



Provo City Landmarks Commission

Report of Action

April 15, 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 April 15, 2026:

APPROVED WITH CONDITIONS

On a vote of 6:0, the Landmarks Commission approved the above noted application, with the following conditions:

Conditions of Approval

1. The applicant will submit revised plans of railing, balusters, and posts to staff and a member of the commission
2. Balusters should be referenced from example 4 or 5 from the image shown during the hearing.
3. Owner will decide on baluster and railing to meet 36" code height or to follow the historic pattern and the method described by the Secretary of the Interior to meet code.

Motion By: Florence Hawkinson

Second By: Jeff Ringer

Votes in Favor of Motion: Florence Hawkinson, Jeff Ringer, Susan Kruger-Barber, David Amott, Eric Carter, Wendy Ahlman

Votes Opposed to Motion: None

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.

RELATED ACTIONS

This application was heard on February 18, 2026, where a partial motion was made and this portion was continued.

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 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.

- No public comments were made at the hearing.

APPLICANT RESPONSE

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

- The applicant discussed the updated drawings and the plans for meeting code.
- They can meet the 36" height requirements.
- Wood will be used for all the work that is being done.

LANDMARKS COMMISSION DISCUSSION

Key points discussed by the Landmarks Commission included the following:

- The footings and railing will need to meet building codes.
- There needs to be an updated set of plans that are drawn to scale. The ones that are most recent have some drawings that are not drawn to scale.
- The gingerbread design will be used under the supports of the balcony.



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