

DRH08-00101
Dutee Dodson
1501 N. 10th Street

Reason Statement (Approval)

Pursuant to Boise City Code 2-18-9 A and B of Boise Municipal Code, the request to demolish a portion of the main dwelling and construct a new addition is congruous with the historical, architectural, archeological, educational or cultural aspects of the Historic District because:

1. In order for the Commission to approve a demolition or relocation request at least three out of the five Findings for Demolition must be met (2-18-9C). Three of the five Findings have been met: The site cannot meet landmark status (B), the rear addition's demolition will not adversely affect the District or adjacent properties (C), and plans have been submitted to redevelop the property that would have a positive affect on the District (E).
2. Pursuant to §11-04-14 and in light of the analysis contained within the attached staff report and waivers recommended therein and with the conditions of approval listed above, the proposed addition complies with the Substandard Lot Ordinance.
3. 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.
4. 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 discussion above, staff believes the application as conditioned will comply with the requirements of this finding.
5. 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.
6. 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.
7. 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 resubmitted plans and the discussion above, this application is congruous with the historical, architectural, archaeological, education and cultural aspects of the district.

8. 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. As conditioned, this proposal will meet the minimum dimensional standards of the underlying zone with the grant of a Variance to the south and west setbacks.