
HISTORIC PRESERVATION COMMITTEE MEETING MINUTES April 16, 2018

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, April 16, 2018. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: Thomas Graham, Amy Hochberg, David Lewis, Keith Mott, Gary Olsen, Christian Wilson, Amy Anderson (Council liaison)

Committee Members Excused: Viola Goodwin

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

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

Minutes as written and recorded from the April 2, 2018 were reviewed. Mr. Wilson moved that the minutes be approved as submitted, Mr. Graham seconded the motion. The motion was approved.

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 updates and previous discussions:

- 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 is intended to be a useful tool.
- 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.
- Miscellaneous grammatical edits throughout the document.
- Added section on mechanical equipment (9.12.3 page 52)

PUBLIC: None

COMMITTEE: Chairman Lewis recapped that at the last meeting, the document changes were reviewed page-by-page. The links, resources and color suggestions are all great additions and this will serve as a very helpful online tool.

Mr. Olsen asked about solar equipment that might be visible from the street. Mr. Graham said he would hate to restrict a property owner's ability to utilize solar power and suggested reviewing requests on a case-by-case basis.

Chairman Lewis asked how the differences should be handled (e.g. a dark roof with asphalt shingles where flush panels would blend in versus a red terra cotta style roof and/or panels that are propped up. Mr. Wilson said, although most convenient, solar equipment does not necessarily have to be mounted on the roof; there are different options available. Mr. Olsen mentioned there are several homes in the Cliffside area that have them located in the backyard.

Ms. Pollan said staff will review solar systems within a Track 1 request, she will do some research regarding any specific state regulations.

Mr. Wilson suggested keeping the process simple, however, they should not be allowed on a front-facing facade. Mr. Graham said, although this is not a historic element, he would not be opposed to allowing it if it were done correctly. Mr. Wilson agreed. Mr. Mott said it is difficult to envision a way to do it without affecting the historic character of contributory buildings and whether it might affect eligibility for tax credit. Mr. Wilson said they could be allowed in special circumstances where there is no other option available and they are not deemed to be detrimental.

Mr. Olsen asked if there were any solar panels currently in the District. Ms. Pollan said they are handled by the Building Department and require a permit to install. She is not aware of any in the Historic District.

Chairman Lewis said this issue can be revisited; Mr. Graham agreed and said it may not even become an issue. Chairman Lewis said he anticipates it becoming more common in the future.

Mr. Wilson said the Committee could determine how predominate it would be in each situation. Mr. Holley said the language indicates "*not visible from the street*" and may require more clarification for possible interpretation. Mr. Wilson suggested adding "parallel to the public street". Mr. DeSimone said the wording "should be" provides allowance for review to protect the integrity of a structure.

It was determined to leave the wording as is for now, understanding that it is based on interpretation, and can be changed if determined necessary.

Chairman Lewis confirmed that 7.2.1 (5) will read "*Door and window replacements*". He questioned whether "*Exterior masonry work*" would include repairs. Ms. Pollan said repairs would be considered as maintenance and handled through Track 1 review.

Ms. Hochberg asked about changes that are made which do not go through the formal process and whether there would be any recourse or follow-through. Ms. Pollan explained that there is a violation process which falls under Code Enforcement.

Ms. Hochberg wondered if limiting improvements is the right choice because upgrades can often enhance the appearance. Mr. DeSimone said the reason for the standards is to represent all facets of history and ensure that changes are considered within a historical context. Chairman Lewis noted that Committee can accommodate for some leeway in certain situations.

Mr. Wilson pointed out that the objective is certainly not to discourage improvements but to encourage positive steps in conjunction with the historic character of the District.

Ms. Pollan said the surveys provide information on what is historic on a structure, which can allow for more than one option to be considered. Mr. DeSimone said, based on the historic style of the era, the Committee can provide a wide range of options and opinions.

MOTION: Mr. Wilson moved that the Historic Preservation Committee **forward a recommendation of approval** to the Planning Commission for adoption of the Historic District Design Standards (HDDS) as presented. Mr. Olsen seconded the motion.

Moved: Christian Wilson Seconded: Gary Olsen **Passed: 5-0**
Yea: Graham, Hochberg, Mott, Olsen, Wilson Nay: Abstain:

OTHER

Mr. Olsen asked about the status of the Zion's bank ATM. Mr. Holley said he talked with the contractor from California a week ago. Mr. Olsen said he believes they are stalling, there are options to get it corrected timely. He is offended that they are not following what has been approved by the Committee. Mr. Holley said they confirm that they are working on it, however, the formal enforcement process can be started.

Ms. Pollan updated the Committee on the Town Center Rezone project that was recently forwarded to the City Council from the Planning Commission.

WORKSHOP

- ✓ HPC 18-003 Somebody's Attic Facade Remodel.

The next meeting will be held on May 7, 2018.

Meeting adjourned at 1:03 p.m.

Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting on April 16, 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