



Planning & Development Services

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Summary/Reason Statement for DRH08-00261

Staff's Recommendation

Approval

Summary

JIM VALENTINE requests Historic Preservation approval to provide an off street parking space in front of the main structure on property located at 1001 Hays Street in an R-3HD/CD (Mult-Family Residential with Historic Design Review and Conservation District Overlay) zone.

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)
 1. 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.
 2. 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.
 - A. It is not recommended to "overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, roof lines." (4.1.12) The new parking space will not overpower, cover, obscure or eliminate any historically significant features.
 3. 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.

- A. “Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting. (pg. 108) The new parking will be unmortared bricks in the rear setbacks.
 - B. “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 site features will not be changed so that the character of the property is diminished.
 - C. “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.” (pg. 105) The brick paving will not damage or destroy important landscape features.
4. 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.
 5. 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.
 6. 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. For projects within an “HD” overlay zone, the following objectives and findings, in addition to those cited under Section 2-18-11.01, shall be considered where applicable to the proposal.
 1. BCC Section 2-18-11.04 A states that the site design shall minimize impact of the traffic on adjacent streets and that the pedestrian and bicyclist have been provided for by requiring sidewalks, landscaping and safe parking lot design as appropriate. The project will minimize impact of traffic on adjacent streets by providing one off-street parking space.

2. BCC Section 2-18-11.04 B states that the proposed landscaping shall enhance the historic district and neighborhood with attributes that include, but are not limited to, protection of desirable existing trees, provision of street trees and adequate screening methods where needed to buffer adjacent uses and unsightly areas or features. No landscaping is proposed.
3. BCC Section 2-18-11.04 C states that on-site grading and drainage shall be designed so as to minimize off-site impact and provide for erosion control as required by the Boise City Public Works Department, Ada County Highway District and/or other jurisdictional agencies. No on-site grading or drainage is proposed.
4. BCC Section 2-18-11.04 D states that the utility service systems and equipment shall not detract from the building design or adjacent buildings, and the size and location of all service systems are appropriate and maintainable. No utility service systems or equipment are proposed.
5. BCC Section 2-18-11.04 A (Structure Design) states the mass of the building shall be reviewed for its relationship to other buildings within the historic district and area, and with the use proposed by the applicant. No additions or new buildings are proposed.
6. BCC Section 2-18-11.04 B (Structure Design) states the height to width relationship shall be compatible and consistent with the predominant architecture character of the historic district. No additions or new buildings are proposed.
7. BCC Section 2-18-11.04 C (Structure Design) states the exterior of the building shall provide shadow relief and design interest compatible with the architectural character of the area. No additions or new buildings are proposed.
8. BCC Section 2-18-11.04 D (Structure Design) states the appropriateness of materials and colors (paint colors are not reviewed for single-family residential structures) shall be reviewed as they relate to building mass, shadow relief and compatibility with other buildings within the historic district and area.
No additions or new buildings are proposed.
9. BCC Section 2-18-11.04 E (Structure Design) states multiple-family building must be designed to include features which add to the visual and aesthetic appearance of the structure and help prevent a sterile, box-like appearance. Such features may include the use of brick or stone, roof or façade modulation, planter boxes, bay windows, balconies, porches, etc.

The Commission must make a finding that specific design features have been added to enhance the physical appearance of such multiple-family residential structures. No additions or new buildings are proposed.

10. BCC Section 2-18-11.04 F (Structure Design) states commercial/industrial buildings adjacent to residential uses shall be designed to minimize impacts on adjoining (including across a street or alley) residential uses and/or residential zones. No additions or new buildings are proposed.
 11. BCC Section 2-18-11.04 states that the design shall be consistent with the plans and guidelines listed in Section 2-18-11. No additions or new buildings are proposed.
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 all of its historic integrity. It is contributing.