



HISTORIC PRESERVATION COMMITTEE MEETING MINUTES March 4, 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, March 4, 2019. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: Amy Hochberg, Thomas Graham, David Lewis, Keith Mott, Gary Olsen, Christian Wilson

Committee Members Excused: Viola Goodwin

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

Minutes as written and recorded from the February 19, 2019 meeting were reviewed. Mr. Wilson moved that the minutes be approved as submitted with a minor change. Ms. Hochberg seconded the motion. The motion was approved.

HPC 19-002 Wolford Collision Remodel Tim Wolford/Wolford Brothers Properties, authorized agent/owner, request a façade remodel of the building located at 595 West Center Street in the Commercial Services-Historic District (CS-HD) zone; TIN 06-009-0017.

STAFF: Mr. Holley explained that the building proposed for remodel is located at the front corner of 600 West and Center Street. This building was originally built in 1918 and in 1982 a major remodel and expansion was completed that expanded the footprint to the west. The building facade has essentially remained the same since 1982. It is a simple, single-story square masonry structure with a cedar-shingle mansard roofline as the defining feature. A small building entrance is located near the corner of the building.

The project request involves south-facing new storefronts, exterior wall remodeling, new parapets, new canopies, lighting and site improvements. The mansard roofline is proposed to be removed, revealing a flat parapet wall. The roofline steps up near the corner to further emphasize the new storefront entryway, canopy and architectural treatments. A wood-cladding is proposed for a small portion of the facade to add contrast and interest to the otherwise fully masonry wall. New signage and a new awning are proposed on the north facade.

The proposed removal of the 80's era mansard roofline and returning to the flat façade and parapet will reinstate some of the building's original character. The added storefront and weather canopy will increase pedestrian friendliness and create a prominent entrance. The overall design and some of the accent materials may be considered by some as being too modern for overall district compatibility, but with such a plain and simple original façade and being graded as "non-contributory", they should not be considered as compromising to the building's historical character. The 1982 mansard roofline is not considered historical or eligible to preserve.

PROPONENT: Tim Wolford is working with Andrea McCulloch from Millieu Design on the improvements and rebranding. The original opening below the canopy is there structurally and will not change.

Andrea McCulloch said there are not many historic photos so they took inventory of what is there. There is evidence of the header and the location of the windows. They are striving to be sensitive to the original fenestration. Historic elements that have not been ruined will be retained.

PUBLIC: None

COMMITTEE: Mr. Graham asked if the exterior signs would be backlit. Mr. Holley said there is no information on the signage, it will have to be approved by staff. Interior signage is not regulated, only exterior.

Mr. Wilson was concerned that the area around the canopy may require considerable structural improvement. Ms. McCulloch said there is structure in place, a little of the storage capacity may be lost but there are no major concerns.

Ms. McCulloch confirmed for Mr. Graham that the canopy will be metal. Mr. Graham said this will be a huge improvement and he likes the better presence of the storefront. His only concern is that some of the exterior signage may be too large for the Historic District.

Chairman Lewis complimented the quality of the plans presented.

MOTION: Mr. Wilson moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 19-002 as presented with the conditions for approval as listed below. Mr. Graham 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. The Historic Preservation Committee considers the renovations and remodeling for south, west and north facades of the building acceptable in this case.
3. 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, in no case, contain more the 10% commercial signage.
4. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
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. 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 community's historic and cultural resources.
3. Because the building is considered non-contributory, the conditioned project will help to improve, and may result in, a contributory status of the building.
4. As conditioned, the project with 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: T. Graham **Passed: 6-0**

Yea: Hochberg, Graham, Lewis, Mott, Olsen, Wilson Nay: Abstain:

Meeting adjourned at 12:25 p.m.

Minutes approved as written for the Logan City Historic Preservation Committee meeting held on March 4, 2019.

Michael A. DeSimone
Community Development Director

David Lewis
Historic Preservation Committee Chairman

Debbie Zilles
Administrative Assistant

