

Provo City Landmarks Commission

Report of Action

May 19, 2021

- Item 1 Jeff Knighton requests a Certificate of Appropriateness from the Provo City Landmarks Commission for the remodel of the Winston Building, including a third-story addition, located at 285 W Center Street in the General Downtown (DT1) zone. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLLDR20210138
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The following action was taken by the Landmarks Commission on the above described item at its regular meeting of May 19, 2021:

APPROVED WITH CONDITIONS

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

Conditions of Approval

1. The original wooden casement windows will need to be replaced to match the original dimensions and construction. Detailed plans will need to be submitted as part of the building permit for staff approval that these match the original windows that were removed.
2. The existing brick on the two-story front façade is not altered or replaced with “new exterior brick” as shown on the submitted plans.
3. Third level addition is to have a 20’ step-back from the historic front façade.
4. Windows on the addition are to be square or vertical in proportion to comply with 14.34.295(5) and with historic (2) “Proportions of windows and doors” in 16.06.020(2).

Motion By: Jeff Ringer

Second By: Jessie Embry

Votes in Favor of Motion: Jeff Ringer, Jessie Embry, Susan Fales, Matthew Christensen

Votes Opposed to Motion: None

Matthew Christensen was present as 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. Key issues raised in written comments received after the Staff Report or public comment during the public hearing included the following:

- No comments were made.

APPLICANT RESPONSE

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

- The intent of this request is to help preserve the historic structure and add additional space above.
- There will be no new exterior brick, that was just a mistake on the submitted plans.
- There will be new support built inside of the existing structure.
- The windows on the side are existing openings and the new addition will be modified to comply with the current code.
- The long-term plan for the building will be office space.
- The arched cornice is staying and will not be altered.
- The upper windows were removed for safety concerns.
- There is a desire to have cover over the upper patio space.

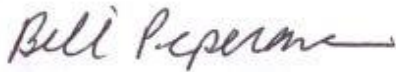
LANDMARKS COMMISSION DISCUSSION

Key points discussed by the Landmarks Commission included the following:

- In the future the applicant could come back and propose some kind of mechanical or removeable covering for the upper patio to have a gathering space.
- The Commission felt it would be helpful to see the windows or openings from the inside of the structure.
- The existing openings could have windows placed in the on the east side of the building.



Landmarks Commission Chair



Director of Development Services

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