

**PLNHLC2017-00722 – Modifications to a Certificate of Appropriateness for New Construction Approval at 613 E. 100 South**

**Motions to deny the proposed window and door modifications as proposed on the as built drawings and approve the modifications to the garage door material, front and back ground floor doorway detail and rear façade** (Consistent with Staff Recommendation):

1. Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission deny the requested modifications to the original certificate of appropriateness for the new construction project at 613 E. 100 South as proposed on the as built drawings for petition PLNHLC2017-00722.
2. Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve the requested modifications to the original certificate of appropriateness for the new construction project at 613 E. 100 South regarding the change in garage door material, the front and back doorway detail on the ground floor of each unit and all modifications on the rear (north) façade of the building as proposed on the as built drawings for petition PLNHLC2017-00722.

**Motion to approve all requested modifications** (Contrary to Staff Recommendation):  
Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve all requested modifications to the original Certificate of Appropriateness for the new construction project at 613 E. 100 South for petition PLNHLC2017-00722.

*Specifically, the Commission should make findings related to which standards the modifications as proposed on the as built drawings do comply with, where staff indicated they do not including:*

**1.d Scale of a Structure:**

The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape

**2.a Proportion Of Openings:**

The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

**2.b Rhythm Of Solids To Voids In Facades:** The relationship of solids to voids in the façade of the structure shall be visually compatible with surrounding structures and streetscape;

**2.d. Relationship of Materials:** The relationship of the color and texture of materials (other than paint color) of the façade shall be compatible with the predominant materials used in surrounding structures and streetscape.

**Motion to deny all requested modifications** (Contrary to Staff Recommendation):  
Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission deny all requested modifications to the original Certificate of Appropriateness for the new construction project at 613 E. 100 South for petition PLNHLC2017-00722.

*Specifically, the Commission should make findings related to which standard or standards the modifications to the garage door material, front and back ground floor doorway detail and rear façade as proposed on the as built drawings do not comply with:*

### **1. SCALE & FORM**

1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;

1.b Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;

1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;

1.d Scale of a Structure:

The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape

### **2. COMPOSITION OF PRINCIPAL FACADES**

2.a Proportion Of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

2.b Rhythm Of Solids To Voids In Facades: The relationship of solids to voids in the façade of the structure shall be visually compatible with surrounding structures and streetscape;

2.c Rhythm Of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;

2.d Relationship Of Materials: The relationship of the color and texture of materials (other than paint color) of the façade shall be compatible with the predominant materials used in surrounding structures and streetscape.

### **3. RELATIONSHIP TO STREET**

3.a Walls Of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

3.b Rhythm Of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

3.c Directional Expression Of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and

3.d Streetscape; Pedestrian Improvements:

Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

4. **SUBDIVISION OF LOTS:** The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and any required changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

**Motion to table the requested modifications:**

Based on the analysis and findings listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission table the requested modifications to the original Certificate of Appropriateness for the new construction project at 613 E. 100 South for petition PLNHLC2017-00722.