
HISTORIC PRESERVATION COMMITTEE MEETING MINUTES March 1, 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, March 1, 2021. Chairman Lewis called the meeting to order at 12:00 p.m.

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

Committee Members Excused: Thomas Graham, Gary Olsen

Staff Members Present: Tanya Rice, Russ Holley, Mike DeSimone, Kirk Jensen, Holly Daines, Amanda Hovey

David Lewis read a statement determining risk and the need for an electronic meeting.

Minutes as written and recorded from the November 16, 2020 meeting were reviewed. David Lewis moved that the minutes be approved as submitted. Keith Mott seconded the motion. The motion was approved.

HPC 21-002 19 West Center Façade (Certificate of Appropriateness) Davis Brothers & Milieu Design/Andrea McCulloch, Owner/authorized agent, are requesting a proposed façade remodel that includes painting the existing façade with a more timeless color palette, recap the metal awning and roof, and replace all the external light fixtures and windows. Located at 19 West Center in the Town Center District (TC) zone; TIN 06-025-0003.

STAFF: Tanya Rice went over the history of the building and presented the proposed façade remodel that includes new paint, stucco, windows, bronze trim, and light fixtures. David Lewis asked if the windows will be staying the same size. Tanya said that the bottom windows will be longer, but other than that they will be the same size and they will not be operable.

PROPONENT: Andrea McCulloch spoke about keeping the style of the windows the same and using contrasting colors to give the building dimension.

PUBLIC: Gary Saxton stated that the downtown alliance is in support of this renovation.

COMMITTEE: Bronwyn O'Hara asked about the canopy and the brick that appears to be crumbling on the upper story. Andrea McCulloch said that the canopy will be repaired, not replaced and they will be using a quality primer and paint on the brick. Jay Davis said that most of what you see on the brick is the paint peeling off and will clean up nicely. Bronwyn O'Hara also asked about the east wall of the building. Andrea McCulloch said that there are many mixed views on the east wall, but they do have plans in the works. Keith Mott stated that the lower brick should be allowed to be painted in order to match the upper. David Lewis said he likes the contrasting colors and agrees that the bottom brick should be painted. Amy Hochberg asked about the new

colors matching the surrounding buildings. Andrea McCulloch believes that both neighboring buildings will match after their upcoming façade remodels.

MOTION: David Lewis moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 21-002 as presented with the conditions for approval. Amy Hochberg seconded the motion.

Moved: D. Lewis

Seconded: A. Hochberg

Passed: 3-1

Yea: D. Lewis, A. Hochberg, K. Mott

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 approves the proposed building materials.
3. The Historic Preservation Committee approves painting the masonry on the first floor of the façade.
4. Repair or replacement of trim details that are damaged or deteriorated beyond repair shall match the original in scale, material, design, color and texture.
5. All new signage shall obtain a sign permit in accordance with the Land Development Code and Center Street Historic District prior to installation.
6. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
7. Failure to comply with any conditions of approval shall void the permit and require a new Historic Preservation Committee hearing.
8. Exterior lighting shall comply with the Land Development Code §17.36.210.
9. Any new signage requires a separate sign permit to be issued by the Community Development Department.
10. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
11. 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 and the preservations of the Center Street Historic District as a cultural resource.
3. The project will not negatively impact the surrounding contributing structures inside the district.
4. 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*.

WORKSHOP ITEM:

- ✓ 70 W Center Building.

OTHER BUSINESS:

Christian Wilson was elected to serve as the new Chairman, with Amy Hochberg to serve as the Vice-Chair.

Meeting adjourned at 1:12 p.m.

Minutes approved as written for the Logan City Historic Preservation Committee meeting held on March 1, 2021.

Michael A. DeSimone
Community Development Director

Christian Wilson
Historic Preservation Committee Chairman

Amanda Hovey
Secretary III