

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 Hawkison

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

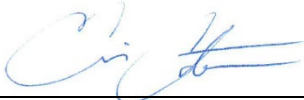
Key points addressed in the applicant's presentation to the Landmarks Commission included the following:

- 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