

Motion Sheet for PLNHLC2017-00022

Demolition of the Residential Structure at 258 W. Bishop Place

Motion to deny:

Based on the analysis and findings in the staff report that two (2) or less of the standards for a Certificate of Appropriateness for demolition have been met, testimony and the proposal presented, I move that the Commission deny the demolition request located at approximately 258 W. Bishop Place.

Motion for a Deferral of Decision:

Based on following findings that three (3) to five (5) (State the exact number 3, 4 or 5) of the standards for approval of a Certificate of Appropriateness for demolition have been met, drawn from the application, staff report, testimony, and the proposal presented, I move that the HLC defer a decision for up to one year during which time the applicant must conduct a bona fide effort to preserve the site located at approximately 258 W. Bishop Place. Specifically, the Commission finds that the proposed project substantially complies with Standards (Commissioner then states findings based on the Standards (following) to support the motion):

1. Standards for Approval of a Certificate of Appropriateness for Demolition:

- a. The physical integrity of the site as defined in subsection C10b of this section is no longer evident;
- b. The streetscape within the context of the H historic preservation overlay district would not be negatively affected;
- c. The demolition would not adversely affect the H historic preservation overlay district due to the surrounding noncontributing structures;
- d. The demolition would not adversely affect the H historic preservation overlay district due to the surrounding noncontributing structures;
- e. The reuse plan is consistent with the standards outlined in subsection H of this section;
- f. The site has not suffered from willful neglect, as evidenced by the following:
 - (1) Willful or negligent acts by the owner that deteriorates the structure,
 - (2) Failure to perform normal maintenance and repairs,
 - (3) Failure to diligently solicit and retain tenants, and
 - (4) Failure to secure and board the structure if vacant; and
- g. The denial of a certificate of appropriateness for demolition would cause an "economic hardship" as defined and determined pursuant to the provisions of subsection K of this section

2. Historic Landmark Commission Determination of Compliance with Standards of Approval: The historic landmark commission shall make a decision based upon compliance with the requisite number of standards in subsection L1 of this section as set forth below.

a. Approval of Certificate of Appropriateness for Demolition: Upon making findings that at least six (6) of the standards are met, the historic landmark commission shall approve the certificate of appropriateness for demolition.

b. Denial of Certificate of Appropriateness for Demolition: Upon making findings that two (2) or less of the standards are met, the historic landmark commission shall deny the certificate of appropriateness for demolition.

c. Deferral of Decision for Up to One Year: Upon making findings that three (3) to five (5) of the standards are met, the historic landmark commission shall defer a decision for up to one year during which the applicant must conduct a bona fide effort to preserve the site pursuant to subsection M of this section.

Motion to approve:

Based on following findings that six (6) of the standards for approval of a Certificate of Appropriateness for demolition have been met, drawn from the application, staff report, testimony, and the proposal presented, I move that the Commission approve the request for demolition located at approximately 258 W. Bishop Place. Specifically, the Commission finds that the proposed project substantially complies with Standards (Commissioner then states findings based on the Standards (following) to support the motion):

1. Standards for Approval of a Certificate of Appropriateness for Demolition:

a. The physical integrity of the site as defined in subsection C10b of this section is no longer evident;

b. The streetscape within the context of the H historic preservation overlay district would not be negatively affected;

c. The demolition would not adversely affect the H historic preservation overlay district due to the surrounding noncontributing structures;

d. The demolition would not adversely affect the H historic preservation overlay district due to the surrounding noncontributing structures;

e. The reuse plan is consistent with the standards outlined in subsection H of this section;

f. The site has not suffered from willful neglect, as evidenced by the following:

(1) Willful or negligent acts by the owner that deteriorates the structure,

(2) Failure to perform normal maintenance and repairs,

(3) Failure to diligently solicit and retain tenants, and

(4) Failure to secure and board the structure if vacant; and

g. The denial of a certificate of appropriateness for demolition would cause an "economic hardship" as defined and determined pursuant to the provisions of subsection K of this section