

Provo City Landmarks Commission

Report of Action

October 16, 2019

Item 1 - Bret Seale requests a Certificate of Appropriateness for alterations to and restoration of the exterior of the Knight-Mangum House located at 381 East Center Street in the Residential Conservation (RC) Zone. The Knight-Mangum House, constructed 1908, is individually listed on the Provo Landmarks Register. Joaquin Neighborhood. PLLDR20190159

The following action was taken by the Landmarks Commission on the above described item at its regular meeting of October 16, 2019:

CONTINUE

On a vote of 5:0, the Landmarks Commission continued the item with the recommendation that Staff meet with an expert professional in historic masonry and the applicant to determine the best methods to restore or repair work that was out of scope and not to bring it back to the Landmarks Commission, unless Staff feels it would be necessary.

Motion By: Jessie Embry

Second By: Matthew Christensen

Votes in Favor of Motion: Jessie Embry, Matthew Christensen, Diane Christensen, Susan Fales, Jaisa Bishop

Votes Opposed to Motion: None

Diane Christensen was present as Chair

1. 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.

There was an initial motion by Matthew Christensen to approve the stucco work on the foundation and to have staff meet with an expert and come back to the Commission for a vote on the remaining items listed in the staff report. That motion was seconded by Jaisa Bishop, but failed with one vote to four.

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 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 PUBLICAny comments received prior to completion of the Staff Report are addressed in the Staff Report to the Landmarks Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- A couple of people from the public expressed interest in the historic home.

APPLICANT RESPONSE

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

- The applicant explained the work that was done to date.
- The applicant expressed desire to repair the repointing work and the stucco to get the correct finished product in color and texture.
- The applicant has reached out to a local professional in historic masonry and will be willing to work with staff to determine the best method to move forward.

LANDMARKS COMMISSION DISCUSSION

Key points discussed by the Landmarks Commission included the following:

- The commission noted they are ok with the work that has been done on the foundation and would approve that.
- The commission discussed a preference to have the synthetic stucco that the applicant applied over the historic material removed and the historic material and texture restored. It is unclear how to accomplish this and it was discussed that a professional in historic masonry restoration would probably be necessary and that they could work with staff in determining the best practice to remove the synthetic material.

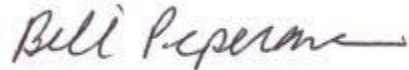
FINDINGS / BASIS OF LANDMARKS COMMISSION DETERMINATION

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

- The work on foundation appears to be consistent with early photos of the home. No tape lines would be needed and the color did not need to be red to match.



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