



HISTORIC PRESERVATION COMMITTEE MEETING MINUTES February 19, 2019

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 Tuesday, February 19, 2019. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: Amy Hochberg, David Lewis, Christian Wilson

Committee Members Excused: Viola Goodwin, Thomas Graham, Keith Mott, Gary Olsen

Staff Members Present: Mike DeSimone, Aaron Smith, Paul Taylor, Debbie Zilles

Minutes as written and recorded from the December 3, 2018 meeting were reviewed. Mr. Wilson moved that the minutes be approved as submitted. Ms. Hochberg seconded the motion. The motion was approved.

HPC 19-001 Curate Company Facade Kent Ricks, authorized agent/owner, requests to remove the metal and neon façade from the 1960's and expose and refinish the original brick structure of the north building located at 26 South Main in the Town Center-Historic District (TC-HD) zone; TIN 06-029-0005;-0007.

STAFF: Mr. Smith explained that the project request involves two (2) properties for a total area of approximately 0.37 acres. The main building is located at 26 South Main Street and contains the two-story historic brick facade. The subordinate (south) single-story building is also included in the project area. Based on the application information provided, the original historic brick facade, windows and trim are all intact and in good condition beneath the large white aluminum panels visible today. The applicant believes, based on an inspection, that the brick on the front facade is currently painted a peach color.

The request to remove the aluminum siding, exposing the original upper-story windows, transom windows, brickwork, decorative cornice and trims and re-paint the brick white and all the window and trim areas black. New signage and a new fabric awning are also proposed. The ground-floor storefront area would essentially remain unaltered with this proposal.

The removal of the aluminum siding will reveal one of the nicest building facades in the district. The ornate cornice, façade symmetry and decorative brickwork represents the good design, fine craftsmanship and quality materials synonymous with early turn-of-century downtown buildings. If it is found that beneath the aluminum siding the brick facade has not been painted the peach color as indicated by the applicant, it is not appropriate to apply new paint to original brick surfaces as per the material standards in the Historic District Design Standards (HDDS).

PROPONENT: Kent Ricks is excited about the project and believes it will be a good improvement. The upper windows, which have been boarded up, have been opened; the brick has been painted and looks to be reasonably good condition. The window frames are wood, the moldings need some repair but are in fairly good shape. The goal is to be open in March, once the interior renovations are completed.

PUBLIC: Gary Saxton, representing the Logan Downtown Alliance Design Committee, said they have been waiting for this façade to be improved and encouraged the Committee to support these efforts.

COMMITTEE: Mr. Wilson asked what will be done to upgrade the windows. Mr. Ricks said it will likely require obtaining a bid for the replacement of the broken windows. Mr. Wilson said it can be a costly endeavor to remodel an old building. He cautioned Mr. Ricks that painted brick does not allow the brick to breathe and it can deteriorate faster. The ideal solution would be to clean the brick for the long-term health of the building, however that can be quite expensive

Chairman Lewis asked if there was any funding for downtown facade renovations. Mr. DeSimone said there are a couple of programs that have limited funding.

MOTION: Ms. Wilson moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 19-001 as presented with the conditions for approval as listed below. Ms. Hochberg seconded the motion.

CONDITIONS OF APPROVAL

1. Any representations by the proponent at the Historic Preservation Committee hearing that are approved, shall be incorporated into the final action as conditions of approval and recorded on the Certificate of Appropriateness.
2. Once the aluminum siding is removed, if the original brick has not yet been painted, then it is inappropriate to paint the brick. If the original brick has been painted, then a new coat of paint is allowed.
3. The proposed awning location and material are considered appropriate.
4. All new signage shall obtain a sign permit in accordance with the Land Development Code and Center Street Historic District prior to installation. Murals larger than 10% must obtain a Conditional Use Permit prior to installation and contain no more than 10% commercial signage.
5. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
6. 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. The project is consistent with the objectives and purpose of the General Plan and Title 17 of the Logan Municipal Code by helping to maintain the Town Center (TC) zone as the central location for the community's historic and cultural resources.
3. The conditioned project will help to improve the contributory status of the building.
4. As conditioned, the project will not negatively impact the surrounding contributing structures inside the district.
5. The project substantially complies with standards outlined in the *Historic District Design Standards* and the *Secretary of the Interior's Standards for Rehabilitation and Reconstruction*.

Moved: C. Wilson Seconded: A. Hochberg **Passed: 3-0**

Yea: Hochberg, Lewis, Wilson Nay: Abstain:

Meeting adjourned at 12:30 p.m.