



**HPC Docket # 23-001
Certificate of Appropriateness
Historic Sinclair Station
Located at 96 East Center**

REPORT SUMMARY...

Project Name: Historic Sinclair Station
Owner/Proponent: KIC Management LLC / Tony Johnson
Request: Certificate of Appropriateness for Building Remodel
Current Zoning: Town Center 1 Historic District Overlay (TC-1 HD)
Staff Recommendation: Conditional Approval
Date of Hearing: April 17th, 2023
Presented By Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Historic Preservation Committee conditionally approve HPC Docket #23-001, a Certification of Appropriateness for the Historic Sinclair Station at 96 East Center: TIN # 06-029-0022.

PROJECT

The existing building on this property was constructed in 1955 and has been historically used as a gas station, convenience store, glass repair shop, battery shop, and auto detailer. The project proposal includes the restoration of historic signage on the building and site. Historic gas pumps are proposed in front of the building for decorative purposes only and will not be functional. The building is not planned to operate as a gas station or convenience store. A women's beauty supply retail shop and an overnight short-term rental are proposed as the two land uses within the building.



Figure 1 shows the proposed historic restoration

HISTORICAL BACKGROUND

Prior to the construction of the gas/service station building in 1955, this property had a residential dwelling oriented towards 100 East on it built in the early 1900's. The dwelling was located near the eastern side of the property, and then after demolition, the new current building was placed in the

southwestern corner of the site. The three historic surveys do not mention any historic uses or figures. A Herald Journal article revealed that the former Logan City Mayor, Desmond Anderson owned the property in the 1970's and was used for automobile related uses. Over the years the property has been used for numerous different types of automobile related uses.

99 North Main

In Michael Christensen's *1978 Survey for Historic Homes for Logan City* (1978 Survey), the building is listed as "Non-Contributory" in the preliminary evaluation and the building present use is listed as "Commercial". In 1978, the building would not have been old enough (22 years old) to be considered historic.

The 1999 Reconnaissance Level Survey (RLS) also considers the building ineligible and built outside of historic timeframe. In 1999, the building would not have been old enough (44 years old) to be considered historic. Buildings must be 50 years or older to be considered historic.

The 2011 RLS gives the building an "A" evaluation, meaning it is a good example of style or type being unaltered or having only minor alterations and retains integrity. The 2011 Survey indicates the materials as stucco/plaster regular and the style is listed as art/modern. The property is listed as the "Peterson Service Station"



Figure 2 shows a photo of the property circa 1980.

CERTIFICATE OF APPROPRIATENESS

The Land Development Code (LDC) §17.27.070 requires a Certificate of Appropriateness to be obtained for any exterior construction requiring a building permit. The Center Street Historic Design Standards (HDDS) were adopted by the Logan City Municipal Council in 2018 after favorable recommendations were given by the Historic Preservation Committee and the Planning Commission.

Chapter 9 of the Center Street Historic District Design Standards specify the historically appropriate methods for designing building remodels and building new construction within the historic district. Below are sections of the Design Standards staff considers applicable to this proposal. Chapter 9 Commercial Standards:

- Original window configurations shall be preserved and maintained.
- Do not conceal, enclose, or cover historic windows.
- Preserve and maintain original primary entrances, doors, stairways, steps.
- New door openings should be limited to side or rear facades.
- A storefront comprises the first story of a commercial building's primary façade and should be visually separated from the upper floors through design and architectural details.
- Primary historic building materials should be preserved and regularly maintained in place and should not be covered.

Chapter 10.1 Historic Signs Standards

- Do not over-restore historic signs so that all evidence of their age is not lost, even though their appearance and form may be recaptured. Age is a major feature of a sign's historic character.
- Retain historic signs associated with historic figures, events or places when feasible.
- Retain historic signs that are the only surviving indicator of a building's historic use, when feasible.
- Retain historic signs that are an integral component to the building's historic makeup, specifically when its removal could harm the historic integrity or cause significant damage to the building and its materials.
- Retain historic signs that are considered local landmarks or icons in the community.

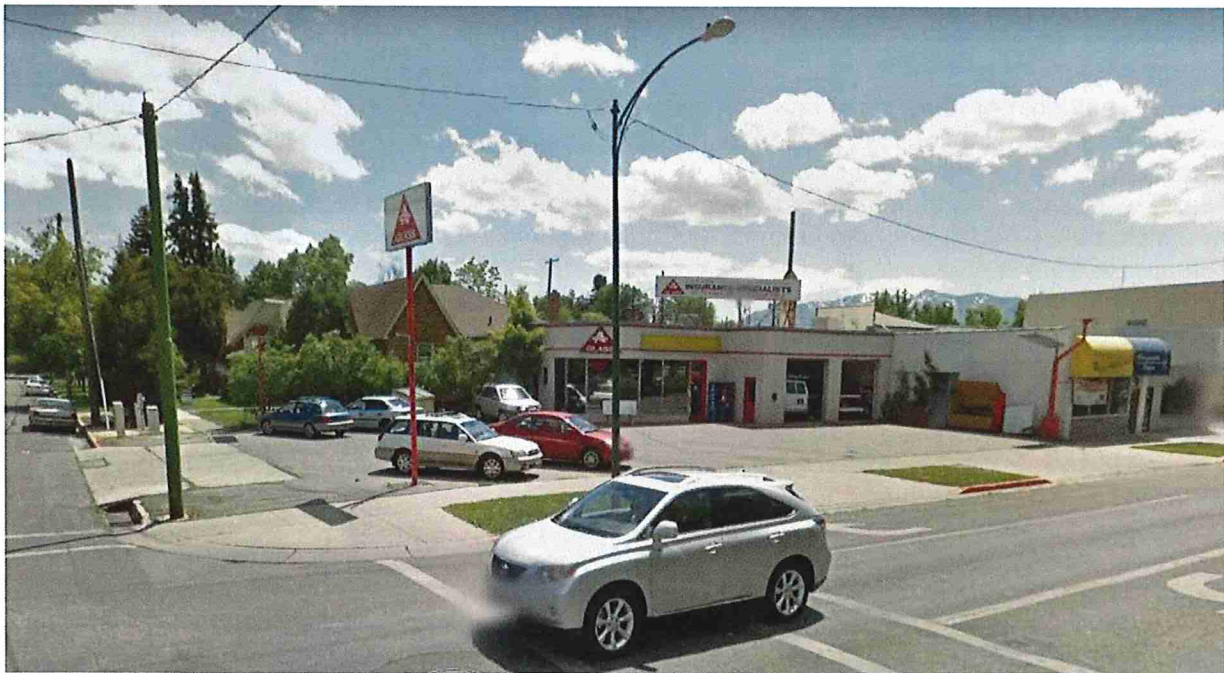


Figure 3 shows a photo of the property circa 2013

SUMMARY

This project proposal is considered an improvement to the neglected and under maintained corner property. The building and façade remodeling are in compliance with the standards. The façade remodeling is proposed to retain the building's architectural character and unique features.

Fenestration, detailing, and overall articulation are proposed with fresh finishes and outer coats of paint. The historic gas pumps are proposed back in the approximately location as the ones placed there nearly 70 years ago. The only issue staff considers complex, is the signage. The HPC standards allow for the retention of historic signs or landmarks even if the business is no longer located there or in business at all. Logan City has several of these within the city, the most famous being the Dr. Pierce's Favorite Prescription on the side of the old barn in the south part of town. If considered true "signage" they would conflict with Logan City Land Development Code compliance in this zone because they are pole signage, roof signage, and off-premises advertising. If the HPC considers these not to be signage and simply elements of the historic property's restoration, then they fall under the HPC jurisdiction and purview. Staff would support this interpretation and has included conditions of approval prohibiting the use of these "signs" for advertising business activity either on-site or off-site.

PUBLIC NOTICE

Public Notice letters were sent to adjacent property owners with a 300-foot radius of the property on 3/27/23 and the legal notice was published in the Herald Journal on 4/1/23. It was noticed on the Utah Public Meeting website on 4/7/23.

PUBLIC COMMENTS

No comments have been received for this project.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Historic Preservation Committee.

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 approves the building façade remodel as shown on the submitted plans.
3. Any new outdoor permanent signage (not historic Sinclair signs shown for this proposal) that advertise for future businesses shall obtain a sign permit prior to installation and comply with the Logan City Land Development Code.
4. All site work shown on the submitted plans must receive an approved work in the right of way and land disturbance permit from the Logan City Public Works Department prior to construction.
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.

RECOMMENDED FINDINGS FOR APPROVAL

The Historic Preservation Committee bases its decisions on the following findings supported in the administrative record for this project:

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 and the preservations of the Center Street Historic District as a cultural resource.
3. The project will not negatively impact the surrounding contributing structures inside the district.
4. The Historic Preservation Committee has determined that the proposed signs are important elements of the overall site's restoration and are not considered signage as defined in the City's Land Development Code.
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*.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Historic Preservation Committee meeting. Additional information may be revealed by participants at the Historic Preservation Committee meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Historic Preservation Committee meeting.



Memo

To: Historic Preservation Committee
From: Tony Johnson 
Date: March 6, 2023
Re: Certificate of Appropriateness – Old Sinclair Station – 96 East Center

I. Discussion:

A. Rehabilitation. We respectfully request permission to rehabilitate the building to look as it did back in the day. A Sinclair gas station. This project will be similar to the station we restored in River Heights.

B. Project Specifics:

1. **Sign – Rooftop.** To be restored as it previously existed. It is a porcelain sign that says “Sinclair”. The sign also contains some neon lighting accents ... which we intend to restore.
2. **Signs – Pole Signs.** We are looking for pictures of how they were used in the past. We intend to restore and use both. Perhaps we convert these signs to work with the tenant that will occupy the building.
3. **Gas Pump Island.** To be restored as it previously existed. The gas pumps are authentic and have been completely restored. The island will also contain two (2) island lights and an air dispenser.
4. **Site Work.** We would like to work with Logan City to upgrade the curb, gutter and sidewalk. We want to add additional green space and remove as much of the “asphalt” as is practicable.
5. **Rooftop Patio.** We request approval to locate a patio on the roof. The structure will be updated to support the increased patio load.

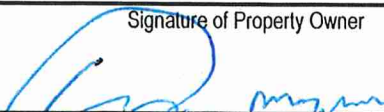
C. Use:

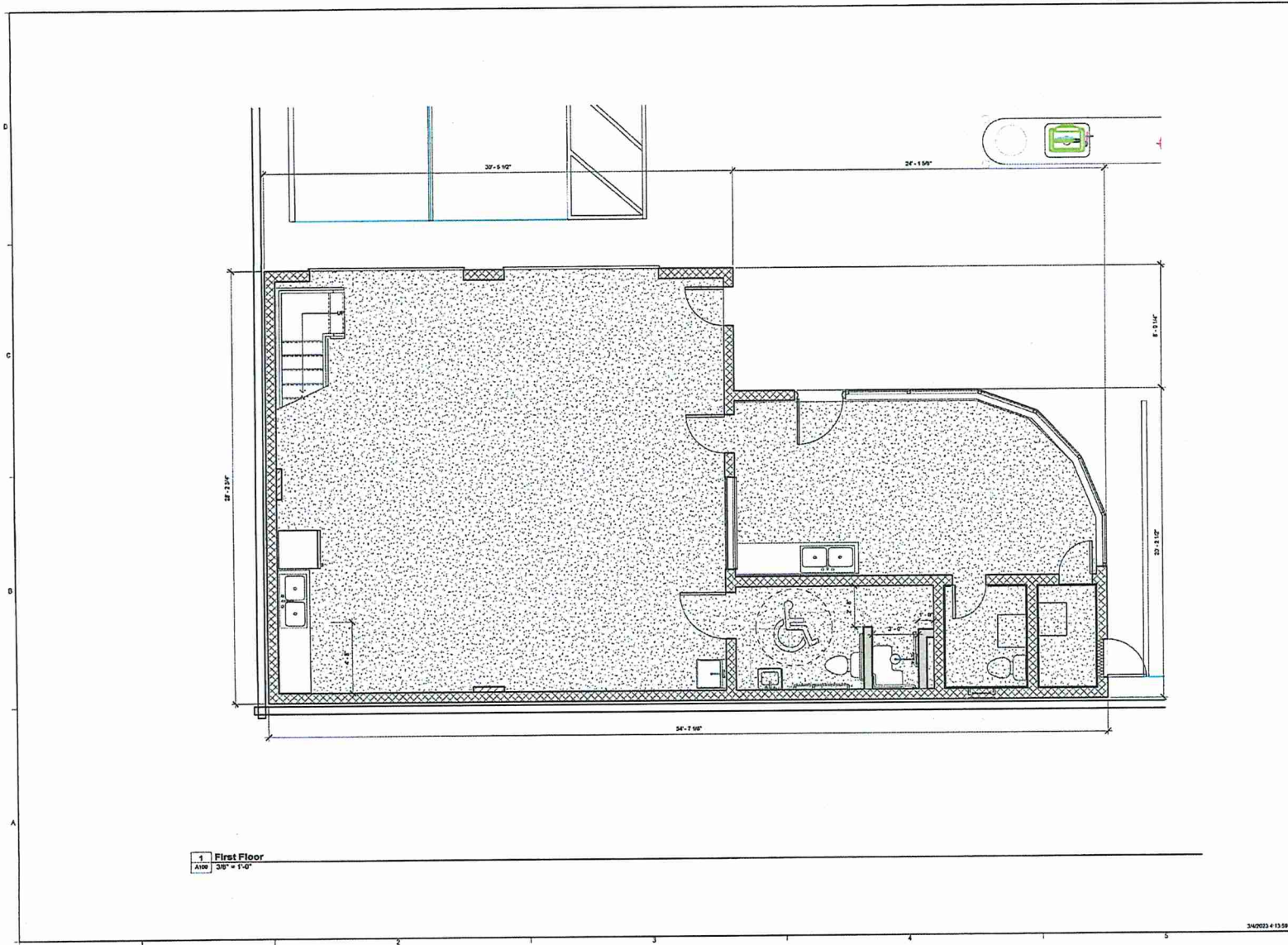
1. **Commercial.** We anticipate either typical commercial uses, small event center and/or short term rental. Is short term rental appropriate for the site?

End



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Received 3/6/23	Scheduled Meeting Date 4/17/23	Zone/Neighborhood TC1 / Wilson	Application Number 23-001
PROJECT NAME Historic Sinclair Station			
PROJECT ADDRESS 96 E Center, Logan, UT 84321		COUNTY PLAT TAX ID # 06-029-0022	
AUTHORIZED AGENT (Must be accurate and complete) Tony Johnson		MAIN PHONE # 435-764-2200	
MAILING ADDRESS 255 S Main St, Ste 100	CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS tony.johnson@amlutah.com			
PROPERTY OWNER OF RECORD (Must be listed) KIC Management, LLC		MAIN PHONE # 435-764-2200	
MAILING ADDRESS 255 S Main St, Ste 100	CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS tony.johnson@amlutah.com,			
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Restore existing building.		Total Lot Size (acres) .13	
		Size of Proposed New Building (square feet) as existing	
		Number of Proposed New Units/Lots as existing	
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner 	



1 First Floor
 A100 3/8" = 1'-0"



Sinclair Gas Station

PROJECT DESCRIPTION
 OWNERS NAME Owner
 PROJECT ADDRESS
 Enter address here

MARK	DATE	DESCRIPTION

DESIGNED BY: [Blank] Designer
 DRAWN BY: [Blank] Author
 CHECKED BY: [Blank] Checker
 DATE: [Blank] Issue Date

Plan
 A100



Sinclair Gas Station

PROJECT DESCRIPTION
 OWNER'S NAME Owner
 PROJECT ADDRESS
 Enter address here

MARK	DATE	DESCRIPTION

DESIGNED BY: Designer
 DRAWN BY: Author
 CHECKED BY: Checker
 ISSUE DATE: Issue Date

Rendering
 A901