



HPC Docket # 19-006

Certificate of Appropriateness for Center Street Arch located at Center Street (Main to 100 West)

REPORT SUMMARY...

<i>Project Name:</i>	Center Street Arch
<i>Owner/Proponent:</i>	City of Logan / Russ Holley
<i>Request:</i>	A Certificate of Appropriateness for a streetscape remodel
<i>Current Zoning:</i>	Town Center - Historic District (TC-HD)
<i>Staff Recommendation:</i>	Conditionally Approve
<i>Date of Hearing:</i>	Oct. 7, 2019
<i>Presented By</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Historic Preservation Committee **conditionally approve** HPC Docket # 19-006, Center Street Arch, located on West Center Street between Main Street and 100 West.

PROJECT

The proposed project is a complete remodel of the Center Street streetscape, including sidewalk, curb, gutter, on-street parking and travel lanes. The project includes the proposal of a new element to the streetscape, a metal arch feature that spans over the roadway located at approximately mid-block, between Main Street and 100 West. The black metal lattice arch is proposed at 40 feet wide and 20 feet tall. The two decorative and curving columns are capped with a pointed copper finial. The arching center section contains illuminated signage and curves upward approximately 2 feet to provide 17 feet of clearance below. The individual-letter sign is proposed to be illuminated in a standard antique yellow color but will have the capability to change colors electronically if desired for holiday or other special occasions.

CERTIFICATE OF APPROPRIATENESS

The Land Development Code (LDC) §17.20.050 requires a Certificate of Appropriateness to be obtained for alterations to streetscape features including, but not limited to, curb, gutter and canals. New signage is reviewed administratively and approved by the Director for compliance with the standards.

STAFF SUMMARY

Streetscape features including curb, gutter, sidewalks and roadway have drastically evolved over time based on the functional transportation needs of City. Streets primarily serve vehicular and pedestrian needs but also provide the public space to gather, interact and socialize. The proposed project emphasizes design strategies intended to better accommodate public gathering spaces with widened sidewalks, additional sitting areas and improved landscaping resulting in calming traffic and a pedestrian friendly atmosphere. Improved and increased on-street parking will provide convenient short-term parking opportunities.

Although not specifically outlined with standards for streetscape features in the Logan City Historic District Design Standards (HDDS), the design of the arch feature could be considered compatible with the surrounding historic structures because of the materials, scale and lattice details being proposed. Similar arch features are typically found in historic downtowns throughout the country creating a landmark and complimentary feature to downtown buildings and civic spaces. Although oriented towards commercial signage on buildings, the HDDS specifically regulates signage inside the Historic District. Signage is reviewed administratively and approved by the Director. Cabinet and pole signs are considered inappropriate with individual letter sign preferred. The proposed sign would be considered individual letter signage illuminated with LED bulbs.

PUBLIC NOTICE

Public Notice letters were sent to adjacent property owners with a 300-foot radius of the property on 9/24/19 and the legal notice was published in the Herald Journal on 9/24/19.

PUBLIC COMMENTS

No public comment has been received for the project.

RECOMMENDED CONDITIONS OF APPROVAL

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

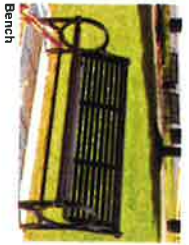
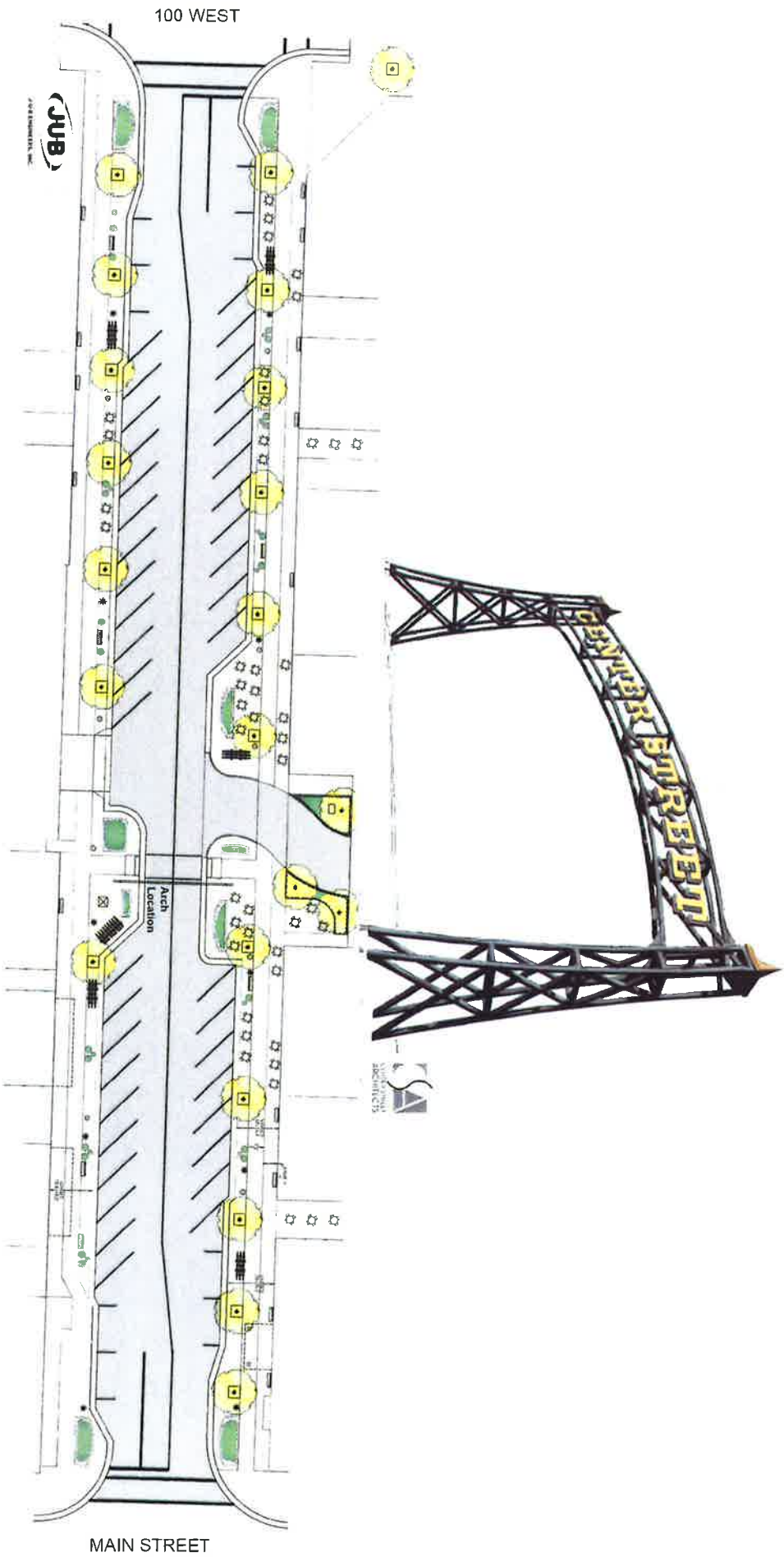
1. Any representations by the proponent at the Historic Preservation Committee hearing that is approved shall be incorporated into the final action as conditions of approval and recorded on the Certificate of Appropriateness.
2. The Historic Preservation Committee considers the renovations to the streetscape in compliance with and compatible with the adopted Historic District Design Standards.
3. All new signage shall be reviewed and approved by the Director of Community Development and in accordance with the Land Development Code and Center Street Historic District prior to installation.
4. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
5. Failure to comply with any conditions of approval shall void the permit and require a new Historic Preservation Committee hearing.

RECOMMENDED FINDINGS FOR APPROVAL

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

1. The project complies with all requirements imposed by Title 17 of the Logan Municipal Code.
2. The project is consistent with the objectives and purpose of the General Plan and Title 17 of the Logan Municipal Code by helping to maintain the community's historic and cultural resources.
3. As conditioned, the project will not negatively impact the surrounding contributing structures inside the district.
4. The project substantially complies with standards outlined in the *Historic District Design Standards* and the *Secretary of the Interior's Standards for Rehabilitation and Reconstruction*.

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

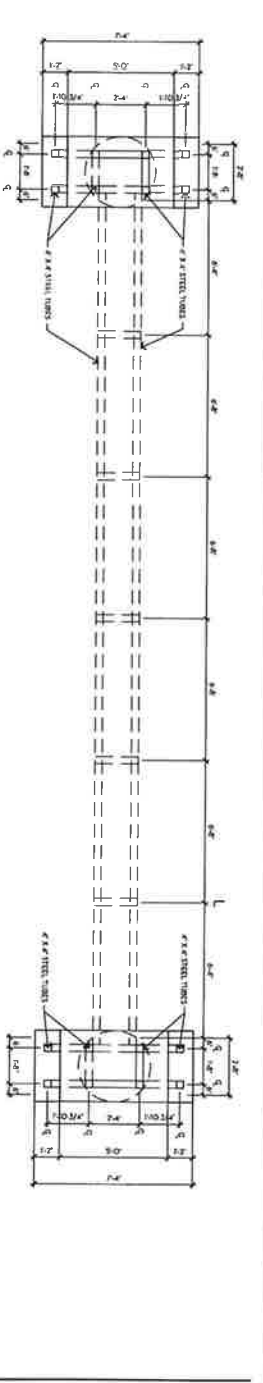
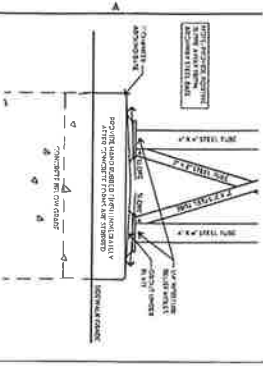
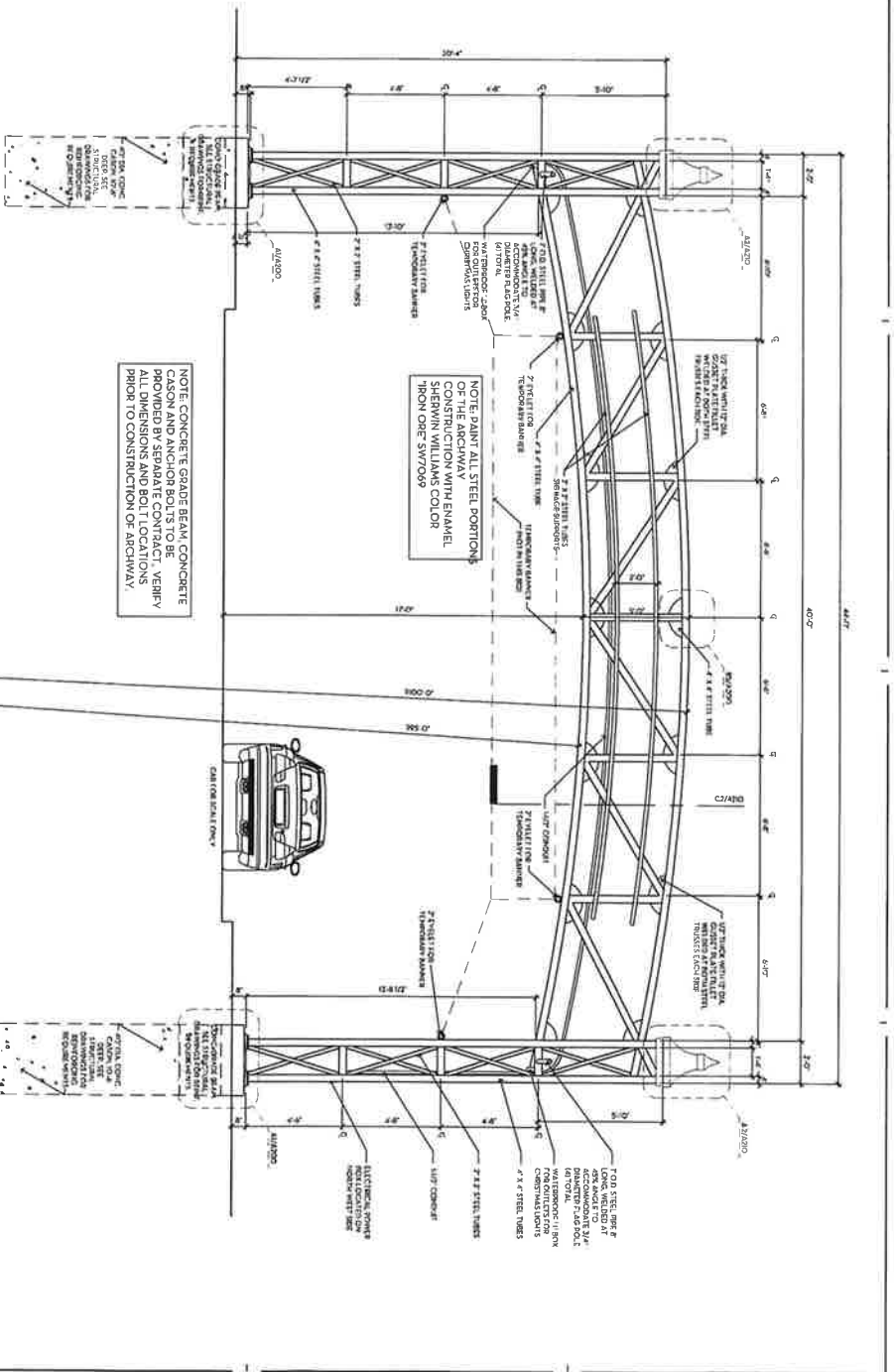
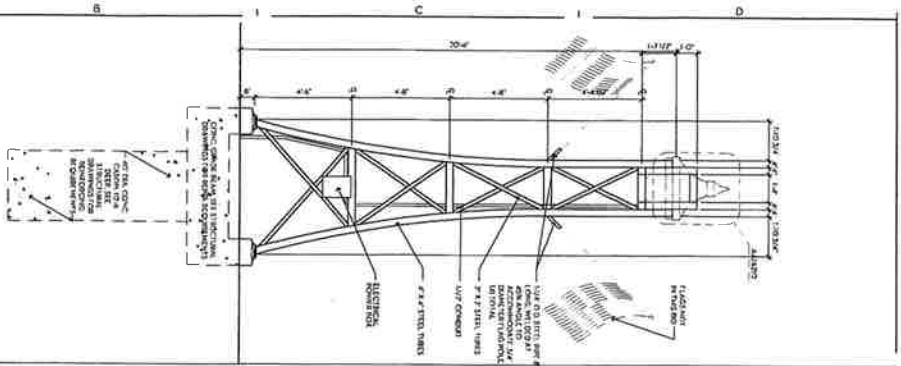


Center Street

LOGAN

- KEY**
- Dark Stone Planter
 - Street Furnishing
 - Bike Rack
 - Bench





NOTE: CONCRETE GATE BEAM CONCRETE CASON AND ANCHOR BOLTS TO BE PROVIDED BY SEPARATE CONTRACT. VERIFY ALL DIMENSIONS AND BOLT LOCATIONS PRIOR TO CONSTRUCTION OF ARCHWAY.

NOTE: PAINT ALL STEEL PORTIONS OF THE ARCHWAY WITH ENAMEL SHERWIN WILLIAMS COLOR THRON ONE SYNOB9

TITLE	PLAN AND ELEVATIONS
PROJECT	CENTER STREET ARCHWAY
CLIENT	LOGAN CITY
ADDRESS	40 WEST CENTER STREET LOGAN UT, 84321

CENTER STREET ARCHITECTS
705 CENTER STREET
LOGAN, UT 84301
801.733.1111
WWW.CSARCHITECTS.COM

DATE: 07/2019
SCALE: 1/2" = 1'-0"
DESIGN: SBA

REVISIONS

NO.	DATE	DESCRIPTION

A100

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Received	Received By	Receipt Number	Zone NA	Application Number
PROJECT NAME CENTER STREET REDESIGN (MAIN to 100 W.)				
PROJECT ADDRESS CENTER STREET (MAIN to 100 W.)			COUNTY PLAT TAX ID # " NA "	
AUTHORIZED AGENT (Must be accurate and complete) RUSS HOLLEY			MAIN PHONE # 716-9023	
MAILING ADDRESS 290 N. 100 W.	CITY LOGAN	STATE UTAH	ZIP 84321	
EMAIL ADDRESS russ.holley@loganutah.org				
PROPERTY OWNER OF RECORD (Must be listed) CITY OF LOGAN			MAIN PHONE # 716-9000	
MAILING ADDRESS 290 N 100 W	CITY LOGAN	STATE UTAH	ZIP 84321	
EMAIL ADDRESS "				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) STREETSCAPE IMPROVEMENTS, INCLUDING SIDEWALKS, CURB, GUTTER, LANDSCAPE, LIGHTING, MID-BLOCK CROSSING & ARCH - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres) NA	
			Size of Proposed New Building (square feet) NA	
			Number of Proposed New Units/Lots NA	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner		

06-030

SE4 Section 33 Township 12 North Range 1 East

Scale 1 Inch = 50 FEET

TAX UNIT 127

BLOCK 3 PLAT "A" LOGAN CITY SURVEY

