

April 1, 2019

HISTORICAL PRESERVATION COMMITTEE

I am the owner of the vacant lot at 132 W Main St. My plan is to build a small boutique condo building of approximately 9 units. This property has been in the family since 1931. I would like it to be of very high quality using top notch building materials. I have a personal interest in the quality of the final product because I will be living there and it will carry the family name.

In order to build this quality of structure, I need a sufficient number of condominium units to make the project financially viable. The more units built, the lower the price per unit can be and the more profit that would be available to rehabilitate 140 W Main Street. 140 W Main is in dire need of an exterior renovation. It is anticipated that 80 to 100,000 dollars will be needed to do what's necessary to preserve the structure. There is not sufficient cash flow in 140 to undertake this renovation. It would have to be done gradually over the next 10 to 20 years. The projected profit from 132 as now planned would allow me to renovate 140's exterior, foundation, paint, wood rot and broken glass, replace window hanging air conditioners with central air and heating system in a very short period of time. The final result to anybody driving or walking west to east on main street will be a beautiful historic renovated 140 and a classy new 132 (circa 1920's -1930's) condominium residence.

These two projects will raise the property values in the district. The demographics of the people purchasing in the new building will help support the downtown businesses, especially retail. It seems every week more retail moves to Meridian. We are becoming a downtown of apartments, taco bars, and pizza restaurants. The reason other developers are building apartments is because they make more money and have less liability. The demographics of a typical apartment renter does not support high end shopping and restaurants in the downtown. My building would be a building of owners living downtown that will bring life to this district after 5pm when the businesses are closed and the street's become desolate. Study after study has shown that bringing residential into a commercial district can greatly reduce crime.

As of this date, the building plans have been substantially revised, as to the suggestions of design and review. We are open to further reasonable alterations to the design and hope to reach a mutually satisfactory result. One of the primary concerns historical districts (throughout the country) face with new construction is to caution against trying to duplicate structures that were built over 100 years ago. Also mentioned are roof heights being similar but not exact. If every roof is the same height, the effect will be that of looking at a wall. Variations within reason of roof heights adds texture and variety to the architecture of the district.

Our plan while it is not finalized, may request a roof height of 3 to 8 feet above the height of 140. This small variance in roof height should not kill such a great project. This height is necessary for the structural constructability and the adjustments to the roof style we will be incorporating. I ask that you allow this slight variance in order for this project to go forward and be successful and fund the renovation of the historical building at 140. The end result will be a tremendous uplift to the neighborhood.

I understand that many of the comments from the historical groups while, well-intentioned, may hurt this project to the point of it only will be financially feasible to build a much lower cost and quality apartment building that will not help the renovation of 140 and the overall beauty of the district. Boise embraces downtown density growth and economic development. My proposal which outlined above represents progress and a bright future for this district and downtown.

Thank you very much.

Bill Hon

140 W Main St

Boise, ID 83702