

Item 1

Provo City Landmarks Commission

Report of Action

May 15, 2019

PLLD20190159 Bret Seale requests a Certificate of Appropriateness for alterations to and restoration of the exterior of the Knight-Mangum House located at 381 East Center Street in the Residential Conservation (RC) Zone. The Knight-Mangum House, constructed 1908, is individually listed on the Provo Landmarks Register. Joaquin Neighborhood. Josh Yost (801) 652-9249
PLLD20190159

The following action was taken by the Landmarks Commission on the above described item at its regular meeting of May 15, 2019:

APPROVE WITH CONDITIONS

The Landmarks Commission individually evaluated each proposed work item which merited individual discussion due to questions or concerns from the Commission or the Applicant. All other items that received a staff recommendation of approval, or approval with conditions were considered together and marked with an asterisk. Each action is listed below:

Action for Each Proposed Work Item

1. Approve*
2. Retain front west chimney at current height, restore per staff report. Cut down rear west chimney approximately four feet, treat remainder per staff report.
Motion: Matt Christensen
Second: Susan Fales
Vote: 3:0
3. Approve with conditions per staff report. Provide discretion to staff to determine if screen wall is needed or desirable.
Motion: Matt Christensen
Second: Susan Fales
Vote: 3:0
4. Approve with conditions per staff report.*
5. Approve as proposed with staff discretion to require a dummy knob.
Motion: Diane Christensen
Second: Matt Christensen
Vote: 3:0
6. Deny
Motion: Matt Christensen
Second: Diane Christensen
Vote: 3:0
7. Approve*
8. Approve with conditions per staff report*

9. Approve alternative one
Motion: Matt Christensen
Second: Susan Fales
Vote: 3:0
10. Approve with recommendation per staff report*
11. Approve*
12. Approve with conditions per staff report*
13. Approve with conditions per staff report*
14. Approve*
15. Approve*
16. Approve with recommendation per staff report*
17. Approve*
18. Approve with conditions per staff report*
19. Approve with recommendation per staff report*

Approve remaining items marked *, as recommended by staff.

Motion: Diane Christensen
Second: Susan Fales
Vote: 3:0

Susan Fales acted 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. Key points addressed in the Staff's presentation to the Landmarks Commission included the following:

The Knight-Mangum House, completed in 1908, is undergoing rehabilitation and restoration. The exterior of the house exhibits varying degrees of deterioration related to water infiltration, structural deficiency, age, installation of mechanical equipment, and deferred maintenance. Alterations are also present on the West and North faces of the house. The applicant has proposed a program of restoration and rehabilitation to address these conditions, to provide locations for mechanical equipment, and create additional egress.

Many of the proposed work items could be reviewed by staff, but some of the items are more substantial or constitute alterations to the house. Due the importance of the property, the broad extent of the scope of work and the impact of some items, staff has determined to present the full scope of work to the Commission.

NEIGHBORHOOD AND PUBLIC COMMENT

The Neighborhood Chair was not present during the hearing.
No neighbors or other interested parties 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 raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

No concerns were raised to staff.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Landmarks Commission included the following:
The applicant communicated their preference to receive approval for the work as proposed but devised compromise alternatives as proposed work items were discussed.

LANDMARKS COMMISSION DISCUSSION

Key points discussed by the Landmarks Commission included the following:
Landmarks Commissioners weighed the staff recommendations and the ordinance standards against their desire to permit the applicant and owner to exercise their judgement and aesthetic preferences in the rehabilitation of the house.

FINDINGS / BASIS OF LANDMARKS COMMISSION DETERMINATION

The Landmarks Commission identified the following findings as the basis of this decision or recommendation:

Item 2: The Commission moved to approve the reduction of the height of the rear west chimney based on the following findings.

- It is located on a secondary elevation
- It is not visible from the front of the house
- It constitutes the greatest threat to life safety

Item 3: The Commission moved to give staff discretion in determining whether the screen wall is necessary based on the following findings.

- The house will be viewed primarily from the near side of the street or the sidewalk, reducing the visual impact of the compressors.
- The installation of a screen wall may be more visually intrusive than the compressors alone, based on its proximity to the roof edge and this impact is best determined on site after the installation of the compressors.

Item 5: The Commission moved to approve the placement of a fixed panel with an art glass panel matching the main door sidelights and to give staff discretion in requiring a dummy knob, based on the following findings.

- The plate glass filling the entire opening that was removed by the contractor was not original.
- The original condition of the door in the opening is unknown.
- Permitting this alteration does not significantly affect the integrity of the house and permits the expression of the owner's aesthetic preferences.
- The visual impact of the dummy knob is best ascertained in the field after installation of the panel.



Landmarks Commission Chair



Director of Community Development

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