



**Landmarks Commission
Staff Report
Landmarks Nomination
Hearing Date: September 19, 2018**

ITEM 1 Scott and Whitney Christopherson nominate the house located at 395 E 100 N to the Provo Landmarks Register. Joaquin Neighborhood. Josh Yost (801) 852-6408
PLLN20180305

<p>Applicant: Scott and Whitney Christopherson Staff Coordinator: Josh Yost</p> <p>Property Owner: Scott and Whitney Christopherson Parcel ID#: 05:032:0001</p> <p>*Council Action Required:</p> <p><u>ALTERNATIVE ACTIONS</u></p> <p>1. Continue to a future date to obtain additional information or to further consider information presented. <i>The next available meeting date is October 17, at 12:30 p.m.</i></p> <p>2. Recommend Denial of the proposed ordinance amendment. <i>This would be <u>a change from the Staff recommendation</u>; the Planning Commission should <u>state new findings</u>.</i></p>	<p>Current Legal Use: Single Family Residence</p> <p>Neighborhood Issues: None noted.</p> <p>Staff Recommendation: Staff recommends that the Landmarks Commission recommend to the Municipal Council that the house located at 395 E 100 N, be added to the Provo Landmarks Register.</p>
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OVERVIEW

Scott and Whitney Christopherson have nominated the house located at 395 E 100 N to the Provo Landmarks Register. All nominations to the register are reviewed by the Landmarks Commission for compliance with the requirements and standards set forth in Provo Code 16.05.020. Per 16.05.030 (3) The Landmarks Commission will review the documentation for completeness, accuracy and compliance with the "Criteria for Designating Historic Properties to the Provo Landmarks Register" and will make its decision accordingly. The Commission shall forward its recommendation in writing to the Municipal Council within fourteen (14) days.

STAFF ANALYSIS

1. Section 16.05.020, *Criteria for Designating Properties to the Landmarks Register*, outlines specific requirements that must be met in order for a property to be designated. The section reads as follows:

Any district, building, structure, object or site may be designated to the Historic Landmark Register if it meets the first three (3) criteria below, and at least one (1) of the other criteria outlined in numbers (a) through (f) below:

(1) It is located within the official boundaries of Provo City;

Address: 395 E 100 N, Provo, Utah.

(2) It is at least fifty (50) years old; and

Constructed in 1932, 86 years old.

(3) It retains its historic integrity, in that there are no major alterations or additions that have obscured or destroyed the significant historic features. Major alterations that would destroy the historic integrity include, but are not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on the principal facades, addition of upper stories or the removal of original upper stories, covering the exterior walls with non-historic materials, moving the resource from its original location to one (1) that is dissimilar to the original, additions which significantly detract from or obscure the original form and appearance of the building or structure when viewed from the public way.

The house retains its historic integrity. No major alterations have been made.

(a) It is currently listed in the National Register of Historic Places, or it has been officially determined eligible for listing in the National Register of Historic Places under the provisions of 36 CFR 60.6(s). Properties listed on or determined to be eligible for the National Register must still retain their integrity;

The house is currently listed in the National Register of Historic Places as a significant structure with the Provo East Central Historic District.

(b) It is associated with events that have made a significant contribution to the broad patterns of the history of the City, State, or Nation;

(c) It is associated with the lives of persons significant in the history of the City, State, or Nation;

Walter S. Hedquist grew up in Provo, Utah, the son of pharmacist/druggist Alex Hedquist. Walter grew up in a prominent LDS family working in one of his father's several pharmacies, two of which were on Center St. in Provo. (10 West Center, and 102 West Center St.). Walter would later run those pharmacies as well as pharmacies in Springville under the prominent Hedquist Pharmacy name. Before becoming a leader on the state board pharmacy association, Walter was educated at the University of Utah and took courses of proficiency in business management and pharmacy at Boston University in 1926. Prior to that he was a decorated war hero. The state of Utah honored Walter for his service in World War I.

Walter was an active member of the community. He served as president of the Kiwanis club and served in the club for over 50 years. He was part of the American Legion and the Cougar Club as well. He and his father founded Famer & Merchant's Bank where Walter served as Vice President. Walter's wife, Velma Vincent, was a prominent literary leader in Provo and was recognized by BYU for her significant contributions as the president of the Literary League of Provo. Walter and Velma were socialites in the Provo community frequently listed in the paper for holding social events at their house on 395 E. 100 N. They had two daughters, Carol Mary, and Norma Dee.

(d) It embodies the distinctive characteristics of a rare or unique type, period, or method of construction; or that represents the work of an architect or builder recognized as a master in the field; or that possesses high artistic values or style; or that represents a significant and distinguishable entity whose components may lack individual distinction;

The house was designed by prominent Provo architect Joseph Nelson. Nelson designed many prominent buildings including the Utah County Courthouse, Dixon Junior High School, and the Heber J. Grant Building, Allen Hall and Amanda Knight Hall at Brigham Young University as well as private homes.

This house is an excellent example of an English Tudor style period revival cottage and exhibits many sophisticated design elements indicative

of a design by an architect skilled in period revival styles such as Nelson. The façade is highly asymmetrical with the face of the west gable extending down and beyond the side wall of the house. The house further embraces its corner site with the east facing half octagonal projecting bay. The corbelled brick surrounding the entrance, the diamond pane windows, and the high pitched roofs are characteristic of the style.

(e) It has yielded or may be likely to yield, information important in prehistory or history (archeological sites, for example); or

(f) Because of its prominent spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City, and contributes to the distinctive quality or identity of its neighborhood or the City. (Enacted 1994-107, Am 2006-50)

The house occupies a corner along a collector street within the Joaquin Neighborhood and greatly contributes to the distinctive visual quality and identity of the neighborhood. Its designation as a significant structure in the historic district validates its distinction.

CONCLUSIONS

The house located at 395 East 100 North, is eligible for listing in the Provo Landmarks Register. The house will be an important addition to the register as a key example of the period revival cottage.

STAFF RECOMMENDATION

Staff recommends that the Landmarks Commission recommend to the Municipal Council that the house located at 395 E 100 N, be added to the Provo Landmarks Register.

ATTACHMENTS

1. Historic Site Form
2. Photographs



5/26/2015



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