

DRH08-00173
Athena V. Killeen
1309 N. 25th Street

Reason Statement (Approval)

Pursuant to Boise City Code 2-18-9 A and B of Boise Municipal Code, the request to construct a single-story, rear addition to the main 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.

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. With the conditions of approval, this application complies with the following guidelines.
 - i. "Set back a new addition from the primary façade of the original building to maintain original proportion, massing, size, and scale." (4.1.2) The new addition is set 28' back from the front façade.
 - ii. "Relate rooflines, the pitch, and orientation of the new addition to the primary building." (4.1.3) The roofline of the addition will be a rear gable, as is the current rear facing section of the house.
 - iii. "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.
 - iv. "Consider ground or basement additions before the addition of dormer(s). Under unique circumstances driven by site constraints, dormer(s) additions should be designed in proportional scale to the original roof and should not visually compete." (4.1.8) The addition is a ground floor addition.
 - v. "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 proposal will bring the lot coverage up to 30.5%.

- 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. With the conditions of approval, this application complies with the following guidelines.
 - i. "Designing a new addition in a manner that makes clear what is historic and what is new. (pg. 112) Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color." (pg. 113) The lowered roofline of the addition clearly marks it as new, while the similar materials and forms make it compatible.
 - ii. "Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building." (pg. 113) The new addition will be placed on the rear elevation and will be smaller in height and width than the historic building.
 - iii. "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 addition will be compatible with the historic building through the use of similar materials and forms.
- 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. With the conditions of approval, the application is in compliance with the following goals and objectives of the Comprehensive Plan and the North End Plan.
 - i. 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; the addition will use materials and forms that are compatible with the house and the surrounding neighborhood.
 - ii. Protect historically and culturally significant resources that contribute to community identity and history. Goal, page 5-12 The original house will be protected by designing an addition that is compatible.
- 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. With the conditions of approval, 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.
- 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.

- C. 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 was built during the era of significance and retains its integrity. It is congruous.