

Provo City Landmarks Commission

Report of Action

October 16, 2013

ITEM 2           Loraine Wilson requests a Certificate of Appropriateness for façade renovations at 198 West Center Street, Provo Utah (The Hookah Collection). 198 West Center is a Significant Building within the Provo Downtown Historic District. *Central Business District Neighborhood* 13-0009LMDR

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The following action was taken by the Landmarks Commission on the above described item at its regular meeting of October 16, 2013:

**APPROVE**

On a vote of 4:0, the Landmarks Commission approved the above noted application.

Motion By: Julia Smoot

Second By: Craig Witham

Votes in Favor of Motion: Brent Ashworth, Craig Witham, Susan Fales, Julia Smoot

Votes Opposed to Motion: 0

*Susan Fales 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. Key points addressed in the Staff's presentation to the Landmarks Commission included the following:

The building is listed as a significant structure within the Provo Downtown Historic District.

The current storefront is not historic, does not contribute to the historic integrity of the building and has not achieved historic significance as an individual feature.

Alterations to the exterior of this building are subject to the requirements of Provo City Code Title 16.

The proposed scope of work includes the reconstruction of a historically accurate storefront, repair and reconstruction of exterior decorative trim elements, repair of second floor windows and associated trim, and stucco painting and repair. According to the National Parks Service Technical Preservation Service's Preservation Brief 11 "Rehabilitating Historic Storefronts", if the original or significant storefront no longer exists or is too deteriorated to save, undertake a contemporary design which is compatible with the rest of the building in scale, design, materials, color and texture; or undertake an accurate restoration based on historical research and physical evidence. If a restoration of the original storefront is contemplated, old photographs and prints, as well as physical evidence, should be used in determining the form and details of the original.

The proposed design complies with the standards adopted in Provo City Code 16.06.010 as it retains and repairs existing historic fabric, limiting replacement or reconstruction to elements beyond repair. The design of missing historic elements such as the storefront are substantiated by historic images and physical evidence, adhering to the guidelines for the

reconstruction of missing historic features as established by the Secretary of Interior's Standards for the Treatment of Historic Properties and as recommended by Preservation Brief 11.

Staff concludes that the proposed work complies with the standards adopted in Provo City Code 16.06.010.

**NEIGHBORHOOD AND PUBLIC COMMENT**

The Neighborhood Chair was not present or did not address the Landmarks Commission during the hearing. Neighbors or other interested parties were present.

**CONCERNS RAISED BY PUBLIC**

No concerns were raised by the public:

**APPLICANT RESPONSE**

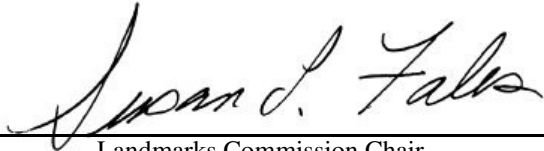
Key points addressed in the applicant's presentation to the Landmarks Commission included the following:

The applicant was not present to address the Commission.

**LANDMARKS COMMISSION DISCUSSION**

Key points discussed by the Landmarks Commission included the following:

The Commission discussed the condition of the building and questioned staff as to the scope of work under review. Staff clarified that if significant alterations were made to the rear side storefront that the Commission would review those changes at a later date.



Landmarks Commission 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**



**Landmarks Commission  
Staff Report  
Certificate of Appropriateness  
Hearing Date: October 16, 2013**

**ITEM 2** Lorraine Wilson requests a Certificate of Appropriateness for façade renovations at 198 West Center Street, Provo Utah (The Hookah Collection). 198 West Center is a Significant Building within the Provo Downtown Historic District. **Central Business District Neighborhood** 13-0009LMDR

<p>Applicant: Lorraine Wilson Staff Coordinator: Josh Yost</p> <p>Property Owner: Lorraine Wilson Parcel ID#: Current Zone: DT-1</p> <p>*Council Action Required: No</p> <p><b><u>ALTERNATIVE ACTIONS</u></b></p> <p>1. <b>Continue</b> to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is November 20, 2013 at 12:30 p.m.</i></p> <p>2. <b>Recommend Denial</b> of the Certificate of Appropriateness. <i>This would be <u>a change from the Staff recommendation</u>; the Planning Commission should <u>state new findings</u>.</i></p>	<p>Landmarks Designation: Significant building within the Downtown Historic District</p> <p>Current Legal Use: Retail and residential.</p> <p>Neighborhood Issues: No neighborhood issues were received.</p> <p>Staff Recommendation: Staff recommends the approval of a Certificate of Appropriateness for façade renovations at 198 West Center Street, Provo Utah.</p>
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**OVERVIEW**

Lorraine Wilson requests a Certificate of Appropriateness for façade renovations at 198 West Center Street, Provo Utah (The Hookah Collection). 198 West Center is a Significant Building within the Provo Downtown Historic District. The building exterior is in a deteriorated state and requires repair and restoration to preserve existing historic building elements, reverse inappropriate modifications and to seal the building interior from weather.

## **FINDINGS OF FACT**

The building is listed as a significant structure within the Provo Downtown Historic District.

The current storefront is not historic, does not contribute to the historic integrity of the building and has not achieved historic significance as an individual feature.

Alterations to the exterior of this building are subject to the requirements of Provo City Code Title 16.

## **STAFF ANALYSIS**

The proposed scope of work includes the reconstruction of a historically accurate storefront, repair and reconstruction of exterior decorative trim elements, repair of second floor windows and associated trim, and stucco painting and repair.

According to the National Parks Service Technical Preservation Service's Preservation Brief 11 "Rehabilitating Historic Storefronts", if the original or significant storefront no longer exists or is too deteriorated to save, undertake a contemporary design which is compatible with the rest of the building in scale, design, materials, color and texture; or undertake an accurate restoration based on historical research and physical evidence. If a restoration of the original storefront is contemplated, old photographs and prints, as well as physical evidence, should be used in determining the form and details of the original.

The proposed design complies with the standards adopted in Provo City Code 16.06.010 as it retains and repairs existing historic fabric, limiting replacement or reconstruction to elements beyond repair. The design of missing historic elements such as the storefront are substantiated by historic images and physical evidence, adhering to the guidelines for the reconstruction of missing historic features as established by the Secretary of Interior's Standards for the Treatment of Historic Properties and as recommended by Preservation Brief 11.

## **CONCLUSIONS**

Staff concludes that the proposed work complies with the standards adopted in Provo City Code 16.06.010.

**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness.

**ATTACHMENTS**

1 – Façade renovation package.

**Davis Millinery - 198 West Center Street**  
**Work Item Descriptions**

1. Storefront

Demolish and remove existing projecting storefront including framing, glass, roof, doorway and all related construction.

Construct new recessed entry storefront to replicate historic storefront as evidenced by historic photographs. Architectural and construction drawings will be completed after general project approval.

2. Upper story windows and cornice

Remove remaining second floor window sash for transport to window contractor for restoration or reproduction. Treatment to be determined after inspection by window contractor. Protect openings with plywood until sash reinstallation. All sash are to be reglazed and shop painted on all surfaces prior to reinstallation. Window contractor to provide new sash cord, sash locks and lifts for each window.

Inspect upper cornice, window frames, and sills for structural soundness and deterioration. Identify elements for treatment according to the criteria delineated in Preservation Brief 9. Elements identified as unsound or highly deteriorated and warranting replacement as per repair class III shall be replaced with new wood elements matching the historic element in size, shape and profile. Replace any missing elements in the same manner. At least one example of each element is extant to provide a template for reproduction. All new wood elements are to be shop primed and painted with one finish coat on all surfaces. Hold installation until adjacent stucco repair and painting is completed.

All elements identified as Repair Class I or II will be left in place. Remove unsound paint and prepare for new paint according to the procedures outlined in Preservation Brief 10. When sills or other members exhibit surface weathering they may also be built-up using wood putties, epoxies or other appropriate fillers, then sanded, primed, and painted.

Following reinstallation of all elements, all joints including between sill and frame, and window frame and surrounding masonry should be sealed using an appropriate elastomeric sealant and backer rods where necessary.

3. Stucco

Using specialty historic masonry paint stripping and cleaning solutions and pressurized steam/hot water, remove unsound paint off the stucco on the west and south walls. Following the stripping process, use specialty historic masonry cleaning solutions to further clean the stucco and neutralize the alkalinity in the masonry.

Using a custom stucco mix that matches the original color, texture, tooling, hardness, and vapor permeability of the original as close as feasible; repair cracks, grinding out any large cracks to appropriately receive the repair. Repair areas of chipped or missing stucco with matching material as above and applied in a multi coat method consistent with the original.

4. Trim colors to be determined in collaboration with owner. Paint analysis will be conducted to determine historic paint scheme.











