

Motion Sheet for – PLNHLC2021-01311
Request for a Certificate of Appropriateness for Replacing Windows at 129 West 400 North

Motion to approve in part and deny in part (Consistent with Staff Recommendation)

Based on the analysis and findings 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 Certificate of Appropriateness in part for replacement of all of the windows on the eastern (side) and southern (rear) facades, and for windows B1, B2, S5 and S6 on the western (side) façade as diagrammed within the staff report. The commission finds these windows substantially comply with the standards of approval for a Certificate of Appropriateness for Alterations to a Contributing Structure in section 21A.34.020.G of the zoning ordinance.

Based on the analysis and findings in the staff report, the information presented, and the input received during the public hearing, I move that the Historic Landmark Commission deny the request for a Certificate of Appropriateness in part for replacement of the windows on the northern (front) façade and for window M5 on the western (side) façade as diagrammed within the staff report. The commission finds these windows fail to substantially comply with the standards of approval for a Certificate of Appropriateness for Alterations to a Contributing Structure in 21A.34.020.G.

Motion to deny (Not consistent with Staff Recommendation)

Based on the analysis and findings in the staff report, the information presented, and the input received during the public hearing, I move that the Historic Landmark Commission deny the request for window replacements, petition PLNHLC2021-01311. The request fails to substantially comply with the standards of approval for a Certificate of Appropriateness for Alterations to a Contributing Structure in 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 window replacements, petition PLNHLC2021-01311. The commission finds the request substantially complies with the standards of approval for a Certificate of Appropriateness for Alterations to a Contributing Structure in 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, 5, 6, 8 & 9. These specific standards are copied below for reference. The full standards are listed in Attachment F 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;*
- 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;*