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## HISTORIC PRESERVATION COMMITTEE MEETING MINUTES June 19, 2017

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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, June 19, 2017. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: David Lewis, Keith Mott, Gary Olsen, Christian Wilson, Gene Needham (council liaison)

Committee Members Excused: Tom Graham, Amy Hochberg, Viola Goodwin

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

Minutes as written and recorded from the February 6, 2017 meeting were reviewed. Mr. Olsen moved that the minutes be approved as submitted. Mr. Wilson seconded the motion. The motion was unanimously approved.

Mr. Wilson recused himself prior to the public hearing for HPC 17-002 because he is the architect of the project.

### **PUBLIC HEARING**

**HPC 17-002 Bluebird Facade Remodel** Center Street Architects/Elmot Corporation, authorized agent/owner request a remodel of the existing art deco facade located at 75 West Center St. in the Town Center-Historic District (TC-HD) zone; TIN 06-026-0004.

**STAFF:** Mr. Holley reviewed the request for new art deco themed signage along the upper portion of the facade, new storefront windows, awnings and aluminum trim. The existing peach and white colored tile material is proposed to remain with slight alterations to accommodate new windows. The lower green tile kick-plate material is also proposed to remain.

The property is approximately 0.14 acres in size with the vast majority being covered by the building footprint. The single-story building fronts Center Street with a narrow, commonly-owned alley that runs along the east side. The Bluebird Candy Company has been in operation at this location since 1968.

The proposed remodel does not change the location or general shape of the doorway located to the side of the facade. With a recessed entrance, the door may not be as prominent as other historic facades in the district, but it fits nicely with this particular Art Deco design.

**PROPONENT:** Justin Hamilton explained that the business purpose for the renovation is to increase visual merchandising. The west window will be to display actual candy making and provide an artisan-type feel. The middle windows will increase natural light and enhance the retail experience of the candy counter. The proposed signage will be much more visible.

Mr. Olsen asked if the windows would go to the ground. Mr. Hamilton advised that they will be up 36" from the ground and the current step into the building will be improved for ADA accessibility.

Christian Wilson, the project architect, noted that the existing tile is in good shape despite being so old. The design is for a simple art deco look and to open up the front space of the building. The multi-layer awning will help create more visual interest and the columns will be aluminum, similar to the windows. The color palette will be peach, white, green and blue.

Mr. Wilson clarified for Mr. Olsen that the awnings will be canvas with metal frames.

Mr. Mott asked if the recessed entry would be retained. Mr. Wilson said it would be the same depth with improvements made to the front step entrance.

**PUBLIC:** None

**COMMITTEE:** Chairman Lewis asked if the original upper stories could have been damaged in the 1962 earthquake. Mr. Holley said that was staff's speculation on the reason the top two floors were removed. The building was originally built as a three-story building and subsequently remodeled or rebuilt sometime before 1968 (based on aerial photos), however building permit records could not be found.

Mr. Holley confirmed for Chairman Lewis that signage is handled through a separate process and approved by staff.

Chairman Lewis said the art deco style works well on this street.

**MOTION:** Mr. Mott moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness as outlined in HPC 17-002 with the conditions of approval as listed below. Mr. Olsen seconded the motion.

#### CONDITIONS OF APPROVAL

1. Any representations by the proponent 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, awnings, kick-plates, and doorways.
3. The 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 the majority 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: Keith Mott      Seconded: Gary Olsen      Passed: 3-0  
Yea: D. Lewis, K. Mott, G. Olsen      Nay:      Abstain:

Mr. Wilson rejoined the Committee.

**HPC 17-003 Madden Porch, Doors & Paint** Gregory J. Madden, authorized owner, requests to build a small porch to provide cover over the front door, a new front door will be installed with side lights and the existing siding will be primed and painted gray, shutters will be painted black at 120 North 200 West in the Neighborhood Residential-Historic District (NR6-HD) zone; 06-021-0011.

**STAFF:** Ms. Pollan reviewed the request for a façade modification including an expanded porch, a new front door with side lights and the existing siding and shutters will be repainted.

Staff recommends approval of the Certificate of Appropriateness for the porch addition and door modifications. The proposal is in character with the Cape Cod elements of the home, but is not going to be overly elaborate or out of proportion with the home. The elements will improve the utility and aesthetics of the home. The applicants will also be repainting the existing siding and shutters. There are currently white siding and dark green shutters. The proposal is to paint the siding a light grey and the shutters black. The residential guideline section does not give direction as to color. As proposed, the project meets the guidelines of the Historic District Design Standards for a Certificate of Appropriateness

**PROPONENT:** None

**PUBLIC:** An email from Kirk Huffaker, Executive Director of Preservation Utah, was received just prior to the meeting encouraging the Committee to require that the classical features of the entry be retained in their historic form, with a preference for conservation of the historic materials and reinstallation around the new entryway.

**COMMITTEE:** Mr. Wilson said he would like to see a detailed drawing of what is being presented. The photos submitted leave it up to speculation as to what it might actually look like.

Mr. Mott said he wants to make sure the applicant is made aware of Mr. Huffaker's concern. Chairman Lewis agreed and said it would be beneficial to hear from the applicant and be able to ask specific questions; the proposal, at this point, is too vague.

Mr. Mott said he did not see a problem with construction of a porch. Ms. Pollan confirmed that the proposal meets the setback allowances.

Mr. Olsen said this will be a very nice improvement.

The committee agreed that it would be best to continue discussion of this project to the next meeting so the applicant can be in attendance.

**MOTION:** Mr. Mott moved that the Historic Preservation Committee **continue** discussion to the July 3, 2017 meeting with instructions for the proponent to submit a detailed drawing. Mr. Olsen seconded the motion.

Moved: Keith Mott    Seconded: Gary Olsen    Passed: 3-0  
Yea: K. Mott, G. Olsen, C. Wilson    Nay:    Abstain:

**WORKSHOP ITEM FOR July 3, 2017 Meeting:**

✓ HPC 17-004 89 N. Main Facade Remodel

Meeting adjourned at 12:37 p.m.

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Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting of June 19, 2017.

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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