



Provo City Landmarks Commission

Report of Action

April 17, 2024

ITEM 1 Brian Dabb requests a Certificate of Appropriateness for a three lot subdivision in the R1.6 (One Family Residential) Zone, in order to create two new building lots adjacent to a registered historic residence, located at 905 East Center Street. Foothills Neighborhood. Dustin Wright (801) 852-6414 dwright@provo.org PLLDR20240025

This item was continued from the March 20, 2024, hearing.

The following action was taken by the Landmarks Commission on the above described item at its regular meeting of April 17, 2024:

APPROVED WITH CONDITIONS

On a vote of 5:0, the Landmarks Commission approved the item with the following conditions:

1. The applicant will need to submit a certificate of appropriateness application for a new covered parking structure in the future.

Motion By: Matthew Christensen

Second By: Scott Bingham

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

Votes Opposed to Motion:

Eric Carter was present as Chair.

- New findings stated as basis of action taken by the Landmarks Commission or recommendation to the Municipal Council; Landmarks Commission determination is not 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 Chair was not present or did not address the Landmarks Commission during the hearing.

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 raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- The size of the lot is important to the historic character of the block.
- New homes that will be built will not necessarily be affordable.
- The block has several historical homes, and the lot size plays an important role in the historic nature of the area and each of the homes has a garage that is built in the back. This is the character of the area and allowing the applicant to change this would have a negative impact on that overall historic character.
- The design corridor that aims to protect the historic nature of the area would be affected by the three-lot solution would exempt much of the property from having to comply with the design corridor.

APPLICANT RESPONSE

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

- Building permit to replace the garage in 1994. It is not historic, and the original home did not have a garage.
- The lot line went through the garage. The proposal would be to make it wider to better meet the zone. The parcel has changed size over time and should be allowed to change.
- There is enough space in the rear yard to accommodate the required parking.
- It would not exceed the forty percent lot coverage.

LANDMARKS COMMISSION DISCUSSION

Key points discussed by the Landmarks Commission included the following:

- The Commission questioned if the parking would be able to meet code if the certificate of appropriateness was approved. Staff informed them that the lot coverage would be exceeded, there is not enough space for three parking spaces, and the lot is nonconforming and is not allowed to be reduced.
- The Landmarks Commission stated that historically it is common for lot lines to change over time and that the garage was not adding to the historicity of the property.



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