

Motion Sheet for – 140 E 1st Avenue
Special Exception for Fence Height & Associated Minor Alterations
Petition numbers PLNHLC2021-00457 & PLNHLC2021-00604

Recommended Motion Consistent with Staff Report Analysis & Findings (*Deny Special Exception and Minor Alteration*) -

Based on the analysis and findings listed in the staff report, information presented, and the input received during the public hearing, I move that the Historic Landmark Commission deny the request for a Special Exception for additional fence height and the associated Certificate of Appropriateness. The requests fail to comply with the standards of approval in 21A.52.060 and 21A.34.020.G.

Motion to Approve (*Not Consistent with Staff Recommendation*) -

Based on the information in the staff report, the information presented and the input received during the public hearing, I move that the Historic Landmark Commission approve the request for a Special Exception for additional fence height and the associated Certificate of Appropriateness. The Historic Landmark Commission finds the request for a Special Exception and associated Certificate of Appropriateness comply with the following standards of approval in 21A.52.060 and 21A.34.020.G.

(The commission shall make findings to support this motion for each of the standards the request complies with to demonstrate compliance. Specifically, the commission shall make findings on the standards in 21A.34.020.G – 2, 3, 5, 6, 8 & 9 and the standards in 21A.52.060 – A, C, & E. These specific standards are copied below for reference. The full standards are listed in Attachment E & G of the Staff Report.)

21A.34.020.G –

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;*
3. *All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;*
5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;*
6. *Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;*
8. *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;*
9. *Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and*

architectural features to protect the historic integrity of the property and its environment;

21A.52.060-

- A. Compliance with Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.*
- C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.*
- E. No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.*