



Provo City Landmarks Commission

# Report of Action

March 20, 2024

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ITEM 1 Brian Dabb requests a Certificate of Appropriateness for a three lot subdivision in the R1.6 (One Family Residential) Zone, in order to create two new building lots adjacent to a registered historic residence, located at 905 East Center Street. Foothills Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLLDR20240025

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The following action was taken by the Landmarks Commission on the above described item at its regular meeting of March 20, 2024:

## CONTINUED

On a vote of 6:0, the Landmarks Commission continued the above noted application to the next meeting on April 17, 2024 with the condition that the applicant submit to the Planning Department a plan that would show how they would provide the required parking on the smaller lot.

Motion By: Susan Krueger-Barber

Second By: Matthew Christensen

Votes in Favor of Motion: Susan Krueger-Barber, Matthew Christensen, Jeff Ringer, Eric Carter, Jeff Olsen, Marci LeMonnier

Votes Opposed to Motion: None

*Eric Carter 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.

### **NEIGHBORHOOD AND PUBLIC COMMENT**

The Neighborhood District Chair was present /addressed the Landmarks Commission during the public hearing. Neighbors or other interested parties were present or addressed the Landmarks Commission.

### **CONCERNS RAISED BY PUBLIC**

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Landmarks Commission. Key issues raised in 9 written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- There are unsightly properties near this property that are not being maintained very well. This property is worthy of preservation, but not to limit the landowner to development the property. If developed, it may increase the value of surrounding properties.
- The block has several historical homes, and the lot size plays an important role in the historic nature of the area and each of the homes has a garage that is built in the back. This is the character of the area and allowing the applicant to change this would have a negative impact on that overall historic character.
- The design corridor that aims to protect the historic nature of the area would be affected by the three-lot solution would exempt much of the property from having to comply with the design corridor.

## APPLICANT RESPONSE

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

- Building permit to replace the garage in 1994. It is not historic, and the original home did not have a garage.
- The lot line went through the garage. The proposal would be to make it wider to better meet the zone. The parcel has changed size over time and should be allowed to change.
- Two new homes would be able to revitalize the neighborhood.
- The new garage would have to come back to the Landmarks Commission for approval.
- Lot one is accessed from 900 E and Center Street. Center Street would be the best location to serve all three lots.

## LANDMARKS COMMISSION DISCUSSION

Key points discussed by the Landmarks Commission included the following:

- The aerial maps show that a structure occupied the footprint where the existing garage is located. There was a building permit from 1994 that the applicant discussed. Staff reviewed aerial imagery from 1965, 1993, and current imagery which all show a structure in the same location.
- The State Historic Preservation Form shows that the property has one contributing outbuilding. Staff explained that structures can be listed as contributing if they are part of the overall historical significance of the property and non-contributing structures would be out of period and do not contribute to the overall historical significance of the property.
- The three-lot proposal would require that the garage be removed and that a new garage would have to be built on the new smaller lot to conform with the current zoning requirements.



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Landmarks Commission Chair



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Director of Development Services

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**