



Provo City Landmarks Commission

Report of Action

March 20, 2024

ITEM 2 Phil Warner requests a Landmarks Certificate of Appropriateness on a remodel of an existing historical structure damaged by fire in the DT1 (General Downtown) Zone, located at 71 E Center St. Downtown Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLLDR20240027

The following action was taken by the Landmarks Commission on the above described item at its regular meeting of March 20, 2024:

APPROVED WITH CONDITIONS

On a vote of 6:0, the Landmarks Commission approved the above noted application, with the following conditions:

Conditions of Approval

1. Any smoke or fire damage from the fire on the façade of the building should be repaired and cleaned using the gentlest means possible. The applicant should provide a plan for how this is to be done to be approved by staff.
2. Proposed addition is stepped back 20 feet beginning with the third story and shall receive Project Plan Approval (PPA) prior to a building permit being issued.

Motion By: Matthew Christensen

Second By: Jeff Ringer

Votes in Favor of Motion: Matthew Christensen, Jeff Ringer, Eric Carter, Susan Krueger-Barber, Jeff Olsen, Marci LeMonnier

Votes Opposed to Motion: None

Eric Carter was present as Chair

- 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.

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 District 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 PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Landmarks Commission. Key issues from public comment during the public hearing included the following:

- There are unresolved parking issues from the previous owner and parking garage.
- There is a trash compactor on property lines in the rear of the building.
- The look of the new additions should be complementary to the existing building.

APPLICANT RESPONSE

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

- The applicant is on board to preserve the existing façade and will make sure that it is protected.

- The walls should all remain except for the rear wall will have to come down to allow for equipment in and out as part of the remodel.
- The building on the east is not damaged as much as the other.
- The plan is to make them look more like two separate buildings.

LANDMARKS COMMISSION DISCUSSION

Key points discussed by the Landmarks Commission included the following:

- The buildings will have more of a separate look moving forward by removing the awning and redesigning the lower storefront.
- The new addition would be above the building on the east and not the other building.
- The demolition will only be on the inside.
- New steel structure will be built inside and have its own new foundations.



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