



Planning & Development Services

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Summary/Reason Statement for DRH08-00183

Staff's Recommendation

Approval

Summary

RICHARD L. STACEY JR. AND ALEJA N. STACEY request Historic Preservation approval to demolish the home and construct new home on property located at 1312 N. 12th 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 house cannot meet landmark status, it is not economically feasible to rehabilitate, 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.
 - 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. It is generally appropriate to add a new building on a site that is similar in height and width to buildings on adjacent sites and block. (5.1.1.) The new building will be 1 ½ stories tall. It is similar in height and width to buildings on adjacent sites on the block.
 - ii. It is generally appropriate to meet the visual mass of the building at or near the same setback as buildings on adjacent sites. (5.5.1.) The new building will have a setback that is within 5' of the setback on adjacent sites.

- iii. It is generally appropriate to use exterior wall materials that are commonly present in the district. (5.6.1.) The exterior wall materials that the new house will use are commonly present in the district.
 - iv. It is generally appropriate to design a new building using similar forms to those present in the district. (5.9.1.) The new building will use forms that are similar to those present in the district.
- 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. "Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape. (pg.105) The new building is compatible with the historic character of the site-it is very similar in size, form and texture with the existing historic building.
 - ii. It is not recommended to introduce 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. (pg. 105) The new building will not be visually incompatible. It will be very similar to the existing building in terms of size, scale, design, materials, color and texture.
 - iii. It is not recommended to introduce new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting. (pg.108) The new building will be compatible with the historic district-it is based on a style and size that is commonly seen in the district.
- 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 use and design of the property will reflect the character of the adjacent neighborhood because of its use of compatible forms and materials.
 - 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 through the use of a style and size of building that is similar to the original building.

- 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.