



Planning & Development Services

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Summary/Reason Statement for DRH08-00310

Staff's Recommendation

Denial

Summary

Sandra Beebe requests Historic Preservation approval to remodel the garage to house an accessory dwelling unit and remodel the main dwelling including but not limited to a rear addition, west facing dormers, and a new door on the east porch on property located at 1300 East Lewis 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 home is considered noncontributing and cannot meet landmark status, and the demolition of the rear addition will not adversely affect the District or 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. The application does not comply with the requirements of this Finding. The design of the proposed addition does not meet the residential design guidelines.
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 not consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. The proposal would detract from the architecture and styling of the existing historic home.

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.
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. This application is incongruous 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. This application complies with all of the dimensional requirements of the underlying zone as laid out in Title XI, without the need for a waiver or variance.