

Provo City Landmarks Commission

Report of Action

December 13, 2023

ITEM 1 Jeff Knighton requests a Landmarks Certificate of Appropriateness for window repair and replacement on a historic building in the DT1 (General Downtown) Zone, located at 295 West Center Street. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLLDR20230287

The following action was taken by the Landmarks Commission on the above described item at its regular meeting of December 13, 2023:

APPROVED WITH CONDITIONS

On a vote of 8:0, the Landmarks Commission approved the above noted application, with the following conditions:

Conditions of Approval

1. Details and dimensions of existing windows are matched on replacements to follow Standards for Rehabilitation #5.

Motion By: Matthew Christensen

Second By: Jeff Ringer

Votes in Favor of Motion: Matthew Christensen, Jeff Ringer, Jessie Embry, Eric Carter, Susan Krueger-Barber, Scott Bingham, 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

Neighbors or other interested parties not present or did not address the Landmarks Commission during the hearing.

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Landmarks Commission.

APPLICANT RESPONSE

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

- The goal is to maintain the historic integrity of the building and improve energy efficiency.
- There are a few windows that need more work than others.
- Trying to keep as close to possible to the original as possible with the new product.

LANDMARKS COMMISSION DISCUSSION

Key points discussed by the Landmarks Commission included the following:

- The window components being replaced will be made with a clad wood product.
- Some of the windows are not accessible due to the layout inside the building.
- The windows on the rear of the building will be black to match the mural and the rest of the building will have white windows.
- There are some missing trim pieces that were not included in the applicants plans. It was discussed that it would be appropriate to have new pieces created that match originals for the areas where they are missing.
- The submitted drawings do not show the details of the existing windows. Staff explained that there is a recommended condition in the staff report that calls for the details and dimensions of the existing windows to be matched with the new product. The architect confirmed that this condition would not be an issue to comply with.



Landmarks Commission Chair



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