



Planning & Development Services

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Summary/Reason Statement for DRH08-00101

Staff's Recommendation

Denial

Summary

DUTEE DODSON requests Historic Preservation approval to demolish a portion of the main dwelling, construct an addition with finished attic space, dormers and side porch on property located at 1501 N. 10th Street in an R-1CH (Single Family 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) Two of the five Findings have been met. The site cannot meet landmark status, and the rear addition's demolition will not adversely affect the District or the adjacent properties.
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)
 1. 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.
 2. 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 following guidelines.
 - i. "Relate rooflines, the pitch, and orientation of the new addition to the primary building." (4.1.3) The rooflines of the new building are different than the pyramidal roof of the existing building.
 - ii. "Set back a new addition from the primary façade of the original building to maintain original proportion, massing, size, and scale." (4.1.2) Although the new addition is set back from the primary façade of the original building, it does not maintain the building's original proportion, massing or scale. The eaves of the addition are much higher than those of the original house and the massing is changed from short and square to long and irregular.

- iii. "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." (4.1.10) The addition raises the lot coverage to 41%.
3. 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 consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. This application does not comply with the following requirements.
- i. "Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building." (pg. 113) Although the addition is placed on the rear elevation, it is not limited in size or scale in relationship to the historic building. Its eaves are taller than those of the original building and it is wider than the original structure.
 - ii. "Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved." (pg. 62) The distinctive massing and pyramidal roofline that characterize this property are not preserved by the proposal. The proposal changes both of these features.
 - iii. "The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." (pg. 62) The new work is differentiated from the old. However, it is not compatible with the historic features, size, scale, proportion or massing. The addition changes all of these items so that the integrity of the structure is adversely affected.
 - iv. "Identifying, retaining and preserving roofs-and their functional and decorative features-that are important in defining the overall historic character of the building. (pg. 78) The pyramidal roof will be changed in the back to a complex roof form.
 - v. "Construct a new addition that creates an appearance inconsistent with the historic character of the building." (4.1.11) The new addition creates an appearance that is inconsistent with the historic character of the building. It changes this small, simple, pyramidal structure to a complex structure with a large addition that overshadows the original structure.

4. 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 following goals and objectives of the Comprehensive Plan and the North End Plan.
 - i. The proposed use or design of the property should reflect the character of the adjacent neighborhood and be compatible with it. (p. 17) The proposal does not reflect the character of the adjacent neighborhood and is not compatible with it. It will create an addition that seems to be taller than the original house.
 - ii. The unique character of the neighborhood should be maintained, including architectural style, sitting on the lots, orientation of the units and landscaping characteristics. (p. 18) The unique character of the neighborhood will not be maintained. This proposal will adversely affect the integrity of this house and of the neighborhood.
 - iii. Protect historically and culturally significant resources that contribute to community identity and history. Goal, page 5-12 The proposal will adversely affect, rather than protect, this historically and culturally significant resource that contributes to community identity and history.
5. 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.
6. 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.
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 structure was constructed during the period of significance and retains its integrity. It is contributing.