

ITEM # 1 Michael Lawlor requests a Certificate of Appropriateness for facade changes at 241 West Center Street, in the DT1 (General Downtown) Zone. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLLDR20230101

Applicant: Michael Lawlor

Staff Coordinator: Dustin Wright

Property Owner: 241 WEST CENTER LLC

Parcel ID#: 04:059:0019

Acreage: 0.24

Number of Properties: 1

Current Zone: DT1

ALTERNATIVE ACTIONS

1. **Continue** to a future date to obtain additional information or to further consider information presented. The next available meeting date is July 19, 2023, at 12:30p.m.
2. **Approve** the requested Certificate of Appropriateness. This action would not be consistent with the recommendations of the Staff Report. The Landmarks Commission should state new findings.

Landmarks Designation:

The property is listed as a contributing structure in the Provo Downtown Historic District.

Relevant History:

The construction date was 1919 and the current façade is from the mid-20th century.

Neighborhood issues:

None noted.

Summary of Key Issues:

- A new tenant would like to convert the existing façade of a contributing building in the Historic District back to the earlier design.
- The existing façade has acquired historic significance and should be retained and preserved.
- The proposed redesign doesn't fully restore the façade back to the original design and has some alterations.

Staff Recommendation:

Deny the request for a Certificate of Appropriateness for façade changes at 241 West Center St.

BACKGROUND

The applicant is requesting a Certificate of Appropriateness from the Landmarks Commission to make changes to the existing façade. The structure is listed as a contributing building in the Provo Downtown Historic District. The proposal is to partially restore the building back to the earlier façade design with some modifications.

A newer façade was placed on the building in the mid-20th century. This is the existing façade, and it has acquired historic significance in its own right which should be retained and preserved.

The Landmarks Commission is considering if the proposed modifications would be appropriate or if they would compromise the historic integrity of the existing landmark by following the guidelines established in the Provo City Code that are included in the Staff Report.

FINDINGS OF FACT

Applicable guidelines from the “Standards for Rehabilitation” in section 16.06.010 of the Provo City Code:

...

(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.

...

(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.

...

(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.

...

STAFF ANALYSIS

Staff has discussed with the applicant that the existing façade (See Attachment 2-2022), while not the original (See Attachment 2-1934), can take on historical significance in its own right and that if they wanted to pursue alternative designs that only other potential option may be to convince the Landmarks Commission that restoring the building back to original design would be feasible and maintain a contribution to the district. They have provided plans (See Attachment 3) that attempt to bring back the original design but with some modifications. Staff has looked into this approach further and finds that the best approach is to stay with the existing façade as outlined in the Standards for Rehabilitation #2 as it has acquired historical significance in the district. This is one of the few examples of terra-cotta tile and metal storefront Art Deco façade treatments. It also shows how the Provo Historic District had a variety of styles and materials in the early to mid-20th century.

Removal of the terra-cotta and metal storefront would go against standard #2 and #5 of avoiding the removing historic materials, finishes and features that characterize the property.

Repair work can be done to the existing façade to restore the unique character. The garage and entry door have been replaced and would not be in the period of historic significance. The sign box above the display windows also appears to be out of period.

STAFF RECOMMENDATION

Deny the request for a Certificate of Appropriateness for façade changes at 241 West Center St.

ATTACHMENTS

1. Site Location
2. Images
3. Proposed Plans

Attachment 1 – Site Location

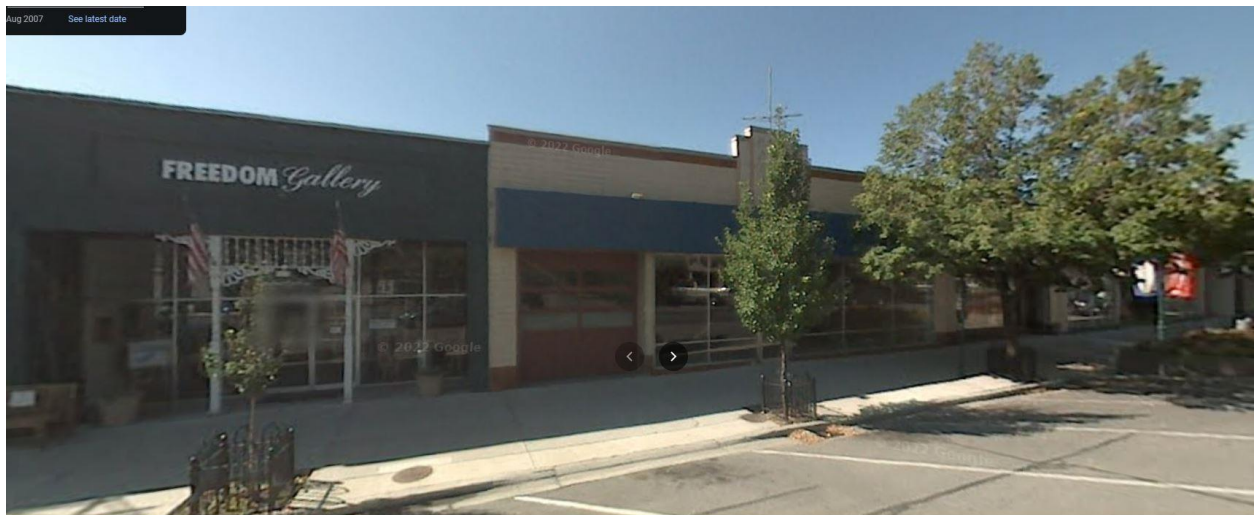


Attachment 2 – Images

2022



2007



1977



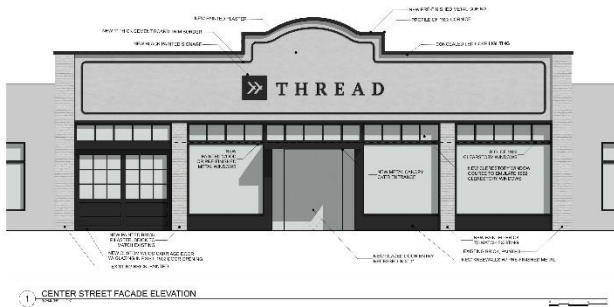
1934



2023



Attachment 3 – Proposed Plans



1 CENTER STREET FACADE ELEVATION



2 1022 ANDERSON AUTO DEALERSHIP PHOTO



3 CENTER STREET FACADE VIEW LOOKING SOUTH



4 CENTER STREET FACADE VIEW LOOKING SOUTH-EAST

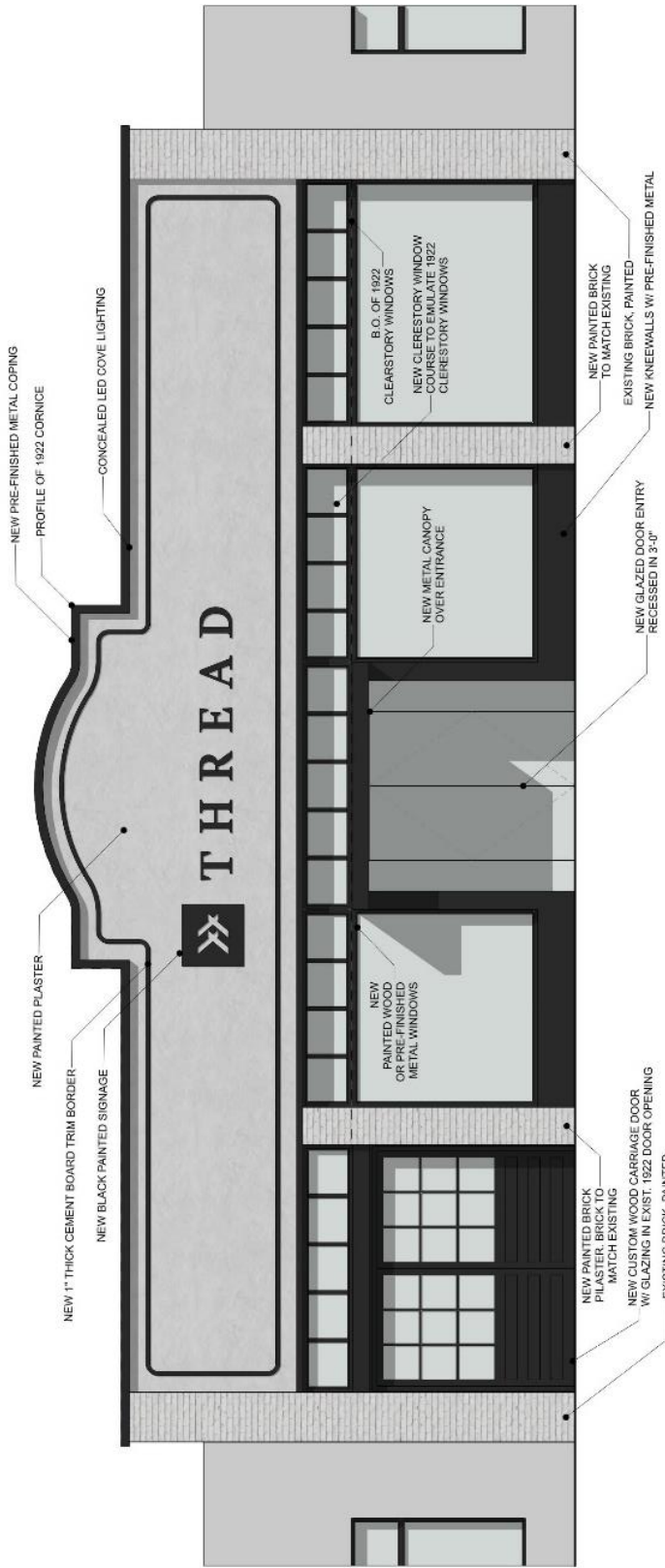


Project # 2022-001
1022 Anderson St
Cincinnati, OH 45202
Architect
Bdi Architecture
1022 Anderson St
Cincinnati, OH 45202
Phone: (513) 241-1111
www.bdiarch.com

THREAD - CARRY ON
CENT STREET
PROV. 101 19901

NOVA
NOVA
NOVA
NOVA
NOVA

REVISION
A6.2
REV. 11/22



1 CENTER STREET FACADE ELEVATION

SCALE 3/8" = 1'-0"