

Motion Sheet for – PLNHLC2021-00508
Request for a Certificate of Appropriateness for a Rear Addition at 641 N 200 West

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 the proposed rear addition and associated modifications for increased building and wall height. The commission finds the addition generally complies 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. Final design details regarding the proposed addition are delegated to Planning Staff.

And

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 the proposed EPDM rubber roofing material on the addition. The commission finds the proposed EPDM rubber roofing material 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 the addition and modifications for increased building and wall height. The commission finds the request, including the proposed EPDM rubber roofing material, 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 – 6, 8 & 9. These specific standards are copied below for reference. The full standards are listed in Attachment E of the staff report).

21A.34.020.G –

- 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;*

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 the addition. 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.

(The commission shall make findings to support this motion for each of the standards the request fails to comply with. The full standards are listed in Attachment E of the staff report)