



# Landmarks Commission Staff Report Certificate of Appropriateness Hearing Date: 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. PLLDR20200233

**Applicant:** Clayton England  
**Staff Coordinator:** Dustin Wright  
**Property Owner:** ROCKWELL CREAMERY LLC  
**Parcel ID#:** 40020021  
**Current Zone:** Interim Transit Oriented Development (ITOD)  
**\*Council Action Required:** No

### ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is September 16, 2020, at 12:30 p.m.*
2. **Denial** of the proposed certificate of appropriateness. *This would be a change from the Staff recommendation; the Landmarks Commission should state new findings.*

**Landmarks Designation:** Provo City Landmarks Register Nomination 96-0016LMN approved by: Landmarks Commission August 1995 City Council August 1995 (Resolution 1996-033) Listed on the National Register October 1983

**Current Legal Use:** The property has been used as a candy factory and is located in the Interim Transit Oriented Development (ITOD) zone.

**Neighborhood Issues:** A letter was received that identified this site as an "International Society Daughters of Utah Pioneer" marker #360.

**Staff Recommendation:** Approval of a Certificate of Appropriateness with conditions.

*This action would be consistent with the recommendation of the Staff Report. Any additional changes should be stated with the motion.*

## **OVERVIEW**

The applicant has request to make changes to the exterior façade of the historic Startup Candy Factory building. This structure is listed on the National Register of Historic Places and on the Provo Landmarks Register. A new owner of the Startup building portion that was built ca.1920, is looking to make changes to the exterior and interior of the building. The proposed changes to the interior do not fall under the purview of the Landmarks Commission. The proposed changes to the exterior of the building require approval of the Landmarks Commission. These changes include adding new exterior lighting, signage and marquee, and modifications to door and window openings.

## **FINDINGS OF FACT**

The Startup Candy Factory was built in 1900 and other offices were added on with dates unknown but prior to 1925. The building was listed on the National Register of Historic Places in October 1983 and listed on the Provo City Landmarks Register in August 1995.

Properties on the Provo Landmarks Register need to receive a Certificate of Appropriateness from the Landmarks Commission before any changes are made to the exterior of the structure per Provo City Code 16.05.05(4).

The standards and guidelines for historic preservation under Provo City Code 16.06.010 state:

The following “Standards for Rehabilitation” shall be used by the Commission when determining the historic appropriateness of any application under its jurisdiction:

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall adhere to the old design, in terms of color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **STAFF ANALYSIS**

Allowing lighting and signage will help with safety and identification of the business using the property. The proposed lighting is not overwhelming and doesn't detract from the historic integrity of the building. The concern here would just be to ensure that it is attached in manner that will not create damage to the historic materials if removed in the future and that it doesn't cover any architectural features.

The exterior fenestrations are a major component to the architectural style and defining characteristics of the building. They are well documented in the National Register Nomination Form description. The half story door is a distinctive feature of the original use and should be preserved as stated in standard #5. Enlarging or removing these opening as proposed would drastically alter the original architectural style and character of the structure which could compromise its historic integrity.

## **CONCLUSIONS**

Staff finds that the Landmarks Commission could issue a Certificate of Appropriateness for the lighting and signage and the applicant would need a building permit approval for the signage. The Landmarks Commission should find that the proposal to modify the window and door openings would not comply with the standards and guidelines of the code as they would alter the original design and compromise the historic integrity of a structure that is listed on the national register and the local register.

## **STAFF RECOMMENDATION**

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

*This action would be consistent with the recommendation of the Staff Report. Any additional changes should be stated with the motion.*

## **ATTACHMENTS**

1. Photos of the building
2. Elevations of existing and proposed changes
3. Rendering of proposed changes

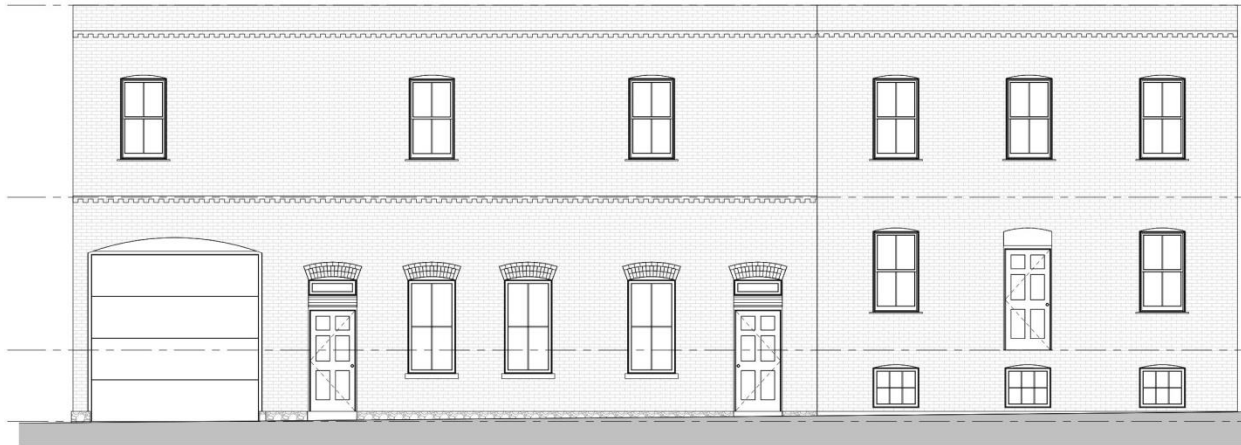
Attachment 1 - Photos of the building







Attachment 2 - Elevations of existing and proposed changes



**EXISTING - FRONT**  
scale: 1/4" = 1'-0"



**REMODEL - FRONT**  
scale: 1/4" = 1'-0"

Attachment 3 - Rendering of proposed changes

