PROVO CITY CORPORATION
DEVELOPMENT SERVICES DEPARTMENT
Landmarks Commission Agenda
August 19, 2026

NOTICE OF PUBLIC HEARING BEFORE THE LANDMARKS COMMISSION

The Provo City Landmarks Commission will hold a public hearing Wednesday, August 19, 2026, at 12:30 p.m. in the Council Chambers located at 445 W Center Street. The items listed below will be discussed, and anyone interested is invited to participate and provide comment. Hearings can be viewed live and on-demand at: YouTube youtube.com/provocitygovernment and on Facebook facebook.com/provochannel17.

This item is administrative and requires the approval of only the Landmarks Commission. Decisions on items involving either landmark designation or the refusal to issue a Certificate of Historic Appropriateness may be appealed to the Municipal Council **within thirty (30) days of the decision of the Commission** per Section 16.03 of the Provo City Code.

Item 1	Zach Harris requests a Landmarks Certificate of Appropriateness for changes to a historic home and site associated with a proposed change of use to a restaurant in the PO (Professional Office) Zone, located at 237 E Center Street. Joaquin Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLLDR20260423
Item 2	Ashley Jefferies requests a Landmarks Certificate of Appropriateness for the modification/restoration of a historic sign in the DT1 (General Downtown) Zone, located at 286 W Center Street. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLLDR20250461
Item 3	Election of Chair

Preceding the public hearing, there will be a pre-meeting at 12:00 p.m. in the Provo Peak Conference Room, 445 W Center Street. The pre-meeting is open to the public; however, formal presentation of items, public comment and actions will be reserved for the public hearing.

Copies of the agenda materials, public hearing procedure, and staff reports are available the week of the hearing at reasonable cost in the Development Services office, located at 445 W Center Street, Suite 200, Provo, between the hours of 7:00 a.m. and 6:00 p.m., Monday through Thursday. Agendas and staff reports are also generally available on the Provo City Development Services web site the week of the meeting at provo.gov/agendacenter.

To send comments to the Provo City Landmarks Commission members, email them at dspublichearings@provo.gov. Please submit public comment emails before 6:00 PM the day before the hearing. Additional information can be found at provo.gov/publiccomments.

Provo City will make reasonable accommodations for all citizens interested in participating in this meeting. If assistance is needed to allow participation at this meeting, please call the Development Services Department at (801) 852-6400 before 12:00 p.m. the day before the meeting to make arrangements.

By order of the Provo City Landmarks Commission
Planning Secretary, (801) 852-6424

Landmarks Commission
Staff Report
Hearing Date: August 19, 2026

ITEM 1 Zach Harris requests a Landmarks Certificate of Appropriateness for changes to a historic home and site associated with a proposed change of use to a restaurant in the PO (Professional Office) Zone, located at 237 E Center Street. Joaquin Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLLDR20260423

APPLICANT:	Zach Harris
STAFF COORDINATOR:	Dustin Wright
PROPERTY OWNER:	DC PROVO 1 LLC
PARCEL ID:	05:026:0005
ACREAGE:	0.46
CURRENT LEGAL USE:	Residential
CURRENT ZONE:	Professional Office (PO)
APPLICATION TYPE:	Administrative Decision – must be approved if it meets all city standards.

NEIGHBORHOOD FEEDBACK

Staff have not received any comments from the neighborhood.

PROJECT SUMMARY

The applicant is requesting a Certificate of Appropriateness (COA) from the Landmarks Commission to make changes to the Historic Snow House and site located at 237 E Center St. for an adaptive reuse as a full-service restaurant.

The property is listed on the Provo City Historic Landmark Register and is in the East Central Historic District. According to an intensive level survey of the property, the home was built in 1887 and has the original iron ornamental fence with a period garage to the northeast and second outbuilding to the northwest with a hip roof, topped by a square louvered cupola that also dates from the historic period, and both are noted as contributory.

The applicant is proposing to perform seismic upgrades to the inside of the home with the only upgrade visible to the exterior is the roof upgrade. Following the roof upgrade, new shingles to match the existing will be added. It is also proposed that the two chimneys be removed and the front chimney is braced or rebuilt to appear as it does now. The exterior will be repainted and an ADA ramp and stairs are proposed. Two new trellises are proposed for outdoor dining. The full scope of work is included in attachment 5.

STAFF ANALYSIS

Applicable “Standards for Rehabilitation” in section 16.06.010 of the Provo City Code: **Staff response in bold**

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed use of the property will be for a new restaurant. There are some changes that will be needed to make the restaurant accessible that were not part of the original home. An ADA ramp is proposed on the front facing elevation of the home. The site will change with the proposed use by added parking and the demolition of the outbuildings.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of a single-family home will be retained. There is a proposal to remove some of the chimneys.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

There are not any proposed additions to the home that would give a false sense of historical development.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The intensive level survey mentions that the outbuildings are contributing to the historic period of the property.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The brick of the home has already been painted; the applicant is proposing to paint over existing painted areas in a new color.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall adhere to the old design, in terms of color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The chimneys in the rear are being proposed to be removed and not replaced. The chimney in the front is proposed to be braced or rebuilt. The outbuildings have been described as deteriorating and beyond repair. They are proposing to build two new trellises over a covered seating area on the west side of the home.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

They have proposed to paint over the existing painted areas.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

This is not applicable for this site.

(9) New additions, exterior alterations, or related new construction shall not destroy

historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The new work being proposed with the two trellises and a new ramp and stairs would be differentiated from the old and would be of a similar scale to existing outbuildings.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The ADA ramp and stairs could be removed in the future and restored to the original state.

POSSIBLE MOTIONS AND FINDINGS

The Landmarks Commission may make any of the following findings:

1. **Approve**: The proposal is consistent with city code.
   Motion to approve the certificate of appropriateness for the proposed changes to the historic home located at 237 E Center St.
2. **Deny**: The proposal is not consistent with city code.
   Motion to deny the certificate of appropriateness for proposed changes to the historic home located at 237 E Center St.
   Continue: New information presented at the public hearing or additional study needs to be done.
   Motion to continue this item.

ATTACHMENTS

1. Map of property at approximately 237 E Center St
2. Site Plan
3. Images
4. Elevations
5. Applicant Scope of Work

ATTACHMENT 1 – MAP OF PROPERTY LOCATED AT APPROXIMATELY 237 E CENTER STREET

Attachment 2 – Site Plan

ATTACHMENT 3 – IMAGES

Photograph 17 – *Exterior. Outbuilding 1. Camera facing east. MAY 26, 2026*

Photograph 18 – *Exterior. Outbuilding 1. Camera facing north. MAY 26, 2026*

Photograph 19 *– Exterior. Outbuilding 2. Camera facing west. MAY 26, 2026*

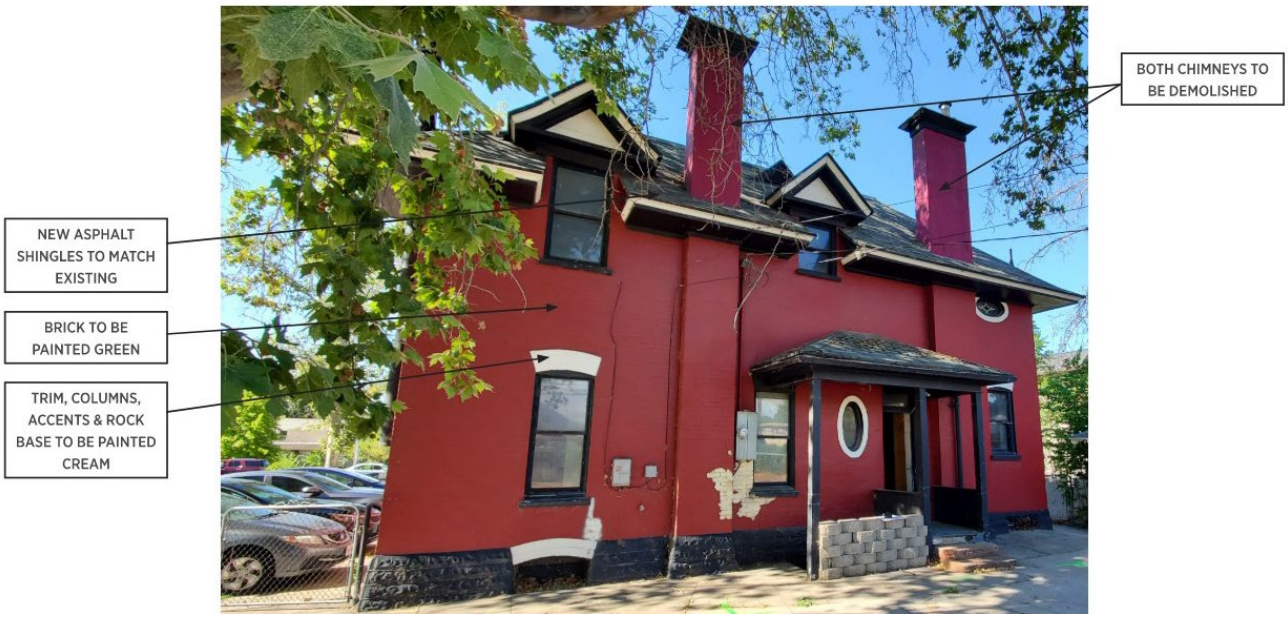
Photograph 20 *– Exterior. Outbuilding 2. Camera facing south. MAY 26, 2026*

ATTACHMENT 4 – ELEVATIONS

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

Attachment 5 – Applicant Scope of Work

INTRODUCTION

The Victorian Eclectic crosswing house at 237 East Center Street was built in 1887 by Erastus Snow and was later occupied by John Scorup. The house is listed on both the Provo City Historic Register as well as being a contributing building in the Provo East Central Historic District. The site includes the main dwelling and two outbuildings, a garage in the northeast corner of the property and a shed to the west of the main dwelling. Both outbuildings and cast iron fencing are considered contributing to the district per the Utah State Historic Preservation Office's Historic Site Form as amended in 1996.

The house was described in the 1996 historic site form as follows:

"Facing south on a large lot with mature landscaping and the original iron ornamental fence, this single family house is an early Victorian dwelling with a moderate roof pitch and cornice return reminiscent of the earlier Greek Revival period. The front elevation features a square bay window on the projecting gable-end wing, and a round-columned porch which is curved at its west end. The main roof is a truncated hip. Seven wall dormers penetrate the main roof while another gable-end projection to the west allows for further fenestration of the upper floor. The windows are segmentally arched and the cornice is trimmed with classical moldings. Otherwise, ornamentation is sparse. The brick has been painted white but the exterior remains unaltered otherwise. A period garage to the northeast and a second outbuilding to the northwest, with

a hip roof topped by a square, louvered cupola, seem to date from the historic period. Both outbuildings are of wood frame construction and are contributory."

Very few changes have occurred since the historic site form was written in 1996 and since the property was listed as contributing to the National Register district in 1998. One of the major changes to the house is the color scheme on the exterior. The brick is painted red with accents painted black such as window sills, window sashes and frames, and foundation stones while accents in white include the porch columns and the segmented arched window hoods. In addition to the description in the historic site form, the house has three large brick chimneys, one at the front of the building and two at the rear.

DESCRIPTION OF WORK

The current project will adaptively reuse the existing house as a restaurant. The scope of work includes:

Seismic Upgrade:

The house will be seismically enhanced due to the change of use required by code. The enhancements will all be done on the interior of the house and will not be visible from the outside except for the roof upgrade. The enhancements include installing concrete

shear walls on the interior, wood strongbacks on the interior, strenghthening the floor diaphragms. The only work on the exterior will be the roof upgrade which will require the existing shingles and underlayment to be removed in order to install new structural sheathing over the roof structure. New asphalt shingles will be installed that match the current existing shingles. In addition, the two rear chimneys will be removed to mitigate

the risk of falling and crumbling brick. The front chimney will either be braced or rebuilt to appear the same as it currently does.

Painting the Exterior:

The exterior painting scope includes revising the existing red, black, and white colors to a Green and Cream color palette. Because the house is currently painted, we are proposing to repaint the exterior. The two proposed colors for the house are Benjamin Moore Louisberg Green (HC-113) and Mayonnaise (2152-70). The green color will be the primary color and will be applied to the walls, with the cream color applied to the accents (stone foundation, porch columns, segmented window hoods, window sills, window sashes and frames, and wood trim elements). See page 12 of this packet to see the proposed colors rendered on the house.

Introduction of a Ramp and Stair:

In order to provide ADA access into the house, a new ramp and stair will be installed to the south of the existing porch, at the front of the house. The ramp and stair will be concrete with the railings made of steel.

Demolition of the Rear Chimneys:

The two rear chimneys will be demolished to mitigate the risk of falling and crumbling brick. Because they are so large, bracing them becomes problematic and doesn't eliminate the risk to the occupants of the building and site. Because these are located at the back of the building on the tertiary façade, they are not visible from the street and their removal will have a minimal impact on the overall historic character of the house.

Preserve the Front Chimney:

Because the front chimney is a character defining feature of the front façade, this chimney will either be seismically braced or rebuilt to look the same. If seismically braced, there will be two steel braces extending from the chimney stack to the roof. If rebuilt, this existing brick will be salvaged and placed over a light gauge framing as a veneer. The rebuilt chimney will look exactly as it does in its current form.

Demolishing the Two Outbuildings:

The two outbuildings are both in very poor condition. Though we are unable to date the two outbuildings, they both appear to be within the period of significance. The outbuilding that sits at the northeast corner of the property was likely built in the early 20th century given its architectural treatment. The outbuilding to the northwest of the

house was likely built in the 1920s given its architectural treatment. Due to their poor condition, it is infeasible to shore them up and they are unsafe in their current condition.

Site Work:

Additional Site work not outlined above includes the following:

Widening the existing driveway access to be 17 feet wide, per the City's requirements. This will be one way in and will provide access to the revised parking area on the east side of the house as well as new parking in the rear yard and access to the shared parking to the north.

Installation of a new ADA accessible walkway from the street. Because this is located adjacent to the driveway, the existing cast iron fencing will need to be reconfigured

at this location. It will be modified so that it turns to the north, paralleling the new walkway for about 6 feet.

New 60 degree angled parking to be provided on the east side of the house. There is currently a parking lot located in this area on the east side of the house and we are asking to alter the existing 90 degree parking to be angled to allow for a better traffic flow through the site.

New parking in the rear yard of the existing property.

Installation of new landscaping as shown.

Installation of new ADA accessible ramp and new stair located to the south of the existing porch.

The existing porch will be used as an exterior dining area with dispersed tables and chairs.

New hardscaping to the south of the porch for dispersed tables and chairs.

New monument sign as shown to be "per Provo City signage standards."

New walkway on the east side of the house to allow for a connection from the front of the house to the rear on that side of the house.

Two new trellises over a covered seating area on the west side of the house.

The existing tree located at the corner of the existing driveway will be removed to allow for the city required 17 foot driveway width on the east side of the property.

Removal of dead or hazardous trees on the property as necessary. Healthy mature trees will be retained where feasible.

The existing sycamore tree in the rear yard will be retained.

With the removal of the northeast outbuilding, the site can be opened up to the parking lot located to the north. The parking lot to the north will be shared parking with the bank that is located to the west of the property. Given the parking constraints of the existing site and the parking requirements by the City, this additional access is required.

A new wood trellis and herb garden will be installed in the rear yard.

A new trash enclosure will be located in the rear yard as shown on the site plan.

Landmarks Commission
Staff Report
Hearing Date: August 19, 2026

ITEM 2 Ashley Jefferies requests a Landmarks Certificate of Appropriateness for the modification/restoration of a historic sign in the DT1 (General Downtown) Zone, located at 286 W Center Street. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLLDR20250461

APPLICANT:	Ashley Jefferies
STAFF COORDINATOR:	Dustin Wright
PROPERTY OWNER:	286 WEST CENTER STREET LLC
PARCEL ID:	04:064:0015
ACREAGE:	0.12
CURRENT LEGAL USE:	Office/retail
CURRENT ZONE:	General Downtown (DT1)
APPLICATION TYPE:	Administrative Decision – must be approved if it meets all city standards.

NEIGHBORHOOD FEEDBACK

Staff have heard from residents expressing a desire for the signage to be protected and others looking to have signage removed.

PROJECT SUMMARY

This item came before the Landmarks Commission on September 17, 2025, seeking approval to modify signage to meet state requirements to remove pharmacy signage once a pharmacy closes. The item was continued to allow time to see if that could be changed at the state level. This approval from the state was received, allowing the signage to remain as it was not intended to affect historic signage.

The applicant is now requesting a Certificate of Appropriateness (COA) from the Landmarks Commission to make changes to the historic B and H Pharmacy signage at 286 W Center Street to allow new signage to go where the existing signage is located. The property is listed as a significant structure in the Provo Downtown Historic District. Provo City Code requires historic landmarked properties to acquire a certificate of appropriateness prior to alteration or removal of an exterior sign.

The applicant's statement is in attachment 3 to this staff report. The request is to move the existing wall sign to the rooftop of the building to free up space for new tenant signage.

These signs are nonconforming, meaning that they would not be permitted under the existing code. The city code does not allow nonconforming signs to be modified or relocated either. If the Landmarks Commission determines that the request is appropriate, the next step would be to

see if the City Council would amend the code to allow for nonconforming signs to be relocated, perhaps with special exceptions for historic signs.

STAFF ANALYSIS

Applicable “Standards for Rehabilitation” in section 16.06.010 of the Provo City Code: **Staff response in bold**

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The property has been used as a pharmacy for several decades, but that has changed. The property will still be used as retail as it has historically.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Because the state regulation for pharmacy signage has changed, this historic signage may remain. The applicant is looking to keep the signs and have them relocated to a different location on the building.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Nothing is proposed to be added, just relocated.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The sign is not original to the 1910 structure but has been in place for over 50 years and has acquired historic significance.

((5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The applicant is proposing to preserve the sign and only alter the location.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall adhere to the old design, in terms of color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Any deterioration of the sign can be repaired rather than replaced. Neon lights that no longer work can be repaired and don’t need to be replaced with LED.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The scope of work has not been clarified; the applicant is seeking understanding from the Landmarks Commission on how to proceed.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

No such resources are known for this site.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The applicant has provided an idea to start the dialog and get feedback on whether the Commission feels that modifications are going to be appropriate or not.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

New additions are not being proposed, just relocation of the existing sign to a new location on the building.

POSSIBLE MOTIONS AND FINDINGS

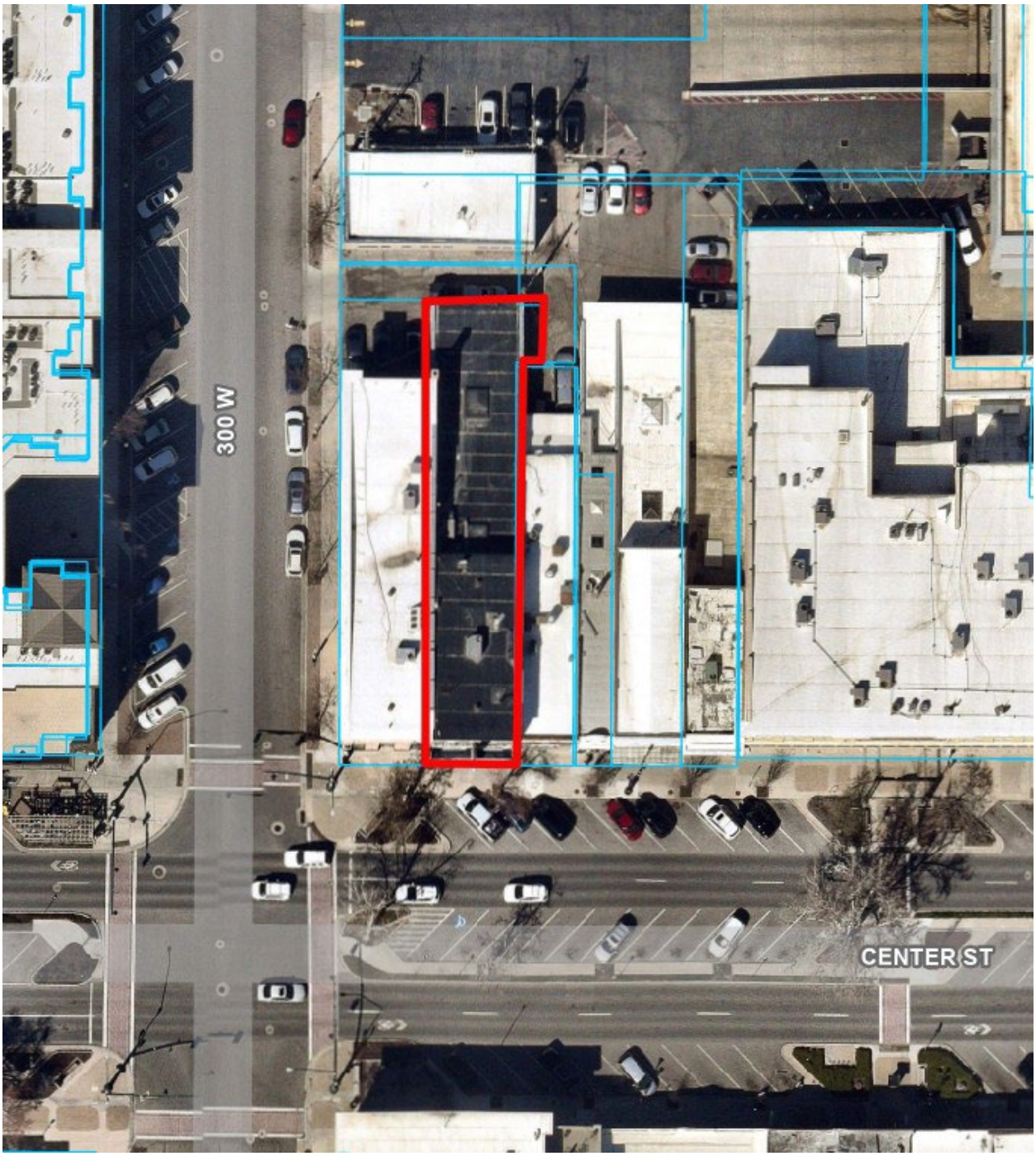
The Landmarks Commission may make any of the following findings:

1. **Approve**: The proposal is consistent with city code.
   Motion to approve the certificate of appropriateness for the proposed changes signage located at 286 W Center St.
2. **Deny**: The proposal is not consistent with city code.
   Motion to deny the certificate of appropriateness for proposed changes to signage located at 286 W Center St.
3. **Continue**: New information presented at the public hearing or additional study needs to be done.
   Motion to continue this item.

ATTACHMENTS

1. Map of Property Located at 286 W Center St
2. Images
3. Applicant Statement

ATTACHMENT 1 – MAP OF PROPERTY LOCATED AT 286 W CENTER STREET



ATTACHMENT 2 – IMAGES

1973

B&H
PHARMACY
Rx
DRUGS
B and H PHARMACY
MEDICAL SUPPLIES
OXYGEN

B&H
PHARMACY
Rx
MEDICAL SUPPLIES
OXYGEN

PHARMACY
Rx
DRUGS
B and H PHARMACY

Attachment 3 – Applicant Statement

High-Level Summary — 286 West Center Historic Signage

I'm an owner of 286 West Center Street in downtown Provo, and I'm coming to the Landmarks Commission to work through a challenge that's kept my ground-floor retail space empty for over a year. I'm an active advocate for the preservation of this building's historic signage, and I've spent many hours in the space of problem-solving — meeting with the City, prospective tenants, the state, various historical societies and restoration vendors, and seeking out every available resource I can find — because I believe there is a path here that protects the history and makes the building work as a downtown storefront again. My goal is preservation and practical tenancy, not one at the cost of the other.

Context on the DOPL rule

The change to the State of Utah's Division of Occupational and Professional Licensing rule on historic pharmacy signage was my idea, brought to the City Planner, who then assisted me in contacting DOPL to formally request the update. That rule update is now moving forward and is expected to take effect within the next couple of months. It is the piece that makes it possible to keep the "PHARMACY" and "DRUGS" wording on the historic B&H signs at all — the reason I initiated the effort was specifically so this signage would not have to come down. With the state-level piece falling into place, the remaining barrier to a sustainable long-term outcome for this building is on the local side.

The core problem

The existing historic signage — the projecting neon blade sign and the large flat fascia sign across the transom — covers almost the entire front elevation of the building. It's a great piece of downtown history, but as a signage envelope for a modern tenant, it leaves almost nothing behind. Every prospective ground-floor tenant I've talked to — more than 30 over the past 13 months — has raised visibility as their primary concern, and many great small businesses that would add real value to Center Street have walked away because of it. One buyer under contract on the whole building walked for the same reason.

What the City has currently offered, and why it's not enough

The City has indicated it is comfortable allowing the tenant to update one small sub-panel under the blade sign and to use up to 25% of the retail windows for their own signage. Both are appreciated, but neither delivers meaningful visibility from most points along Center Street. The City has also suggested the tenant could advertise in the

second-story windows, but those windows belong to the second-floor office tenants under their own leases; they are not part of the retail space and are not the retail tenant's to use.

A solution I'd like to put on the table

One idea that has come up repeatedly, both from prospective tenants and from downtown locals, is to relocate the flat fascia sign — the "DRUGS" panel and cups — from its current position across the transom up to the rooftop of the building. This is the direction I most favor. It accomplishes two goals at once: it makes the historic sign more visible across a wider portion of the downtown area rather than only to people directly in front of the building, and it opens up the natural signage band directly above the retail storefront for the incoming tenant's own identification. Preservation is enhanced, not diminished, and the retail space finally gets a workable signage envelope. I'm also very open to other ideas the Commission might have for finding a middle ground between preserving the historic signage and giving a new tenant meaningful signage of their own — this is the direction I favor, but it isn't the only one that should be considered.

I do want to name one challenge honestly: even if the Commission approves a direction like this, I understand from the City Planner that there is a further step required — a change to the City's signage code itself — before any of these modifications could actually be permitted.

Restoration of the historic signage

Separately, I'm also requesting approval to restore the historic signage to sound, illuminated condition. I've been in direct contact with Yesco, the region's primary restoration vendor, about the process. I'd ask that the Commission authorize restoration using modern replacement materials where the original materials are no longer commercially available or practical to source, subject to a visual-match standard so the restored sign reads, from the street, as faithful to the original. At this point, I'd consider restoring the sign with existing colors, or to a previous color scheme (if pictures of that version of the sign can be sufficiently sourced.

Provo City Landmarks Commission

Report of Action

August 19, 2026

ITEM 1	Zach Harris requests a Landmarks Certificate of Appropriateness for changes to a historic home and site associated with a proposed change of use to a restaurant in the PO (Professional Office) Zone, located at 237 E Center Street. Joaquin Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLLDR20260423

The following action was taken by the Landmarks Commission on the above described item at its regular meeting of August 19, 2026:

CONTINUED

On a vote of 6:0, the Landmarks Commission continued the above noted application to an undetermined future meeting.

Motion By: Florance Hawkinson
Second By: David Amott
Votes in Favor of Motion: Florence Hawkinson, David Amott, Eric Carter, Wendy Ahlman, Kara Schmidt, Sheri Brown
Votes Opposed to Motion: None
Eric Carter was present as Acting Chair

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. 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 public comment during the public hearing included the following:

- Keeping the lawn will help keep the residential character. The cupula on the outbuilding is very important to the unique character of the historic property.

APPLICANT RESPONSE

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

- The goal is to preserve the home and the outbuilding would be removed to allow for the new use. The condition of the outbuildings is the main reason to remove them.
- Changes to the existing roof configuration would not be made, only structural maintenance and new shingles.
- Through research of maps and city records, they were unable to determine the exact dates of the outbuildings, but the surveys done did say that they were contributing.

LANDMARKS COMMISSION DISCUSSION

Key points discussed by the Landmarks Commission included the following:

- The design of the ADA ramp is minimal and could use some more design and integration.
- The cupola over the outbuild is a great feather that should be preserved.
- The fence is part of the charm and should be maintained.

- Over the second story porch there used to be a railing in older photos. This would be a nice feature to have again.
- With the seismic upgrades that are proposed to improve the structure, it would be helpful to have additional information that describes how the exterior may be affected visually.

FINDINGS / BASIS OF LANDMARKS COMMISSION DETERMINATION

The Landmarks Commission identified the following findings as the basis of this decision to continue the item for more information related to the following items:

- Modifications to the wrought iron fence
- Paving material to be used in the yard
- Re-use of outbuildings and saving the cupola roof. Check with SHPO about tax credit issues if removed.
- Provide railing above front porch is rear outbuilding is removed
- Structural details that would be seen, such as tie rods used to support exterior walls
- ADA ramp to be more integrated
- Preference that the chimneys are braced instead of rebuilt or removed
- Other landscape options

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

Provo City Landmarks Commission

Report of Action

August 19, 2026

ITEM 2 Ashley Jefferies requests a Landmarks Certificate of Appropriateness for the modification/restoration of a historic sign in the DT1 (General Downtown) Zone, located at 286 W Center Street. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.gov PLLDR20250461

The following action was taken by the Landmarks Commission on the above described item at its regular meeting of August 19, 2026:

APPROVED

On a vote of 5:0, the Landmarks Commission approved the above noted application to require that the projecting sign remain and allow for the wall sign to be relocated to the crown of the building or the east side of the building if permitted by city ordinance change, or to be removed if it can't be relocated.

Motion By: David Amott
Second By: Florence Hawkinson
Votes in Favor of Motion: David Amott, Florence Hawkison, Kara Schmidt, Sheri Brown, Eric Carter
Votes Opposed to Motion: None
Excused: Wendy Ahlman (had to leave during the hearing)
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 item was continued from September 17, 2025, Landmarks Commission hearing. PLLDR20250461

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. Neighbors or other interested parties were not present to address 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 public comments during the public hearing included the following:

- No public comments were made.

APPLICANT RESPONSE

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

- The goal has been to save the signs. State law was changed to allow the signs to be able to remain.
- The property has been vacant since the pharmacy was closed and prospective tenants have had issues with potential business signage options due to the existing signage.
- The existing awning has been used and is functional.

LANDMARKS COMMISSION DISCUSSION

Key points discussed by the Landmarks Commission included the following:

- The Landmarks Commission determined that the signs are historic and should be preserved.
- Both the applicant and the Commission want the projecting sign to remain where it is currently located.
- The relocation of the wall sign was discussed, and it was determined that it would be appropriate to relocate the sign to the crown of the building or to the east wall of the building. This would require approval of a text amendment by the City Council because the signs are non-conforming and signage is not currently permitted above the top of the building. If the ordinance can't be changed to allow for this relocation, then it would be appropriate to have the wall sign removed to allow new tenants to use that location for signage.
- There was a little discussion about the neon being replaced with LED lights. It was determined that this is beyond the scope of this current request and that it would need to part of a new application in the future.

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

Provo City Landmarks Commission

Memo

August 19, 2026

ITEM 3 Election of Chair

The following action was taken by the Landmarks Commission on the above described item at its regular meeting of August 19, 2026:

ELECTED FLORENCE HAWKINSON – CHAIR

On a vote of 5:0, the Landmarks Commission approved the above noted item.

Motion By: Eric Carter
Second By: Sheri Brown
Votes in Favor of Motion: Eric Carter, Sheri Brown, David Amott, Kara Schmidt, Florence Hawkinson
Votes Opposed to Motion: None
Excused: Wendy Ahlman (had to leave during the hearing)
Eric Carter was present as Acting Chair

Landmarks Commission Chair

Director of Development Services