



Provo City Landmarks Commission

# Report of Action

February 16, 2022

Item 1 Dan Vowles is requesting a Landmarks Certificate of Appropriateness for exterior work at Provo Town Square in the DT1 (General Downtown) zone, located at 16 W Center Street. Downtown Neighborhood. Dustin Wright (801) 852-6404 dwright@provo.org PLLDR20210405

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The following action was taken by the Landmarks Commission on the above described item at its regular meeting of February 16, 2022:

## APPROVED WITH CONDITIONS

On a vote of 3:0, the Landmarks Commission approved the above noted application.

Motion By: Susan Fales

Second By: Jessie Embry

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

Votes Opposed to Motion: None

Matthew Christensen was present as Chair

Conditions of approval:

1. Wood clad windows will need to fit the existing openings.
2. Any changes to the plans would need to come back to the Landmarks Commission for approval.

### **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 applicant stated that they have not identified any original windows and that after going through plans from 1979 and 1992 determined that much of the courtyard facing structures are additions.

- They have found many of the windows to be rotted and beyond repair.
- They have looked at the cost to repair compared to replace the windows and found it to be cheaper to replace the windows.
- The applicant stated that there are no plans to demolish any of the existing structures or do any additions.

#### **LANDMARKS COMMISSION DISCUSSION**

Key points discussed by the Landmarks Commission included the following:

- Typically, in favor of retaining and repairing the original, but felt for this project that replacement would be preferred.
- There was a desire to see the proposed windows as part of a rendering so they could see how they would work in this space.

#### **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**