
HISTORIC PRESERVATION COMMITTEE MEETING MINUTES April 5, 2021

City Hall Council Chambers * 290 North 100 West Logan, UT 84321 * www.loganutah.org

The meeting of the Logan City Historic Preservation Committee convened in regular session on Monday, April 5, 2021. Chairman Wilson called the meeting to order at 12:00 p.m.

Committee Members Present: Christian Wilson, Bronwyn O'Hara, David Lewis, Gary Olsen, Amy Hochberg

Committee Members Excused: Thomas Graham, Keith Mott

Staff Members Present: Holly Daines, Russ Holley, Ben Anderson, Tanya Rice

Minutes, as written and recorded from the March 1, 2021 meeting, were reviewed. B. O'Hara moved that the minutes be approved as submitted. D. Lewis seconded the motion. The motion was approved.

HPC 21-005 Consolidated Wagon Lofts (Certificate of Appropriateness) CWIC Holdings LLC & Tony R. Johnson, owner/authorized agent, are requesting to construct an addition to the north side and exterior façade remodeling for the building located at 25–37 West Center Street in the Town Center One District (TC-1-HD) zone; TIN 06-025-0002

STAFF: R. Holley explained the proposed project to include a rear building addition and front façade remodel. The addition in the rear will contain a new stair tower and elevator shaft. The exterior will be brick, metal siding, and finished concrete. The plan includes an outdoor eating area, a patio, and a rooftop patio. He also went over the businesses that will be at this location as well as the history of the building, the surrounding buildings, and the Historic Standards.

B. O'Hara asked if per the Design Standards, it was first looked at putting the elevator and stairs inside the existing building. R. Holley said it had to be on the exterior to meet the building code and to be able to access all the floors and the roof.

B. O'Hara also asked if the new brick on the addition would be painted to match the brick on the existing building. R. Holley stated that the new brick will be left natural.

PROPONENT: Tony Johnson spoke about trying to keep the elevator inside the structure, but structurally it was just not an option. He spoke about wanting to clean up and restore the brick on the front of the building, and a possible mural in the future on the west side. He mentioned the brewpub, urban market, and the rooftop patio, and spoke about the windows being replaced, and the two garage doors that will open to outdoor patios on the main floor.

B. O'Hara asked about the new window pattern and how the new design matches the pattern, size, and rhythm of the historic portion of the building, per the Design Standards. T. Johnson stated that that they didn't want to mimic the historic portion, and that the design for the addition is a good blend.

PUBLIC: No public comments.

COMMITTEE: B. O'Hara stated that the new addition does not seem compatible and needs to be more in sync with the surrounding buildings. D. Lewis said that the new addition works with the little modern vibe it has, it is a good proposal, and he is in favor of the project. C. Wilson said that there is a new material, but he does not see anything that goes against the Historic Standards.

MOTION: D. Lewis moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 21-05 as presented with the conditions for approval as listed below. A. Hochberg seconded the motion.

Moved: D. Lewis Seconded: A. Hochberg **Passed: 3 - 1**

Yea: A. Hochberg, D. Lewis, G. Olsen Nay: B. O'Hara Abstain:

CONDITIONS OF APPROVAL

1. Any representations by the proponent at the Historic Preservation Committee hearing that is approved shall be incorporated into the final action as conditions of approval and recorded on the Certificate of Appropriateness.
2. The Historic Preservation Committee determined the proposed rear building addition appropriate and compatible with the existing building.
3. The new front façade windows shall match in material (wooden) and size to the existing (old) windows.
4. The new front doorway shall match the materials and sizes to the existing front doorways.
5. Failure to comply with any conditions of approval shall void the permit and require a new Historic Preservation Committee hearing.

FINDINGS FOR APPROVAL

1. The project complies with all requirements imposed by Title 17 of the Logan Municipal Code.
2. As conditioned, the project meets the Historic District Design Standards.
3. The project meets the stated goals for development in the Logan Downtown Specific Plan.
4. The legal and public noticing procedures were followed and the project process, including the public hearing and public meeting complies with code standards.

Meeting adjourned at 1:05 p.m.

Minutes approved as written for the Logan City Historic Preservation Committee meeting held on May 5, 2021.

Michael A. DeSimone
Community Development Director

Christian Wilson
Historic Preservation Committee Chairman

Amanda Hovey
Administrative Assistant

