



Planning & Development Services

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Summary/Reason Statement for DRH08-00121

Staff's Recommendation

Approval

Summary

SUE AND HENRY REENTS requests Historic Preservation approval to construct new front steps and entry and change the landscape on property located at 908 N. 18th Street in an R-1CH (Single Family Residential with Historic Overlay) zone.

1. 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 complies with the following guidelines.
 - i. It is generally not appropriate to "overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, roof lines." (4.1.12) The minor changes proposed will not overpower, cover, obscure or eliminate any historically significant architectural, stylistic or character defining features.
 - ii. It is generally not appropriate to "construct a new addition that creates an appearance inconsistent with the historic character of the building." (4.1.11) The new steps and other proposed alterations will not create an appearance that is inconsistent with the historic character of the building.

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 complies with the following requirements.
 - i. 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 is not recommended. (pg. 105) The new construction is not visually incompatible in terms of size, scale, design, materials, color or texture. It is of materials similar to those existing on the building including stone and concrete. It will reinforce the historic relationship of the entry to the site and will not damage any important landscape feature.
 - 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 is recommended. (pg.105) The new construction is compatible with the historic character of the site in scale and material and will preserve the historic relationship between the building and the landscape by retaining the relationship between the entry, planter box and landscape.
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 design of the property reflects the character of the adjacent neighborhood and is compatible through the use of similar materials, forms and scale.
 - 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 be maintained through this project by its use of similar materials, forms and scale.

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 congruous with the historical, architectural, archaeological, education or cultural aspects of the District because it complies with the Secretary of the Interior's Standards for Rehabilitation, the Design Guidelines for Residential Historic Districts and the North End Plan.
 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 complies with all of the dimensional requirements of the underlying zone as laid out in Title XI without the request for any variances.
2. 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 era of significance and retains its integrity. It is contributing.