

**DRH08-00266**  
**Jim Prince**  
**1710 N. 10<sup>th</sup> Street**

**Reason Statement (Approval)**

**Pursuant to Boise City Code 2-18-9 A and B of Boise Municipal Code, the request to remove trees, demolish a rear addition, construct a first floor addition, a basement, replace windows and construct new openings within existing walls 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) Three of the five Findings have been met. The building cannot meet landmark status, the addition's 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.
  - 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 does comply with the following guidelines.
    - a. "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 will be set 25' back from the primary façade.
    - b. "Relate rooflines, the pitch, and orientation of the new addition to the primary building." (4.1.3) The rooflines, pitch and orientation of the new addition will be related to those of the primary building.
    - c. "Use similar materials as found on the original building." (4.1.6) The materials used on the addition will be similar to those found on the original building and will include metal clad wood windows and cement fiber board siding.

- d. "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 additions are ground and basement additions.
- e. "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 lot coverage will be brought up to 23%.

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 does comply with the following guidelines.

- a. "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 is compatible with the existing building. It will use forms and materials similar to those used on the original building.
- 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 is not recommended. (pg. 102) The trees are not sites feature whose removal will diminish the character of the property.
- c. "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 new addition will be compatible through the use of similar materials and forms. It will be differentiated through the use of slightly higher eaves.
- d. "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 addition will be placed on the rear of the building and limited in width and height to that of the original building.

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.

- a. 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 project will protect the unique character of the neighborhood by using additions that will not be visible from the road.
  - b. Protect historically and culturally significant resources that contribute to community identity and history. Goal, page 5-12 The project will protect this historically or culturally significant resource.
  
- 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 structure was constructed during the era of significance and has retained its compatibility. It is contributing.