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## HISTORIC PRESERVATION COMMITTEE MEETING MINUTES April 2, 2018

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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, April 2, 2018. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: David Lewis, Christian Wilson, Amy Anderson (Council liaison)

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

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

\*\* A quorum was not present, no decisions or vote could be taken, however, discussion and public comment were received. Minutes of the March 5, 2018 meeting will be approved at the next meeting.

**HPC 18-001 Center Street Historic District Design Standards** – The City of Logan requests review and adoption of an update to 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 public, and includes a comprehensive review 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.

**DISCUSSION:** Ms. Pollan recapped the overall layout of the plan and updates, which are in line with state and federal standards.

- A Public Open House was held March 29, 2018 with 50 people in attendance.
- Track 1 and Track 2 requirements were outlined
- Primary changes include the addition resource boxes (Quick Tips, Maintenance Tips or Suggested Resources). The resource information does not include “regulatory” language and are intended to be a useful tool in assisting owner to understand and meet the required design standards.
- Solar panels were reviewed (page 32)
- One of the major objectives is to ensure continued efforts include promotion of the District.
- Minor changes to the History section (dates adjusted for accuracy).
- Preservation Incentives (page 12) was clarified to read “*Total rehabilitation expenditures must exceed \$10,000 in a 3-year period*”.
- Color is not regulated, however, property owners are encouraged to use colors that are historically and traditionally common – this section, although not a review standard, is provided to help owners.
- Links will be reviewed and updated.
- Minor grammatical changes on page 55
- Update acknowledgements page to include current Council and Committee members.

**PUBLIC COMMENT:** A written letter from Marilyn Austin Smith was received and distributed to the Committee prior to the meeting, requesting that her property at 132 West Center be removed from the Historic District. After review and discussion with Ms. Smith it was determined that her home meets the requirements and will remain in the district.

Nancy Cheal, owns the building at 88 W. Center, inquired if Logan is seeking a National Historic designation. Ms. Pollan explained that Logan City has had a designation in place since 1978. Chairman Lewis said the standards have been in place since 2003, this process is to update them. There are very few specific changes to the actual standards because they conform with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The biggest change to the document is providing more resource information and suggested tip/tools. He confirmed that existing structures do not have to change anything, this would only apply when renovations or major repairs are being made.

Brandon McKay lives at 528 W. Center Street and noted that there are no standards for non-contributory homes within the District. Ms. Pollan said the regulations would fall under the applicable zoning standards. Mr. McKay asked for better clarification in the document. Mr. DeSimone said even if a structure is considered non-contributing, any additions, renovations and/or repairs would have to comply with the standards. Mr. McKay said he cannot apply for funding for historic repairs. Mr. DeSimone advised that clarifying language can be added, however, projects in the District will need to be reviewed. Mr. McKay said other cities have specific appearance standards, Logan seems to be quite confusing.

Ms. Pollan pointed out that 75% of the structures in the District are considered contributory.

Dawna Carlisle asked how projects are reviewed (i.e. landscaping and porches). Ms. Pollan said staff is happy to discuss specific cases, provide information as to what is allowed and offer historic resources. Mr. DeSimone explained that the City does not regulate residential landscaping but can help provide guidance to a homeowner.

Chairman Lewis noted that it can, at times, seem daunting; the Committee does not want to become a barrier for improvements. Members are willing to work with owners to achieve their goals and comply with the Historic District standards. The objective is to accommodate as wide of a range of options as possible and help provide guidance. The Committee is comprised of architects and construction professionals.

Maurine Burt asked if there have been any changes in the last couple of years. Ms. Pollan explained that an appeal process was added by the state legislation, however, the last adoption date was in 2003.

Chairman Lewis outlined the differences between Track 1 and Track 2 reviews. Track 1 proposals can be reviewed and approved by Staff, whereas, projects that have more significant changes (altering architectural details, changing windows, etc.) include more subjectivity in the decision-making process. The Committee provides a more thorough review and public involvement.

Mr. Wilson noted that most of the proposals reviewed by the Committee are commercial projects.

Chairman Lewis encouraged continued review, there is always room for improvement. He appreciates the public feedback and advised to contact Staff with any questions or comments.

The next meeting will be held on April 16, 2018.

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Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting on April 2, 2018.

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Michael A. DeSimone  
Community Development Director

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David Lewis  
Historic Preservation Committee Chairman

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Russ Holley  
Senior Planner

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Amber Pollan  
Senior Planner

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Debbie Zilles  
Administrative Assistant