



HISTORIC PRESERVATION COMMITTEE MEETING MINUTES April 19, 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 19, 2021. Chairman Wilson called the meeting to order at 12:00 p.m.

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

Committee Members Excused: Thomas Graham

Staff Members Present: Holly Daines, Mike DeSimone, Russ Holley, Tanya Rice, Tom Dickinson, Ben Anderson, Kirk Jensen, Kymber Housley

Minutes, as written and recorded from the April 5, 2020 meeting, were reviewed. David Lewis moved that the minutes be approved as submitted. Bronwyn O'Hara seconded the motion. The motion was approved.

D. Lewis made a motion to reverse the order of the projects on the agenda, all members agreed.

C. Wilson recused himself from the Allen hall mortuary discussion.

HPC 21-007 Allen Hall Mortuary Proposed Façade Remodel (Certificate of Appropriateness) Allen-Hall Mortuary INC/Christian Wilson, owner/authorized agent, are requesting a façade remodel to the north and east facing façades. The remodel will also include a new Port-Cochere, new windows, elevating the roof line and adding larger brick columns to the building located at 34 East Center Street in the Town Center (TC-HD) zone; TIN 06-029-0013.

STAFF: T. Rice went over the history of the building and the past historical surveys that listed the building as non-contributory. The proposed project includes several façade renovations to the building such as a new Port-Cochere to the east entry, an elevated roofline of the new and existing covered entries, new windows added to the second floor of the north façade, new brick columns and pilasters, aluminum storefront door, metal cap and fascia, stucco capitals, and repainting the existing brick.

PROPONENT: Drew Allen said that they are just trying to give the building a facelift and integrity to last many years to come. They will consider redoing the pillars on the fence to the East of the building to match the new columns.

A. Hochberg asked about the color of the brick. C. Wilson said that they will be painting the new brick on the building to match the existing and using a contrasting brick for the new columns.

PUBLIC: No public comments were made.

COMMITTEE: K. Mott stated that he didn't see any problems with the plan. G. Olsen said it is an improvement.

MOTION: Gary Olsen moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 21-007 as presented with the conditions for approval as listed below. Bronwyn O'Hara seconded the motion.

Moved: G. Olsen Seconded: B. O'Hara Passed: 5 - 0

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

HPC 21-006 Logan City- Center Block Public Plaza Project (Certificate of Appropriateness)
Logan City/Mike DeSimone, owner/authorized agent, are requesting to construct a new 17,000 square foot public plaza; demolish 47-67 N Main street buildings; interior/exterior renovations of 41-45 N Main Street buildings located at 41-67 North Main Street in the Town Center (TC-HD) zone; TIN 06-025-0009, -0011, 06-028-0015, -0016.

STAFF: R. Holley went over the proposed project to demolish 47-67 N main, the remodel of 41-45 N main, and a new public plaza. He went over the façade history and past surveys of the five buildings. The remodel of 41 and 45 will create restaurant space, 45 with a patio eating area that opens to the plaza. The 17,000 square foot plaza will replace buildings 47-67, there will be two large brick arch gateway features, columns, planter boxes, and overhead trellises to help fill in the missing wall along Main street and to help block the noise from traffic. The plaza features will include an ice rink, splash pad, stage area, outdoor seating, dining, public gathering area, fire pits, public restrooms, public art opportunities, and programming all year long. There is also an arch gateway feature on the West side of the plaza facing the parking lot/drop-off area. R. Holley also went over the parking, funding, and timeline of the project.

K. Mott asked if there was still a rooftop deck. H. Daines said that it will depend on the structural integrity of the roof.

B. O'Hara asked about the outdoor seating and if it was just for the restaurant patrons. R. Holley said that there will be plenty of seating for the public besides the restaurant seating.
B. O'Hara asked if the firepits were moveable. R. Holley said that all the fire pits will be moveable.
D. Lewis asked why the windows on the façade of the plaza 45 building are going from three down to two. R. Holley said it is mainly for functional reasons for the interior, and the two larger windows match the new windows on the north side of the building.

PROPONENT: H. Daines thanked the committee for their suggestions and mentioned that they have tried to meet all their comments with this current plan.

Corey Solum with Think Architecture spoke about the fire pits and how they will all be moveable, along with some of the seating and planter boxes. He also spoke about the building to the north of the plaza and the brick wall that will be exposed after the demolition, what shape it may be in, and some possible options to restore it.

H. Daines said that the 41 and 45 Buildings, after the façade remodel and some interior demolition, will be put up for sale with specific uses in mind to get restaurants in the main level spaces.

PUBLIC: Senait Anbesse asked about performances on the stage distracting traffic on Main street. H. Daines said that any performances will be on the smaller side and shouldn't cause much of a disruption. Any stage lighting will be projecting into the stage to the West so that should not be an issue. Safety will be taken into consideration with whatever is scheduled in the space.

COMMITTEE: B. O'Hara said she admires the mayor for not giving up on the revitalization of downtown and making all the changes the committee has suggested. This is a well-thought-out, well-planned project.

K. Mott said this plan is much better, and he likes the barrier along Main street, it is a good compromise.

D. Lewis said that the city has done a great job at answering all the committee's initial concerns, the retaining wall along the front and to the west, repurposing the 41 & 45 buildings.

A. Hochberg stated that the project is beautiful and cannot wait to use it.

Gary said it is a well-thought-out plan and will be a tremendous asset to the valley.

C. Wilson thanked the mayor for putting up with so much from the committee and being so committed to the city and sticking to the plaza plan.

MOTION: D. Lewis moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 19-006 as presented with the conditions for approval as listed below. G. Olsen seconded the motion.

Moved: D. Lewis

Seconded: G. Olsen

Passed: 5 - 0

Yea: D. Lewis, K. Mott, G. Olsen, B. O'Hara, A. Hochberg

Nay:

Abstain:

Meeting adjourned at 1:14 p.m.

Minutes approved as written for the Logan City Historic Preservation Committee meeting held on April 19, 2021.

Michael A. DeSimone
Community Development Director

Christian Wilson
Historic Preservation Committee Chairman

Amanda Hovey
Administrative Assistant