



## Planning & Development Services

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# 3

## Summary/Reason Statement for DRH08-00166

### Staff's Recommendation

Approval

### Summary

Karen Midkiff and Jason Quinn request Historic Preservation approval to demolish a single-family dwelling and replace it with a new single-family dwelling on property located at 1918 North 12<sup>th</sup> Street in an R-1CH (Single Family Residential with Historic Overlay) zone.

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 found under Boise City Code §2-18-9C must be met. As described in the attached staff report, four of these five Findings have been met. The home does not possess the historic significance necessary to meet landmark status; the proposed demolition will neither adversely affect the District as a whole, nor adjacent properties; and the project developed under the submitted plans, being the same as what was already approved by the Commission, will generally have a positive effect on the District and the adjacent properties.
2. *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 within one of the Commercial Districts therefore this finding does not apply to this application.
3. *BCC Section 2-18-11.01 B* states the request shall be consistent with the Boise City Design Guidelines for Residential Historic Districts. Per the attached analysis, staff believes the application as submitted will comply with the requirements of this finding. Both the design and scale of the proposal is congruous with existing

development within the North End, and was already approved by the Commission. As the home is noncontributing, its demolition should not negatively affect the District.

4. *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. It neither creates a false sense of history, nor detracts from the historic neighborhood as a whole.
5. *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 goals, objectives and policies of the Boise City Comprehensive Plan. The design reflects elements found throughout the District, while encouraging rehabilitation and a mix of housing types.
6. *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. Based on the referenced sections of the adopted guidelines, as well as the previous approval of the design (DRH07-92), this application is congruous with the historical, architectural, archaeological, education and cultural aspects of the district.
7. *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 need for a waiver or variance.