

DRH08-00296
St. Joseph's School & Roman Catholic Diocese of Boise
825 W. Fort Street

Reason Statement (Approval)

Pursuant to Boise City Code 2-18-9 A and B of Boise Municipal Code, the proposed development 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 property cannot currently meet landmark status, its partial 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. *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 within one of the Commercial Districts therefore this Finding does not apply to this application.
3. *BCC Section 2-18-11.01 B* states the request shall be consistent with the Boise City Design Guidelines for Residential Historic Districts. Though located within a residential historic district, this application involves an institutional building, for which the residential guidelines are not applicable.
4. *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. The proposal neither creates a false sense of history, nor detracts from the historic structure or neighborhood as a whole.
5. *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 goals, objectives and policies of the Boise City Comprehensive Plan. The proposal promotes redevelopment while retaining the historic integrity of the property and character of the neighborhood.
6. *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. As conditioned, this application is congruous with the historical, architectural, archaeological, education and cultural aspects of the district.

7. *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. As conditioned, this application complies with all of the dimensional requirements of the underlying zone as laid out in Title XI.
8. *BCC Section 2-18-11.04 (I)* states that the request shall be reviewed to determine compatibility and impact both on and adjacent to the site as it relates to access, parking lot design, landscaping, grading and storm drainage, and other development of the site (Site Design). As conditioned, this application complies with the applicable Findings relating to site design within an HD Overlay.
9. *BCC Section 2-18-11.04 (II)* states that the request is consistent with the Design Guidelines for Boise City's Historic Districts and/or Boise City Design Guidelines for Residential Historic Districts, as well as Findings A-F regarding structure design, including building mass, proportion, design interest, and relationship of exterior materials. As conditioned, the application complies with the applicable Findings related to structure design within an HD Overlay.