

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 cupola 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:

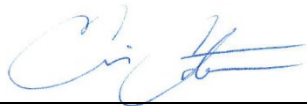
- The design of the ADA ramp is minimal and could use some more design and integration.
- The cupola over the outbuild is a great feature that should be preserved.
- The fence is part of the charm and should be maintained.

- 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