has not moved. It has retained its integrity of location.
 - ii. **Setting**-The setting of the property has retained its integrity. The layout of the neighborhood, including the parallel layout of the street, sidewalk and alley and the suburban landscaping including lawns and trees remain. The historic houses on the block are almost all contributing, adding to the integrity of the setting.
 - iii. **Design**-The building retains its original massing, which includes the gable front and wing portion of the house, as illustrated in picture 7 on page 93 of A Field Guide to American Houses.



The porch is a later addition, as can be seen from the way it meets the siding on the front of the house and the house's foundation. However, it has form markings in the side of the concrete, indicating that it is an early addition.



There are additions to the rear of the structure, but they are set back from the front elevation, they are located on a secondary elevation and are subordinate to the primary structure. These additions do not adversely affect the structure. The property retains its integrity of design.

- iv. **Materials**-The integrity of materials has been slightly compromised with the addition of vinyl siding and modern roofing materials. However, the original materials of the clinker brick chimney and the wood windows still remain.
- v. **Workmanship**-The workmanship of the windows, the clinker brick chimney and the main structure of the house remain. The only workmanship that is not present is that involved in the original siding. The integrity of the workmanship is retained.
- vi. **Feeling**-Although the house is clad in vinyl, it still retains the design including the massing, detailing and windows of a 1940s house. It retains the feeling of a house of that era. The house retains its feeling of association.
- vii. **Association**-The property is associated with architecture of the 1940s. Because it retains its integrity of design including its massing, windows and detailing, it retains its integrity of association.

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

Section 2-18-9 (C) Demolition or Relocation.

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.

The site is classified as contributing to the District. The applicant has not 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.

The site does not have enough architectural or historical significance and has been too altered 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.

Although its alterations and its level of historic and architectural significance would not qualify it for landmark status, its alterations are slight enough that the building contributes to the District. It is an interesting example of the cross-gable Minimal Traditional style and adds to the historic and architectural characteristics of this block and of the District. The character of the District and of the adjacent properties would be adversely affected by its demolition. The applicant has not 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 replace the existing garage with a new, larger house and garage. These plans do not follow the Secretary of the Interior's Standards for Rehabilitation, the Boise City Guidelines for Residential Historic Districts, the Zoning Code or the Substandard Lot Ordinance and will not have a positive effect on the District. The applicant has not met this Finding.

The applicant has met one out of five Findings.

Section 11-04-14.03 Development Standards for Substandard Original Lots of Record

A. Setbacks

1. Front Setbacks: The front yard setback for livable space and porches shall be within five (5) feet of the average of the front yard setbacks of adjoining properties. However, in no case shall the front setback be less than 10 feet or more than 20 feet. The front setback for parking is 20 feet. Maximum setbacks are required in order to provide a visual and physical relationship to the street and retain room for an open back yard area. If the applicant has multiple contiguous lots, the front setbacks should provide modulation in order to avoid a uniform line of dwellings with identical front setbacks.
2. Side Setbacks: Interior side setbacks shall be in accordance with the applicable zone; street side yard setbacks shall be 15 feet for livable space and porches and 20 feet for parking, unless one of the following is applied:
 - a. Common Lot Line Attached Units – Up to three (3) units may be attached at the common lot line, provided that the exterior setbacks (unattached side setbacks) adhere to those required by the zone.
 - b. Detached Units on Contiguous Lots – When two (2) or more single family units are proposed on contiguous lots, the interior side yard setbacks may be reduced to three (3) feet provided that the exterior setbacks to the development adhere to the setbacks that are required by the zone.
3. Rear Setbacks: Rear yard setbacks shall be as required by the zoning district in which the substandard lot is located.
4. Garage: A single story detached garage accessed off of an alley may have a three (3) foot interior side setback.
5. The first story of a two story attached building shall be setback a minimum of five (5) feet from the side property line. The second story of a two story attached building shall be setback a minimum of eight (8) feet from the side property line;

provided, bay windows, pop-outs or other architectural appurtenances may be allowed at the five (5) foot setback line in the R-1C zone. All other zones must meet their side yard setback requirements. (See also Section 11-05-05 Boise Municipal Code)

The average of the adjacent front setbacks is 19'. The project's front setback is 20'. The interior side setback is 5' and the rear setback is 47.5'. These setbacks meet the ordinance. However, the street side setback is only 9' 6". That is 6' closer to the street than what is allowed by the zoning ordinance and the substandard ordinance and will require a variance.

This Finding has not been met.

- C. Building height shall not exceed the width of the lot or the maximum height allowed by the zone, whichever is most restrictive.

The building height is 23'. That is shorter than both the maximum height allowed by the zone and the width of the lot.

This Finding has been met.

- C. Building Size: Residential floor area shall not exceed 55% of the effective lot area on lots with less than 5,000 square feet. "Effective Lot Area" is the gross horizontal area of a lot minus any portion of the lot encumbered by a recorded driveway or road easement. "Residential Floor Area" is the amount of all livable space including basements and bonus rooms.

The lot is 6,100 sq. ft.

This Finding is not applicable.

- D. Private Open Space: All substandard lots must provide a minimum of 375 square feet of private open space in the rear yard. This open space must be configured as a 15 foot by 25 foot rectangle and must have a minimum rectangular dimension of 10 feet by 15 feet that is open to the sky. Covered rear porches are allowed to be calculated as part of the private open space area.

The plan includes a 25' x 50' space between the house and the garage, which is open to the sky.

This Finding has been met.

- E. Landscaping: A landscape plan shall be required. All areas that are not developed with structures, driveways, parking lots, streets, pathways, patios and similar useable areas shall be landscaped. The landscaping shall accomplish the following objectives:

- shading of parking areas and walkways;
- ground cover consisting of predominantly live planted materials shall be used;
- erosion control;

- and attractive streetscapes and common areas.

Some useable hard scape features (such as pavers, planters, stonework, decks, etc) may be allowed up to 25% of the entire landscaped areas. Plastic or other artificial materials are not allowed. The landscape plan shall include an irrigation system. Xeriscape plans that are consistent with Public Works standards shall be considered acceptable.

Landscaping consists of grass, hedges, planting beds, small trees in front and the large tree in the rear yard.

This Finding has been met.

F. Parking

1. Each dwelling shall be provided with two (2) off street parking spaces.

The dwelling will be provided with a two-car garage.

This Finding has been met.

2. Vehicular access and parking shall be provided according to the following standards:
 - a. Access to an alley:
 1. All access shall be taken from the alley. Two spaces shall be provided with 22 feet of backup space in accordance with Section 11-10-04.04, Table 12, Boise City Code.
 - b. No access to an alley:
 1. Interior lots with no alley access shall be required to provide a two (2) car attached garage. The applicant shall include design elements that will provide varied rooflines, dormers within the roofline or other architectural treatments that will avoid the appearance of garage domination. The setback of the garage face shall be 20 feet. Driveways for a two car attached garage may not exceed 20 feet in width.
 2. The use of a 10 foot wide shared driveway providing access to rear yard garages that are attached with a common wall on the property line is allowed.

Although the property has access to an alley, the project proposes to take access directly from the street. In order for access to be taken from the alley, the garage would need to be 5' narrower to accommodate the necessary extra 2' of backup and 3' of landscape barrier.

This Finding has not been met.

G. Right-of-Way Improvement

1. All developments shall provide curb, gutter and sidewalk on the adjacent roadway(s) and, if applicable, the applicant shall provide a paved driveway apron that extends to the edge of the pavement. Waivers or variations to some or this requirement may be granted by the Planning Director based upon local conditions such as the lack of adjacent improvements and/or documented drainage problems that may result from the improvement of the roadway. Any alternative granted through a waiver shall include a curb line or physical barrier to prevent parking adjacent to the right-of-way. If a waiver is granted, the value of the improvements, as estimated by the City of Boise, shall be placed in a Public Rights-of-Way Road Trust deposit for up to ten (10) years to be held by the City of Boise for later improvement of the curb, gutter and sidewalk abutting the site.
2. Dirt or gravel strips in the front yard or undeveloped street right-of-way shall not be permitted. Irrigated landscaping shall be provided in these areas through license agreements with the ACHD. Bonding for landscape improvements may be allowed based on weather related constraints. If ACHD denies the necessary license agreement, the requirement for landscaping shall be waived.
3. If full right-of-way improvement is not feasible and ACHD determines that there is insufficient pavement width for travel lanes with on-street parking, a non-landscaped ACHD-approved shoulder shall be installed that is the minimum width necessary to accommodate parallel parking. Landscaping shall still be required to the edge of the parking shoulder.
4. All right-of-way improvements, license agreements and bonding shall be completed prior to issuance of a Residential Certificate of Occupancy permit for the structure.

The proposal includes working with ACHD to add sidewalk, curb and gutter on the side street. Logan already has sidewalk, curb and gutter.

This Finding has been met.

H. Alternative Building Arrangements

1. Attaching single family units in multiples of two (2) or three (3) on common lot lines is encouraged as a means of creating more substantial structures that will be imitative of standard width single-family homes. Such units remain subject to the general design criteria stated in this Chapter and do not require a planned unit development application.
2. Additional requirements for attached buildings:

- a. Attached buildings shall be constructed to comply with townhouse construction standards in accordance with the Boise City Building Code.
- b. The Office of the City Attorney shall review and approve all easement agreements an applicant or builder seeks to obtain for the use and maintenance of common facilities such as driveways, parking sites and common party walls. All such easements shall be recorded in the records of Ada County prior to an applicant or builder seeking a building permit under this ordinance.
- c. Adjustments to lot lines and reduction in the number of lots within the same parcel are subject to review and approval pursuant to all applicable Boise City subdivision and zoning regulations. The applicant shall obtain approval from Boise City and record any lot line adjustments or reduction in lots with the Ada County Recorder prior to submission for a building permit.

No alternative building arrangements are proposed.

This Finding is not applicable.

Section 11-04-14.04 Design Guidelines for Substandard Lots

A. In addition to the development standards described in Section 11-04-14.03 of Boise City Code, the following general design guidelines shall apply to substandard lots. The Design Review Committee and Design Review staff shall take into account the location and design of adjacent buildings, landscaping and right-of-way improvements, and shall apply the following criteria as appropriate:

1. Full-length two story structures are not allowed;
2. One and a half story structures are the preferred form of development on substandard lots. One and a half story structures will be required when the existing structures adjacent to the proposed development are one story in height.

A one and a half story structure can be defined as:

- a. A structure that has a maximum building height of 18 feet (to the midline of the roof) and includes a daylight basement that is sunk into the ground a minimum of four (4) feet.
- b. A structure that has a maximum building height of 18 feet (to the midline of the roof) and contains the second story within the pitched roofline.

3. Partial two story structures may be allowed when the surrounding properties will not be adversely impacted by such height. The circumstances to be considered shall include: the size and height of the adjacent dwelling units; privacy impacts on adjacent properties; the height, mass, window placement and roofline pitch of the proposed structure; and the overall design of the upper story of the proposed structure. Upper story limitations or setbacks on the new building may be an acceptable means of ensuring compatibility with adjacent structures of smaller size.

The proposed design is a partial two-story. On the North elevation, the midpoint of the second story is 19' 6" and the pony walls are 7' tall. The southern and western second stories are 19' tall at the midpoint with 4' 6" pony walls. The east elevation's second story elements have 19' midpoints and walls that continue up from the first floor.

The adjacent structures to the east, west and south are single-story. The two-story elements that rise directly from the first story on the east elevation will be 5' from the property line. Because most of the structures on the block, including the existing structure on the lot, are 1 to 1 ½ stories, a partial two-story building on this lot is not appropriate.

This Finding has not been met.

4. Front Façade Design Requirements.
 - a. Homes shall have a front door that faces the street. When a unit is built on a corner lot, the door shall face the dominant street.
 - b. In lieu of a street facing front door, the applicant may construct a prominent front porch that is a minimum of six (6) feet in depth and the dwelling shall have a minimum of 25% of the front facade comprised of windows and/or door openings. For homes with front-loaded garages, a garage door shall not count toward the window opening requirements. The garage door shall include design elements such as: panels, windows, trim features, cross members, or other architectural features as determined by the Design Review Committee or Design Review Staff.
 - c. Detached dwelling units shall provide a façade that substantially differs from the façade of adjacent structures. Variations in materials alone will not be considered sufficient. The unique façade may be obtained through the use of structural changes or through the use of substantial design elements. In addition to complying with the preceding design guidelines, the front façade shall include multiple design elements such as: multi-paned windows, varied roof lines, dormers, bay windows, wainscoting, a covered front door, a usable front porch or other elements as approved by the Design Review Committee or staff that create a unique façade. Articulated designs may repeat on non-contiguous lots.

- d. Attached units shall provide modulation and architectural design features to prevent flat façade wall planes.
 - e. Building design shall incorporate quality materials such as brick, stone, stucco, tile, and wood for a significant (35% or more) portion of the façade and second story elements. The presence of such materials on nearby homes shall be reviewed as a guide for appropriate materials to be used on the new dwelling.
5. All buildings shall be oriented toward a public street. When buildings cannot be oriented toward a public street due to inadequate street frontage or similar circumstances, the buildings shall be oriented toward a private street or lane that conforms to City standards.
6. Where front yard driveways are permitted for access, the driveway may be designed with concrete wheel strips or grass pavers that are separated by vegetation.

As the subject parcel is located within a recognized historic district, the Design Guidelines for Residential Historic Districts supersede §11-04-14.04 of the Boise City Code, outlined above.

The building's massing, roofline, windows and lot coverage are not congruous. There are a variety of window styles proposed. Some are 2/1, some are 1/1 with the lower pane being much smaller than the top, small horizontal windows and a tall, pointed window. None of these windows are types that are commonly seen in the District. They are not congruous. The front elevation has a tall, two-story element at one end with two windows under it on one side and three windows on the other. This type of asymmetrical massing is not commonly seen in the district and is not congruous. The east elevation roofline is also not congruous. A portion of it is front gabled, while a portion of it mirrors the roofline of the two-story element. The roof then returns to its side gabled form, but the eaves are higher than those at the other end of this elevation. The two tall elements on this elevation are incongruous. They are not dormers-they rise directly from the first story. Also, both have a different type of incongruous window.

The lot coverage for this project is 40%. This is much higher than the recommended 30% and higher than the current 30.5%. At 6,100 sq. ft., the lot is the same size as many in the historic districts that have created successful projects while staying closer to the recommended 30% lot coverage. This lot is not smaller than most and is a regular shape and, although it has 15' street side setbacks where internal lots have only 5' setbacks, there are no extenuating circumstances that would require a project to cover 40% of the lot.

This lot is the size of an interior lot-6,100 sq. ft. with the 15' street side setbacks of a corner lot. Also, the contributing house on the lot sits, according to the site plan, 39' from the back of the garage. However, if the existing garage, which is not classified as contributing, were replaced with the proposed garage, the rear of the existing house would be 33' from the front of the new

garage. A 463 sq. ft. addition could be added to the rear of this structure, leaving 18' between the rear of the new addition and the front of the new garage. This would yield a lot coverage of 35%, which is still high, but is closer to an approvable range. These options would not compromise the historical integrity of the property or of the neighborhood by demolishing contributing structures or adding incongruous structures. They would not require a variance from the zoning code and they are achievable within the confines of the substandard lot ordinance.

Staff also has no objection to moving the house forward and closer to the interior property line to increase the range of options. However, if too many walls are demolished to make room for additions, this becomes a demolition instead of a move and remodel.

6. Conclusion and Recommended Conditions

Pursuant to Boise City Code 2-18-9 A and B of Boise Municipal Code, the request to demolish the house and garage and construct a two-story house and a two-car garage with bonus trusses is not 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. 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 two-story structure. The adjacent buildings on three sides are single-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 projection 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 characterize 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.