



---

## HISTORIC PRESERVATION COMMITTEE MEETING MINUTES March 5, 2018

---

City Hall Council Chambers \* 290 North 100 West Logan, UT 84321 \* [www.loganutah.org](http://www.loganutah.org)

The meeting of the Logan City Historic Preservation Committee convened in regular session on Monday, March 5, 2018. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: Viola Goodwin, David Lewis, Keith Mott, Gary Olsen, Christian Wilson, Amy Anderson (Municipal Council liaison)

Committee Members Excused: Thomas Graham, Amy Hochberg

Staff Members Present: Mike DeSimone, Amber Pollan, Russ Holley, Paul Taylor, Debbie Zilles

Minutes as written and recorded from the February 5, 2018 meeting were reviewed. Mr. Mott moved that the minutes be approved as submitted. Mr. Olsen seconded the motion. The motion was unanimously approved.

### **HPC 18-002 Anderson Seed & Garden – Front Entrance Reconstruction**

Anderson's Seed & Garden / Mark & Ronnette Anderson TRS, authorized agent/owner, request to remodel the existing and damaged storefront areas of the exterior building facade at 69 West Center Street in the Town Center - Historic District (TC-HD) zone; TID 06-026-0002.

**STAFF:** Ms. Pollan explained that on January 16, 2018, the building was hit by a vehicle and damaged extensively. The front is currently boarded and the business would like to restore the use of that entrance. The request is for a front entrance reconstruction, which includes replacing the east Center Street entrance and display area that was recently destroyed and removing and replacing the existing entry of the west entrance. The proposal includes removing existing materials and recessed entries and replacing them with double doors, lower kickplate areas, display and transom windows.

**PROPONENT:** Mr. Anderson explained the reason for the proposal is due to a vehicle accident that caused significant damage to the front facade. They can either recess the entrance or construct a flush wall frontage like the original construction. The flush design allows for more interior space. The objective is to improve ADA access with ramps and double doors. Although the reason for the improvement is from damage that occurred, the proposal will improve the overall appearance of the building. They would like to proceed immediately as it is their busy season and he encouraged the City to create an expedited process for these types of emergency situations.

**PUBLIC:** None

**COMMITTEE:** Mr. Wilson asked if recess entries were standard. Ms. Pollan explained that the Historic District Design Standards CR-1 requires the original storefront to be maintained. Recessed entries with large display windows are generally historic and are encouraged. The standards are based on the historic design style of the 1900-1930 era.

Mr. Wilson said recessed entrances help with weather protection and safety concerns. Ms. Pollan said the standard is based from a historical/architectural standpoint, however, she agreed there are many other benefits for a recessed entryway. In this case, either flushed or recessed would be appropriate.

Mr. Anderson said the biggest concern is when the metal sign was removed, it exposed the brick which had been protected. The brick is deteriorating each day. It gets wet and absorbs the moisture, freezes, thaws and shatters. He is unsure how they will ultimately save the brick. The roof was recently redone and all the brick on the roof had to be covered.

Mr. Mott prefers the higher kickplate and the recessed (at least door length) entry. Mr. Olsen agreed that the recessed design will protect the doors and pedestrians.

Chairman Lewis said the recommendations include either flush or recessed entry and a higher kickplate. He suggested letting the proponent make the determination on the entry. Mr. Anderson said he will talk to his contractor about the Committee's recommendations.

**MOTION:** Mr. Olsen moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 18-002 as presented with the conditions for approval as listed below, including a strong recommendation for a recessed entry. Mr. Mott seconded the motion.

#### CONDITIONS OF APPROVAL

1. Any representations at the Historic Preservation Committee hearing that are approved shall be incorporated into the final action and recorded on the Certificate of Appropriateness.
2. The Historic Preservation Committee approves the flush-wall storefront and door system. The metal finish to be bronze, as proposed, including the double doors, display windows, and transom window panels.
3. The kickplate shall match the pilaster base, be a masonry material, and consistent with the building's color scheme.
4. Signage requires a sign permit, to be approved by the Department of Community Development.
5. The proponent is responsible to ensure that construction is appropriately permitted and inspected by the Building Division through timely scheduled inspections.
6. Failure to comply with conditions of approval shall void the permit and require a new 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 Logan Municipal Code Title 17 by helping to maintain the Town Center (TC) zone as the central location for the community's historic and cultural resources.
3. The project is consistent with the objectives and purpose of the Historic District as it is restoring the original storefront of a contributing building.
4. A Certificate of Appropriateness is issued, that is limited to, and promotes preservation and enhancement of structures listed as contributory by the National Register of Historic Places.
5. The project substantially complies with standards outlined in the Center Street Design Review Standards and the Secretary of the Interior's Standards for Rehabilitation.

Moved: Gary Olsen    Seconded: Keith Mott    **Passed: 4-0**  
Yea: Goodwin, Mott, Olsen, Wilson    Nay:    Abstain:

**HPC 18-001 Center Street Historic District Design Standards** – The City of Logan requests review and adoption of an update the Historic District Design Standards for the Center Street National Historic District. The update has been guided by a Steering Committee comprised of members of the Historic Preservation Commission, Planning Commission, City Council, City Administration and the public, and includes a comprehensive review and update of the existing guidelines with an emphasis on incorporating current best practices, technology, and materials innovations which are appropriate and acceptable under the Secretary of the Interior's Standards. The Historic Preservation Committee will be holding a workshop to review the final draft document

**DISCUSSION:** Ms. Pollan advised that there has not been a public open house held yet, she would also like to receive more input from the Steering Committee and Logan Downtown Alliance Design Committee. She outlined the main changes, including separating residential and commercial to individual sections and including more detail (i.e. material, finishes, doors, and roof additions). Additional graphics, tips and helpful ideas for applicants has also been included throughout the document.

Chairman Lewis has a few wording corrections that he will forward to Ms. Pollan.

Mr. Olsen likes the helpful ideas, especially dealing with materials. He would suggest including more options of what can and cannot be done, such as illustrations of both bad and good examples.

Ms. Pollan said windows are a big concern. Mr. Olsen agreed and said there is a new window, made from a composite material that looks like wood and is designed specifically for historic use. Ms. Pollan advised that it is necessary to consider changes as technology and materials that can be used for historic design evolve over time. Chairman Lewis noted that materials are constantly progressing and it would be better to define the design rather than specific material brands.

Mr. Holley asked for the Committee's thoughts on residential windows and whether the front, street-facing facade should be deemed the principle facade with different requirements than secondary windows. For example, wood on front windows and allowing vinyl to be used on side and rear elevations for cost efficiency. Mr. Wilson said sometimes restoring historic windows can be very expensive. Although there should be a standard met, if it is too cost prohibitive, nothing will be done and it is better to do some improvements. There should be some flexibility and sensitivity allowed on secondary facades. Mr. Olsen noted that a corner would be considered a primary facade.

Mr. DeSimone said the challenge in the Historic District is that many homeowners are lower-income. Focusing on the primary facade is the most important goal to help improve the overall appearance. Mr. Wilson agreed that it is difficult to afford to live in some of the historic homes and repairs and restoration can be quite expensive. Chairman Lewis said there are better and worse type of windows, however, "better" is a subjective term and can be difficult to define. Chairman Lewis said the size and basic look should be considered. Mr. Wilson said the windows should maintain a similar look regarding size, shape and design. Mr. DeSimone said the consultant's recommendation was a requirement to repair existing windows, which can be challenging and expensive for a home owner.

Ms. Pollan explained that the standards are intended to allow for different choices. Mr. Holley said they are written in a way which requires a match in dimension, however, material can be different. Mr. Wilson said "function" should be added to match.

Ms. Pollan advised that if it is a residential replacement of windows only, not changing or altering the look or design of the structure, it may be beneficial to have staff review and approve rather than require a Committee hearing. Chairman Lewis said this would be covered in the track review section. Ms. Pollan said “window replacement” could be added to a Track 1 review, which would expedite the process. Chairman Lewis asked about idea of rebuilding versus replacing. Mr. Holley said each circumstance is unique and would be considered on a case-by-case basis.

Ms. Goodwin appreciates Mr. Olsen’s historic color schemes, which will help avoid offensive colors. Ms. Pollan said there are also links provided for additional resources and examples for historic paint colors.

**OTHER BUSINESS:** Mr. Olsen asked for an update on the Zion’s Bank ATM. Mr. Holley said he has been in contact with Raymond Construction. They have advised that they have stone on order from Israel (a 16-week delivery timeline) that will be used on the project. He will follow up with them by the end of the month.

Ms. Pollan advised that the Planning Commission is still reviewing changes to the Town Center (TC) zone, which include height, setback and transition standards. This issue will not impact the Historic Preservation process.

Mr. Olsen pointed out that while working on the demolition of the old Walker Bank structure, they have discovered some classical features and stunning historic materials.

The next meeting will be held on Monday, April 2, 2018 at 12:00 p.m.

Meeting adjourned at 1:12 p.m.

---

Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting on March 5, 2018.

---

Michael A. DeSimone  
Community Development Director

---

David Lewis  
Historic Preservation Committee Chairman

---

Russ Holley  
Senior Planner

---

Amber Pollan  
Senior Planner

---

Debbie Zilles  
Administrative Assistant