



---

## HISTORIC PRESERVATION COMMITTEE MEETING MINUTES December 3, 2018

---

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, December 3, 2018. Chairman Lewis called the meeting to order at 12:00 p.m.

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

Committee Members Excused: Thomas Graham, Viola Goodwin

Staff Members Present: Mike DeSimone, Russ Holley, Aaron Smith, Debbie Zilles

Minutes as written and recorded from the May 7, 2018 meeting were reviewed. Mr. Mott moved that the minutes be approved as submitted. Mr. Olsen seconded the motion. The motion was approved.

### **HPC 18-005 SCR Investments Facade Remodel**

Center Street Architects/SCR Investments LLC, authorized agent/owner, request to remodel the north (front) and south (back) facades of the existing historic building located on .06 acres at 84 West 100 North in the Town Center-Historic District (TC-HD) zone; TIN 06-027-0002.

Mr. Wilson recused himself because he is the project architect.

**STAFF:** Ms. Pollan reviewed the request to remodel the front and rear elevations of the building. The front entrance remodel will include new windows on the upper floor, a decorative metal panel above the awning, replacement of the storefront system windows and base, and new wood entry doors. The rear facade will be rebuilt with new brick, windows, base, and replaced siding and windows on the recessed upper floor.

The new proposal will bring the storefront flush with the street, but maintain the recessed doors at their current location. The eastern door is to the stairs to the upper apartments and the western door enters the main level. The bulkhead will be stone and a similar proportion to the current base. The storefront window system is divided and includes a transom. The wooden sign band area will be replaced with metal decorative panels. The existing brick will remain painted or stained. The upper windows will be relocated to the original three (3) openings.

Staff is recommending approval for the proposal as it restores original elements and provides renovations that are consistent with the timeframe of the construction. The changes to the rear facade will tie it to the front facade with similar materials and details that will benefit the usability of that frontage. The project is compatible with the design guidelines of the Town Center-1 (TC-1) zone with setbacks, heights, and transparency.

**PROPONENT:** Chris Sands, the owner of the building, said this proposal is designed to make the exterior look closer to the original. There are three windows on the top portion which have been bricked over; they will be opened back up.

Mr. Olsen asked about the stability of the brick, there seems to be some deterioration of the right, lower corner. Mr. Wilson said the brick is spalling and that will be addressed by either repair or replacement.

Christian Wilson, from Center Street Architects, explained that the windows are the original ones that have been bricked over – the original arches can still be seen. The brick, which has been painted, will be re-painted as that will not damage the brick as trying to clean the paint off would do. They will work with the grading/sloping in front of the building. The rear façade will mimic the front facade design. The top portion of the rear façade is set quite back in, however, will be cleaned up and retain the two windows.

**PUBLIC:** None

**COMMITTEE:** Chairman Lewis said he can see where the transom windows are located and likes the idea of mimicking the original design. This proposal is a very good improvement to the building.

**MOTION:** Ms. Hochberg moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 18-005 as presented with the conditions for approval as listed below. Mr. Mott 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 Historic Preservation Committee approves the flush-wall storefront and door system. The metal finish to be a dark finish, as proposed, including around doors, display windows, and transom window panels on the front and rear storefront systems.
3. Existing brick should be retained and reused on the front facade, where the wall is altered, to provide for the original window openings.
4. The horizontal siding on the rear facade shall be a cement board-type material. No vinyl is permitted.
5. Any future signage requires a sign permit, to be approved by the Department of Community Development.
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 project is consistent with the objectives and purpose of the Historic District as it is restoring the original storefront of a contributing building in a Historic District of the City of Logan.
4. The Certificate of Appropriateness is issued for a project that is limited to and promotes the use, preservation and enhancement of structures listed as contributory by the National Register of Historic Places.
5. The project substantially complies with standards outlined in the *Center Street Design Review Standards* and the *Secretary of the Interior's Standards for Rehabilitation*.

Moved: Amy Hochberg    Seconded: Keith Mott    **Passed: 3-0**  
Yea: Hochberg, Mott, Olsen    Nay:    Abstain:

### **HPC 18-004 Cache Valley Bank Mortgage Annex Facade Remodel**

Center Street Architects/CHAMP Building, LLC, authorized agent/owner, request to remodel the existing facade of the 1960's addition on .014 acres located at 102 North Main in the Town Center-Historic District (TC-HD) zone; TIN 06-018-0007.

Mr. Wilson and Mr. Olsen recused themselves because of their involvement with the project.

**STAFF:** Mr. Holley reviewed the request for a building remodel on an addition to the existing building located on the corner of 100 North and Main Street. This portion of the building is not historic, therefore, the Standards for Additions are used to evaluate the facade remodel. The proposal includes a new brick facade with the existing window storefront. The brick will sit on a stone base and include masonry details in the bulkhead and cornice areas. New stone caps will be placed on the parapet. The doorway to 100 North from this portion of the building would be enclosed and an entry canopy on the east side (back) of the building would be added. The existing door to 100 North will be removed. The interior of the 1976 and the 1928 portions of the building will all function as one commercial space and access to this area from 100 North will be provided from the entrance on the 1928 building portion. It is not ideal to lose entrances onto 100 North and the Historic Preservation Committee should determine if this is an appropriate modification.

When doorways are added, it is appropriate for them to be placed on the side or rear elevations. The new door on the east side enhances the accessibility of this entrance. The alley area is a right-of-way and on a separate parcel. The applicant would need to work on resolving building code issues regarding the property line by adjusting the boundaries or consolidating the parcels and relocating the right-of-way.

The remodel is consistent with the requirements and considerations of the Town Center-1 (TC-1) zone. There is no change to the fenestration or window transparency along the frontages and the design is compatible with the development standards for District and Corridor zones.

**PROPONENT:** George Daines said they are anxious to improve the quality of historical downtown. This building was constructed in 1928 with some interesting features and design. When the addition was constructed in 1976, it was done poorly. There is a height difference between the buildings which makes imitating the original design difficult, therefore, the proposal is to make it look like a high-quality addition. Functionally, parking is located to the east. The drive-thru has been removed and the right-of-way has been adjusted with greenery added next to the building. A sidewalk will be added along the east side. The zoning approval for Zion's Bank included an east side access. The only difference between those plans and this proposal is moving the entrance from the third opening to the second opening of the building. This design will create an entrance from the parking lot to the east while still preserving the entrance on the south. The style is meant to be distinctly different, yet complimentary, of the existing building. The size of the windows and dimensions of the interior will not be changed.

Christian Wilson, from Center Street Architects, explained that when Zion's Bank was partitioned off, the back door required two accesses, however, they were too close together to adhere to building code requirements. The adjustment of the entrance makes more sense for the space to be more usable. Mr. Daines pointed out that the historical entrance to the south is being preserved.

**PUBLIC:** None

**COMMITTEE:** Mr. Mott said this meets the criteria for an addition, rather than considered as new construction. Mr. Lewis said this is a great remodel which will improve the area.

**MOTION:** Mr. Mott moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 18-004 as presented with the conditions for approval as listed below. Ms. Hochberg 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 Historic Preservation Committee considers it appropriate to remove the doorway on the south street-facing facade.
3. The 100 North elevation with brick, columns, and bulkhead and cornice details are appropriate for infill development in the Historic District.
4. The east elevation is appropriate with brick and architectural elements providing that all building code and right-of-way issues are resolved.
5. Any 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. As conditioned, the building's form is minimally impacted and is compatible but distinct from the adjacent portion of the building with an "A" evaluation.
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: Amy Hochberg    **Passed: 3-0**  
Yea: Hochberg, Mott, Lewis    Nay:    Abstain:

Meeting adjourned at 12:50 p.m.

---

Minutes approved as written and recorded at the Logan City Historic Preservation Committee meeting held on December 3, 2018.

---

Michael A. DeSimone  
Community Development Director

---

David Lewis  
Historic Preservation Committee Chairman

---

Debbie Zilles  
Administrative Assistant