



**Project Name & Address:** Garver Feed Mill, 3244 Atwood/109 S Fair Oaks

**Application Type(s):** Certificate of Appropriateness for exterior alteration of a landmark and landmark site

**Legistar File ID #** [43314](#)

**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division

**Date Prepared:** June 12, 2016

## Background Information

**Project Applicant/Contact:** Garver Feed Mill LLC

**Parcel Location/Information:** The landmark site is located behind Olbrich Gardens and is part of a larger site that is generally bounded by S Fair Oaks, Starkweather Creek and the railroad tracks.

### Relevant Ordinance Sections:

- 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.
- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
    - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
    - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.

### Secretary of the Interior’s Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

#### 28.144 DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.

Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.

## Analysis and Conclusion

Requests related to this project came before the Landmarks Commission on July 6, 2015 and received a Certificate of Appropriateness with conditions of approval and an advisory recommendation. With that approval there was a general understanding that the proposed plans would develop in detail with staff involvement and staff could send the proposal to the Commission for review as necessary. The project is now returning to the Landmarks Commission for review because the cold storage building has been relocated and there is further development of the design concepts that may affect the historic character of the building and site.

The Baum Development team is proposing the adaptively reuse the landmark Garver Building and landmark site with a modern use that is similar to the historic use. Their proposal would use the building as a food production facility and parts of the landmark site would be used for micro-lodges. Adjacent to the landmark site, a cold storage building would be constructed for use by Olbrich/Parks. These general concepts were discussed and approved in 2015.

The micro-lodges are "temporary" structures with individual foundations and utilities. The Urban Design Commission will review the varying designs of the micro-lodges. Some of the micro-lodges will be placed on the landmark site, but will be buffered from the Garver building by significant space and landscaping. The Landmarks Commission provided a general approval for the micro-lodges with the understanding that the applicant shall work with staff on the review and approval of the designs of the structures related to the landmark site. And that staff has the discretion to send the revisions to the Commission for review and approval if necessary.

The Commission shall review the revised submission materials related to the treatment of the landmark building and determine if the relocated adjacent cold storage building is so large or visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark.

The design of the cold storage building is similar to the out buildings that historically existed on the site.

Staff understands that the applicant is pursuing historic tax credits. The proposed project may be revised to meet the Secretary of the interior's Standards and other State and Federal requirements for the tax credit program.

#### Update the Certificate of Appropriateness for exterior alteration

The Garver Feed Mill adaptive reuse project will meet the Secretary of Interior's Standards in the following ways: The building will continue to be used for commercial food processing; Distinctive materials, features, spaces, and spatial relationships will be retained and preserved; The full exterior masonry restoration will repair deteriorated areas and replace the material only where the deterioration is severe; The historic window configurations will be replicated with replacement windows; The design of the added entrance elements is differentiated from the old; The placement of the added entrance elements allows the majority of the historic building to be visible and if removed, the essential form and integrity of the historic property and its environment would be unimpaired.

Some of the micro-lodges will be placed on the landmark site, but will be buffered from the Garver building by significant space and landscaping.

#### Adjacency to Landmark

The relocation of the cold storage building to the western side of the landmark Garver building does not adversely affect the historic character and integrity of the adjoining landmark.

The location of micro-lodges adjacent to the landmark site will not adversely affect the historic character and integrity of the adjoining landmark.

## **Recommendation**

#### Update the Certificate of Appropriateness for exterior alteration

Staff believes that the proposed revisions meet the standards to update the previously approved Certificate of Appropriateness with the following conditions of approval:

1. The Applicant will continue to inform staff of project updates and revisions.
2. Due to the tax credit review process for the Garver building, revisions to the current proposal are likely. The Applicant shall work with staff on the review and final approval of these revisions. Staff has the discretion to send the revisions to the Commission for review and approval if necessary.
3. Due to the varying nature of the designs of the micro-lodges, the applicant shall work with staff on the review and approval of the designs of the structures related to the landmark site. Staff has the discretion to send the revisions to the Commission for review and approval if necessary.

#### Adjacency to Landmark

Staff believes the relocation of the cold storage building to the west and the location of micro-lodges to the east and north are not so large or visually intrusive as to adversely affect the historic character and integrity of the adjacent landmark. Staff requests that the Commission allow the applicant to work with staff on the review and approval of the design of the storage building related to the adjacency issues.