



HISTORIC PRESERVATION COMMITTEE MEETING MINUTES October 07, 2019

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, October 07, 2019. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: David Lewis, Keith Mott, Gary Olsen, Thomas Graham, Christian Wilson

Committee Members Excused: Amy Hochberg, Viola Goodwin

Staff Members Present: Holly Daines, Aaron Smith, Russ Holley, Mike DeSimone, Craig Carlston, Paul Taylor, Tom Dickinson, Paul Lindhardt, Amanda Hovey

Minutes as written and recorded from the July 15, 2019 meeting were reviewed. Thomas Graham moved that the minutes be approved as submitted. Keith Mott seconded the motion. The motion was approved.

HPC 19-005 Emporium Demolition (Certificate of Appropriateness) Logan City Municipal Corp/Tom Dickinson, owner/authorized agent request demolition of 41, 45, 47, 55, 67 N Main Street in the Town Center 1 District (TC-1) zone; TIN 06-025-0011, -0009, 06-028-0016, -0015.

STAFF: Mike DeSimone recommended that the public hearing for 19-005 Emporium Demolition be continued until November 4, 2019 to work through some of the existing issues with the demolition.

MOTION: Thomas Graham moved that the Historic Preservation Committee postpone discussion on 19-005 until November 4, 2019. Gary Olsen seconded the motion.

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

HPC 19-006 Center Street Redesign (Certificate of Appropriateness) Logan City Municipal Corp/Russ Holley, owner/authorized agent request a redesign of Center Street from Main to 100 West to include streetscape improvements such as sidewalks, curb, gutter, landscape, lighting, mid-block crossing & arch.

Christian Wilson recused himself from the Committee due to his involvement with this project

STAFF: Russ Holley introduced the project as the Center Street project that includes a brand-new arch structure over the streetscape. The Center Street project consists of new asphalt, curb, gutter, sidewalks, and furnishings such as benches, planters, trees, and lighting. The decorative features, including the arch should be reviewed by the committee for compatibility and appropriateness in the historic district. Located at approximately 50 W Center, the arch is a black lattice steel structure with curving columns and copper finial caps on both sides, and with a curved feature spanning over Center Street that will also include the signage of Center Street. The arch is approximately 23 feet tall at its highest point with 17 feet of clearance below. The mid-block arch sits 24 feet wide as it spans the road and, the overall arch width is 44 feet. Some other furnishings in the area include historic coach style street lamps that are approximately 20 feet tall. The trees are going to be a flowering cherry that will get up to 20-25 feet max height.

David Lewis asked if the flared legs on the ends are necessary for stability. Russ Holly stated that it is for stability as well as the curving bottom adding to the aesthetics.

Keith Mott asked why the mid-block location was chosen rather than the entrance to center street. Russ Holly explained that it is meant to be a mid-block focal point based on the mid-block walkways that run north to 300 North and in the future the hope is to continue through the southern block and connect to 100 South. Mid-block is a better location for activities or events. If the street is closed for an event or a concert, the arch will act as a backdrop or stage with electrical outlets and lighting. Also, a good place to start or finish a marathon.

PUBLIC: Scott Bushman asked what is the rational with cutting out the right-hand turn lane onto first west. Russ Holley explained that the traffic flow was a big part of the design on this project. Ultimately, we felt like destination prioritized over thoroughfare when designing this streetscape. To get that destination feel and pedestrian friendly atmosphere, which results in people staying longer and visiting more shops, you must provide these pedestrian friendly elements. This is also why the crosswalks have been shortened and the sidewalks widened.

Jerry Hughes asked what the footprint for the base of the towers is. Russ Holley said it is 7 x 2 ½ feet.

COMMITTEE: Thomas Graham brought up an initial concern that the arch was too big. Confirmed with Russ Holley that the highest point of the arch is 23 feet, lighting that is 20 feet, and trees that will grow to be about 20 feet tall, so there are other elements around that will be about the same height. There are also a number of 2, 3, and 4 story buildings in the vicinity that are 55 feet.

Gary Olsen asked if the city was planning on restricting semi-trailer truck traffic. Russ Holley said that Center street from 100 West to 600 West is restricted for truck traffic. With the new street design, a long semi-trailer truck would more than likely go around than try to come down this narrow street.

David Lewis said he would push for low luminance lighting in the sign. Russ said that the color and brightness of the lights can all be adjusted because they are LED lighting.

MOTION: Gary Olsen moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 19-006 as presented with the conditions for approval as listed below. Keith Mott seconded the motion.

CONDITIONS OF APPROVAL

1. Any representations by the proponent at the Historic Preservation Committee hearing that is approved shall be incorporated into the final action as conditions of approval and recorded on the Certificate of Appropriateness.
2. The Historic Preservation Committee considers the renovations to the streetscape in compliance with and compatible with the adopted Historic District Design Standards.
3. All new signage shall be reviewed and approved by the Director of Community Development and in accordance with the Land Development Code and Center Street Historic District 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 community's historic and cultural resources.
3. As conditioned, the project will not negatively impact the surrounding contributing structures inside the 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: Gary Olsen Seconded: Keith Mott **Passed: 4-0**
Yea: Lewis, Mott, Olsen, Graham Nay: Abstain:

Meeting adjourned at 12:24 p.m.

Minutes approved as written for the Logan City Historic Preservation Committee meeting held on July 15, 2019.

Michael A. DeSimone
Community Development Director

David Lewis
Historic Preservation Committee Chairman

Amanda Hovey
Secretary II

