



Provo City Landmarks Commission

# Report of Action

October 19, 2022

Item 1            Jeff Knighton requests a Landmarks Certificate of Appropriateness for a new entrance to be installed on the corner of Provo Town Square in the DT1 (General Downtown) zone, located at 12 West Center Street. Downtown Neighborhood. PLLDR20220314

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The following action was taken by the Landmarks Commission on the above described item at its regular meeting of October 19, 2022:

## APPROVED WITH CONDITIONS

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

Motion By: Jessie Embry

Second By: Eric Carter

Votes in Favor of Motion: Jessie Embry, Eric Carter, Matthew Christensen, Scott Bingham, Susan Krueger-Barber

Votes Opposed to Motion: None

Matthew Christensen was present as Chair

Conditions of approval:

1. The existing columns and hand carved capitals and masonry works are not altered and are to be protected during construction.
2. The new soffit material needs to be plaster or wood tongue and groove and should not protrude below the surrounding cornice trim.

### **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 did not 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.

### **APPLICANT RESPONSE**

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

- The new tenant wanted to have a door to access the space and so they met with staff to see what would be appropriate. Staff suggested opening the corner of the building where the historic entrance was rather than trying to create something that was not there historically.
- The only part of the existing storefront that will be altered is the area on the corner where the new entry will be created to match the rest of the existing storefront.

- The new tenant will occupy the space before the work is completed so they will be able to use the other access further north on the University Avenue side.

### **LANDMARKS COMMISSION DISCUSSION**

Key points discussed by the Landmarks Commission included the following:

- The Commission inquired about the material of the existing storefront being either wood or aluminum. The architect believes that it is aluminum. It was explained that whatever material it is, that should be what the new entry is made of to match best with the existing storefront.
- The applicant explained that the tenant wants it to match what is there so that it looks right.
- Special care will be needed to protect the capitals in the areas where the storefront is removed.
- Plaster or wooden tongue and groove should be used on the new soffit area.

### **FINDINGS / BASIS OF LANDMARKS COMMISSION DETERMINATION**

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

- With the location in the courtyard and the varied condition of the windows there would be a benefit to having the windows replaced for this project rather than repaired like would typically be the desire for historic structures.
- Seeing the proposed windows rendered and reviewed would be helpful.



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Landmarks Commission Chair



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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**