



HISTORIC PRESERVATION COMMITTEE MEETING MINUTES August 15, 2016

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 15, 2016. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: Viola Goodwin, Amy Hochberg, David Lewis, Keith Mott, Gary Olsen, Gene Needham - Municipal Council liaison

Committee Members Excused: Tom Graham, Christian Wilson

Staff Members Present: Russ Holley, Amber Pollan, Debbie Zilles

Minutes as written and recorded from the August 1, 2016 meeting were reviewed. Mr. Mott moved that the minutes be approved as submitted. Mr. Olsen seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

HPC 16-004 31 N Main Remodel – *continued from the August 1, 2016 meeting* - Adam Brown/Needham Family Partnership, authorized agent/owner, request a front facade remodel of the building at 31 North Main in the Town Center-Historic District (TC-HD) zone; TIN 06-025-0014.

STAFF: Mr. Holley reviewed the request and outlined the changes made since the last meeting. There were no concerns from the Committee regarding the proposal for improvements to the rear facade. An alternative material to the reclaimed wood was recommended by the Committee at the August 1, 2016 meeting. The new submittal includes a smooth wood, which would be painted, with three-dimensional trim. The vertical siding on the lower portion of the front facade will be a similar design with smooth wood and trim.

PROPONENT: Adam Brown distributed a picture of the building from 1889 (the year it was built). He advised that he had cut through the plywood and there is nothing on the front exterior (no brick or other material). The sign on the front will be the brown and tan, the same as the colors of the logo, with a possible accent color. Mr. Brown said they are considering using a plastic composite material or pressure-treated plywood depending on the cost. He will be applying for grant money.

PUBLIC: None

COMMITTEE: Chairman Lewis asked if a renovation would improve the historic grade of a building. Mr. Holley explained that an architectural historian would have to determine whether a remodel would bring up an evaluation.

Mr. Olsen asked if Mr. Brown would consider putting back in the two windows as shown in the original photograph. Mr. Brown said it would affect signage. Mr. Holley pointed out that this is a single-story building, although it appears as if it could have been originally two stories.

Mr. Brown confirmed for Chairman Lewis that the molding will remain in line with the building to the south. Chairman Lewis agreed that this was a good idea.

MOTION: Mr. Mott moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness as outlined in HPC 16-004 with the conditions of approval as listed below. Mr. Olsen seconded the motion.

Mr. Olsen said his only concern was with the materials; he did not know the specifics or the durability of pressure-treated plywood. Mr. Brown said he found the material while doing some online research; although he doesn't have the specs he assumes it is made to be a higher quality material (priced about \$50 per sheet versus regular plywood which is \$20 per sheet).

Mr. Olsen suggested possibly using formply (a structural plywood with a smooth veneer surface) which is a great product. Mr. Brown said he was familiar with that material. He will work with the general contractor on the best type of materials to use once the design is approved.

Ms. Goodwin liked the neat and clean design. Mr. Brown said they tried to make it similar to other recently updated facades such as The Sportsman and Even Stevens.

Chairman Lewis advised the proponent to work with staff regarding colors. Mr. Holley explained that there is a wide range of color options available. Bright, neon or excessive colors are discouraged; although color is not regulated, it is encouraged to be muted and historically acceptable. Mr. Olsen advised that most paint stores in Cache Valley have a palate of historically correct colors to choose from.

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 Committee accepts the resubmitted front facade consisting of a wood base and moldings.
3. The rear facade shall have bronze finished window frames and door as proposed.
4. Exterior lighting fixtures shall resemble historic period. Lighting shall comply with the Land Development Code §17.37.090 and be down-lit.
5. New signage requires a separate sign permit to be issued by the Community Development Department.
6. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
7. 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 would likely receive an upgraded review and become contributing to the Historic District.
4. 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: 4-0**
Yea: V. Goodwin, A. Hochberg, K. Mott, G. Olsen Nay: Abstain:

Meeting adjourned at 12:31 p.m.

Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting of August 15, 2016.

Michael A. DeSimone
Community Development Director

David Lewis
Historic Preservation Committee Chairman

Russ Holley
Senior Planner

Amber Pollan
Senior Planner

Debbie Zilles
Administrative Assistant