

DRH08-00171
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1411 N. 19th Street

Reason Statement (Approval)

Pursuant to Boise City Code 2-18-9 A and B of Boise Municipal Code, the request to demolish the garage and canopy and construct a two car garage with attic storage 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. 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) Four of the five Findings have been met. The outbuildings are not contributing, they cannot meet landmark status, their 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)
 - 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.
 1. "Maintain a proportional mass, size, and height to ensure the accessory building or dwelling unit is not taller than the primary building on the lot or does not occupy the entire backyard." (6.1.2) The garage will be six feet shorter than the house.
 2. "Subordinate the accessory dwelling unit, accessory building, or garage to the primary residential building on the site by placing the structure to the rear of the lot. Otherwise, consider locating the accessory building, dwelling unit, or garage to the side as long as it is set back substantially." (6.1.3) The garage will be placed to the rear of the lot.
 3. "Use similar materials used on the primary existing building." (6.1.5) The new garage will use materials similar to those used on the historic garage, rather than those used on the house. Because the materials used are historically present for the outbuildings on this property, this is congruous.

4. "Match rooflines; vary rooflines as long as the variation is not significant." (6.1.6)
The garage will have a gable roofline similar to that on the primary house.
5. "Design garages so they are alley loaded." (6.1.7) The garage will be alley loaded.
6. "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." (6.1.8.)
The project will raise the lot coverage from 32.4% to 32.8%. Although this percentage is over the recommended 30%, it is only .4% over the existing percentage. Because the project will only raise the existing percentage by .4%, this overage is congruous.

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.

1. Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting is recommended. (pg. 108) The new parking will be unobtrusive. It will be smaller than the house and will be located at the rear of the lot.
2. 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 is not recommended. (pg. 102) The existing outbuildings have been altered in the modern period and are not important in defining the overall historic character of the property. Their removal will not diminish the character of the property.
3. 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 visually compatible in terms of size, scale, design, materials, color and texture.

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.

1. 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 and use of the new building reflect the character of the adjacent neighborhood and is compatible with it.

2. 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 style of the neighborhood will be maintained by this project.
 3. Protect historically and culturally significant resources that contribute to community identity and history. Goal, page 5-12 The property, a historic and culturally significant resource that contributes to community identity and history, will be protected.
- 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.
3. 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 retained its historic integrity and was constructed during the era of significance. It is contributing.