



HISTORIC PRESERVATION COMMITTEE MEETING MINUTES May 7, 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, May 7, 2018. Chairman Lewis called the meeting to order at 12:00 p.m.

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

Committee Members Excused: Thomas Graham

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

Minutes as written and recorded from the April 16, 2018 meeting were reviewed. Mr. Wilson moved that the minutes be approved as submitted. Mr. Mott seconded the motion. The motion was approved.

HPC 18-003 Somebody's Attic Facade Remodel Joy Shaw/Somebody's Attic Inc., authorized agent/owner, requests a Certificate of Appropriateness for the exterior facade renovation of the building located at 39 West 100 North in the Town Center-Historic District (TC-HD) zone; TIN 06-020-0014.

Mr. Wilson recused himself because he is involved with the design of the project.

STAFF: Mr. Holley reviewed the request. The two-story building fronts 100 North with a narrow pedestrian alley running north and south along the west side. The proposed project includes a new decorative stained-glass transom area, aluminum storefront windows, sandstone kickplate and a recessed entryway and door. The existing upper floor windows and parapet are proposed to remain. Signage is indicated to be altered and approved through a separate sign permit process. The rear and exposed side facades are proposed with no alterations at this point.

PROPONENT: Christian Wilson, from Center Street Architects, explained that the goal is to bring the exterior of the building back to its historic period. There is no record of what the lower portion looked like, however, it could have been similar to what is being proposed. The windows will be specially-designed stained glass.

Joy Gallagher Shaw has been the Executive Director of Somebody's Attic for over 24 years. The business has been at the current location since 1986. The improvements will serve as a thank you to the community for the support over the years and to help revitalize and make downtown more inviting.

PUBLIC: None

COMMITTEE: Chairman Lewis asked if the door was ever squared. Mr. Holley said the earliest photos show the recess, the plywood was installed after the remodel.

Chairman Lewis said this revision is within the context of the building and is a great improvement.

Mr. Olsen said the design is beautiful and the colors are great.

Chairman Lewis said this is a great revision within the context of the building and is a wonderful improvement.

MOTION: Mr. Olsen moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 18-003 as presented with the conditions for approval as listed below. Ms. Hochberg 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 as conditions of approval and recorded on the Certificate of Appropriateness.
2. The storefront system is approved as submitted with new windows, transoms, kick-plates, and doorways.
3. Any new signage shall obtain a sign permit prior to installation.
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 Town Center (TC) zone as the central location for the community's historic and cultural resources.
3. The building is considered a "B" evaluation in the 2011 Reconnaissance Level Surveys, and considered eligible and contributory to the historic district.
4. As conditioned, the new construction and materials share the same general features as most of the surrounding contributing structures and will therefore be compatible to the entire 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: Gary Olsen Seconded: Amy Hochberg **Passed: 4-0**
Yea: Goodwin, Hochberg, Mott, Olsen Nay: Abstain:

OTHER BUSINESS

Meeting adjourned at 12:24 p.m.

Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting on May 7, 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