



October 4, 2022

Appeal:

1306 West Mountain
Avenue

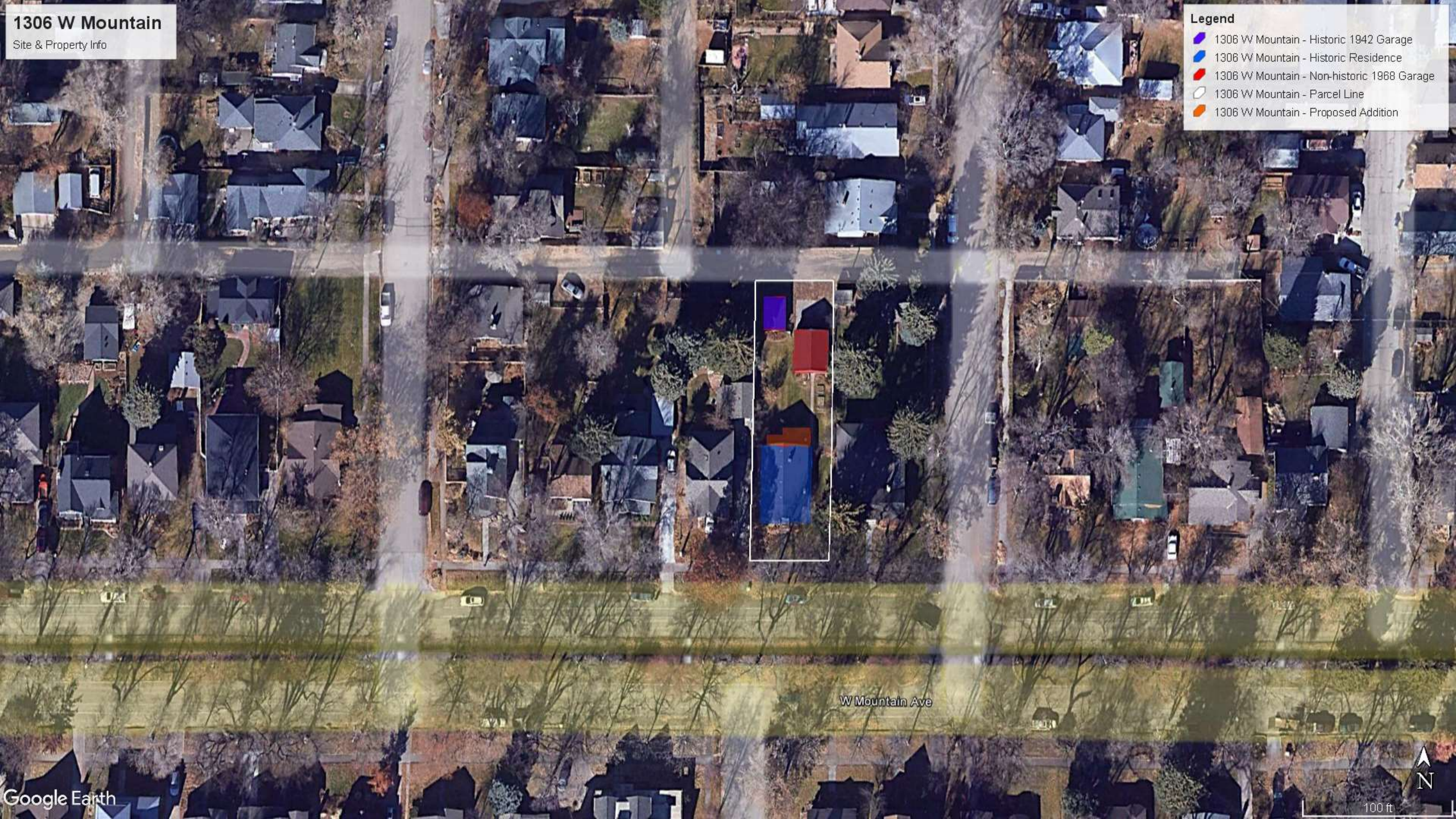
City Landmark Design
Review

Paul Sizemore, Director, Community
Development & Neighborhood
Services

Maren Bzdek, Historic Preservation
Services Manager

Jim Bertolini, Senior Historic
Preservation Planner





1306 W Mountain

Site & Property Info

Legend

 1306 W Mountain - Historic 1942 Garage

 1306 W Mountain - Historic Residence

 1306 W Mountain - Non-historic 1968 Garage

 1306 W Mountain - Parcel Line

 1306 W Mountain - Proposed Addition

W Mountain Ave

- City Landmark
 - Jackson-Bailey Property
 - Designated December 2, 2014
 - Standards 3/C
 - No period of significance defined
 - 1922
 - 1942
- House constructed in c.1922
 - Garage in 1942



Major Functions of Design Review

- Protect “character-defining features” of an historic place, property, or building
- Conserve historic building materials
- Preserve tangible connections with the city’s history

HPC Role outlined in Chapter 14, Article IV

- Review project against the City's adopted Standards for historic preservation review
 - *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties*
- Make Decision on proposed work
 - Approve;
 - Approve w/ Conditions; or
 - Deny



THE SECRETARY
OF THE INTERIOR'S
**STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES**
WITH
**GUIDELINES FOR
PRESERVING,
REHABILITATING,
RESTORING &
RECONSTRUCTING
HISTORIC
BUILDINGS**



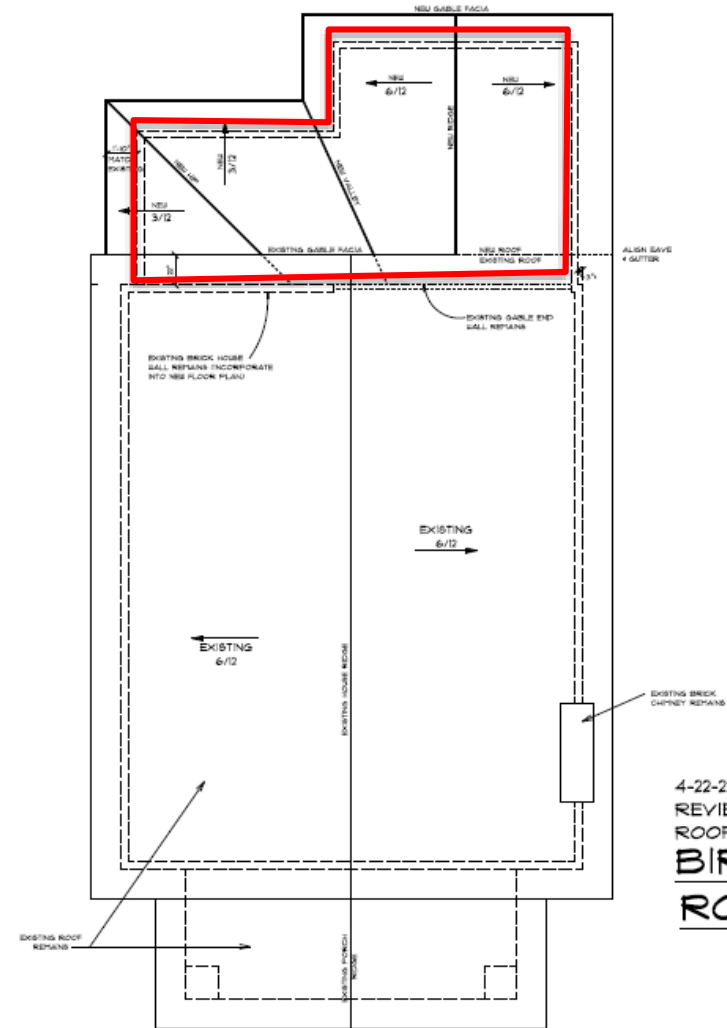
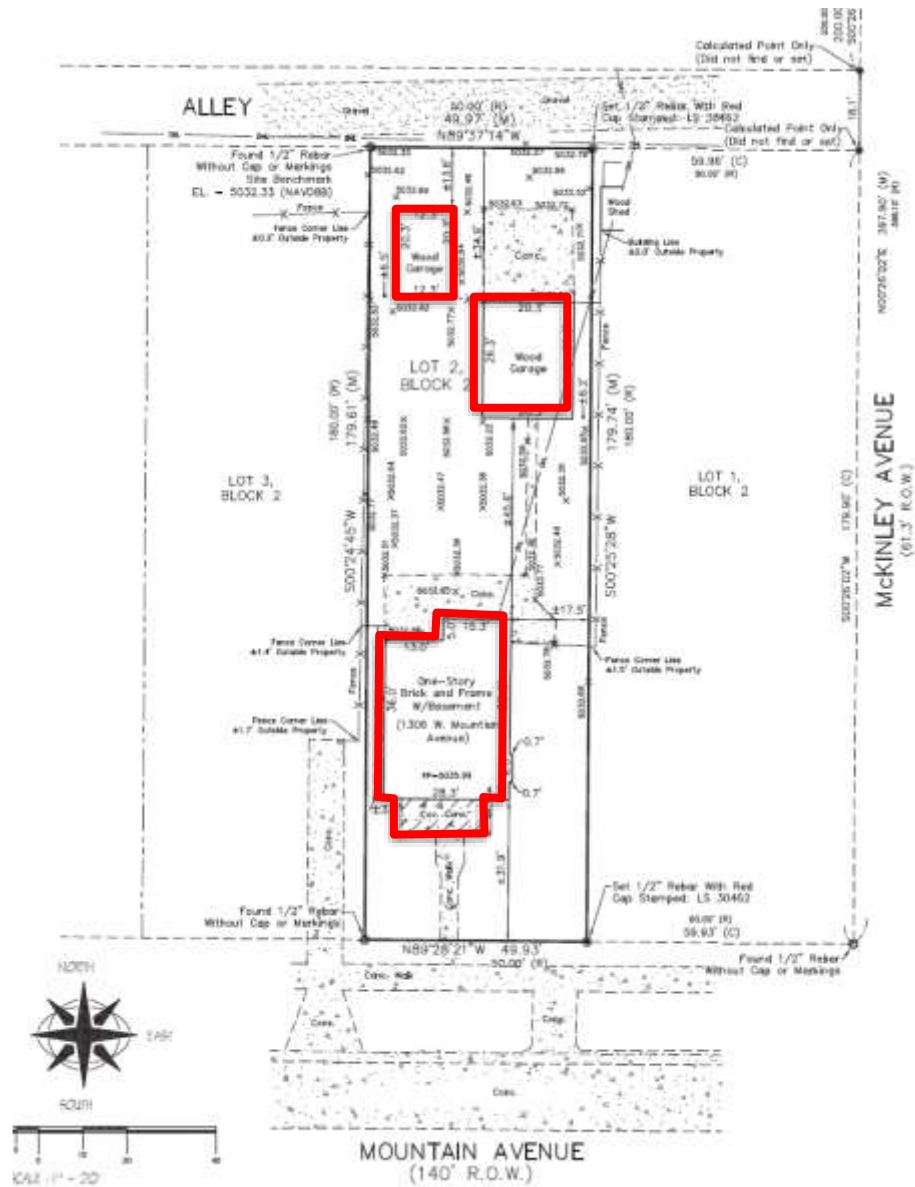
1. Determine if allegations made by the appellant have merit
2. Based on determination:
 - Uphold HPC decision;
 - Overturn HPC decision; or
 - Modify HPC decision

1306 W. Mountain Ave – Appeal of Design Review Decision

- May 18, 2022, HPC Conceptual Review (feedback only)
- July 20, 2022, HPC Decision, (4-2, 1 recusal, 2 vacancies):
 - Approve proposed addition
 - Deny modifications to historic window in northwest bedroom
 - Note – some work in scope previously approved by HPC at Feb 16, 2022 hearing:
 - Modification of basement windows for egress
 - Demolition of non-historic garage
 - Construction of new garage on NE corner of lot
 - Posted Hearing/Gathered Community Input
 - 2 verbal comments at meeting
 - 1 in favor of approval w/ no conditions
 - 1 in favor of approval w/ conditions
- August 2, 2022, Owner Appeal to Council

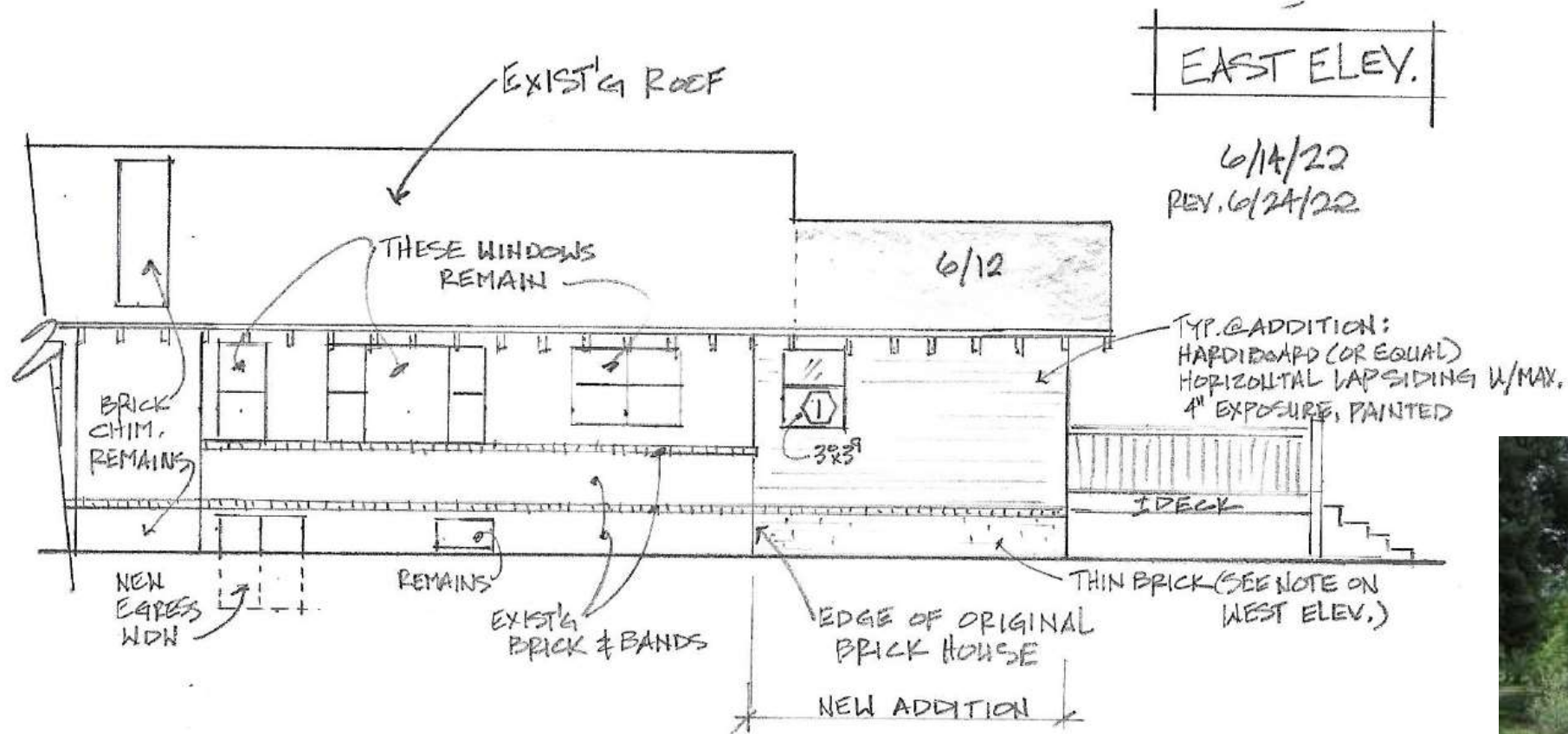
1. Construction of an addition totaling 339 ft² (264 new ft²) onto the existing 1,097 ft² home
 - *(Note: 1,097 includes the approximately 75 ft² rear mud porch slated for demolition).*

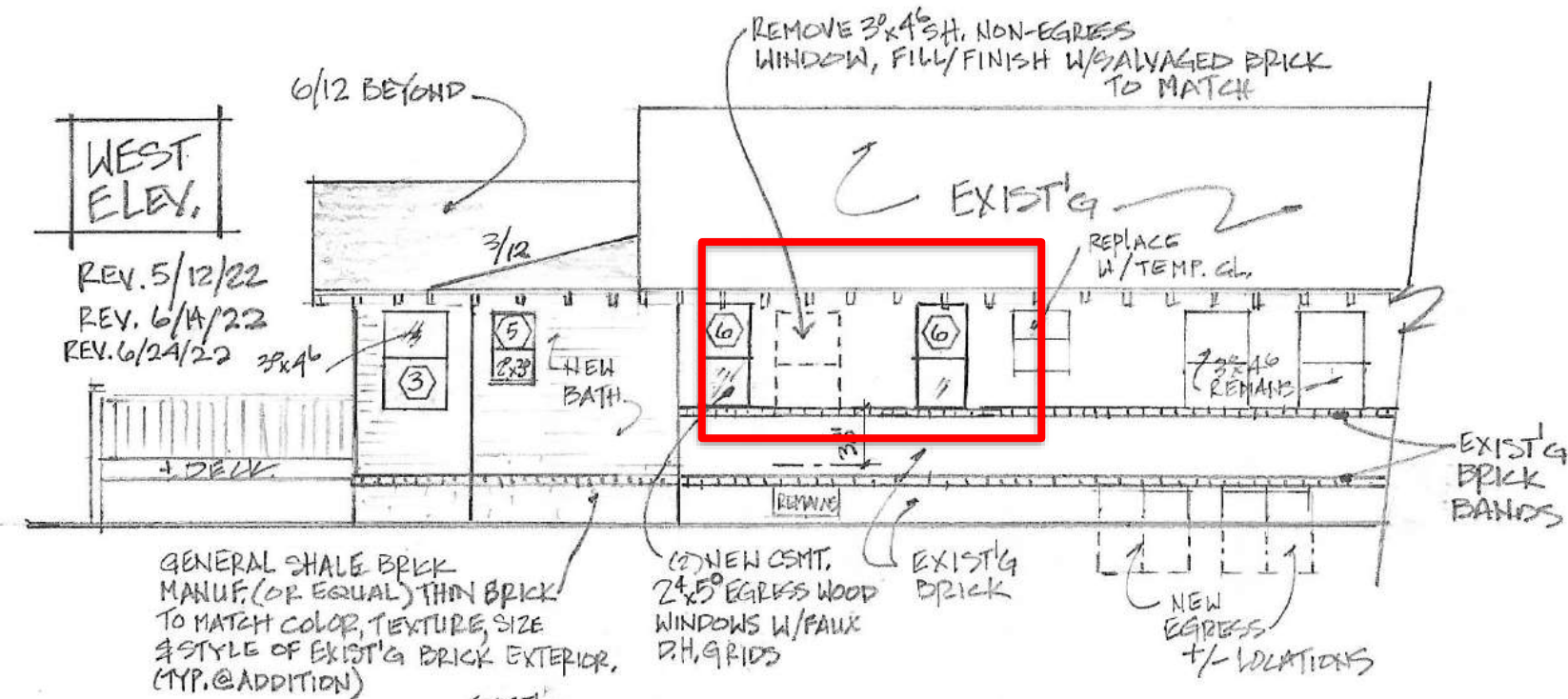
2. Modification of windows on west wall of northwest bedroom on historic house.



4-22-22
REVIEW POTENTIAL
ROOF PLAN
**BIRD'S EYE
ROOF PLAN**
SCALE: 1/8" = 1'-0"







- Standards respond to proposed work in relation to building's "character-defining features."
- Key Standards for this project are:
 - 2 – Preserve historic character
 - 5 – Preserve character-defining features
 - 9 – Additions/exterior alterations should be compatible, distinguishable, and subordinate
 - 10 – Additions/exterior alterations should be reversible
- HPC finding:
 - Proposed addition meets the Standards
 - Proposed window modification in NW bedroom does not, specifically Standards 2 and 5

- Addition meets Standards – approved
- Window modification did not meet Standards – inappropriate and doesn't meet federal guidelines
 - Standard 2 – preserving overall historic character
 - Windows are part of overall character, including pattern along side elevations
 - Alternatives exist
 - Standard 5 – preserving character-defining features
 - Windows are a character-defining feature of the property and should be retained
 - Modification not necessary to meet any IEBC requirement
 - NPS Bulletin 14 – Windows on secondary elevations
 - Minimalist approach to alterations

- Allegation #2 (consider first – issue of fairness at hearing)
 - One or more HPC members had a conflict of interest in a personal and social relationship that interfered with the HPC's independence of judgement.
 - Commissioner M. Dunn's relationship with the prior owner, Bob Bailey
 - General bias on HPC against project
 - Concern about inconsistency in feedback during conceptual reviews
- Allegation #1 (consider second)
 - That the Commission and City staff did not properly interpret City Code 14-53
 - Staff inappropriately interpreted Rehabilitation Standards 2 and 5, and NPS Bulletin 14 regarding window alterations.
 - Inconsistency between Certificate (includes staff analysis) and HPC motion.
 - No discussion of adding new windows during May 18th hearing

1. Determine if allegations made by the appellant have merit, beginning with Allegation #2

2. Based on determination:
 - Uphold HPC finding;
 - Overturn HPC finding; or
 - Modify HPC finding



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