



Provo City Landmarks Commission
Report of Action
February 18, 2026

ITEM 1 Merrill Van Leuven requests a Landmarks Certificate of Appropriateness for restoration of a historic home in the R1.6 (One Family Residential) Zone, located at 690 West 300 South. Franklin Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLLDR20260010

The following action was taken by the Landmarks Commission on the above described item at its regular meeting of February 18, 2026:

APPROVED A PORTION AND CONTINUED A PORTION

On a vote of 6:0, the Landmarks Commission approved proposed repairs and continued the addition of the deck and porch to a future meeting.

Motion By: David Amott

Second By: Susan Krueger-Barber

Votes in Favor of Motion: David Amott, Susan Krueger-Barber, Eric Carter, Wendy Ahlman, Jessie Embry, Florence Hawkinson

Votes Opposed to Motion: None

Vice-Chair, Eric Carter was present as Acting 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 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:

- An email was provided offering support of the request.
- Rachel Breen, Council Office staff, provided a short report from Franklin representative in support.

APPLICANT RESPONSE

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

- The plan is to rebuild a deck that is as close as possible to the original as possible and the software used to show this was limiting.
- The windows will not be replaced at this time. The surrounding woodwork will be repaired at this time.
- The original door leading to the balcony is still there and will be used, right now there is a sheet of wood blocking this doorway.
- The side porch roof extension would be removed.

LANDMARKS COMMISSION DISCUSSION

Key points discussed by the Landmarks Commission included the following:

- The Secretary of the Interior has guidelines for railings in preservation. These would suggest that the railing height of the original railing is kept and that a new, less predominant railing is installed that meets today's building code height requirements.

- Accurate drawings of the porch and deck are needed to be able to make a better decision. These could even be existing drawings with more detail added to properly convey what is being proposed.
- The pillars supporting the deck and the ones in the railing should follow the placement of the original.

FINDINGS / BASIS OF LANDMARKS COMMISSION DETERMINATION

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

- The proposed work to repair the wood trim would be appropriate at this time and the applicant can proceed with that work.
- The proposed deck and porch railings will need better plans drawn up and provided for review. The applicant would then come back to the Landmarks Commission for a decision on that portion of the request.



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