

Provo City Landmarks Commission

Report of Action

June 21, 2023

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

The following action was taken by the Landmarks Commission on the above described item at its regular meeting of June 21, 2023:

APPROVED WITH CONDITIONS

On a vote of 3:0, the Landmarks Commission conditionally approved the above noted application.

Motion By: Scott Bingham

Second By: Eric Carter

Votes in Favor of Motion: Scott Bingham, Eric Carter, Jessie Embry

Votes Opposed to Motion: None

Jessie Embry was present as Acting Chair

Conditions of approval:

1. That the design be revised to go back to the original 1919 storefront with the exception that the entry can be centrally located, and much greater detail needs to be provided to staff.

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.

Staff discussed the applicants request to modify the existing façade back to resemble the original design. Staff provided an overview of the historic district and how this property with its current façade is listed as a contributing structure. Staff outlined the Standards for Rehabilitation, and that the existing façade is of historical significance and should be preserved.

NEIGHBORHOOD AND PUBLIC COMMENT

The Neighborhood Chair was not present or did not address the Landmarks Commission during the hearing. Neighbors or other interested parties 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.

- The business that is going into this building has been in Provo since they started and is a perfect fit for Downtown with office, retail, warehouse, and skate arena.
- The property has been vacant for more than a decade.
- They are asking for a different point of time that is further back.
- The property has been a blight and the original design looks great.

APPLICANT RESPONSE

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

- The applicant stated that the owner really liked the original design from the photograph better than the existing façade.

- The redesign would remove the existing façade and bring back the look of the original.
- The existing glass is not tempered and does not meet today's codes for safety and efficiency.
- There is a desire to have a blade sign, but that is something to look into in the future.

LANDMARKS COMMISSION DISCUSSION

Key points discussed by the Landmarks Commission included the following:

- There is value in the current façade and in the original.
- It is questionable that the condition of the original brick would be very usable after removing the tile.
- The brick may need to be repaired and restored.
- The proposed storefront looks very modern with frameless doors and a modern storefront.
- Painted wood is going to be more appropriate instead of the frameless design.
- There are a lot of missing details in the proposed redesign of the original. If we are going to go back to the original, then we need to see all the details. There are missing features including the concrete plinths and capitals.
- Scale and details need to be followed in the redesign of the original.

FINDINGS / BASIS OF LANDMARKS COMMISSION DETERMINATION

The Landmarks Commission identified the following findings as the basis of this decision or recommendation:

- Either the existing or the original façade would fit in the historic district. The original design would need to be followed in scale and detail, with the exception of the central entry.



Landmarks Commission Acting 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