



**Landmarks Commission  
Staff Report  
Landmarks Nomination  
Hearing Date: April 15, 2020**

**\*ITEM # 1** RLS Construction requests Landmarks Nomination to add Amanda Knight Hall to the Provo City Landmarks Register, located at 42 E 800 N in the Campus Mixed Use (CMU) zone. Joaquin Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLLN20200115

<p><b>Applicant:</b> RLS CONSTRUCTION</p> <p><b>Staff Coordinator:</b> Dustin Wright</p> <p><b>Property Owner:</b> MC AKH LLC <b>Parcel ID#:</b> 05:084:0015</p> <p><b>*Council Action Required:</b> Yes</p> <p><b><u>ALTERNATIVE ACTIONS</u></b></p> <ol style="list-style-type: none"><li>1. <b><u>Continue</u></b> to a future date to obtain additional information or to further consider information presented. The next available meeting date is May 20, 2020 at 12:30PM.</li><li>2. <b><u>Recommend denial</u></b> to the Municipal Council of the requested nomination. <i>This action <u>would not be consistent with the recommendations of the Staff Report.</u> The Landmarks Commission should <u>state new findings.</u></i></li></ol>	<p><b>Current Legal Use:</b> Uses listed in the CMU zone (14.14E.020)</p> <p><b>Relevant History:</b> Property was previously owned and used by BYU and was sold and rezoned (PLRZ20190244) to CMU in October 2019 so the property could be preserved and brought back to its original use.</p> <p><b>Neighborhood Issues:</b> No issues have been presented to staff.</p> <p><b>Staff Recommendation:</b> Staff recommends that the Landmarks Commission recommend to the Municipal Council that the Amanda Knight Hall building, located at 42 East 800 North, be added to the Provo Landmarks Register.</p>
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## **OVERVIEW**

The applicant has nominated the structure known as Amanda Knight Hall located at 42 E 800 N to be placed on the Provo Landmark Register. The Landmarks Commission reviews the nomination for compliance with “Criteria for Designating Properties to the Landmarks Register” in Section 16.05.020 of the Provo City Code and makes a recommendation to the Municipal Council.

## **RELEVANT HISTORY**

Amanda Knight Hall was built in 1938-1939 and designed by Architect Joseph Nelson as a women’s dormitory. The building has maintained its historic integrity. The current owner purchased the property from BYU and had the property rezoned in 2019 from Public Facilities (PF) to Campus Mixed Use (CMU) in an effort to rehabilitate the building into apartments for female students and preserve its unique architecture.

## **FINDINGS OF FACT**

- Properties to be listed on the Provo Landmarks Register shall comply with Section 16.05.020 of the Provo City Code.
- Property was constructed in 1938-1939 in Provo, Utah and is approximately 81 years old.
- The Landmarks Commission will review the documentation for completeness, accuracy and compliance with the “Criteria for Designating Historic Properties to the Provo Landmarks Register” and will make its decision accordingly. The Commission shall forward its recommendation in writing to the Municipal Council within fourteen (14) days. (16.05.030(3))
- The Municipal Council may, by approval and passage of an appropriate resolution, designate properties to the Landmarks Register. (16.05.030(4))

## **STAFF ANALYSIS**

1. Section 16.05.020, *Criteria for Designating Properties to the Landmarks Register*, outlines specific requirements that must be met in order for a property to be designated. The section reads as follows:

*Any district, building, structure, object or site may be designated to the Historic Landmark Register if it meets the first three (3) criteria below, and at least one (1) of the other criteria outlined in numbers (a) through (f) below:*

*(1) It is located within the official boundaries of Provo City;*

Address is 42 East 800 North, Provo Utah.

*(2) It is at least fifty (50) years old; and*

Constructed in 1938-1939, making the building 81 years old.

*(3) It retains its historic integrity, in that there are no major alterations or additions that have obscured or destroyed the significant historic features. Major alterations that would destroy the historic integrity include, but are not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on the principal facades, addition of upper stories or the removal of original upper stories, covering the exterior walls with non-historic materials, moving the resource from its original location to one (1) that is dissimilar to the original, additions which significantly detract from or obscure the original form and appearance of the building or structure when viewed from the public way.*

The structure maintains its historic integrity. No major alterations have been made.

*(a) It is currently listed in the National Register of Historic Places, or it has been officially determined eligible for listing in the National Register of Historic Places under the provisions of 36 CFR 60.6(s). Properties listed on or determined to be eligible for the National Register must still retain their integrity;*

According to the Historic Preservation Certification Application the structure was given a preliminary determination “to meet the National Register Criteria for Evaluation and would likely be listed in the National Register of Historic Places...”.

*(b) It is associated with events that have made a significant contribution to the broad patterns of the history of the City, State, or Nation;*

The structure does not meet this criterion.

*(c) It is associated with the lives of persons significant in the history of the City, State, or Nation;*

In the “National Register of Historic Places Registration Form” it is noted that Amanda Knight “was particularly interested in assisting young people to gain an education and awarded scholarships for that purpose.” She continued her philanthropic work for the university after the death of her husband in 1925, until her own death at the age of 81 in 1932. The Amanda Knight Hall was the first building to be named in honor of a woman at BYU. The building was dedicated, along with 22 other campus buildings, by LDS President David O. McKay on May 26, 1954.

*(d) It embodies the distinctive characteristics of a rare or unique type, period, or method of construction; or that represents the work of an architect or builder recognized as a master in the field; or that possesses high artistic values or style; or that represents a significant and distinguishable entity whose components may lack individual distinction;*

Amanda Knight Hall is significant in Provo as the largest and most ornate hybrid example of the English Tudor Revival and Jacobethan Revival styles.

*(e) It has yielded or may be likely to yield, information important in prehistory or history (archeological sites, for example); or*

The structure does not meet this criterion.

*(f) Because of its prominent spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City, and contributes to the distinctive quality or identity of its neighborhood or the City.*

The property is located on the corner of University Avenue and 800 North. It has been noted that this prominent location is a visual tie between the historic lower campus and the current upper campus of Brigham Young University and become an iconic landmark for Provo.

## **CONCLUSIONS**

Amanda Knight Hall is eligible for listing in the Provo Landmarks Register as it meets the criteria in 16.05.020 detailed above. The structure will be a valuable addition to the register for its architectural style and historic significance. Many people have stories and memories from their experiences in this building.

## **STAFF RECOMMENDATION**

Staff recommends that the Landmarks Commission recommend to the Municipal Council that the Amanda Knight Hall building, located at 42 East 800 North, be added to the Provo Landmarks Register.

## **ATTACHMENTS**

1. Site Aerial
2. Historic Preservation Certification Application
3. Photographs

**Attachment 1 – Site Aerial**



### Attachment 2 – Historic Preservation Certification Application



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

#### HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

NPS Project Number 41158

**Instructions:** This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** Amanda Knight Hall

Street 42 East 800 North

City Provo County Utah State UT Zip 84606

Name of Historic District \_\_\_\_\_

National Register district     certified state or local district     potential district

2. **Nature of request** (check only one box)

certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.

certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.

certification that the building does not contribute to the significance of the above-named district.

preliminary determination for individual listing in the National Register.

preliminary determination that a building located within a potential historic district contributes to the significance of the district.

preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)

Name Chris Phipps Company MCRE, Inc.

Street 461 E. 200 South, #102 City Salt Lake City State UT

Zip 84111 Telephone (303) 618-4469 Email Address cphipps@mcremgmt.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2)  if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name David Phipps Signature [Signature] Date 08/24/2019

Applicant Entity MC AKH LLC SSN \_\_\_\_\_ or TIN 84-2042123

Street 461 E. 200 South, #102 City Salt Lake City State UT

Zip 84111 Telephone (801) 310-9267 Email Address dhipps@mcremgmt.com

#### NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

#### Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

11/12/19 \_\_\_\_\_  
Date National Park Service Authorized Signature

**Attachment 3 – Photographs**



**Photograph 1**  
North and west elevations. Camera facing southeast.



**Photograph 2**  
North elevation. Camera facing southwest.



**Photograph 3**  
East end of north elevation. Camera facing south.



**Photograph 4**  
North end of east elevation. Camera facing west.





**Photograph 5**  
East elevation of dining hall & kitchen wing. Camera facing southwest.



**Photograph 6**  
South and west elevations of kitchen wing. Camera facing northeast.



**FIGURE 1**

**Amanda Knight Hall**  
Provo, Utah County, Utah

circa 1938 photograph  
courtesy Brigham Young University, Marriott Library, Special Collections



**FIGURE 2**

**Amanda Knight Hall**  
Provo, Utah County, Utah

circa 1939 photograph  
courtesy Brigham Young University, Marriott Library, Special Collections