



Planning & Development Services

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Summary/Reason Statement for DRH08-00117

Staff's Recommendation

Approval

Summary

JAY HENRY requests Historic Preservation approval to demolish a small rear addition and construct a new rear addition on property located at 1116 N. 15th 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) Three of the five Findings have been met. The structure cannot meet landmark status, its demolition will not adversely affect the District or the adjacent properties, and the submitted plans will have a positive effect on the District and 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.
 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. "Design a new addition to preserve the established massing and orientation of the building and character of the block." (4.1.1) The new addition preserves the established massing and orientation of the building and character of the block by being added to the rear of the 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) The addition will be set approximately 33' back from the front façade. This setback will maintain the original proportion, massing, size and scale.
 - iii. "Relate rooflines, the pitch, and orientation of the new addition to the primary building." (4.1.3) The roofline of the addition will be of an orientation and pitch that are related to the primary building.
 - iv. "Use similar materials as found on the original building." (4.1.6) The addition will use materials similar to those found on the original building including shingles and clad wood windows.
 - v. "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 will raise the lot coverage to 23%.
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. "Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building." (pg. 113) The addition will be placed on the rear elevation and will be limited in height, width and scale to that of the historic building.
 - ii. "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 will be differentiated from the old by broken wall planes and rooflines.
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 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 rear addition uses materials and forms that reflect the character of the adjacent neighborhood and are compatible with it.

- 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 altered by this project-the addition will be compatible with the neighborhood and will be placed at the rear of the structure.
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.

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.

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