

Motion Sheet for PLNHLC2017-00677 - Demolition of a Contributing Structure at 46 S 700 East

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 received, and the proposal presented, I move that the Commission deny the demolition request located at approximately 46 S 700 East.

Motion to Defer:

Based on the analysis and findings in the staff report 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, testimony received, and the proposal presented, I move the Commission 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 46 S 700 East. Specifically, the Commission finds the proposed project substantially complies with the following standards (Commissioner then states which of the following standards support the motion):

21A.34.020.L Standards for Certificate of Appropriateness for Demolition of a Contributing Structure in an H Historic Preservation Overlay District: In considering an application for a certificate of appropriateness for demolition of a contributing structure, the historic landmark commission shall determine whether the project substantially complies with the following standards:

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 the analysis and findings in the staff report that at least six (6) of the seven (7) standards for approval of a Certificate of Appropriateness for demolition have been met, testimony received, and the proposal presented, I move the Commission approve the request for demolition located at approximately 46 S 700 East. Specifically, the Commission finds that the proposed project substantially complies with the following standards (Commissioner then states which of the following standards support the motion):

21A.34.020.L Standards for Certificate of Appropriateness for Demolition of a Contributing Structure in an H Historic Preservation Overlay District: In considering an application for a certificate of appropriateness for demolition of a contributing structure, the historic landmark commission shall determine whether the project substantially complies with the following standards:

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.