



Provo City Landmarks Commission

Report of Action

August 19, 2020

ITEM 1 Clayton England requests a Certificate of Appropriateness from the Landmarks Commission to make exterior modifications to the Startup Candy Factory building, located at 534 S 100 W in the ITOD zone. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLLDR20200233

The following actions were taken by the Landmarks Commission on the above described item at its regular meeting of August 19, 2020:

APPROVED WITH CONDITIONS

There were two motions that divided up the conditions that were outlined in the staff report. The first motion was for the conditions 1-3 in the staff report and the second motion was for the conditions 4-7 in that staff report.

On a vote of 4:0, the Landmarks Commission approved the above noted application, with the following conditions:

1. Four new light fixtures on the exterior as shown in the elevations;
2. New signage will comply with Provo City Code 14.23.160(1) and 14.38.105(4) and a building permit shall be obtained for the signage.
3. Attachment methods of new exterior features shall not destroy historic materials if removed.

Motion By: Matthew Christensen

Second By: Susan Fales

Votes in Favor of Motion: Matthew Christensen, Susan Fales, Jessie Embry, Jaisa Bishop

Votes Opposed to Motion: None.

Jaisa Bishop was present as Vice-Chair

On a vote of 3:1, the Landmarks Commission approved the above noted application, with the following additional conditions:

4. Exterior fenestrations shall be preserved and not modified in size or shape;
5. Garage door and other exterior doors may be replace, but casing and transoms shall be preserved;
6. Updated plans reflecting these conditions shall be submitted for approval from CRC;
7. Any changes in the public right-of-way are subject to compliance with the Downtown Streetscape Standards and approval from CRC.

Motion By: Susan Fales

Second By: Matthew Christensen

Votes in Favor of Motion: Susan Fales, Matthew Christensen, Jaisa Bishop

Votes Opposed to Motion: Jessie Embry

Jaisa Bishop was present as Vice-Chair

- Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Landmarks Commission determination is generally consistent with the Staff analysis and determination.

STAFF PRESENTATION

The Staff Report to the Landmarks Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

NEIGHBORHOOD AND PUBLIC COMMENT

The Neighborhood Chair was not present or did not address the Landmarks Commission during the hearing.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Landmarks Commission.

It was noted that there is a Daughters of Utah Pioneers plaque on the building and that it should stay. The applicant confirmed that it would remain on the structure.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Landmarks Commission included the following:

- The streetscape has been updated per comments received by the City.
- The company that will occupy the space is a pest control business and would like to see the property improved to help the business have more success.
- The proposed door to be changed into a window was a window before.
- They have additional brick that would be used to fill in the area of the door.
- They would like to change the façade to give it a more balanced look.

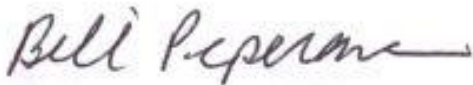
LANDMARKS COMMISSION DISCUSSION

Key points discussed by the Landmarks Commission included the following:

- The Commission wanted to know the experience that the firm proposing the changes have had with historic buildings and if the new owner had a desire to be in a historic building. The applicant explained that the owner has other old buildings and that this one was selected because of its historicity.
- An option to replace the half story door with a window and not enclose the lower portion with brick was discussed.
- Having some more balance may look nice, but it also changes the historic nature of the building. A commissioner felt that the door could be replaced with a smaller window to match the others as requested by the applicant.
- In the past there have been other doors that have been changed, but it is not clear that any were enlarged.



Landmarks Commission Vice-chair



Director of Community Development

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Landmarks Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Landmarks Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Landmarks Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Landmarks Commission (items not marked with an asterisk) **may appeal** that decision to the Mayor, subject to the procedures in Section 3.06.010, Provo City Code.

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS