

DRH08-00186
Duncan and Kari Filson
1502 N. 27th Street

Reason Statement (Approval)

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

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. 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)
- A. 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.
- B. 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. "Relate rooflines, the pitch, and orientation of the new addition to the primary building." (4.1.3) The roofline of the addition will be related in pitch, slope and height to that of the original roofline.
 - ii. "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 lap siding and wood trim.
 - 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 project will bring the lot coverage up to 28%.
- C. 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 guidelines.

- i. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color and texture. (pg.108) The new work is compatible with the historic character of the setting in terms of size, scale, design, material, color and texture.
 - ii. Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished. (pg. 102) The existing building is non-contributing and is not important in defining the overall historic character of the property.
- D. 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 adjacent neighborhood and is 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 be maintained by the project.
- E. 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.
- F. 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 property has been altered and is no longer contributing. It does not meet the National Register eligibility criteria.