

410 & 412 North Street Proposed Draft Motions

Motion to Approve

Move to approve the proposed application based on LUMO Criterion G and J, as supported by Design Guideline #7 on page 21 regarding *Garages & Accessory Structures*, because the garage is subordinate to the proposed house in its height, massing, scale, and location behind the new house, and the garage will be clad in horizontal lap siding with shake shingle siding in the gable.

Additionally, the application should be approved based on LUMO Criteria C and E, as supported by Design Guideline #6 on page 53 regarding *New Construction*, because the proposed exterior surface materials are architectural grade asphalt shingle roofing, painted cement board lap siding, wood porch elements, and brick foundation, which are similar to neighboring historic buildings in terms of module, composition, texture, pattern, color and detail.

Additionally, the application should be approved based on LUMO Criteria F, as supported by Design Guideline #7 on page 53 regarding *New Construction* because the proposed window and door openings as well as the solid-to-void ratio of the new house is compatible with those seen on historic houses. The applicant proposes simulated divided-light windows and doors that are reflective of those window and door styles found in the historic district.

Based on these findings of fact and conclusions of law, the proposed application is not incongruous with the special character of the historic district, and should be approved.

Motion to Deny

Move to deny the proposed application based on LUMO Criteria G and J, as supported by Design Guideline #7 on page 21 regarding *Garages & Accessory Structures*, because the proposal is for a two-story garage, and garages in the district are traditionally one-story or one-and-a-half stories.

Additionally, the application should be denied based on LUMO Criteria B, as supported by Design Guideline #1 on page 52 regarding *New Construction*, because the design and siting of the new house and garage results in a greater proposed lot coverage and built-to-open space ratio of the new house and garage than that of neighboring properties. As proposed, there is less open space provided in the setback areas of this site than typically seen in the neighborhood.

Finally, the application should be denied based on LUMO Criteria *[insert criterion]*, as supported by Design Guidelines *[insert relevant Guidelines]*, because the information provided by the applicant was deemed incomplete by the Commission.

Based on these findings of fact and conclusions of law, the proposed application is incongruous with the special character of the historic district, and should be denied.