



HISTORIC PRESERVATION COMMITTEE MEETING MINUTES August 7, 2017

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, August 7, 2017. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: Tom Graham, Viola Goodwin, Amy Hochberg, David Lewis, Gary Olsen, Christian Wilson, Gene Needham (Municipal Council liaison)

Committee Members Excused: Keith Mott

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

Minutes as written and recorded from the July 17, 2017 meeting were reviewed. Mr. Olsen moved that the minutes be approved as submitted. Mr. Graham seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

HPC 17-006 Arimo Building Restoration – Center Street Architects PLLC/Palmer Family Trust & Credit Services of Logan, authorized agent/owner, requesting a Certificate of Appropriateness for an exterior facade restoration and addition of an elevator and stairs to the building located at 176-186 North Main in The Town Center-Historic District (TC-HD) zone; 06-018-0025;-0026;-0027.

STAFF: Mr. Holley reviewed the request for an exterior facade renovation. The entire building consists of four (4) different property owners; this proposal only includes the northern three owners of the building. The building fronts Main Street and can be accessed via a common rear alleyway.

The building was built circa 1915 and is listed in the 1978 Survey for Historic Homes in Logan as *contributory* in the preliminary evaluation. The 1999 Reconnaissance Level Survey (RLS) gives the building a “B” evaluation, meaning the building is considered *contributory* to the historic district (built within the historic period but has had alterations).

The proposal includes restoring the original basement stairwells along Main Street, new storefront windows and new rear facade with windows and an elevator tower. The upper story, along Main Street, is planned to remain. The small sheds and accessory structures in the rear will be removed.

PROPONENT: Tony Johnson advised that they have made application to the National Park Service, through the State Historic Preservation Office (SHPO), for federal tax credit. Bear River Association of Governments (BRAG) occupies the two south portions of the building and are not included in this project. The Palmer sign will be restored and will remain.

Christian Wilson confirmed for Mr. Olsen that the elevator will access the basement.

Mr. Graham asked about the current guardrails. Mr. Wilson said they will be replaced with new (historically-designed) ones.

Mr. Wilson advised that they will work with the Building Department on the requirements for the rise and run for the stairwells. The objective is to revitalize the basement by providing adequate access. The existing concrete cornice above the windows will match what was historically there. The proposed cast-in-place concrete elevator tower (on the east/rear facade) will complement the concrete building and make it more viable. The storefront window system will match the historic design.

PUBLIC: Gene Needham asked about parking. Chairman Lewis noted that the Committee does not have any purview over parking. Mr. Holley advised that there will be five stalls provided in the rear of the building. Mr. Wilson also noted that there is no square footage being added, however, they are providing more parking than is required.

COMMITTEE: Mr. Wilson recused himself because he is the architect of the project.

Mr. Holley confirmed for Mr. Graham that the recesses on the east elevation will be enclosed. The new windows will allow for transparency. Mr. Graham said this is a good proposal and he does not see any concerns.

Chairman Lewis said utilizing the basement is a good idea for revitalization of the building.

Mr. Olsen appreciated keeping and restoring the Palmer sign.

MOTION: Mr. Graham moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 17-006 as presented with the conditions for 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, basement stair-wells, kick-plates, and doorways.
3. The rear facade, as proposed with brick, glass and concrete, is approved as submitted.
4. The new signage shall obtain a sign permit prior to installation.
5. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
6. 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 Logan Municipal Code Title 17.
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: Tom Graham Seconded: Gary Olsen Passed: 4-0
Yea: Graham, Goodwin, Hochberg, Olsen Nay: Abstain:

OTHER BUSINESS

Mr. Holley presented final construction details for the Federal Avenue Shops project (HPC 16-007). The introduction of aged metal siding is being proposed on two of the storefronts. The remainder of the storefronts will be brick.

Tony Johnson, the proponent, said they are working on the tenant improvement drawings. Lucky Slice Pizza, an ice cream parlor, a juice shop, an event space and retail office are proposed. They are hoping to finish the facade soon.

Mr. Olsen likes the metal look but questioned whether it is historically appropriate. Mr. Johnson advised that it will be corrugated metal.

Meeting adjourned at 12:38 p.m.

Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting of August 7, 2017.

Michael A. DeSimone
Community Development Director

David Lewis
Historic Preservation Committee Chairman

Russ Holley
Senior Planner

Amber Pollan
Senior Planner

Debbie Zilles
Administrative Assistant