

Ann Woodbury | March 18, 2024

Application for Certificate of Appropriateness - 905/911 East Center Street - Brian Dabb Owner

Good afternoon Commissioners,

I live in the Foothills Neighborhood which includes the above referenced property that is on the agenda for the 3/20/2024 meeting. I've reviewed many of the details surrounding Brian Dabb's application for subdivision of this lot to three parcels, including the staff recommendation to deny this request. The reasons for the denial include objections to: 1) reducing lot size and therefore impacting its historic use, and 2) demolition of the garage, citing its historic significance.

The historic use of this parcel has always been residential to my knowledge. Historically this parcel has included two homes, 905 and 911. The home at 911 was demolished years ago because it was structurally unsound. This request to subdivide from two to three parcels doesn't change the historic use of the property and would result in lots that are larger than the recommended lot size per Provo City guidelines. In 2024, requiring that lot sizes be a minimum of one quarter of an acre seems imprudent. With a housing shortage in Provo, we should be looking for ways to add units. Also, the two front lots in this proposal would have the required width. Many of the 'historic' homes along Center Street have street frontage equal to or less than 60', so the historic prominence of this property would not be impacted more than other historic homes on Center Street.

I drove by the home in order to get a closer look at the historically significant garage. This garage has no architectural similarities to the historic home. It isn't construction with historic materials (vinyl siding). If anything, this garage is a detraction and removal could be an improvement. Replacement covered parking, even a carport, could be designed to be more complimentary to the home than the garage is currently.

As a lifelong resident of Provo who loves and appreciates the local history and architecture, I want to offer my support for this request. The home is at the east end of Center Street, away from the "historic district" as described by any source I could find online. I agree that it is important to maintain the Van Wagenen home as a treasure, and from my view it is being well cared for. Considering that the homes to the east and the homes on the northwest corner are not as well maintained, improving this lot with appropriate new construction would add to the appearance of that significant intersection.

Thank you for your time.

Ann Woodbury
780 N 1100 E
Provo, UT 84606

