ACKNOWLEDGMENTS

The Logan Center Street Historic District Design Standards were produced with participation and input from the following individuals and committees:

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Adopted: September 4, 2018
Ordinance No. 18-016
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Historic Logan
Background
1 - INTRODUCTION

Logan City has developed design standards for Residential and Commercial buildings, sites, and signs located within the Center Street Historic District. These standards function as a benchmark for the preservation and treatment of historic properties and new construction within the historic district. Furthermore, the design standards provide a basis for making informed and consistent decisions by the Logan City Historic Preservation Committee and staff when reviewing applicable requests.

Throughout this document, resource boxes are included in order to provide further assistance pertaining to the discussed topic. Blue boxes highlight additional resources while yellow boxes provide useful tips and information. Hyperlinks are also provided so that digital users can quickly access related websites and applicable city ordinances. If a paper copy of this document is used, a complete list of additional resources and their full URL’s are located in the Appendix. The resource boxes are intended to provide supplemental information to help the user implement the design standards and perform a successful rehabilitation project. Illustrations or photos are included throughout the document to help further clarify the intent of a design standard.

2 - HISTORIC OVERVIEW OF LOGAN

The current city of Logan was one of five white settlements in Cache Valley in 1859. Its strategic location and rich water supply contributed to the city’s rapid growth becoming a foremost center for business, education, politics and religion.

In 1856, Brigham Young, President of the Church of Jesus Christ of Latter-day Saints (Mormons), sent a small group of Mormon settlers to survey a fort site near the banks of the Logan River to harvest logs for future homes. Shortly thereafter, three acres of wheat were planted and farming began in the area currently known as “The Island”. The first two streets laid out were Main and Center Streets where many small log homes, viewed as temporary, were built until the stability of family farms could be established. The original settlement was patterned after the Plat of Zion, a square-mile plot of land characterized by a grid system of 132-foot wide streets; 10-acre square blocks; long, linear lots; and a center tier of wider blocks generally reserved for religious, public, and institutional buildings and uses. The initial layout of Logan included these wide streets where rows of log houses faced each other, offering rear space for gardens, small orchards, pasture lands, and barns or other outbuildings.
In 1859, the settlement became known as Logan, named after the early trapper Ephraim Logan. As a result of the Utah War (1857-1858), the people of the territory were left destitute with regard to clothing, food, and income. During this period, the Hezekiah Thatcher family and his son-in-law William B. Preston arrived from California and settled in Payson, Utah until drawn to Cache Valley’s virgin land and abundance of water. In August 1859, Hezekiah’s sons also arrived in Cache Valley from California with wagon loads of merchandise. Their business acumen in the mercantile field contributed greatly to the material prosperity of the entire county and was a direct influence on the eventual thriving destiny of Logan. On 17 January 1866, the settlement officially became an incorporated city.

The Historic District is made up of a wealth of significant structures built in the early 1900’s that exemplify the history and settlement of Logan. A wide variety of structures comprise the district, including commercial, residential, and institutional buildings. Approximately 535 buildings exist within the boundaries of the district, 399 (75%) of which are considered contributing structures. These unique architectural edifices stand as evidence of the early history of Logan, and are not only significant for the City of Logan, but also for the entire State of Utah.

The most recent Reconnaissance Level Survey (RLS) of the Center Street Historic District, conducted in 2011, includes a useful timeline and explanation of the city’s history. A copy of the RLS is available at the Department of Community Development office. A more detailed historic overview is included in both the Residential and Commercial chapters of this document.
3 - THE VALUE OF HISTORIC PRESERVATION

Historic preservation plays a key role in the vitality and quality of life of a community by reducing negative environmental impacts and significantly contributing to a community’s economic health. Rehabilitation of historic buildings can be a useful tool for economic development as it contributes to job growth, household income, and increased property values. Across the nation, the preservation of buildings and architecture has yielded strong community pride and identity.

More information on the history of Logan can be found at: historytogo.utah.gov/places/logan.html

Historic resources offer a unique quality and rich connection to a community’s past while providing context for its future. Community identity is in a constant struggle of survival due to competition with today’s fast-paced and conventional form of urban development. Historic sites and buildings, specifically in the historic district, provide an understanding of the culture and lifestyle that existed as the City has evolved. These resources define the fabric of historic Logan and reflect the community’s past development patterns and values. This special identity provides a baseline of understanding of a community’s character that can provide inspiration and direction for future development. “To diminish these resources by allowing the decline of their context (the downtown) would result in a significant cultural and social cost” (Logan General Plan).

Defined by deep narrow lots, tree-lined streets, exposed canals, historic landmarks such as the Logan Temple, the Tabernacle, and the Center Street Historic District, Logan’s unique identity is what distinguishes it from surrounding communities. The Historic District of Logan is one of the “character builders” mentioned in the Logan General Plan. “A loss or significant modification of these character builders results in a degradation of the community’s quality and uniqueness” (Logan General Plan).

The intent of preservation is to maintain the original character of a historic structure to the greatest extent possible. A structure’s character is composed of various components, ranging from materials to unique architectural features. Preservation can succeed simply through regular maintenance of a structure. With routine maintenance, a building’s materials and features, will continue to last for decades. Regular maintenance will help a property owner avoid expensive replacement costs. Consequently, a basic principle of preservation is to “repair before replace.” This promotes the retention and preservation of a building’s original, unique features with the strongest integrity. When replacement of an aspect or feature is unavoidable, it is important that the replacement be similar to the original in terms of material, form, size, and color.

The following communities that have benefited from historic preservation:

- Spring City, Sanpete County, UT
- Mt. Pleasant, Sanpete County, UT
- Westshire, West Valley City, UT
- 25th Street, Ogden, UT
- Jefferson Avenue, Ogden, UT
- Park City, UT
3.1 Historic Significance

Generally, a property must be at least 50 years of age before it can be evaluated for historic significance. A property’s significance is determined by certain qualities, as defined by the National Park Service for the National Register of Historic Places (NRHP), and must meet one or more of the following criteria:

- Associated with events that have made a significant contribution to the broad patterns of our history.
- Associated with the lives of significant persons in our past.
- Embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Yields, or may be likely to yield, importance in history or prehistory.

3.2 Benefits of Historic District Designation

Historic district designation is an important tool for local governments to help preserve community character. Since the passing of the National Historic Preservation Act in 1966, the number of designated National Register Historic Districts has steadily increased. Growth in districts at the state and local levels has also widely intensified. The listing of properties and districts on the National Register of Historic Places (NRHP) offers incentives, mainly in the form of tax credits for qualifying restoration work. It is important to note that the NRHP is not regulatory, and does not place any restrictions on listed properties, unless an owner is seeking tax credits.

Local-level districts typically include a zoning mechanism that requires review of significant exterior alterations, demolitions, and new construction within the local district. This helps protect the district from incompatible development that could potentially dilute the historic identity, thereby maintaining the historic character and integrity of designated structures and neighborhoods.

Many recent studies have been conducted throughout the U.S. on the effects of historic district designations over time and have produced the following findings:

- Residential property values typically increase by 5-35% per decade when located within a historic district designation over the values in similar, undesignated neighborhoods.
- Both nationally designated historic districts and locally designated historic districts outperform similar undesignated neighborhoods, while districts that carry both local and national designation experience the highest relative increases in property values.
  - The values of newer properties within designated historic districts increase along with those of older properties.
  - Local historic district designation decreases investor uncertainty and insulates property values from wild swings in the housing market.
  - Increasing property taxes due to rising property values in historic districts designated at the national or state levels can be offset by state and federal tax reduction programs.
  - Tax incentives provide alternatives to demolition of historic homes, thereby providing stability to the built environments of neighborhoods.
  - Historic district designation leads to increased levels of home ownership and longer residence by both homeowners and renters.
  - Designated historic districts tend to have higher rates of participation in neighborhood associations and improvement projects, which protects shared spaces from decline.
  - Proposed exterior renovations, demolitions, and new construction in locally designated historic districts are reviewed by neighborhood advisory groups and historical commissions, thereby ensuring community involvement in neighborhood planning.

The city of Logan has one historic district that is designated on the national, state and local levels. This designation provides access to Federal and State tax incentives for certain types of activities within the district while ensuring the protection and preservation of locally significant historical resources through a local review and permitting process.

The Logan Municipal Council adopted Logan’s Center Street Historic District in 1978, and in 1979, the District was listed on the National Register of Historic Places. The creation of the District was initiated by the completion of a historic Reconnaissance Level Survey (RLS) of the area now designated. The original survey was completed in 1978 and defines Logan’s contributory and non-contributory structures. Contributory structures are structures built more than 50 years ago that maintain their original historic fabric and significance. Non-contributory structures are those built either less than 50 years ago or built within the historic period, but their historic makeup no longer maintains their integrity. Since then, two additional surveys have been completed in 1999 and 2011, redefining the contributory and non-contributory structures in the Historic District. The results of these surveys are available in the Department of Community Development office.
3.3 Sustainability

When compared with new, modern buildings, historic buildings are often inherently sustainable and it is to a property owner’s advantage to preserve and maintain them.

As demonstrated by the 19th century pioneers who settled Utah, it is part of the local heritage to be good stewards of the land and resources. Buildings were constructed to last. Quality materials were used throughout the early buildings. In Utah, building an identical house in another location, or demolishing and replicating a house on its existing site, would mean four to seven times more materials being produced, transported, and disposed of, in comparison to rehabilitating an existing historic building in its current location. Historic Preservation is synonymous with recycling.

Throughout this document, a variety of treatments and new technological innovations are mentioned that may be applied to a historic building to help it operate more efficiently and further provide environmental benefits. As these treatments are applied, it is always important to utilize the building’s inherently sustainable qualities as they were intended.

RESOURCES:

- Economic Impact of Historic Preservation
  http://www.utahheritagefoundation.org/images/Executive_Summary_FINAL.pdf

- Sustainability Guidelines

- Improving Energy Efficiency
  http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm

- Green Roofs

VALUE

Historic district designation typically increases residential property values by 5-35% per decade over the values in similar, undesignated neighborhoods

PREDICTABILITY

Local historic district designation increases investor certainty and insulates property values from wild swings in the housing market

COMMUNITY

Proposed exterior renovations, demolitions, and new construction are reviewed by neighborhood advisory groups and historical commissions, thereby ensuring community involvement in neighborhood planning

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4 - FOUR TREATMENTS OF HISTORIC PROPERTIES

The National Park Service has outlined standards for the treatment of historic properties with four distinct approaches: preservation, rehabilitation, restoration and reconstruction. This framework of standards is intended to promote responsible preservation practices that help protect our Nation’s irreplaceable cultural resources. Choosing the most appropriate treatment requires careful consideration and decision-making about the historical significance of a building. Other considerations include: relative importance in history, physical condition, proposed use, and mandated code requirements. Further guidance on this decision-making process can be found at the National Park Service.

All properties listed on the National Register are governed by the Secretary of the Interior. The Center Street Historic District Design Standards are primarily based on the guidelines of the National Park Service. In cases where the Center Street Historic District Design Standards may not apply to the requested work or if this document lacks guidance for a specific request, the review body (city staff or the Historic Preservation Committee) may refer to the Secretary of the Interior’s Standards for the Treatment of Historic Properties. The following are the four treatment approaches accepted by the National Park Service:

- **Preservation**: Preservation is the act or process of applying measures necessary to sustain the existing form, integrity and materials of a historic property. This first treatment places a high premium on the retention of all historic fabric through conservation, maintenance and repair.

- **Restoration**: Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. This treatment focuses on the retention of materials from the most significant time in a property’s history, while permitting the removal of materials from other periods.

- **Rehabilitation**: Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values. This treatment emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work.

- **Reconstruction**: Reconstruction is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. This treatment establishes limited opportunities to re-create these items.
Federal & State Tax Credits

The National Park Service, in partnership with the State Historic Preservation Offices, administers the Federal Historic Preservation Tax Incentives Program, commonly referred to as the Federal Historic Tax Credit (HTC). In addition to preserving and rehabilitating historic buildings, the HTC promotes the economic revitalization of older communities throughout the nation. In addition, it targets income-producing buildings and is the most effective Federal program specifically supporting historic preservation. Certified rehabilitations contributed more than $9.1 billion in goods and services to the U.S. economy in FY 2014.

Utah Historic Preservation Tax Credit

- A 20% nonrefundable tax credit is available for the rehabilitation of historic buildings occupied by owners or used as residential rentals. A property owner can deduct 20% of all qualified rehabilitation costs from their Utah income or corporate franchise taxes.
- Any building listed in the National Register of Historic Places qualifies if, after rehabilitation, it is used as a residence (owner-occupied or rental). The property must be listed in the National Register within three years of the approval of the completed project.
- Total rehabilitation expenditures must exceed $10,000.

Federal Historic Preservation Tax Credits

- The 20% rehabilitation tax credit is available for any project that the Secretary of the Interior designates as a certified rehabilitation of a certified historic structure. The 20% credit is available for income-producing properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but it is not available for properties used exclusively as the owner’s private residence.
- The 10% rehabilitation tax credit is available for the rehabilitation of non-historic (not listed in the National Register) buildings placed in service before 1936. The 10% credit applies only to buildings rehabilitated for non-residential uses. There is no formal review process for rehabilitations of non-historic buildings.
Logan Redevelopment Agency

Redevelopment Agencies are a tool used by local government to clean up blight and to implement the development goals of communities. The RDA board adopts the plans, policies, and budgets, which are implemented by the agency. In the State of Utah, RDAs assist communities in addressing three types of development issues:

- Redevelopment – to encourage private and public investment in previously developed areas that are blighted;
- Economic Development – to work with businesses to increase the jobs available in the community and the state as a whole; and
- Housing Development – to increase the amount and variety of housing within a community.

The Logan RDA offers financial assistance for commercial building façade improvements, infrastructure projects, housing projects, and public-private partnerships for properties located within both the historic district and a designated Redevelopment Area. The RDA may also utilize tax increment financing to assist with commercial projects in designated Redevelopment Areas. Other funding may be available for downtown building façade renovation as well as for implementing the high priority projects and programs identified in the Downtown Logan Specific Plan.

Logan Downtown Façade Program

Logan City provides an annual Façade Grant Program intended to stimulate investment in downtown commercial building facades. The program is designed to assist rehabilitation projects of varying scope, ranging from small projects such as lighting installation, new paint, or awning replacement to more extensive storefront modifications or complete façade overhauls. The program is jointly funded by the Economic Development Department and the Community Development Department.

Certified Local Government (CLG) Grant

Logan City is considered a Certified Local Government because it has passed an approved historic preservation ordinance and has an appointed historic preservation committee. Because of this, the city is certified as eligible to apply for federal grants for historic preservation projects. Local governments must match the grant amount on a 50/50 basis with local funds, donations, and services. Only a CLG can apply for a grant but may apply on behalf of a private preservation project. Interested persons would contact Community Development Department staff. Examples of eligible projects include:

- Nominating properties to the National Register of Historic Places.
- Rehabilitating National Register properties.
- Preparing feasibility studies and working drawings for property improvements.
- Printing walking tour booklets.
- Conducting architectural and archaeological surveys.

Utah Heritage Foundation Low-Interest Loans

The Utah Heritage Foundation (UHF) established a Revolving Fund Loan Program that provides property owners low-interest loans to restore or rehabilitate significant historic properties throughout the state. The UHF will provide additional information upon request.

Logan Housing Assistance Programs

Logan City supports a number of different Housing Assistance Programs. The Welcome Home – Own in Logan Program which is funded by Logan City and administered by the Neighborhood Non-profit Housing Corporation (www.nnhc.net) provides down payment assistance for new homebuyers, a portion of which is offered as a matching grant. The Housing Assistance Program offers grants to low/moderate income residents to help address interior or exterior life safety and livability issues such as roof replacement, electrical upgrades, windows, doors, plumbing, etc., all of which are designed to improve the condition of an existing single family dwelling.
6 - ABOUT THE DESIGN STANDARDS

6.1 Purpose

These standards are intended to help property owners identify the key features of their historic sites that should be addressed when planning repairs, alterations, or rehabilitation. They also outline the criteria the Historic Preservation Committee (HPC) will use to evaluate proposals for “Certificates of Appropriateness,” which are required for most exterior construction, demolition or restoration projects. Finally, these standards provide general criteria to be considered when new construction is planned in the District to ensure that it does not detract from the character and integrity of surrounding properties or the District as a whole. This document outlines the procedures required for projects to be approved in the Historic District and attempts to give property owners useful information regarding possible funding sources and design options.

6.2 How to Use

The Design Standards are arranged in five chapters: Residential, Commercial, Signs, Demolition, and Relocation of Buildings. Each chapter includes a list of design standards that are based on nationally accepted principles for preservation and are intended to guide property owners, business owners, and city staff to make sound and consistent decisions regarding historic property maintenance, alterations, and new construction within the historic district. Each section includes useful resource boxes (Quick Tips, Maintenance Tips, or Suggested Resources). The resource boxes do not include “regulatory” language; rather, they are intended to be a useful tool in assisting the reader to understand best practices and strategies to meet the required design standards.

In cases where the design standards may not apply to the requested work, the review body (city staff or the Historic Preservation Committee) may refer to the Secretary of the Interior’s Standards for the Treatment of Historic Properties (see Appendix D).

As mentioned above, resource boxes are included throughout the document to provide further assistance pertaining to the discussed topic. Blue boxes highlight suggested resources; yellow boxes provide useful tips and information. Also, throughout the document hyperlinks are provided so that digital users can quickly access related websites, other sections of this document, and applicable city ordinances. If a paper copy of this report is used, a complete list of additional resources and their full URL’s are located in the Appendix. The resource boxes are intended to be an aid of information that can further help the user to achieve the design standards and perform a successful rehabilitation project. Illustrations or photos may be included with an associated topic to further clarify the intent of a design standard.

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7 - THE HISTORIC PRESERVATION COMMITTEE & PROJECT REVIEW

7.1 The Committee
With the designation of the Center Street National Historic District in 1978, the Municipal Council established the Historic Preservation Committee (HPC). The duties of the HPC are outlined in City Ordinance and include working to protect and preserve the District’s historic resources, processing nominations to the National Register of Historic Places, and ensuring the completion of a historic survey at least once a decade. The HPC will apply these standards in reviewing applications and issuing Certificates of Appropriateness.

7.2 Project Review
Generally, most construction projects, including building demolition, within the Historic District require a Certificate of Appropriateness from Logan City prior to the issuance of a building permit. Depending upon the type and scale of the proposed activity, a Certificate of Appropriateness is either issued by the Director of Community Development (Track 1) or by the HPC (Track 2). Any actions that do not comply with the requirements of this document or either issuing body, may result in enforcement action as outlined in the Logan Land Development Code.

7.2.1 TRACK 1
Track 1 items are intended to be more “black and white” in terms of treatment and process. The following list of project types are generally reviewed under the Track 1 review process; however, the Director of Community Development may forward any project to the HPC for Track 2 review if the requested work is considered significant or controversial. Projects not on either list are required to obtain a Certificate of Appropriateness from the HPC (Track 2). The following items are reviewed and approved by Staff:

1) Fences and retaining walls.
2) Demolition or relocation of non-contributory structures.
3) Demolition of accessory structures.
4) New construction requiring a building permit that is not visible from a public right-of-way.
5) Door and window replacements.
6) Repair of deteriorated elements which match the original design and materials (example: fascia, and soffits).
7) Chemical cleaning and/or paint removal of masonry.
8) Installation or alteration of any exterior sign and/or awning.
9) Re-roofing if the material is proposed to be replaced by a matching or like material.
10) Installation of solar energy collection systems as outlined in this document and pursuant to the Land Development Code.

7.2.2 TRACK 2
Track 2 items, by nature, include more subjectivity in the decision-making process and are therefore appropriate for a more thorough review and public involvement process. The following items require review and approval by the Historic Preservation Committee:

1) New construction of principal buildings, additions, or accessory structures requiring a building permit and visible from a public right-of-way.
2) Demolition or relocation of contributing structures.
3) Exterior construction requiring a building permit and not considered a Track 1 item.
4) Removal or replacement/alteration of architectural detailing, such as porch columns, railing, window moldings, window sashes or cornices on a primary façade that are visible from the public right of way.
5) Construction or alterations of accessory structures, such as garages and sheds, that are visible from the public right of way.
6) Construction or alterations of porches and decks.
7) Exterior masonry work.
8) Installation of new siding and roof materials.
9) Public improvements including, but not limited to streetscape features (i.e. curb, gutter, canals, etc.), public parking lots, public parks, sidewalks and trails that are located within the historic district boundary.
10) Painting of the exterior of a masonry structure that has not been previously painted.
One of the most important things any applicant can do to streamline the review process for a Certificate of Appropriateness is to work with the Planning Staff to review the standards. The codified process for review (outlined in the Logan Land Development Code), required application materials, and applicable timeline is available at the Department of Community Development office.
Residential Design Standards
## DESIGN STANDARDS

### CHAPTER 8 - RESIDENTIAL DESIGN STANDARDS

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8.1 Residential Historic Overview

By the time of the 1860 census, there were more than 100 households claimed in the early settlement of Logan. Adobe and adobe-filled frame construction were common at this time until 1877 when a steam-powered sawmill with lathe and shingle capacity came to Logan. Consequently, home construction and design became more elaborate.

Around 1880, rock and brick masons came to Logan to work on the construction of the LDS Tabernacle and temple. Stone and brick homes began replacing the wooden and adobe structures. Brick proved to be the most popular building material of this period; however, the transition from wood construction was slow and did not take over the majority of buildings in Logan until after the turn of the century.

Logan’s slowest decade of growth was between 1920-1930; however, a boom in residential construction occurred before and after the worst years of the Great Depression. This was, in part, due to the growing success of the Utah Agricultural College (now known as Utah State University). The bungalow became the most common house type between 1905-1925. The period-revival cottage was also popular in the 1920’s and 1930’s. Logan was one of the few communities in Cache Valley that did not see a population decrease during the depression years.

A rise in automobiles and trucks during the 1920’s led to an increase in the miles of paved roads throughout the county which resulted in an increase in travel and market opportunities. The most ubiquitous outbuildings during this period of time became the detached garage. With the advent of electricity, telephone, indoor plumbing, and the radio, Logan’s economy changed and the city progressively urbanized. Many of the large gardens and orchards in the rear of residential lots were removed and often replaced with smaller subdivisions.

The agriculture industry significantly grew during World War II (WWII) while the construction and building trades were stagnant. After the war, residential housing increased significantly due to veterans using the G.I. Bill, which helped subsidize tuition at the Utah State Agricultural College. The most common type of house built, post-war, were small cottage-style houses on parceled city lots.

After WWII and up to the later 1970’s, construction of mostly infill housing took place. The following decades saw new single-family housing construction along the mountain benches of both Hillcrest and Cliffside and new multi-family housing projects on the western side of Logan. Within the district, many of the Victorian homes had been converted to apartments while several apartment complexes can be seen in the rear of existing lots. This was due mainly to significant increases in enrollment at Utah State University and liberal zoning in the 1960’s and 1970’s that encouraged this type of development pattern.
8.2 Building Materials & Finishes

STANDARDS

1. Preserve in place and do not cover up primary historic building materials. Brick, wood, stone, pebble dash stucco and adobe are the most common materials in the district.

2. Repair before replacing. Replacement may only be considered when damage is beyond repair and replacement matches the original material, dimensions, finish, color and design. Synthetic or substitute materials, such as vinyl, are prohibited.

3. Do not paint surfaces that were not originally painted. These materials may have been chosen for their decorative and/or functional qualities and painting them may disguise and abolish the original character and can trap moisture causing extensive damage over time.

4. Some later materials may have achieved historic significance and should be preserved. This is preferred if the original historic materials cannot be preserved or would be damaged in the removal process.

5. Avoid harsh, abrasive cleaning such as sandblasting and high-pressure water to remove paint.

Maintenance is important for both the safety and historic integrity of historic properties, reducing the need for costly repairs or even replacement of deteriorated historic building elements. The easiest way to execute a maintenance plan is to record all services and tasks that have been completed or need to be performed. The following is an example maintenance routine:

Monthly:

- Inspect around the property regularly for signs of pests, birds, rodents or insects.
- Clear the small weep holes at the base of a brick wall to allow proper drainage.
- Clean out gutters and downspouts regularly to ensure proper drainage.
- Remove all plants and vines that are attached to the building or entering windows and cracks in the building.

Annually:

- Inspect chimneys regularly to spot damaged or loose bricks or improper alignment.
- Report any trees that are interfering or touching electrical wires.
- Trim trees that are touching the structure.
- Secure, repair, and replace as necessary any loose or damaged elements such as clapboards, shingles, decorative elements, handrails, etc.
- Adjust/add weather stripping around windows/doors.
- Gently scrape any loose exterior paint and touch up.

RESOURCES:

- Technical Preservation Services - Preservation Briefs
  http://www.nps.gov/tps/how-to-preserve/briefs.htm

- Substitute Materials
  http://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm

- Cleaning & Water Repellent Treatments
  http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm

- Repointing Mortar Joints
  http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

- Removing Graffiti
  http://www.nps.gov/tps/how-to-preserve/briefs/38-remove-graffiti.htm

- Controlling Unwanted Moisture

- Maintaining Exteriors
  http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm
REPAIR TIPS
• Perform regular inspections to determine when repainting is necessary or if cleaning is required.
• Repair features by patching, piecing-in, or otherwise reinforcing the material using acceptable preservation methods.
• Address the cause of deterioration prior to making repairs.

WATER DAMAGE PREVENTION TIPS
• Provide proper drainage in order to avoid standing water on flat, horizontal surfaces or curved decorative features.
• Protect any masonry and wood structures and features from water deterioration by preventing leaks from roofs and rain gutters.
• Make sure water drains away from foundations.
• Maintain protective paint coatings to minimize moisture damage.

MASONRY TIPS
• Clean masonry with the gentlest methods possible, including using low pressure water, mild detergents, and natural bristle brushes. Cleaning masonry should only take place in order to minimize or halt deterioration or remove heavy soiling.
• Sandblasting, application of caustic solutions or high pressure water-blasting are not recommended cleaning methods.
• Prior to repainting, remove damaged or deteriorated paint only to the next sound layer. Hand-scraping is the preferred and gentlest method.
• Cut damaged concrete or stucco back to remove the source of deterioration. Carefully apply the new patch in order for it to bond effectively and match the historic material.
• Avoid removing paint that is firmly adhering to, and thus protecting, masonry surfaces.

MORTAR TIPS
• The existing mortar mix should be retained if it was designed for the physical qualities of the masonry.
• When re-pointing mortar, match the mix of the existing mortar as closely as possible.
• The strength of the mortar mix should be weaker than the material it bonds, in order to prevent damage to the existing masonry units.
• Repoint mortar joints where disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plasterwork is present.
• Remove deteriorated mortar by hand-raking the joints to avoid damaging the masonry.
• Replacement mortar should match the original in strength, composition, color and texture.
• Repointed mortar joints should match the original in width and profile.

PAINT TIPS
• Consider using historic color schemes when maintaining painted surfaces.
• Do not attempt to remove paint from brick (or wood) by power washing or sandblasting as this can destroy the original material.
• Paint removal should only be considered where deterioration has occurred and should involve paint removal to the next sound layer by using the gentlest method possible (hand-scraping and hand-sanding), then repainting or re-coating with an appropriate protective material.

WOOD TIPS
• Apply chemical preservatives to exposed wood features such as beam ends or outriggers to help prevent rot and decay.
• Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood wherever necessary. Match the original form, dimensions, profile, and detail of the original wood feature.
ARCHITECTURAL METAL TIPS

• Clean only to remove corrosion prior to applying coatings.
• Use the gentlest cleaning methods such as hand-scraping and wire brushing to remove paint buildup or corrosion.
• Apply paint or other coating systems after cleaning in order to decrease corrosion.
• Keep metals exposed that are meant to be exposed and avoid removing coatings on metals that are intended to be protected from the environment.

PAINT RESOURCES:

• Old House Online
  http://www.oldhousejournal.com/living_life_in_colors/magazine/1522
• Book: Re-Creating a 19th Century Paint Palette
  http://www.jstor.org/stable/1493914?seq=1#page_scan_tab_contents
• Book: Victorian Exterior decoration
  https://books.google.com/books?id=BsxfPQAACAIAJ&dq=moss+winkler+victorian&hl=en&sa=X&ei=CF7DUanLJ6HhygHy3IDIAw&ved=0CDoQ6AEwAg

RESOURCES:

• Exterior Walls
  http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm#exterior
• Architectural Metals
  http://www.nps.gov/tps/standards/four-treatments/standguide/preserve/preserve_metals.htm
• Wood
  http://www.nps.gov/tps/standards/four-treatments/standguide/preserve/preserve_wood.htm
• Masonry
  http://www.nps.gov/tps/standards/four-treatments/standguide/preserve/preserve_masonry.htm
• Historic Property Owner’s Guide
  http://www.utahheritagefoundation.org/images/stories/resources/Advice%20for%20Property%20Owners_Section%201.pdf
8.3 Windows

STANDARDS

1. Repair a historic window rather than replace it. This is typically easier and more economical.

2. Preserve the functional and character-defining features (frame, sash, muntins, mullions, glazing, sills, trim, operation), position, size, number and arrangement of historic windows, on front and side facades that are visible from any public street.

3. When replacing an original window on primary facades, replacement windows shall be of the same material, style, dimension, and finish as the original historic window.

4. The profile of the sash on a replacement window and its components shall match the original, on primary facades.

5. Replacement windows on secondary facades, that do not face a public right-of-way, may be of alternative materials but shall match the original window dimension, type and function (e.g., replace a double hung window with a double hung window, not a slider).
Wood windows made prior to the 1940’s are likely made from old-growth wood which is significantly denser, more durable, rot resistant, and dimensionally stable.

Historic windows are made from individual parts which can be individually repaired or replaced in kind.

If maintained properly, original wood windows will provide quality service indefinitely.

Protect historic windows by maintaining a good coat of paint and re-applying putty when damaged.

Most heat loss is due to air leakage through gaps around the frame sections of an older window, and is often the result of insufficient maintenance over time.

The most cost-effective energy conservation measures for most historic windows are to replace glazing compound, repair the wood members if necessary, and install weather stripping.

A weatherized historic window with an additional storm window will match or exceed the energy efficiency of a replacement window, at a small proportion of the cost.

Storm windows should be designed to match the historic window divisions in order to not obscure the exterior appearance of the original window.

Storm windows can be installed to the interior or exterior of the window; however, interior installment is preferred in order to not obscure the exterior appearance of the historic window.

Set the sash of the storm window back from the plane of the wall surface as far as possible.
8.4 Doors

STANDARDS

1. Preserve the character-defining features, materials, and placement of a historic door. These features may include: the door, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights, and any associated porch or hood.

2. A new door, on primary facades, shall be similar in design to the original door and appropriate to the style and character of the historic building.

DOOR TIPS

DOOR CHARACTER

• Doors, specifically on primary facades, often provide a first impression of the historic age and integrity of the building.

• Residential doors are often more ornate in detail than commercial doors.

DOOR REPAIR/MAINTENANCE

• When damage occurs to a historic door, attempt to repair and maintain rather than replace.

• Most problems that occur are a result of poor maintenance and from seasonal changes that cause swelling and warping.

• In most cases, doors are not susceptible to damage if a good coat of paint or varnish is maintained.

• The most cost-effective energy-conserving measures for a typical historic door are to install weather stripping along the door frame and base of the door, to properly fit the door to the jamb and threshold, and to caulk any window panes if required. This will significantly reduce heat loss while preserving historic features and character.
8.5 Porches & Architectural Details

STANDARDS

1. Preserve and maintain an original porch and its historic materials and details.
2. Where a porch has been a primary character-defining feature of a front façade, this emphasis should continue.
3. A replacement porch should be similar in character with the historic building, and shall match the original porch in form, materials, detail, size and spacing.
4. Do not add decorative elements to a porch that have not been used on the building in the past.
5. The architectural details associated with a historic building are essential to its character, style and integrity and should be retained and preserved. Replacement shall only occur if damaged beyond repair.
6. Substitute materials for architectural details may be considered if the original material is known to be susceptible to damage or decay and if the substitute appears similar in composition, design, color, and texture.

PORCH TIPS

• Porches not only offer weather protection and shade, but also a sense of scale and aesthetic quality to the façade of the building.
• Replacement of deteriorated porch components is generally cheaper and easier than reconstruction or full replacement.
• When adding a new porch to a home refer to the style and detailing of porches on comparable buildings.
• If detailed and painted appropriately, new materials such as fiberglass columns and composite decking may be acceptable alternatives when performing replacements.

Examples of Architectural & Porch Details:

- Roof
- Brackets
- Porch Columns
- Handrail
- Balusters
- Finials
- Newel Post
- Decking
- Pediment
- Dormer
- Arched Lintel
- Cornice Molding
- Eve Bracket
- Cornice
8.6 Roofs

STANDARDS

1. The character of a historic roof should be preserved, including its form, features, materials, and depth of eaves.
2. When replacement is necessary, use materials that match the original in style and texture.
3. Do not remove historic roofing materials that are in good condition.
4. Standing seam or metal shingle roofs should be avoided for contributing structures, unless existing material or documentation proves the existence of a historic metal roof.
5. Roof-top additions (such as dormers, skylights, or solar panels) shall not interrupt the original ridgeline. The overall appearance of the original roof should be preserved.

ROOF TIPS

CHARACTER
- Roof pitch, roof line, orientation, shape, eaves, cladding, materials, chimney, and the features of historic dormers are all distinct features that make up the roof’s character.
- The shadows created by overhangs contribute to the perception of the building’s historic scale and therefore are a significant feature to be preserved.

REPLACEMENT AND ADDITIONS
- Installation of a new drainage system (gutters and downspouts) is appropriate if drainage is an issue. Consider designing these systems to have minimal impact on historic materials and to not obscure significant design features.
- Avoid adding speculative materials or features to a roof that would result in a false representation or assumption of the addition’s historic authenticity. This creates a false impression of the home’s original appearance.

Roof Terminology:

Gabled Dormer: appropriate for most architectural styles.

Hip Dormer: appropriate for most architectural styles.

Shed Dormer: appropriate for Bungalow style

Place new dormer such that the roof line is preserved.

Gable roof

Hip roof
8.7 Additions

A new addition to a historic building has the potential to damage and destroy significant historic materials and features and to change its historic character. A new addition could also change how one perceives what is genuinely historic and thus diminish the qualities that make the building historically significant and eligible for National Register of Historic Places listing.

STANDARDS

1. Significant historic materials, features and form should be preserved and additions should be compatible with the massing, size, scale, roof forms, and architectural features of the historic building and its features. The addition should not distract from the original historic building nor interfere with its integrity.

2. Additions should be located on a side or rear elevation, whenever feasible. Additions to the rear of the historic building are preferred, but if unavoidable, recess the addition from the front plane of the home as far as possible (minimum of five feet).

3. Historic rhythms on a block-face, that are visible from the street, should be identified and preserved with any new addition. This may include roof lines, porch eaves, or side-yard setbacks.

4. Design and construct additions in a way that still distinguishes the scale and features of the historic building from the new. This should result in two separate architectural units, rather than one unified architectural unit.

5. The size, rhythm and alignment of the addition’s fenestration (arrangement of windows and doors) should be based on those of the historic building.

RESOURCES:

- Exterior Additions
  http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm#additions

Addition is smaller in scale and placed behind the home (8.7.2).

Addition is flush with front of home and overpowers the original building (8.7.2).

Addition is placed in the rear elevation and recessed from the historic building (8.7.2).

Addition is larger in scale and height then original building (8.7.1).
Additions Tips

- Three distinct types of additions can be considered: ground-level additions, attic additions and rooftop additions. Rooftop additions are generally discouraged because they typically cause more adverse affects to the character and integrity of the original building.

- Consider altering or converting non-significant interior spaces, such as the basement or attic space, for the desired additional use before constructing an exterior addition.

- When constructing an addition, minimize the loss of historic materials to an external wall. For example, locate additions where a rear or side door exists and may be used for access.

- In order to reduce material loss, the new addition should be smaller in proportion to the size of the historic building. This can often be accomplished by linking the addition to the historic building by means of a hyphen or connector. The use of a connector links the new addition physically while visually separating the old from the new, and while minimizing the loss of the historic wall.

- Early additions may have obtained historic significance in their own right and should be carefully evaluated before alterations are performed.

Addition is located in rear, not extending beyond the width of the historic building. (8.7.2)

An addition that is recessed from the historic building distinguishes original from new. (8.7.2)

An offset and recessed Addition is the optimal way create two separate architectural units. (8.7.2)
8.8 Accessory Structures

STANDARDS

1. Accessory structures that contain historic significance should be preserved.

2. Preserve historic accessory structures including materials, character, original location and its subordinate function to the primary building, whenever feasible.

3. New accessory structures shall be designed and placed in a manner that keeps the structure subordinate to the primary historic building.

4. When constructing a new two-car (or more) garage that is visible from public view, the use of single doors is required in order to retain a sense of traditional scale.

5. New garages (detached or attached) and accessory structures shall be located to the rear and side, positioned at least 10 feet behind the plane of the front facade of the primary historic building. Detached garages are preferred because of their traditional character.

6. If certain site-specific aspects make a detached garage impossible, an attached garage may be considered, but will be treated as an addition. The standards of Section 8.7, Additions, will apply.

ACCESSORY STRUCTURES - TIPS

GARAGES

- Consider matching the roof profile of a new garage with that of the main structure. This may not be the most historically appropriate practice when considering the time period and context of the primary structure as well as the current and economic attainability of certain materials and construction.

- Carports should be avoided.

Accessory structure is set back to rear and side of the historic structure.
8.9 General Issues

8.9.1 Accessibility

The Americans with Disabilities Act (ADA) mandates that all public places, including multi-family historic structures, be accessible to everyone (not required for single family residences). Solutions to meet ADA requirements on a historic building include installing ramps or wheelchair lifts, creating new entrances, and making modifications to doors, hardware, and thresholds. The following design considerations should be applied to new ADA installations or alterations.

**STANDARDS**

1. Accessibility modifications should comply with ADA requirements, while every effort should be made to minimize damage to a property’s historic materials and features.

2. Accessibility modifications should be in scale with the historic building, visually compatible, and, whenever feasible, reversible. Reversible means that if the added feature were removed in the future, the essential form and integrity of the historic building would be intact.

3. Exterior ramps and lifts should be well constructed and safe, but temporary in nature and not attached directly to structures whenever possible.

4. Converting window openings to new doorways is strongly discouraged.

5. Approvals for accessibility modifications should only extend during the current owner’s or occupant’s occupancy and not to future occupants and/or owners to prevent them from becoming permanent fixtures.

6. If certain accessibility modifications would threaten or destroy the historic significance of a property, the property owner should consult with a State Historic Preservation Officer for any special accessibility provisions.

**ACCESSIBILITY TIPS**

- A three-step approach is recommended to identify and implement accessibility modifications:
  - Review the historical significance of the property and identify character-defining features.
  - Assess the property’s existing and required level of accessibility.
  - Evaluate accessibility options within a preservation context.

- Consider using secondary spaces (later additions, previously altered areas, or areas on the side or rear of the building), finishes, and features to provide accessibility modifications. This will help to avoid jeopardizing the historical integrity of a property, especially when viewed from the public right of way.

- Occasionally doorways need to be widened. Some historic entrances may have sidelights that can be temporarily removed and stored during the period that an ADA accessible width entrance is inserted in the same opening.

- Planning for accessibility modifications and solutions can be a complex issue. Further guidance can be obtained from the Technical Preservation Services of the National Park Service.
8.9.2 Mechanical Equipment

STANDARDS

1. Mechanical equipment shall be located in areas that are not visible from the public right of way and visual impacts should be minimized. Use muted colors in order to minimize appearance and help the equipment to properly blend with its background.

2. Screen ground-mounted equipment with fences, walls, or landscaping that are in character with the historic aspects of the property.

3. When screening rooftop equipment that is visible from the public right-of-way, use materials that are compatible with the historic materials and design of the building.

4. Standpipes and other pipework should be located in areas that will not damage historic façade materials. This equipment should be avoided on primary facades when feasible.

5. Solar collection systems should be located where they are not visible from the public right-of-way and should be installed flat or parallel to the surface to reduce visibility. Systems should be installed in a manner and location that will not damage historic materials or features.

6. Avoid installing solar devices that are not reversible or that would leave permanent damage when removed.

MECHANICAL EQUIPMENT - TIPS

- The ductwork required for forced air heating and air conditioning systems can be difficult to introduce into historic homes. Consider radiant heat options and mini-duct systems as an alternative to the spatial impacts of bulky ductwork.

- Avoid locating window-mounted air conditioning units on primary or street-facing facades.
8.9.3 Landscaping

LANDSCAPING TIPS

• Preserve in place historic landscape elements wherever possible, including large established trees, sidewalks, pavers, walls, and fences.

• In the event of a diseased or damaged tree, hire a professional arborist to prune and treat rather than removing them.

• If replacement of trees is necessary, try to select similar varieties placed in close proximity to the original tree location.

• Consult the City Forester regarding trees located in the park strip that require maintenance or potential replacement.

• When introducing new plantings, try to use historically appropriate and/or indigenous plant species. Many traditional plants have new cultivars that have improved drought tolerance and disease resistance.

• Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic building itself.

• Provide continuous plant coverage. If removing lawn areas, replace with continuous low groundcover plantings to provide for both water conservation, and visual continuity.

• Use organic mulches such as shredded bark or compost. Inorganic rock mulches should be avoided, or limited in size and coverage area.

• A traditionally landscaped property should not be covered with large paved areas for parking. This would negatively impact the historic character of the site.
8.9.4 Color

The use of color can affect the character of a historic building and contributes significantly to the identity of a building and/or business. Although color is not regulated, property owners are encouraged to use colors that are historically and traditionally common in order to contribute to the visual continuity of the District.

COLOR TIPS

- It is general historic practice to use one cohesive base color (preferably muted) and one or two accent colors.
- Variety and visual interest can be added by using varying tints and shades from one color family.
- To make an architectural element stand out from the body of the structure use a contrasting color.
- Using a brighter color on doors and windows, combined with a more muted color on the body of the house is a good way to add color and personality without overwhelming the character of the historic structure.
- Avoid reflective or semi-reflective finishes.
- Consider the impact of a proposed color on the adjacent properties of the historic building.
- Painting masonry on a historic building that has not previously been painted is strongly discouraged.

RESOURCES:

- **Historic Paint Resources**
  
  https://www.sherwin-williams.com/homeowners/exterior-historic-colors


  https://www.bobvila.com/articles/2240-historic-paint-colors/#.WaCnWxeGNmA

  http://thecraftsmanblog.com/historic-paint-colors/

  http://thecraftsmanblog.com/choosing-exterior-paint-colors-for-your-historic-house/

- **Books: Historic Paint Resources**

  Paint in America: The Colors of Historic Buildings  
  https://www.amazon.com/gp/product/0471144118/ref=as_li_ss_tl?ie=UTF8&camp=1789&creative=390957&creativeASIN=0471144118&linkCode=as2&tag=thecrablo09-20

  House Colors: Exterior Color by Style of Architecture  

  Bungalow Colors: Exteriors  
  https://www.amazon.com/gp/product/1586851306/ref=as_li_ss_tl?ie=UTF8&camp=1789&creative=390957&creativeASIN=1586851306&linkCode=as2&tag=thecrablo09-20
8.9.5 Parking & Driveways

STANDARDS

1. Garages and Driveways shall be located to the side and rear of historic homes.
2. Limit paving areas for automobile use to access driveways and parking spaces in order to not distract or alter the historic features or character of a property.

PARKING & DRIVEWAY TIPS

- Multi-use areas can be designed to accommodate overflow parking and/or circulation while serving as outdoor patio space.
- Consider using travel strips, or alternative paving materials such as brick or stone to minimize the visual intrusiveness of driveway and parking areas.
- Avoid pouring concrete or asphalt directly against the foundation of a historic structure, it will lead to drainage & structural damage of the building.

8.9.6 Fences

STANDARDS

1. Choose fencing material that is compatible with the era of the home and the overall streetscape.
2. Wherever possible, continue the setback, height, and material of adjacent fencing to create continuity in the district. Even if the material changes to reflect the architectural style of the home, the setback and height should be consistent.
3. Fencing should visually complement and improve the structure and landscaping of a property.
8.10 Design for New Construction & Infill

The purpose of this section is to protect and retain the historic and architectural character of the Center Street Historic District. New construction and infill is encouraged where city ordinance allows it and where it is deemed appropriate. New construction is subject to all requirements of the International Building Codes, Public Works Standards and Specifications, and the development requirements of other appropriate departments. Construction of new single family homes require review and approval by the HPC, as outlined in the Logan Land Development Code.

8.10.1 General

STANDARDS

1. The design and character of new residential structures should be compatible with the character of the historic district.

2. In order to achieve compatible design and character of a new building, consider the following, in regards to the adjacent buildings and their block face: relationship to the street (orientation and setback), mass, scale, height, fenestration, windows, materials, and details.

8.10.2 Building Placement & Orientation

STANDARDS

1. The street pattern on a block face including building arrangements, setbacks and orientation should be preserved.

2. The primary façade of a new building shall orient to the street.

8.10.3 Mass & Scale

STANDARDS

1. Use similar size, height, and width for the front façade of a new building as those seen predominantly throughout the block face.

2. If the new building is designed to be wider than buildings in its traditional context, divide the front façade of the home into subordinate planes that are similar in width to the established norm.

3. The size and mass of the new building should be proportionate with the size of the property and should be compatible with historic sites throughout the block face in terms of lot coverage, building bulk and mass.

4. The roof style and roof pitch shall be compatible with historic sites throughout the block face.

8.10.4 Windows & Fenestration

STANDARDS

1. Avoid using large surfaces of glass on a new building. Use similar wall-to-window ratio as other historic structures throughout the block face.

2. Arrange windows and doors on a new building in similar fashion as seen traditionally on historic buildings throughout the block face.

3. Avoid replicating historic styles. The new building should be able to be distinguished from the surrounding historic buildings.

4. Masonry facades of a new building should be designed with window reveals (recessed from the wall plane) in order to enhance the visual strength of the façade.

8.10.5 Building Materials & Details

STANDARDS

1. Select materials that have the same quality, durability and longevity as the historic buildings throughout the district. This will ensure the new building can eventually become a part of the historical narrative of the district in the future.

2. New materials should be similar to traditional materials in terms of scale, proportion, texture and finish.

NEW CONSTRUCTION TIPS

BUILDING MASS & SCALE

- Design a new building to emphasize the human scale (dimensions that are comprehensible to the pedestrian).

- Consider using building materials with traditional dimensions (e.g. masonry units should be of similar size as seen on historic buildings throughout the block).

- Porches or porch-like elements are encouraged. They should be scaled appropriately to the new structure, and to the porches on surrounding buildings.

WINDOWS & FENESTRATION

- Generally, in most residential contexts, the height of a vertically-proportioned window should be twice the dimension of the width. However, some building types (e.g. the bungalow form) will often utilize horizontally-proportioned windows.

- Consider dividing large glass surfaces into smaller windows. This may be appropriate depending on the rest of the building design and its surrounding context.

DESIGN STANDARDS

RESOURCES:

- Technical Preservation Services
  http://www.nps.gov/tps/how-to-preserve/briefs.htm

- Compatible Infill Design
  http://www.utahheritagefoundation.org/preservation-resources/celebrating-compatible-design#.VtPu0t-rTGI
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9.1 Commercial Historic Overview

The Main Street frontage of Downtown Logan is dominated by multi-story historic buildings that are critical to the historic value of the downtown. Around 1880, skilled rock and brick masons began coming to Logan to work on the construction of the Mormon tabernacle and temple. Perhaps the most dramatic change to Logan was around this time, with the proliferation of brick commercial buildings along Main Street that rapidly replaced the original log and adobe dwellings of the early settlement period in the business district. The city started to take on a decidedly urban look by the 1890’s. Two- to four-story commercial buildings were being constructed on both Main Street and West Center Street. Logan had transformed from a rural settlement to an urban hub with a thriving central business district.

Since their initial construction, a large portion of Logan’s historic commercial buildings have been “slip-covered” with more modern facades, especially at the storefront level. Many of these facades have made the buildings non-contributing to the district; however, buildings with alterations that are considered “historic” (dating to the early 1960s) or with minor alterations with the upper-level integrity intact are considered contributing to the District. In many cases, rear elevations of the slip-covered buildings have better historic integrity than the primary façade (facing Main Street or Center Street).

Following the city’s first comprehensive zoning ordinance adopted in 1950, the majority of new commercial growth has occurred along the Main Street corridor north and south of the central business district. Most of this growth is represented by strip malls, one-story commercial buildings, and parking lots. Downtown Logan is uniquely important because it defines the image and quality of central Logan and stands as a powerful representation of the economic boon that triggered the city’s enduring success.
9.2 Storefronts

STANDARDS

1. Historic storefronts should be preserved, repaired and restored if necessary.

2. 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.

3. Typical 19th century storefronts generally consist of the following elements:
   a. Single or double doors flanked by display windows.
   b. Entrance, typically recessed to provide weather protection and to increase window space for merchandise display.
   c. Raised windows off the ground with wood, cast iron, or pressed metal panels or bulkheads.
   d. Transom or series of transoms (consisting of single or multiple panes of glass) positioned above each display window or door.
   e. The signboard above the storefront (the fascia covering the structural beam).
   f. Awnings (typically canvas) used to shade the storefront.

4. Early 20th century storefronts should include the following (in addition to the 19th century elements) as supported by historic documentation and can be used as an outline for existing storefront projects:
   a. Decorative transom lights (often using small prismatic glass panes) above the display windows.
   b. Electric incandescent lights, enabling storeowners to showcase their display windows and offer nighttime shopping.
   c. Aluminum and stainless steel framing elements, pigmented structural glass, tinted and mirrored glass, glass block and neon (1920’s-30’s).
   d. Heavily patterned and highly colored marble on more expensive storefronts.
   e. Transom and signboard were often combined.
   f. Decorative elements such as: molded cornices, column capitals, fascia boards, brackets, signs, awnings, beltcourse, cornice, and fascia.

5. If historical evidence does not exist to identify a storefront’s original appearance, an alternative design may be considered that is compatible with the remaining character-defining features of the historic building and its surrounding historical context.
   a. Avoid establishing a false historical appearance in a new or replacement storefront.
   b. Avoid covering or concealing historic features of a storefront.
   c. The storefront should be as transparent as possible. Use glass for doors, transoms, and display areas to provide visibility into and out of the store.

STOREFRONT TIPS

- Use historical documentation, such as old photographs, to determine if any original features are missing on a storefront. Consider reconstructing missing or altered components.

- It is useful to examine the adjacent commercial buildings and their distinctive characteristics to identify similarities and differences.

- Careful removal of later (within the past fifty years) and incompatible materials is necessary in order to avoid damage to underlying historic materials.
9.3 Awnings & Canopies

STANDARDS

1. Repair existing awnings before replacing them.

2. A new awning should be compatible with the features and characteristics of its historic building, as well as adjacent buildings. When selecting and installing a new awning, consider the following factors: shape, scale, massing, placement, signage, and color. Historic photographs of similar neighboring buildings with awnings, can also be helpful in choosing an appropriate installation.

3. Position awnings within the frame of the window, door or storefront. If pilasters or columns define the storefront, place awnings within this framework rather than overlap the entire storefront.

4. Single awnings should not be set over multiple bays that include doors and windows. A separate awning over each bay is more appropriate.

5. Avoid obscuring architectural details with an awning.

6. Backlit, plastic, and vinyl awnings are prohibited.

7. Use historically common materials, such as canvas. Canvas blends or acrylic fabrics that resemble canvas are appropriate.

8. Crank-style awnings are more historically appropriate and preferred, while fixed aluminum awnings, awnings simulating mansard roofs, and umbrella awnings are typically inappropriate. Simple

AWNING & CANOPY TIPS

• It is more historically appropriate to locate signage on the valence portion of an awning rather than on the entire awning.

• Awnings are attached to buildings, while canopies can be freestanding. Canopies can also be attached to buildings but generally extend over a larger area (such as an outdoor dining area) and are retractable.

• When a historic awning is missing, first look for physical or documentary evidence of a previous awning installation. The existence of hardware-rollers and arms, gearboxes, clamps and other fasteners, bolt holes, or recessed roller boxes are the most likely forms of physical evidence.

• Awnings can be used to disguise inappropriate alterations and can help to add color and identity to the storefront.
9.4 Windows & Bulkheads

Windows and bulkheads provide a sense of scale and aesthetic quality to the façade of a commercial building. Important elements of a window include: frame, sash, muntins, mullions, glazing, sill, head, jambs, moldings, and operation.

9.4.1 General

STANDARDS
1. Original window configurations and bulkheads shall be preserved and maintained.
2. Repair before replacing. Replacements shall only take place if the original is irreparable due to damage or is missing. Replacement windows should match the historic windows in size, design, location, and material. Replacement windows on secondary facades that do not face the public right-of-way may include alternative materials.
3. For missing or unknown original bulkheads, complimentary replacement materials may include wood, masonry, metal or other material that is compatible with the façade.
4. Do not conceal, enclose, or cover historic windows.
5. New window openings may be appropriate on the sides and rear of historic buildings and should be compatible with the historic character of the building.

9.4.2 Storefront Windows

STANDARDS
1. If evidence is unavailable to reveal original window design, maintain traditional proportions and transparent quality of a storefront.
2. Tinted, mirrored, or otherwise obscured glass is inappropriate for use in storefront display windows.
3. Stickers or other types of graphics associated with a commercial use in a storefront window should be limited to 30% of the surface area.
4. Transoms should not be covered or obscured.

STOREFRONT WINDOW TIPS

SUSTAINABILITY & MAINTENANCE
- Historic windows can be more energy efficient, cost-effective and durable with proper maintenance and by installing weather-stripping.
- Vinyl elements of modern windows expand more than twice as much as wood and seven times more than glass due to temperature changes, often resulting in failed seals between the frame and glass which can significantly reduce overall window performance.
- Modern windows are often irreparable or not recyclable and, therefore, contribute to unnecessary waste in landfills. This could be prevented if the original windows are preserved and maintained.
- Install clear, low-emissivity (low-e) glass or film, without a noticeable change in color from the historic clear window, in order to reduce solar heat gain.
- Repair or reopen historically operable interior transoms, when feasible, to improve air flow and cross ventilation.
9.5 Doors & Entrances

STANDARDS

1. Preserve and maintain the decorative and functional features of an original primary entrance including, but not limited to: doors, door frames, staircases and steps.

2. Refer to historical documentation and old photographs when replacing an original door.

3. Replacements should match the original style, material and size, and should only take place if the original is damaged beyond repair or is missing. When feasible, use the same series of panels and same dimensions for the original frame.

4. New openings should be limited to the side and rear facades unless required by the International Building Code or to meet minimum accessibility requirements.

DOOR & ENTRANCE TIPS

• Traditional materials include wood and various metals.

• Epoxy is useful in strengthening and replacing deteriorated wood.

• If a historic staircase never had handrails, wood or metal handrails may be appropriate if considered compatible to the building design.

9.6 Lighting

STANDARDS

1. Preserve and maintain historic light fixtures.

2. If original light fixtures are damaged beyond repair, replicate the original where possible. If the original design is unknown, use a simple design that is compatible with the character-defining features of the building.

3. Position lights in an arrangement that enhances visibility, but does not detract from the building’s historic character.
9.7 Rear Facades

STANDARDS

1. Rear storefronts should complement the primary façade and follow basic storefront design standards, but should include a more flexible pallet of materials, design features and configurations in order to be distinguishable from the original structure, and secondary to the primary façade.

2. Rear facades should be visually associated and recognizable with the primary facade by using similar materials, colors and signage.

3. Use similar materials as seen traditionally throughout the historical context of the building. Stucco should not be used as a new primary material on a rear facade.

4. Locate and screen utility and trash receptacle areas to make the rear entrance more inviting for clientele.

5. Rear entries should maintain a pedestrian-focused atmosphere.

9.8 Materials & Finishes

STANDARDS

1. Primary historic building materials should be preserved and regularly maintained in place and should not be covered.

2. Replacements should be limited to only materials that are damaged beyond repair and should match the original.

3. Synthetic or substitute materials, such as vinyl, are prohibited.

4. Do not paint surfaces that were not originally painted. These materials may have been chosen for their decorative and/or functional qualities and painting them may disguise and abolish the original character and can trap moisture causing extensive damage over time.

5. Retain masonry features such as bonding patterns and mortar joint tooling.

6. Some later covering materials may have achieved historic significance and should be preserved. This is preferred if the original historic material cannot be preserved or would be damaged in the removal process.

7. Avoid harsh, abrasive cleaning such as sandblasting and high-pressure water to remove paint.

Maintenance is important for both the safety and historic integrity of historic properties, reducing the need for costly repairs or even replacement of deteriorated historic building elements. The easiest way to execute a maintenance plan is to record all services and tasks that have been completed or need to be performed. The following is an example maintenance routine:

**Monthly:**

- Inspect around the property regularly for signs of pests, birds, rodents or insects.
- Clear the small weep holes at the base of a brick wall to allow proper drainage.
- Clean out gutters and downspouts regularly to ensure proper drainage.
- Remove all plants and vines that are attached to the building or entering windows and cracks in the building.

**Annually:**

- Inspect chimneys regularly to spot damaged or loose bricks or improper alignment.
- Report any trees that are interfering or touching electrical wires.
- Trim trees that are touching the structure.
- Secure, repair, and replace as necessary any loose or damaged elements such as clapboards, shingles, decorative elements, handrails, etc.
- Adjust/add weather stripping around windows/doors.
- Gently scrape any loose exterior paint and touch up.
MATERIAL & FINISHES TIPS

GENERAL

• Historic building materials may include brick, stone, terra-cotta, cast concrete, mortar, wood, stucco and metals.

• An evolution of new materials began in the mid-20th century. In the 1930’s-40’s, colored glass, aluminum and stainless steel (typically for display window surrounds) were introduced. Thin veneers for exterior sheathing became popular during the 1950’s which included marble and other stone.

CLEANING TIPS

• Clean historic materials only when necessary to stop deterioration or to remove stains.

• When cleaning historic building materials, test a small area first to ensure the procedure and cleaning agent are compatible with the material.

REPAIR TIPS

• Perform regular inspections to determine when repainting is necessary or if cleaning is required.

• Repair features by patching, piecing-in, or otherwise reinforcing the material using acceptable preservation methods.

• Address the cause of deterioration prior to making repairs.

WATER DAMAGE PREVENTION TIPS

• Provide proper drainage in order to avoid standing water on flat, horizontal surfaces or curved decorative features.

• Protect any masonry and wood structures and features from water deterioration by preventing leaks from roofs and rain gutters.

• Make sure water drains away from foundations.

• Maintain protective paint coatings to minimize moisture damage.

MASONRY TIPS

• Clean masonry with the gentlest methods possible, including using low pressure water, mild detergents, and natural bristle brushes. Cleaning masonry should only take place in order to minimize or halt deterioration or remove heavy soiling.

• Sandblasting, application of caustic solutions or high pressure water-blasting are not recommended cleaning methods.

• Prior to repainting, remove damaged or deteriorated paint only to the next sound layer. Hand-scraping is the preferred and gentlest method.

• Cut damaged concrete or stucco back to remove the source of deterioration. Carefully apply the new patch in order for it to bond effectively and match the historic material.

• Avoid removing paint that is firmly adhering to, and thus protecting, masonry surfaces.

MORTAR TIPS

• The existing mortar mix should be retained if it was designed for the physical qualities of the masonry.

• When re-pointing mortar, match the mix of the existing mortar as closely as possible.

• The strength of the mortar mix should be weaker than the material it bonds, in order to prevent damage to the existing masonry units.

• Repoint mortar joints where disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plasterwork is present.

• Remove deteriorated mortar by hand-raking the joints to avoid damaging the masonry.

• Replacement mortar should match the original in strength, composition, color and texture.

• Repointed mortar joints should match the original in width and profile.
PAINT TIPS

• Consider using historic color schemes when maintaining painted surfaces. (See Historic Paint Resource)

• Do not attempt to remove paint from brick (or wood) by power washing or sandblasting as this can destroy the original material.

• Paint removal should only be considered where deterioration has occurred and should involve paint removal to the next sound layer by using the gentlest method possible (hand-scraping and hand-sanding), then repainting or re-coating with an appropriate protective material.

WOOD TIPS

• Apply chemical preservatives to exposed wood features such as beam ends or outriggers to help prevent rot and decay.

• Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood wherever necessary. Match the original form, dimensions, profile, and detail of the original wood feature.

ARCHITECTURAL METAL TIPS

• Clean only to remove corrosion prior to applying coatings.

• Use the gentlest cleaning methods such as hand-scraping and wire brushing to remove paint buildup or corrosion.

• Apply paint or other coating systems after cleaning in order to decrease corrosion.

• Keep metals exposed that are meant to be exposed and avoid removing coatings on metals that are intended to be protected from the environment.
9.9 Architectural Details

STANDARDS

1. The architectural details associated with a historic building are essential to its character, style and integrity and should be maintained and preserved.

2. If repair or replacement is necessary, only remove those portions that are damaged or deteriorated beyond repair and match them to the original scale, material, design, color and texture.

3. Substitute materials may only be approved when absolutely necessary to replace the original material with stronger more durable substitutes.

4. When the original element is missing and documentation is not available, the replacement feature should be a simplified interpretation of the original and should be identifiable as new.

5. Avoid adding architectural features where none historically existed.

ARCHITECTURAL DETAIL TIPS

• The architectural details of a historic building exhibit design and craftsmanship and add visual interest.

• Architectural details may include columns, pilasters, window hoods and surrounds, brackets, cornices or parapets, windows, decorative panels and other ornamentation.

• Materials may include brick, stone, concrete, metal and tile.

RESOURCES:

• Historic Photographs & Property Records
  https://www.cachecounty.org/assessor/

• Historic Photographs
  https://archives.usu.edu/

• Historic Photographs & Local History
  http://libraryloganutah.org/Archives/
9.10 Roofs

Commercial structures in the Center Street Historic District typically have flat roofs hidden by a parapet on the primary and rear facades. The roof pitch, materials, size and orientation are all distinct features that make up the roof’s character. The following design considerations should be applied to these vertical façade elements that are associated with the roof design.

STANDARDS

1. The character of a historical roof shall be preserved, including its form, features, eave depth, cornices, and materials.

2. If a roof surface is not visible from the public street or adjoining public sidewalk, then modern materials may be used, as allowed by current building codes.

3. Preserve and maintain historic gutters, hoppers, scuppers, downspouts and splash blocks.

4. Installation of a new drainage system (gutters and downspouts) should be simple in design, have minimal impact on historic materials, and not obscure significant design features.

5. Avoid adding speculative materials or features to a roof. This creates a false impression of the building’s original appearance.

6. Downspouts should be located away from architectural features and on the least public façade of the building. They should drain away from foundations and not affect adjacent buildings.

ROOF TIPS

• Repetitions of similar roof forms along a block face create or add a sense of rhythm, scale and cohesiveness to the district.

• All components of the roofing system are vulnerable to leaking and damage and affect one another.

• The shadows created by overhangs contribute to the perception of the building’s historic scale and, therefore, are a significant feature to be preserved.

• Rooftop gardens or dining areas are allowed, provided that any new built features are not visible from the adjoining sidewalk. New rooftop spaces shall comply with current building and development codes.

• Avoid adding new roof elements that detract from the historic quality and character of a building.

• Skylights or solar panels should be installed to reflect the plane of the historic roof and visual impact of these installations should be minimized. See Chapter 6 for more guidance on solar panel installation.
9.11 Additions

Commercial building additions can range from expanding the footprint of the building to rooftop additions. A new addition has the potential to change the historic character of a building as well as to damage or destroy historically significant materials and features. The following design considerations should be applied to new additions of historic buildings.

STANDARDS

1. A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that the new or adaptive use cannot be successfully met by altering non-significant interior spaces.

2. New additions should not interfere with the historic character of the original building. Significant historic materials, features and form should be preserved.

3. The new addition should be compatible with massing, size, scale and architectural features to protect the historic integrity and value of the property.

4. Design and construct additions in a way that distinguishes the historic building and its features from the new.

5. New additions should be on a secondary side or rear elevation, whenever feasible.

6. A new addition shall be subservient to the historic building. The design and treatment of the new addition should not differ from the historic building in a way that the addition becomes the primary focus.

7. Avoid a design and scale that unifies the historic building with the new addition into a single architectural unit.

8. Base the size, rhythm and alignment of the new addition’s fenestration (arrangement of windows and doors) on those of the historic building.

9. Additions to the side of commercial structures should be treated as connected infill buildings rather than additions. See Section 9.13, Design for New Construction & Infill.

ADDITION TIPS

- Consider using materials that are similar to the historic building.
- Try to minimize the loss of historic materials to an external wall.
- Avoid damaging or destroying historically significant materials and craftsmanship.
- Early additions may have obtained historic significance in their own right and should be carefully evaluated before alterations are performed.

Rooftop addition that is setback so as to be subservient to the historic structure.

Rear addition is compatible.

Rooftop addition changes the scale, mass and unifies the historic building with the addition.
9.12 General Issues

9.12.1 Accessibility

The Americans with Disabilities Act (ADA) mandates that all public places be accessible to everyone, including commercial and multi-family historic structures. There are a variety of different solutions to meeting ADA requirements on a historic commercial building including installing ramps or wheelchair lifts, creating new entrances, and making modifications to doors, hardware, and thresholds. The following design considerations should be applied to new ADA installations or alterations.

STANDARDS

1. Alterations made to a building or site to meet ADA accessibility requirements should not negatively impact character-defining spaces, architectural features or finishes.

2. The design and addition of ramps should not compromise the historic character of a building. Ramps should be located where the user can access with ease, while minimizing the visual impact on the building’s character.

3. Historic doors and door frames should be preserved and upgraded as necessary to meet ADA door requirements. If a primary public entrance cannot be retrofitted, make a secondary public entrance accessible.

4. New elevators should be enclosed in an additional structure that is compatible with the historic design of the building and should be unobtrusive from the public way.

ACCESSIBILITY TIPS

- The ADA includes special provisions for historic buildings that allow some alternatives in meeting the ADA standards. A consultation process is outlined in the ADA’s Accessibility Guidelines for owners of historic properties who believe that making specific accessibility modifications would “threaten or destroy” the significance of their property. Property owners should consult with the State Historic Preservation Office to determine if these provisions apply and may be used.

- Avoid converting window openings into new doorways.

9.12.2 Seismic Upgrade

Structural reinforcement can be introduced sensitively, without the need to destroy much of a historic building’s appearance and integrity. Reinforcement design, placement, patterning, and detailing can respect the historic character of the building, even when it is visible itself. The following design considerations should be applied to seismic upgrades.

STANDARDS

1. Seismic upgrades should be sensitive to the historic character, architectural features and materials of a building.

2. Preserve and retain historic materials to the greatest extent possible.

SEISMIC UPGRADE TIPS

- Historic buildings can be seismically upgraded in a cost-effective manner while retaining or restoring significant historic character-defining qualities.

- Seismic work should be “reversible” to the greatest extent possible, in order to allow for regular repair of remaining historic materials and reserve opportunity for future upgrades.

- Upgrading foundations, floors, ceilings, walls, columns, and roofs can greatly improve resistance to seismic activity.

- The most cost-effective time to make structural-performance upgrades is typically during a rehabilitation project.

- Most measures to reduce life-safety risks rely on using mechanical fasteners to tie a building together. These measures can be done incrementally and do not require waiting for major rehabilitation.
9.12.3 Mechanical & Utility Equipment

STANDARDS

1. Mechanical and energy collection equipment should be located in areas that are not visible from the public right-of-way and visual impacts should be minimized. Use muted colors in order to minimize appearance and help the equipment to properly blend with its background.

2. Solar collection systems should be located where they are not visible from the public right-of-way and should be installed flat or parallel to the surface to reduce visibility. Systems should be installed in a manner and location that will not damage historic materials or features.

3. Avoid installing solar devices that are not reversible or that would leave permanent damage when removed.

4. When screening rooftop equipment that is visible from the public right-of-way, use materials that are compatible with the historic materials and design of the building.

5. Window-mounted units should not be located on primary or street-facing facades.

6. Original fire escapes should be preserved and retained when feasible.

7. New fire escapes should match the original as closely as possible, should not obscure historic architectural features, and should be located on secondary or non-street facing facades.

9.12.4 Color

Although color is not regulated, the use of color can affect the character of a historic building and contributes significantly to the identity of a building and/or business. Property owners are encouraged to use colors that are historically and traditionally common in order to contribute to the visual continuity of the district.

RESOURCES:

• Historic Paint Resources
  http://thecraftsmanblog.com/historic-paint-colors/
  http://thecraftsmanblog.com/choosing-exterior-paint-colors-for-your-historic-house/

• Books About Historic Paint Colors

SOLAR TECHNOLOGY TIPS

• Analyze the building and its site features to ensure the solar technology can be used successfully and will benefit the historic building without compromising its historic character or integrity, and will not have a negative impact on the historic character of surrounding properties.

• Consider multiple functions for solar panels (e.g. solar panels also used as awnings on secondary facades of a historic building).

COLOR TIPS

• In general, walls and major decorative trim or details should be a simple color (if painted). In most cases the color or colors selected for a storefront should be used on other painted exterior detailing (windows, cornice, etc.) so that upper and lower portions of the façade are unified.

• Avoid reflective or semi-reflective finishes as this can often appear highly inappropriate.

• Consider the impact of proposed color on the adjacent properties of the historic building.

• Painting surfaces on a historic building that have not previously been painted is strongly discouraged.
9.13 Design for New Construction & Infill

The purpose of this section is to protect and retain the historic and architectural character of the Center Street Historic District. New construction and infill is encouraged where city ordinance allows it and where it is deemed appropriate. The primary goal for new construction and infill is to contribute to the overall sense of cohesiveness and continuity of the district, without creating false perceptions of historic architectural styles. Size and scale should be the primary considerations with new construction.

New construction is subject to all requirements of the International Building Code, Public Works Standards and Specifications, and the development requirements of other appropriate departments. Construction of new commercial buildings in the historic district require review and approval by the Planning Commission and the HPC, as outlined in the Logan Land Development Code.

9.13.1 General

STANDARDS

1. A new building should be compatible with the character of the historic district while still being unique in its own design.
2. The design of a new building should utilize similar orientation, setbacks, scale, height, massing, fenestration, and form as adjacent historic buildings on the block face.
3. Design a new building to include three basic building elements: a base, a middle and a top. Architectural detailing and expression varies with building height.

9.13.2 Site Design & Orientation

STANDARDS

1. A new building should maintain historic street and alley patterns. Extend internal alley networks wherever possible.
2. Corner entrances should be emphasized by using distinctive features, such as lighting, building projections or cutaways, signage, canopies or overhangs.

9.13.3 Building Mass, Scale, & Form

STANDARDS

1. Assess the massing characteristics of historic buildings throughout the area in order to define a basis for the scale and massing of new development.
2. The height and width of a new building should reflect similar scale and pedestrian interest (large display windows, emphasized primary entrance, storefront elements, etc.) of buildings throughout the block.
3. If a new building is taller than its adjacent buildings, step back upper stories from the plane of the primary façade in portions that equate with the height range established in the area.
4. If a new building is designed to be wider than the traditional width of surrounding historic buildings, divide the building into smaller wall planes that are similar in scale and width to those seen historically.
5. Roof forms of a new building should be integrated into the building design and overall form and should relate to the typical historic design throughout the area.

9.13.4 Architectural Character

STANDARDS

1. A new building should be a reflection of its period of construction and should be distinguished as new.

New buildings should utilize similar orientation, setbacks, scale, height, massing, fenestration, and form as adjacent historic buildings.(9.13.1.2)
2. The ground floor of a new building should be emphasized in the overall building design by including similar historic features (large display windows, transom windows, emphasized entry, etc.) and should be designed to encourage pedestrian activity and visual interest.

3. Fenestration (arrangement of window and door openings) should be similar to surrounding historic buildings, in terms of pattern and proportions.

9.13.5 Building Materials & Details

STANDARDS
1. Select materials that attain the same quality, durability and longevity as the historic buildings throughout the district. This will ensure the new building can eventually become a part of the historical narrative of the district in the future.

2. New materials should be similar to traditional materials in terms of scale, proportion, texture and finish.

3. Alternative materials for new buildings may be used if they provide texture and scale that complement their historic surroundings. Avoid using stucco and mirrored glass as a primary material.

9.13.6 Façade Elements

STANDARDS
1. Key historic elements of a building façade include windows, doors, kickplates, and architectural details such as cornices and moldings. New construction should draw from these characteristics in surrounding buildings in order to help outline a basis for new buildings to appropriately fit in with established architectural patterns.

2. Overhangs, projections, moldings and reveals should be included and similar to that seen historically in order to achieve similar light and shadow patterns as adjacent buildings.

3. For contemporary designs, certain historic ornamentation may not be appropriate and should be avoided.

9.13.7 Lighting

STANDARDS
1. Exterior lighting for new development should be simple and subtle in design and used to accentuate features such as entrances, architectural details, and signs.

2. Exterior, building-mounted light fixtures should be compatible with the new building’s style and materials, and should complement the overall building and site design.

9.13.8 Parking

STANDARDS
1. New parking structures should be respectful to the surrounding historic character and streetscape. Mass, scale, materials, detailing, and design should be compatible with surrounding historic buildings.

NEW CONSTRUCTION & INFILL TIPS

- Contemporary designs can achieve compatibility by using fundamental historic design elements as a baseline, such as kickplates, recessed entries, display windows, transom windows, and other decorative features.

- The height of a new building should be compatible and not overwhelm the historic structures nearby. Allow the existing historic structures to define the appropriate height for the new building, specifically at the sidewalk and street frontage.

- Flat roof forms are a typical characteristic and are appropriate throughout the district.
CHAPTER 10 - SIGNS

Signs are an important contributing feature to commercial buildings in the Logan Center Street Historic District. The purpose of this chapter is to protect the historical integrity of commercial areas while meeting the needs of both property and business owners within the historic district by providing clear guidance for proposed signs or alterations to existing signs.

The most common pre-nineteenth century sign type were flat signs with lettering mounted flush against the building or projecting signs, while common signs in the nineteenth-century included:

- Fascia signs, or “sign boards”, placed on the fascia or horizontal band between the storefront and the second floor.
- Signs in the form of plaques, shields, and ovals.
- Hanging or projecting signs.
- Goldleaf signs, or signs painted or etched on glass windows, doors and transoms.
- Awnings, typically on the fringe or skirt as well as the side panel.
- Rooftop signs were more common in the latter half of the century and were typically found on hotels, theaters, banks, and other large buildings.

With the advent of electricity in the twentieth-century, the streets at night were often dominated by illuminated signs. Neon signs first appeared in the 1920’s and reached their height of popularity in the 1940’s. During the decade of World War II, plastic signs became very common due to its advantages over wood, metal and other materials. Another impact was the rise of the national chain store or franchise. The use of mass-produced signage led to a decline in the use of traditional sign techniques and local, unique signs.

Historic signs contribute to the character of individual buildings and the overall historic district; however, they also carry individual value, apart from the buildings they are attached to. The preservation of local, historic signs is important in helping to maintain the historical integrity of the historic district.

10.1 Historic Signs

STANDARDS

1. Do not over-restore historic signs so that all evidence of their age is lost, even though their appearance and form may be recaptured. Age is a major feature of a sign’s historic character.

2. Retain historic signs associated with historic figures, events or places when feasible.

3. Retain historic signs that are the only surviving indicator of a building’s historic use, when feasible.

4. 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.

5. Retain historic signs that are considered local landmarks or icons in the community.

RESOURCES:
- The Preservation of Historic Signs
  http://www.nps.gov/tps/how-to-preserve/briefs/25-signs.htm
- Applicable City Ordinances:
10.2 New Signs

10.2.1 General

STANDARDS

1. New signs should be subordinate to the overall building design.
2. A new sign should preserve, compliment or enhance the architectural character and format of the building.
3. Placement, materials, and design of new signs should reflect the building’s style and period.
4. A new sign shall not cover or obscure significant architectural details and window openings. New signs shall fit within the historic sign board (if available).
5. Painted signs on brick facades or side walls may be appropriate. Size and placement should be compatible to historic examples within the district or the building’s historic style and period.
6. A new sign should be designed in proportion and scale with the building and should function as an integral part of the building’s overall composition.
7. Limit the number of signs on a building to one wall sign on each façade and/or storefront that faces a street or public area.
8. In cases where multiple businesses are located inside a building and do not have public street (storefront) exposure, consider using a directory sign to reduce the visual clutter of numerous signs.
9. Signs displaying historic information of a site or structure are subject to these standards and shall meet standard requirements of the State Historic Preservation Office or other applicable city documents, such as the Land Development Code.

10.2.2 Sign Placement & Scale

STANDARDS

1. When feasible, design and locate the new sign to be pedestrian-oriented (scaled and oriented appropriately to the sidewalk, rather than the street).
2. Signs placed on upper levels of a building should be limited and subordinate to the overall character of the building.
3. If multiple businesses are located in one building, a comprehensive sign plan should be developed that results in signs that are compatible with the overall building design and with adjacent historic buildings.
4. New projecting signs should be designed proportionately to the mass and scale of the building.

10.2.3 Sign Materials

STANDARDS

1. Sign materials should be compatible with the materials of the historic building. Highly reflective materials, plastic or vinyl signs are typically not appropriate materials for the district.

10.2.4 Sign Lighting

STANDARDS

1. Use indirect lighting for surface mounted signs on the structure.
2. External illumination is preferred over halo illumination. Internally illuminated signs are not allowed.
3. Neon should be used in a limited amount in order to not visually dominate the overall building composition and street frontage.

10.2.5 Inappropriate Signage

STANDARDS

1. Backlit signs are not appropriate, unless limited to individual cut out letters and not internally lit.
2. Cabinet signs and pole-mounted signs are not allowed.

SIGN TIPS

• Attach new signs to a historic building in a manner that protects the historic materials and fabric of the building. For example, fittings should penetrate mortar joints rather than brick.
• Signs should work with a building, rather than against it.
CHAPTER 11 – DEMOLITION

A Certificate of Appropriateness is required for any demolition within the Center Street Historic District. Demolition of non-contributing structures may be approved at the staff level. All other demolition shall be approved, denied, or suspended by the HPC. Applications for demolition must be accompanied by a plan for proposed new construction on the site, as well as proof that the standards listed below have been met. This requirement may be waived by the Director of Community Development in situations where public safety is at risk.

STANDARDS FOR DEMOLITION

1. The historic resource is in such a deteriorated condition that it is not feasible to preserve or restore it.
2. The physical integrity of the resource is no longer evident.
3. The demolition would not adversely affect the historic district due to the surrounding non-contributing structures.
4. The plan for new construction would be consistent with applicable city goals and objectives.
5. The denial for demolition would cause an "economic hardship".
6. The option for public or private acquisition has been sought out and is not feasible.
7. Economic incentives to avoid the demolition are not available.
8. The building proposed for demolition is no longer considered historically significant due to a variety of factors such as incompatible or historically inaccurate additions, renovations, modifications, etc.

If the HPC approves a Certificate of Appropriateness for Demolition, the proponent shall obtain a building permit to demolish the structure after a historical record has been submitted and approved by the Director of Community Development. In order to be approved, the historical record shall be prepared by the applicant and include a written history of the structure, floor plans, and photographs of the interior and exterior of the structure including documentation of the building’s architectural details. If the HPC suspends the application for demolition, no demolition permit shall be issued for the structure. The suspension period cannot exceed one hundred and eighty days (180) from the date of application. During the suspension period the proponent shall work with the HPC to explore all means of preserving the historic resource. If the HPC determines that there is no feasible or timely preservation alternative, the HPC will either approve or deny the application for demolition. If the HPC denies the application for demolition, the proponent can appeal the decision in accordance with the Land Development Code.

CHAPTER 12 – RELOCATION OF BUILDINGS

Moving a historic building is often the only way to save it from demolition. There are risks, in addition to costs, that the historic fabric of the building could be damaged and the context in which the structure existed historically will change. Although removing a historic building from its original context is often looked down upon, it may be the only effective way to preserve a threatened structure and spare a valuable historic resource. Prior to relocating a building, it is important to assess its present condition and historical significance, evaluate potential relocation sites, develop an understanding of the relocation process, and estimate associated costs. Applications for relocation must be accompanied by a plan for proposed new construction on the site. This requirement may be waived by the Director of Community Development in situations where public safety is at risk. If the required plan for new construction is waived, the grade and landscape of the property from which the structure was removed should be restored.

The HPC is the review body for the relocation of contributing structures. After considering the following standards, the HPC may approve or deny the request.

STANDARDS FOR RELOCATION

1. The proposed relocation will avoid demolition of the structure.
2. The relocation would not adversely affect the historic district or diminish historical associations used to define the boundaries of the district.
3. The proposed relocation will not have a damaging effect on the structural integrity of the building or structure.
4. The plan for new construction would be consistent with applicable city goals and objectives.

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Chapter 17.20: Historic District (HD) Overlay Zone

§17.20.010. The Historic District Overlay District, Purpose

The Historic District (HD) Overlay Zone is intended to identify those properties in the City which are included within the defined boundaries of the Logan Center Street Historic District.

§17.20.020. Modifications of Historic District Boundaries

1. Procedure.

The Historic Preservation Committee may initiate a survey of areas adjacent to the existing Historic District to determine the appropriateness of modifying the district boundaries, or may initiate a survey of other parts of Logan City to determine the appropriateness of creating additional districts. The results of the survey, as well as the proposed boundaries, shall be submitted to the State Historic Preservation Office for review and recommendation.

2. Adoption.

The Municipal Council may modify district boundaries or create additional Historic Districts upon presentation of the results of the survey and any comments from the Historic Preservation Committee and the State Historic Preservation Office. A public hearing shall be held prior to action by the Council. The Municipal Council may approve or deny the request for modification of the Logan Center Street Historic District.

3. Findings.

A. The district boundaries may be expanded if it is found that a concentration of historic structures or sites exist in areas neighboring current boundaries and a recommendation for expansion is received from the State Historic Preservation Office.

B. The district boundaries may be reduced if it is found that such a reduction is necessary to maintain the status of the overall district. This may occur if properties within an area of the district have ceased to meet criteria provided by the State Historic Preservation Office and therefore threaten the overall integrity of the district.

C. Non-contiguous districts may be created if it is found that the area has a concentration of contributory historic structures or sites and a recommendation for creation is received from the Historic Preservation Committee and the State Historic Preservation Office.

§17.20.030. Recognition of Individual Structures/Sites Outside of the Logan Center Street Historic District

Individual structures and sites outside of the Logan Center Street Historic District may apply for individual nomination to the National Register of Historic Places. The State Historic Preservation Office reviews all requests for individual nomination.

§17.20.040. Design Review within the HD Overlay Zone

1. New Construction.

A. New non-residential construction within the HD Overlay Zone shall obtain a Certificate of Appropriateness and a Design Review permit prior to the issuance of a building permit.

B. New detached single family residential construction shall obtain a Certificate of Appropriateness
and is not subject to design review.

C. Prior to the design review hearing, the project shall be presented to the Historic Preservation Committee for its recommendation.

D. New construction is subject to all requirements of the International Building Code, Public Works Standards and Specifications, and the development requirements of other appropriate departments.

2. Remodeling, Renovation, and Restoration.

A. Interior changes are not required to obtain a Certificate of Appropriateness and are not subject to design review.

B. Exterior changes are subject to Section 17.20.050.

§17.20.050. Certificate of Appropriateness

1. The following types of activities require a Certificate of Appropriateness by the Historic Preservation Committee:

A. New construction;

B. Demolition of contributory structures;

C. Exterior construction requiring a building permit;

D. Removal or replacement/alteration of architectural detailing, such as porch columns, railing, window moldings, window sash replacements, cornices;

E. Construction of additions;

F. Construction or alterations of accessory structures, such as garages and sheds;

G. Construction or alterations of porches and decks;

H. Exterior masonry work including, but not limited to, sandblasting and chemical cleaning;

I. Installation of new siding and roof materials;

J. Alteration of streetscape features including, but not limited to, curb, gutter and canals; and

K. Installation or alteration of any exterior sign;

2. The following types of applications shall be reviewed administratively by the Director:

A. Fences and retaining walls;

B. Demolition of non-contributing structures;

C. Demolition of accessory structures;

D. Signs; and

E. Maintenance and upkeep.

3. An application for a Certificate of Appropriateness shall be made on the appropriate application and submitted to the Department of Community Development. The Director shall determine completeness of the application and whether the project may be reviewed administratively.

4. The Historic Preservation Committee may approve, conditionally approve, or deny the application after reviewing all submitted materials, consideration of the recommendation of the Department of Community Development, and conducting a field inspection if necessary. The Committee shall include written findings with all its decisions.

5. Application Materials.

6. In addition to the appropriate application form, the application shall include any documentation
required by the Historic Preservation Committee.

7. Public Notice.

Public noticing for Certificates of Appropriateness are processed under the provisions of Chapter 17.48 and the requirements of this chapter.

8. Appeals.

F. All administrative decisions may be appealed to the Historic Preservation Committee within 10 days following the administrative decision.

G. Decisions of the Historic Preservation Committee may be appealed to the Land Use Appeal Board as per Chapter 17.57, or the Historic Preservation Appeal Board as per Chapter 17.20 within 30 days following the Committee’s written decision.

§17.20.060. Standards for Certificate of Appropriateness

1. Logan Center Street Historic District Design Standards.

2. The Historic Preservation Committee shall utilize the Logan Center Street Historic District Design Standards and the Secretary of the Interior’s Standards for Rehabilitation as standards for project review.


4. In issuing a Certificate of Appropriateness, the Historic Preservation Committee shall find that the project substantially complies with the standards outlined in the Logan Center Street Historic District Design Standards and the Secretary of the Interior’s Standards for Rehabilitation.

§17.20.070. Signs within the Historic District Overlay Zone

1. Signs within Residential Areas of the Historic District Overlay Zone.

   Sign requirements for businesses in the residential areas of the Logan Center Street Historic District are subject to the following standards and specifications and are exempt from the standards in Chapter 17.33, Signs.

   A. Signs shall be single sided and located on private property;

   B. Signs shall be flush mounted on the structure or fence, as approved by the Department of Community Development, and shall not exceed two feet in sign area.

   C. Signs may be illuminated by a single external light source mounted in the ground. The light shall be shielded so that the source of light is not visible from adjoining properties or a street.

2. Signs within Commercial Areas of the Historic District Overlay Zone.

   A. No pole mounted signs shall be permitted within the commercial portions of the Historic District.

3. Signs Displaying Historic Information of Site or Structure.

   Signs displaying historic information about the site or the structure are subject to the sign standards in the Logan Center Street Historic District Design Standards.

§17.20.080. Historic Preservation Appeal Board - Purpose
The purpose of this subsection is to provide uniform appeals procedures for development related actions within the Historic District of the City.

§17.20.090. Historic Preservation Appeal Board – Standing to File An Appeal
The proponent or any affected party who participated in the hearing process may file an appeal of a decision type set forth in Subsection 17.20.120.

§17.20.100. Historic Preservation Appeal Board - Members
The Historic Preservation Appeal Board shall be comprised of the members of the City of Logan Municipal Council.

§17.20.110. Historic Preservation Appeal Board - Authority
1. The Historic Preservation Appeal Board shall hear and decide appeals of decisions made by the Historic Preservation Committee.
2. The Historic Preservation Appeal Board shall:
   A. Act in a quasi-judicial manner;
   B. Serve as the final arbiter of issues involving the interpretation or application of the Center Street Historic Design Guidelines and any Certificate’s of Appropriateness issued by the Historic Preservation Committee subject to appeal to the Utah District Courts as provided in Section 10-9a-801 of the Utah Code.

§17.20.120 Filing Appeals
1. All administrative appeals shall be filed in writing with the Director in the offices of the Department of Community Development within thirty calendar days of the action being appealed. An appeals application not filed in the Department of Community Development shall not constitute a filing for purposes of meeting the 30 day limit.
2. The filing of a written appeal or request does not stay the decision of the Historic Preservation Committee. The Appellant may petition the Historic Preservation Appeal Board to stay the decision. Upon petition, the Historic Preservation Appeal Board may order the decision of the Historic Preservation Committee stayed pending review by the Historic Preservation Appeal Board.

§17.20.130 Contents of the Request for an Appeal
1. Administrative Procedures.
   The Director shall prepare administrative procedures and an application form for filing an appeal before the Historic Preservation Appeal Board.
2. Minimum Requirements for a Request to Appeal.
   At a minimum, the request for an appeal shall be filed in writing and include the following:
   A. The name of the person or persons filing the appeal, a mailing address and daytime telephone number;
   B. The project file number and the name of the project as it appeared on the agenda;
   C. The date of the original hearing;
   D. Any required appeal application fee;
E. The specific issues being appealed. The appeal may not merely appeal the action of the decision-making body, but must specify how the Historic Preservation Committee erred.

3. Incomplete Applications.

An incomplete application for an appeal shall not be accepted and shall not waive, defer, or delay the 10 day appeal deadline.

§17.20.140 Standard of Review

1. The review by the Historic Preservation Appeal Board of the appeal or request shall be limited to the record of the land use application process resulting in the decision made by the Historic Preservation Committee which is the subject of the appeal or request including written communications, the written land use decision and the written appeal or request.

2. The Historic Preservation Appeal Board may not accept or consider any evidence outside the record of the Historic Preservation Committee unless that evidence was offered to the Historic Preservation Committee and the Board determines that it was improperly excluded.

3. The Appellant has the burden of proving that the Historic Preservation Committee erred.

4. The Historic Preservation Appeal Board shall determine the correctness of a decision of the Historic Preservation Committee in its interpretation and application of a land use ordinance.

§17.20.150 Staff Report Required

The appeal proceedings shall include a staff report updated from the Committee meeting with the results of the meeting and a summary of the actions or finding being appealed.

§17.20.160 Appeal Meeting

Not less than thirty (30) calendar days following the mailing of a public notice, the Historic Preservation Appeal Board shall hold a public meeting to hear the appeal. At that meeting, the Historic Preservation Appeal Board shall hear the Staff’s report including a summary of the action being appealed, the testimony of the appellant, and the testimony of the proponent, if different from the appellant.

§17.20.170 Decision of the Appeal

The Historic Preservation Appeal Board shall render its decision at the meeting by majority vote of the five-member Board. If the Board overturns or modifies the action of the Historic Preservation Committee, the Board shall make findings substantiated in conformance with the requirements of procedures for the type of action being appealed. If the Board upholds the appealed action, no additional findings are required and the Board’s action automatically affirms the previously adopted findings. The Board may, upon upholding the Historic Preservation Committee, add, clarify, or enhance findings based upon the facts of the appeal meeting.

§17.20.180 Final Decision

A decision of the Historic Preservation Appeal Board takes effect on the date when the Historic Preservation Appeal Board issues a written decision.
Appendix B. Logan Historic Designations
Appendix C. Logan Historic Timeline

Pre-Settlement Period
1500s-1860s Camping and hunting grounds for nomadic Shoshone and Bannock Indians.
1818-1850s Fur trappers and U.S. government military expeditions explore the Cache Valley. Logan River named for slain fur trapper Ephraim Logan.
1856 Mormon settlers sent by Brigham Young begin exploring the Cache Valley.

Early Settlement and the Beginning of an Agrarian Economy Period, 1859-1879
1859 A small group of Mormons survey a fort site near the banks of the Logan River and began harvesting logs for houses. Main and Center Street are laid out. The settlement is named Logan. The Logan Ward of the LDS Church is organized.
1864 More areas of the town are platted. Adobe yards are in operation.
1865 Logan is incorporated. Telegraph line are laid with primary office for Cache Valley in Logan.
1866 Logan elects first mayor and three aldermen.
1869 Logan Cooperative Mercantile Institution (later Z.C.M.I.) is established.
1870 Logan sells city lots. 1873 Utah Northern Narrow Gauge Railroad is constructed. St. John’s Episcopal Church is organized.
1877 Steam engine sawmill is in operation, with lathe and shingle facilities provided.
1878 Brigham Young College founded. First Presbyterian Church is organized. Logan LDS Tabernacle completed.
1879 Thatcher Mill constructed.

Early Urbanization, Mercantilism, & the Growth of Commercial Agriculture Period, 1880-1915
1880s Construction begins on Logan and Benson Canal. 1883 Cache County Courthouse is completed. Telephone service to Cache County begins. The Thatcher Brothers Banking Company is opened.
1884 Logan LDS Temple is completed. Several brick kilns are in operation.
1887 Railroad is acquired by Oregon Short Line Railroad (later part of Union Pacific) and becomes broad gauge.
1890 The Agricultural College of Utah, a land-grant institution, is founded. Population of Logan: 4,565.
1893 Logan moves the source of its culinary water supply to the Logan-Hyde Park Canal.
1894 Logan Union Pacific Railroad Depot is built.
1897 The Hercules Power Company builds a power plant in Logan Canyon.
1901 Logan Sugar Company is organized to build plant for processing sugar beets.
1902 Logan’s city council decides to build the city’s own power plant.
1903 D.C. Budge and W.R. Calderwood open the valley’s first hospital at 207 West Center Street in Logan.
1904 Cache Valley Condensed Milk & Cream Company is organized (later sold to Bordens in 1953).
1905 Four knitting mills are in operation.
1909 St. John’s Episcopal Church building is constructed.
1910 The Logan Rapid Transit Company is organized and electric streetcar service begins in Logan. Population of Logan: 7,522.
1911 Federal Building is constructed.
1912 Fire destroys Thatcher Opera House.
1914 Logan moves its culinary water source from the canal to DeWitt Springs.
1915 Dahle-Eccles subdivision plat is filed (Marindale Avenue).

War & Depression, Community Development, & Specialized Agriculture Period, 1916-1939
1918 Logan First Ward (LDS Church) is constructed.
1920 Population of Logan: 9,439. Logan Amusement Hall is built (later Dansante Dance Hall).
1920s Roads are paved for automobile traffic including the Logan and Sardine Canyons.
1926 Brigham Young College closes doors, and Logan City acquires the land for a new high school. Bus service to Logan begins.
1927 Curriculum of Utah Agricultural College is expanded. Name is changed to Utah State Agricultural College.
1928 Cache Valley Bank building is constructed. Capitol Theatre is constructed.
1929 Cache Valley General Hospital is constructed.
1930 Population of Logan: 9,979.
1930s Federal work programs are made available funds for the construction of community waterworks, municipal buildings, and street improvements.

World War II Economic Boom Period, 1940-1946
1940 Population of Logan: 11,868.
1941 Edwin Gossner establishes Swiss cheese plant.
1946 Morningside Square subdivision plat is filed.

Post-War Stability & Diversification of Logan’s Economy Period, 1947-1966
1957 Utah State College becomes Utah State University.
1960 Population of Logan: 18,731.
1961 Thikol Corporation opens in Box Elder County.
1962 Amalgamated Sugar Company closes Whitney plant.
1965 Logan-Cache Knitting Mills closes. Large-scale supermarket and commercial development occurs along 400 North between Main Street and 100 East.
Civic & Cultural Development Period, 1967-present

1970  Population of Logan: 22,333. County master plan is developed and designates Logan as urban corridor.
1972  Amalgamated Sugar Company closes Lewiston plant. No mass transit in Logan.
1976  Medium-density multi-family housing (up to 8 units) allowed in survey area.
1978  Logan Center Street Historic District is established in 1978, and a historic district ordinance becomes part of Logan’s Land Development Code.
1980s  Commercial areas expand to the north and south of the historic city center along Main Street.
1992  Logan Transit District is established. Utah Festival Opera is founded.
1993  Capitol Theater is renovated and opens as Ellen Eccles Theater.
1999  First comprehensive Reconnaissance Level Survey of historic city center is conducted.
2006  Historic city center down-zoned to single-family residential.
2007  Logan General Plan is adopted. Logan Transit District is combined with Cache Valley Transit District.
Appendix D. Secretary of the Interior’s Standards

Standards for Preservation

https://www.nps.gov/tps/standards/four-treatments/treatment-preservation.htm

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Rehabilitation

https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and
spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Restoration

https://www.nps.gov/tps/standards/four-treatments/treatment-restoration.htm

1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.

4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

10. Designs that were never executed historically will not be constructed.

Standards for Reconstruction

https://www.nps.gov/tps/standards/four-treatments/treatment-reconstruction.htm

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features and spatial
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.

6. Designs that were never executed historically will not be constructed.
Appendix E. Information & Resources

PART 1. Organizations

Logan City Planning & Historic Preservation

Utah State Historic Preservation Office
https://heritage.utah.gov/history
Certified Local Governments (CLGs): https://heritage.utah.gov/history/clgs
Funding: https://heritage.utah.gov/history/history-funding
National Register: https://heritage.utah.gov/history/national-register
Tax Credits: https://heritage.utah.gov/history/tax-credits

Preservation Utah (formerly known as Utah Heritage Foundation)
http://www.utahheritagefoundation.com/
Economic Impact Study: http://www.utahheritagefoundation.com/preservation-resources/econstudy#.Wcl2UtN97q0
Compatible Infill Design: http://www.utahheritagefoundation.com/preservation-resources/celebrating-compatible-design#.Wcl2a9N97q0
Rehab it Right! Property Owner’s Guide: http://www.utahheritagefoundation.com/preservation-resources/rirpog#.Wcl2k9N97q0

Secretary of the Interior’s Standards
https://www.nps.gov/tps/standards.htm

National Trust for Historic Preservation
https://savingplaces.org/

Advisory Council on Historic Preservation
http://www.achp.gov/

National Alliance of Preservation Commissions
https://napcommissions.org/
The Association of Preservation Technology International
http://www.apti.org/

Window Preservation Alliance
https://windowpreservationalliance.org/

Window Preservation Standards Collaborative
http://windowstandards.org/

National Preservation Institute
https://www.npi.org/

PART 2. Preservation Briefs

National Park Service – Technical Preservation Services

   https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm

   https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

   https://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm

4. Sweetser, Sarah M. Roofing for Historic Buildings. 1978
   https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm

5. The Preservation of Historic Adobe Buildings. 1978
   https://www.nps.gov/tps/how-to-preserve/briefs/5-adobe-buildings.htm

   https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm

   https://www.nps.gov/tps/how-to-preserve/briefs/7-terra-cotta.htm


   https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm

    https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm
   https://www.nps.gov/tps/how-to-preserve/briefs/28-painting-interiors.htm
29. Levine, Jeffrey S. The Repair, Replacement, and Maintenance of Historic Slate Roofs. 1992
   https://www.nps.gov/tps/how-to-preserve/briefs/29-slate-roofs.htm
   https://www.nps.gov/tps/how-to-preserve/briefs/30-clay-tile-roofs.htm
31. Park, Sharon C., AIA. Mothballing Historic Buildings. 1993
   https://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm
   https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm
   https://www.nps.gov/tps/how-to-preserve/briefs/33-stained-leaded-glass.htm
   https://www.nps.gov/tps/how-to-preserve/briefs/34-composition-ornament.htm
   https://www.nps.gov/tps/how-to-preserve/briefs/35-architectural-investigation.htm
   https://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm
37. Park, Sharon C., AIA, and Douglas C. Hicks. Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing. 2006
   https://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm
38. Weaver, Martin E. Removing Graffiti from Historic Masonry. 1995
   https://www.nps.gov/tps/how-to-preserve/briefs/38-remove-graffiti.htm
   https://www.nps.gov/tps/how-to-preserve/briefs/40-ceramic-tile-floors.htm
   https://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm
43. Slaton, Deborah. The Preparation and Use of Historic Structure Reports.
   https://www.nps.gov/tps/how-to-preserve/briefs/43-historic-structure-reports.htm
44. Randl, Chad. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design.
   https://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm
   https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm
46. Randl, Chad. The Preservation and Reuse of Historic Gas Stations. 2008
47. Park, Sharon C., FAIA. Maintaining the Exterior of Small and Medium Size Historic Buildings. 2007
   https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm
49. Staveteig, Kaaren R. Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement
   https://www.nps.gov/tps/how-to-preserve/briefs/49-decorative-metal.htm

Additional Resources
   http://www.mendonutah.net/history/cache_county/14.htm
Appendix F. Glossary of Terms

Arch
A structure built to support the weight above an opening. A true arch is curved. It consists of wedge-shaped stones or bricks called Voussoirs (vu-swars), but together to make a curved bridge which spans the opening.

Adaptive Use
The reuse of a building or structure, usually for purposes different from the original use such as a residence converted into offices.

Addition
New construction added to an existing building or structure.

Alteration
Work that affects the exterior appearance of a property.

Balcony
A platform projecting from the wall of an upper story enclosed by railing or balustrade, with an entrance from the building and supported by brackets, columns, or cantilevered out.

*Baluster
A short upright column or urn-shaped support of a railing.

Balustrade
A row of balusters and the railing connecting them. Used as a stair rail and also above the cornice on the outside of a building.

Bay Window
A window or set of windows which project out from a wall, forming an alcove or small space in a room; ordinarily begins at ground level, but may be carried out on brackets or corbels.

Belt course
A horizontal band usually marking the floor levels on the exterior façade of a building.

Board and Batten
Vertical plank siding with joints covered by narrow wood strips.

Bond
A term used to describe the various patterns in which brick (or stone) is laid.

Bracket
A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or a triangular truss.

Building
A structure with a roof, intended for shelter or enclosure such as a dwelling or garage.
**Bulkhead**
See Kickplate

**Canopy**
A roofed structure constructed of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows and other opening, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.

**Capital**
The head of a column or pilaster.

**Certificate of Appropriateness**
A document issued by the Historic Preservation Committee (HPC) permitting an applicant to proceed with a proposed alteration, demolition, or new construction in a locally-designated historic district, following a determination that the proposal meets certain criteria for such request.

**Character**
The qualities and attributes of a building, structure, site, street or district.

**Clapboards**
Narrow, horizontal, overlapping wooden boards, usually thicker along the bottom edge that forms the outer skin of the walls of many wood frame houses. The horizontal lines of the overlaps generally are from four to six inches apart in older houses.

**Column**
A vertical shaft or pillar that supports, or appears to support, a load.

**Contemporary**
A word sometimes used to describe modern architecture.

**Corbel**
A projection of building, out from a masonry wall, sometimes to support a load and sometimes for decorative effect.

**Cornice**
The exterior trim of a structure at the meeting of the roof and wall.

**Demolition**
Any act which destroys in whole or in part a building or structure.

**Dentil**
One of a series of small rectangular blocks, similar in effect to teeth, which are often found in the lower part of a cornice.

**Dormer**
A structure containing a vertical window or windows that projects through a pitched roof. The term can also be used to describe the window or windows.
Drop Lap or Ship Lap Siding
Wood siding in which the boards are rabbeted so that the edges of each board lap over the edges of adjacent boards.

Eaves
The undersides of a sloping roof projecting beyond the wall of the building.

Edge Board or Corner Board
One of the narrow vertical boards at the corner of a traditional wood frame building, into which the clapboards butt.

Elevation
A mechanically accurate “head on” drawing of a face of a building or object without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be a fixed proportion, or scale, to the corresponding measurement on the real building.

Façade
Front or principal face of a building, any side of a building that faces a street or other open space.

False Front
A front wall which extends beyond the sidewalls of a building to create a more imposing façade.

Fascia
A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or “eaves”, sides of a pitched roof. The rain gutter is often mounted on it.

Fenestration
The arrangement and design of windows in a building.

Finial
The decorative, pointed terminus of a roof or roof form.

Frame
A skeletal structure of relatively slender members designed to give shape and support to a building or other construction. See window parts.

Gable
The portion, above the eaves level, of an end wall of a building with a pitched or gambrel roof. In the case of a pitched roof this takes the form of a triangle. The term is also used sometimes to refer to the whole end wall.

Historically Significant
Having particularly important associations within the contexts of architecture, history, and culture.

Kickplate
The detail between the base of the building and the bottom of display windows on most historic commercial structures. Generally constructed out of wood or tile.

Lintel
A heavy horizontal beam of wood or stone over an opening of a door or window to support the weight above it.
Maintain
To keep in an existing state of preservation or repair.

Molding
A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

Mullion
A rabbeted member for holding the edges of windowpanes within a sash. Also called glazing bar, sash bar. See window parts.

Pane
One of the divisions of a window or door, consisting of a single nit of glass set in a frame. See window parts.

Parapet
A low protective wall at the edge of a roof.

Pitch
The angle of slope of a roof, i.e. 30 degree pitched roof, a low pitched roof, a high pitched roof, and so forth. Typically expressed as a ratio of units of vertical distance to 12 units of horizontal distance.

Plan
A drawing representing a downward view of an object, or more commonly, a horizontal section of it.

Pointing
The outer and visible, finish of the mortar between the bricks or stones of a masonry wall.

Porch
A covered entrance to a building; may be open or partly enclosed.

Proportion
Harmonious relation of parts to one another or to the whole.

Protection
The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment. In the case of archaeological sites, the protective measure may be temporary or permanent.

Quoin (koin)
Dressed stone or bricks at the corners of the buildings, laid so that their faces are alternately large and small. Originally used to add strength to the masonry wall, later used decoratively.

Reconstruction
The act of process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or part thereof, as it appeared at a specific period of time.

Rehabilitation
The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural value.
Renovation
The act of process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

Restoration
The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or be the replacement of missing earlier work.

Retain
To keep secure and intact. In this document, “retain” and “maintain” describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

Rhythm
Movement or fluctuation marked by the regular occurrence or natural flow of related elements.

Roof
The top covering of a building.

Roof Types

Gable Roof
A pitched roof with ridge and vertical ends.

Hip Roof
A roof with sloped ends instead of vertical ends.

Shed Roof
A roof with only one slope built against a higher wall

Hipped Gable
Also known as a clipped gable or hipped gable, this roof is similar to a gable but with the end clipped back.

Gambrel Roof
A variation of a gable roof, where each side has a shallower slope above a steeper one.

Sash
The fixed or movable framework of a window or door in which panes of glass are set.

Siding
The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboards. The term siding is also more loosely used to describe any material that can be applied to the outside of a building as a finish.

Sill
The lowest horizontal member in a frame or opening for a window or a door. Also, the lowest horizontal member in a framed wall or partition.

Stabilization
The fact or process of applying measures design to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Storefront
The street level façade of a commercial building, usually having display windows.
**Window Parts**

The moving units of a window are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars. Sometimes nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called mullions.