



HISTORIC PRESERVATION COMMITTEE

Meeting of November 2, 2020

City Hall Municipal Council Chambers * 290 North 100 West * Logan, UT 84321 * www.loganutah.org

AGENDA

Notice is hereby given that the Logan Historic Preservation Committee will hold its regular meeting beginning at 12:00 p.m. on Monday, November 2, 2020 in the Logan Municipal Council Chambers, located at 290 North 100 West, Logan, Utah. Following social distancing guidelines, the number of in-person attendees is limited based on social distancing of 6', which will result in less than 50 people allowed in the Council Chambers. All guests are required to wear a mask as social distancing cannot be guaranteed in the audience.

PUBLIC MEETING

- I. WELCOME
- II. ELECT NEW CHAIR
- III. APPROVAL OF MINUTES from the meeting of September 8, 2020
- IV. PUBLIC HEARING

HPC 20-004 Proposed Demolition of Thatcher Mill Ruin (Certificate of Appropriateness) BBI Land LLC/Mountain States Property Management, owner/authorized agent, are requesting a demo of the ruin. The proposal is to salvage and preserve some of the rock stones and any other mill remnants that can be found and re-construct them in a memorial plaza which would be built at the entrance to the new development. The stones will be utilized to create a stone plaza, wall remnant, memorial interpretive monument, bench seating, and landscaping rock features, located at 74 West 100 South in the Town Center 1 District (TC-1) zone; TIN 02-046-0014.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Received 10/5/20	Received By RH	Receipt Number	Zone TC-1	Application Number HPC 70-004
PROJECT NAME Millcreek Phase II				
PROJECT ADDRESS 74 W. 100 S. Logan. UT 84321			COUNTY PLAT TAX ID # 02 - 046 - 0014	
AUTHORIZED AGENT (Must be accurate and complete) Mountain States Property Management			MAIN PHONE # 435-213-9000	
MAILING ADDRESS 95 W. 100 S. #340	CITY Logan	STATE UT	ZIP 84321	
EMAIL ADDRESS paulw@mountainstatespm.com				
PROPERTY OWNER OF RECORD (Must be listed) BBI Land LLC			MAIN PHONE # 435-753-5258	
MAILING ADDRESS 425 S 1400 W	CITY Logan	STATE UT	ZIP 84321	
EMAIL ADDRESS kaelynnbeecher@hotmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Proposed Demolition of Thatcher Mill Ruin See attached			Total Lot Size (acres) .73	
			Size of Proposed New Building (square feet) TBD	
			Number of Proposed New Units/Lots TBD	
			- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner 	

APPLICATION SUBMITTAL AND MEETING DATES

Historic Preservation Committee meetings are held on the **first** and **third Monday** of each month at **12:00 p.m.** Staff requests that you have all information submitted on time. Incomplete applications will not be accepted.

2020 HISTORIC PRESERVATION SCHEDULE				
Deadline 4:30 pm	Meeting 12:00 pm		Deadline 4:30 pm	Meeting 12:00 pm
December 9, 2019	January 6		June 8	July 6
December 23, 2019	January 21 (Tues)		June 22	July 20
January 6	February 3		July 6	August 3
January 17 (Fri)	February 18 (Tues)		July 20	August 17
February 3	March 2		August 10	September 3 (Tues)
February 14 (Fri)	March 16		August 24	September 9 (Tues)
March 9	April 6		September 4 (Fri)	October 5
March 23	April 20		September 21	October 19
April 6	May 4		October 5	November 2
April 20	May 18		October 19	November 16
May 4	June 1		November 2	December 7
May 18	June 15		November 16	December 21

APPLICATION FEE

There is a **\$200.00** application fee and a **\$150.00** Public Notice fee associated with this process.

- ✓ The **\$350.00** fee may be paid by check – payable to City of Logan - or by Visa, Master Card or Discover Card. No refunds are granted for projects that are denied or withdrawn after the public hearing.

CHECKLIST OF ITEMS TO INCLUDE WITH APPLICATION

Items must be received no later than 4:30 p.m. on the deadline date:

- ✓ Current Cache County Recorder's plat map.
- ✓ Copy of deed or title to the property.
- ✓ 1 full size site plan and building elevations (to scale) with all information requested.
- ✓ **10 – 11x17 SITE PLANS and ELEVATIONS** (labeled N, S, E, W), **IN COLOR** (to scale).
- ✓ Description of the proposed project including any special features. ✓
- ✓ Description or sample of the materials to be used (i.e. paint chip, promotional pamphlet, etc.).

SITE PLAN REQUIREMENTS

Many of the requirements as listed below are found in the Land Development Code. Planning staff will be happy to meet with you to discuss the requirements for your specific project; however, this should be done as early in the process as possible.

□ Site Plan and Elevation Requirements:

All projects must be drawn to a manageable scale as determined by staff. Site plans and building elevations *may* need to be prepared, stamped and signed by a professional, appropriately licensed with the State of Utah [LDC 17.46.030 (3)] and based upon a recorded land survey. This will depend on the type of project being submitted for review and be determined by staff.

All site plans must be to a manageable scale and legibly drawn on paper large enough to show adequate detail.

We are requesting a certificate of appropriateness to allow for the development of the site at 74 West 100 South which contains the burned down ruins and foundation rocks from the Thatcher Brothers mill. The mill burned to the ground in 1946 and nothing has been built on this site since then.

We are proposing to salvage and preserve some of the rock stones and any other mill remnants that can be found and re-construct them in a memorial plaza which would be built at the entrance to the new development. The stones would be preserved and utilized to create a stone plaza, wall remnant, memorial interpretive monument, bench seating, and landscaping rock features. A mill raceway, if it can be safely and historically portrayed and incorporated may be included in the memorial plaza. Illustrative architectural images are attached.

The site is currently unsafe from a structural integrity standpoint and simply fencing it off in its deteriorating state does not appear to be an appropriate preservation and promotion of this site. There currently is no function nor public display or interaction with this site. The property line is within 1 foot of the curb so there is no sidewalk or other public access to this site other than driving by it from the public street.

If the approved by the State Water engineer and the canal company, a non-consumptive water feature including a stream of water that would be included in the landscaping plan could also be incorporated into the development plans. An urban trail/walkway could also be a part of the stream, landscaping and plaza which would appropriately memorialize this site and make it visible and functional to the public.

02-046

TAX UNIT 27 € 127

BLOCK 5 PLAT "D" LOGAN CITY

SEE 06-090

FIRST SOUTH ST.

CANAL

V-I OIL CO. V-I OIL CO.

BAUGH BROTHERS INVESTMENT CO. A PARTNERSHIP

BAUGH BROTHERS INVESTMENT CO. A PARTNERSHIP

THOMSON ENTERPRISES - INC.

CALLWELL ENTER SOLC

LOT 7 Bensons Pasture

ITT CONTINENTAL BAKING CO. INC.

Continental Baking Co.

ITT Continental Baking Co.

Steven J. Muddock & Cheryl C.

NORTH BRANCH LOGAN RIVER

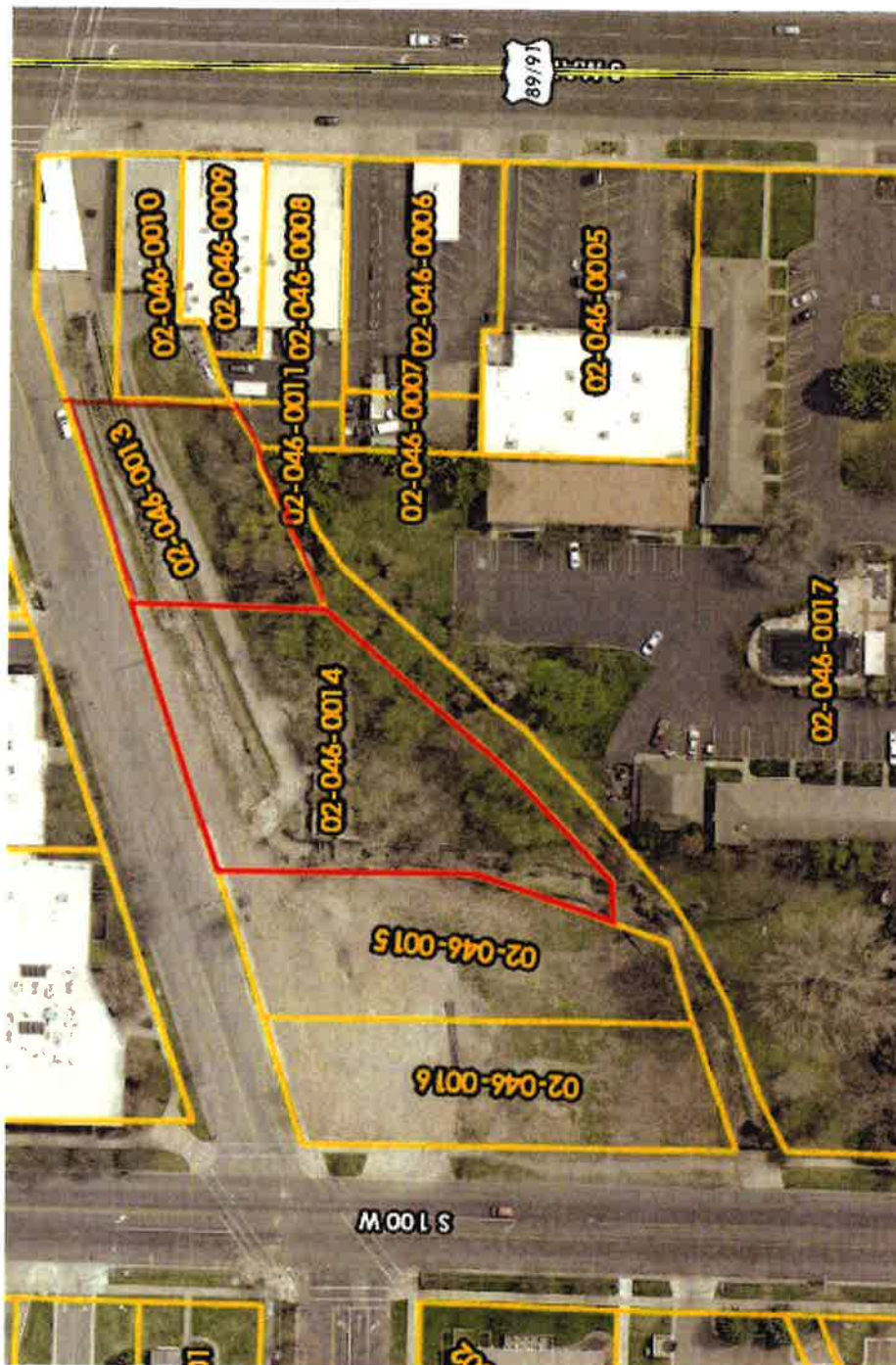
MAIN STREET

SEE 08-047

SEE 02-042

28 R

Note: Ink lines indicate original lot lines as found on pages 196 & 262 in "Record of Surveys" 1860-1879



02-046-0010

02-046-0009

02-046-0011 02-046-0008

02-046-0007 02-046-0006

02-046-0005

02-046-0013

02-046-0014

02-046-0017

02-046-0015

02-046-0016

S 100 W



Parcel #02-046-0014 in 2020 - Cache County CORE

Owner(s)

History

BBI LAND LLC (07/29/2014 - Present) (Vesting: 922938)

Owner(s)

History

BBI LAND LLC, (07/29/2014 - Present) (Vesting: 922938)

Property Address

Current Owner Mailing Address

425 S 1400 W
LOGAN, UT 84321-6949

- 1

Tax District: LOGAN DOWNTOWN RDA A-8 PROJ AREA (927)
- 2

Tax Status: Taxable
- 3

Legal Description: BEG AT A PT IN THE N LINE OF BLK 5 PLAT D LOGAN CITY SVY 279.07 FT W OF A PT 59.32 FT S OF NE COR OF BLK 5 ALSO BEING 349.85 FT W OF A PT 96.72 FT S OF LOGAN CITY ST MONUMENT NEAR INTERSEC OF 1ST S AND MAIN ST S 1+11' W 121.15 FT TO RT BANK O N BRANCH OF LOGAN RIVER DOWNSD RT BANK S 51+31' W 17.35 FT DOWN SD RT BANK S 38+12' W 223 FT TH ACROSS THATCHER MILL TAIL RACE N 88+ W 41.95 FT N 18+53' E 100 FT N 2+05' E 159.70 FT M OR L TO PT IN NBDY LINE OF BLK 5 N 71+48' E 165.75 FT TO BEG 0.73 AC (THE S LN OF SD PROP ESTABLISHED BY DECREE IN BK 395 PG 628)

Taxation Term	Amount
Prior Year Taxes (2019)	\$1,559.16
1 Market Value	\$127,195.00
LAND VACANT	
2 Taxable Value	\$127,195.00
3 Tax Rate	\$127,195.00
4 Tax Amount	~~x~~ 0.011727999999999999
	\$1,491.74
Payment Category	Amount
1 Principal	\$1,491.74
2 Current Amount Due	\$1,491.74

Cache Title Company, Inc. Misc. / mpp

12/10

MAIL TAX NOTICE TO

BBI LAND, LLC

425 S. 1500 West
Logan, UT 84321**Warranty Deed****BAUGH BROTHERS INVESTMENT COMPANY, A UTAH LIMITED PARTNERSHIP**

of _____, County of CACHE, State of UTAH, hereby CONVEY and WARRANT to

BBI LAND, LLC

Of _____, UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in CACHE, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof for legal description

Ent 922938 Bk 1420 Pg 246
Date 8-Aug-2006 3:12PM Fee \$29.00
Michael Glead, Rec. - Filed By SP
Cache County, UT
For CACHE TITLE COMPANY

WITNESS, the hand(s) of said Grantor(s), this

4th August, 2006
of December, A.D., 2006.

Signed in the Presence of:

BAUGH BROTHERS INVESTMENT COMPANY, A
UTAH PARTNERSHIPBY: _____

_____**PARTNERSHIP ACKNOWLEDGMENT**

STATE OF UTAH)

COUNTY OF Cache)

THIS CERTIFIES that on this 4th day of August, 2006, personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Rae Lynn Baugh Brother known to me to be the persons named in and who executed the foregoing instrument and who known to me to be a member of the partnership of BAUGH BROTHERS INVESTMENT COMPANY, A UTAH PARTNERSHIP acknowledged to me that executed said instrument freely and voluntarily for the purposes and use herein mentioned, on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Before me:

BY

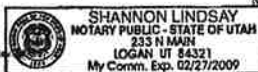
Shannon Lindsay

Residing at:

Logan, Utah

My Commission Expires:

2-27-2009



Vialon Form SP002UT, Rev. 1/01

Exhibit "A"

Beginning at a point in the North line of Block 5, Plat "D" LOGAN CITY SURVEY 279.07 feet West of a point 59.32 feet South of the Northeast corner of Block 5 and also being 349.85 feet West of a point 96.72 feet South of Logan City Street Monument near intersection of 1st South and Main Street; thence South 1°11' West 121.15 feet to right bank of North Branch of Logan River and said right bank; thence South 38°12' West 223 feet; thence across Thatcher Mill Tail Race, North 88° West 41.95 feet; thence North 18°53' East 100 feet; thence North 2°05' East 159.70 feet, more or less to a point in the North boundary line of Block 5; thence North 71°48' East 165.75 feet to beginning (The South line of said property established by Decree in Book 395, Page 638, records of Cache County, Utah.) (02-046-0014)

TOGETHER WITH 38 shares of Capital Stock of the Southwest Field Irrigation Company and together with any and all other water rights thereunto belonging to said land or any part thereof.

The West half of Lot 2, Block 15, Plat "A" LOGAN FARM SURVEY and being situate Section 5, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-066-0019)

The East 10 acres of Lot 2, Block 15, Plat "A" LOGAN FARM SURVEY and being situate Section 5, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-066-0020)

The West half of Lot 1, Block 15, Plat "A" LOGAN FARM SURVEY and being situate Section 5, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-066-0021)

Beginning 32 rods West of the Northeast corner of Lot 1, Block 15, Plat "A" LOGAN FARM SURVEY; thence West 8 rods; thence South 20 rods; thence East 8 rods; thence North 20 rods to the point of beginning. (02-066-0030)

Beginning 12 rods West of the Southeast Corner of Lot 1, Block 15, Plat "A" LOGAN FARM SURVEY; thence West 28 rods; thence North 20 rods; thence East 28 rods; thence South 20 rods to beginning. (02-066-0033)

Beginning at the Southwest corner of Lot 4, Block 13, Plat "E" LOGAN FARM SURVEY; thence North 40 rods; thence West 40 rods; thence South along the Northwest Quarter section line 10 rods to the North bank of said River; thence following said river to a point due West of beginning; thence East 7 rods to beginning and being situate in Section 6, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-075-0002)

Ent 922938 Bk 1420 Pg 247

The West half of Lot 4, Block 13, Plat "E" LOGAN FARM SURVEY and situate in the Northwest Quarter of Section 6, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-075-0004)

Being the West half of Lot 1, Block 14, Plat "A" LOGAN FARM SURVEY and being situate in Section 6; Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-076-0002)

Continued on following page

Exhibit "A" Continued

All of Lot 2, Block 14, Plat "E" LOGAN FARM SURVEY and being situate in Section 6; Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-076-0008)

Beginning 12 2/5 chains West of the Northeast corner of Section 7, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and Block 7, Plat "A" LOGAN FARM SURVEY; thence South 12.60 chains; thence following meanderings of River in an Easterly direction to the intersection of the East line of Lot 1 with the river; thence North to the Northeast Corner of Lot 1; thence West to the Northwest corner of said Lot 1; thence South to beginning. LESS right-of-way (02-077-0006)

All that part of Lot 1, Block 36, Plat "E" LOGAN FARM SURVEY lying and being South of the Main Slough and situate in the Southwest Quarter of Section 31, Township 12 North, Range 1 East of the Salt Lake Base and Meridian. (05-059-0003)

Beginning at the Southwest Corner of Lot 3, Block 25, Plat "A" LOGAN FARM SURVEY; thence East 28.2 chains to the East line of the Southeast Quarter of Section 32, said line being the Logan City Corporate Limits line; thence North 5 chains to the North line of the South half of Lot 8; thence West 28 chains to the West line of Lot 3, said Block; thence South 5 chains to beginning and situate in the Southeast Quarter of Section 32, Township 12 North, Range 1 East of the Salt Lake Base and Meridian. (05-064-0013)

Beginning 28.2 chains East of the Southwest corner of Lot 3, Block 25, Plat "A" LOGAN FARM SURVEY; thence North 5 chains; thence East 3.5 chains; thence South 5 chains; thence West 3.5 chains to beginning and being situate in Section 33, Township 12 North, Range 1 East of the Salt Lake Base and Meridian. SUBJECT TO A Boundary Line Agreement in Book 594, at Page 853. (06-002-0003)

Beginning at the Northeast Corner of Section 1, Township 11 North, Range 1 West of the Salt Lake Base and Meridian; thence South 13.90 chains to the Center of Logan River; thence Northwesterly down river to a point 31 chains West of beginning; thence East to beginning. (11-002-0044)

All of Lot 33, Section 36, Township 12 North, Range 1 West of the Salt Lake Base and Meridian. (12-042-0014)

TOGETHER WITH ALL IMPROVEMENTS, APPURTENANCES AND ANY WATER RIGHTS THEREUNTO BELONGING ON ALL PARCELS.

Ent 922938 Bk 1420 Pg 248

Cache Title Company, Inc. Misc. / mpp *210*

MAIL TAX NOTICE TO

BBI LOGAN, LLC

*425 So. 1500 West
Logan, UT 84301***Warranty Deed****BAUGH BROTHERS INVESTMENT COMPANY, A UTAH LIMITED PARTNERSHIP**

of _____, County of CACHE, State of UTAH, hereby CONVEY and WARRANT to

BBI LOGAN, LLC

Of _____, UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in CACHE, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof for legal description

Ent 922937 Bk 1420 Pg 244
 Date 8-Aug-2006 3:12PM Fee \$17.00
 Michael Sneed, Rec. - Filed By SP
 Cache County, UT
 For CACHE TITLE COMPANY

WITNESS, the hand(s) of said Grantor(s), this *4th August* *2006*
 of *December*, A.D., *2005*.

Signed in the Presence of:

) BAUGH BROTHERS INVESTMENT COMPANY, A
) UTAH PARTNERSHIP
) *Kae Lynn Beecher, Member*
) BY
)
)
)
)

PARTNERSHIP ACKNOWLEDGMENT

STATE OF UTAH)

COUNTY OF *Cache*) ss

THIS CERTIFIES that on this *4th* day of *August*, 2006, personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named *Kae Lynn Beecher* known to me to be the persons named in and who executed the foregoing instrument and who known to me to be a member of the partnership of **BAUGH BROTHERS INVESTMENT COMPANY, A UTAH PARTNERSHIP** acknowledged to me that executed said instrument freely and voluntarily for the purposes and use herein mentioned, on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Before me:

BY *Shannon Lindsay*Residing at: *Logan, Utah*My Commission Expires: *2-27-2009*

EXHIBIT "A"

Beginning at the Northeast Corner of the Baugh Plumbing Company building 88.71 feet North of the Southeast corner of Lot 7, Block 5, Plat "D" LOGAN CITY SURVEY; thence South 1°11' West along West side of Main Street 40 feet; thence North 88°53' West on the South face of building 80 feet; thence North 88°53' West along bank of canal 70 feet; thence North 1°11' East 40 feet; thence Northeasterly 150 feet to beginning. ALSO: Beginning in the South line of Baugh Plumbing Building 48.71 feet and North 88°53' West 100 feet of the Southeast corner of Lot 7, said Block; thence North 88°53' West 50 feet; thence South 1°11' West 35 feet to the South bank of the North Branch of Logan River; thence Northeasterly 53 feet; thence North 1°11' East 15 feet to beginning and being situate in the Northeast Quarter of Section 4, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-046-0010)

Beginning at the Northeast Corner of the Baugh Plumbing Company building, 88.71 feet North of the Southeast corner of Lot 7, Block 5, Plat "D" LOGAN CITY SURVEY; thence North 1°11' East along West side of Main Street 50 feet; thence North 88°42' West 94 feet along South line of 1st South Street; thence South 71°48' West 56 feet; thence South to a point 40 rods North of the South Bank of the North branch of Logan River; thence Northeasterly 150 feet to beginning. ALSO: Beginning 279.07 feet West of a point 59.32 feet South of the Northeast corner of Block 5; thence South 1°11' West 121.15 feet to right bank of the North Branch of Logan River; thence Northeasterly following said River 130 feet; thence North 120 feet; thence South 71°48' West 130 feet to beginning and being situate in the Southeast Quarter of Section 33, Township 12 North, Range 1 East of the Salt Lake Base and Meridian. (02-046-0013)

Beginning at the Northeast Corner of Block 8, Plat "D" LOGAN CITY SURVEY; thence West 112.5 feet; thence South 136 feet; thence East 112.5 feet; thence North 136 feet to beginning and being situate in the Northeast Quarter of Section 4, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-055-0021)

Beginning at the Southeast Corner of Lot 1, Block 15, Plat "A" LOGAN FARM SURVEY; thence West 12 rods; thence North 13.33 rods; thence East 12 rods; thence South 13.33 rods to beginning and being situate in Section 5, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. (02-066-0032)

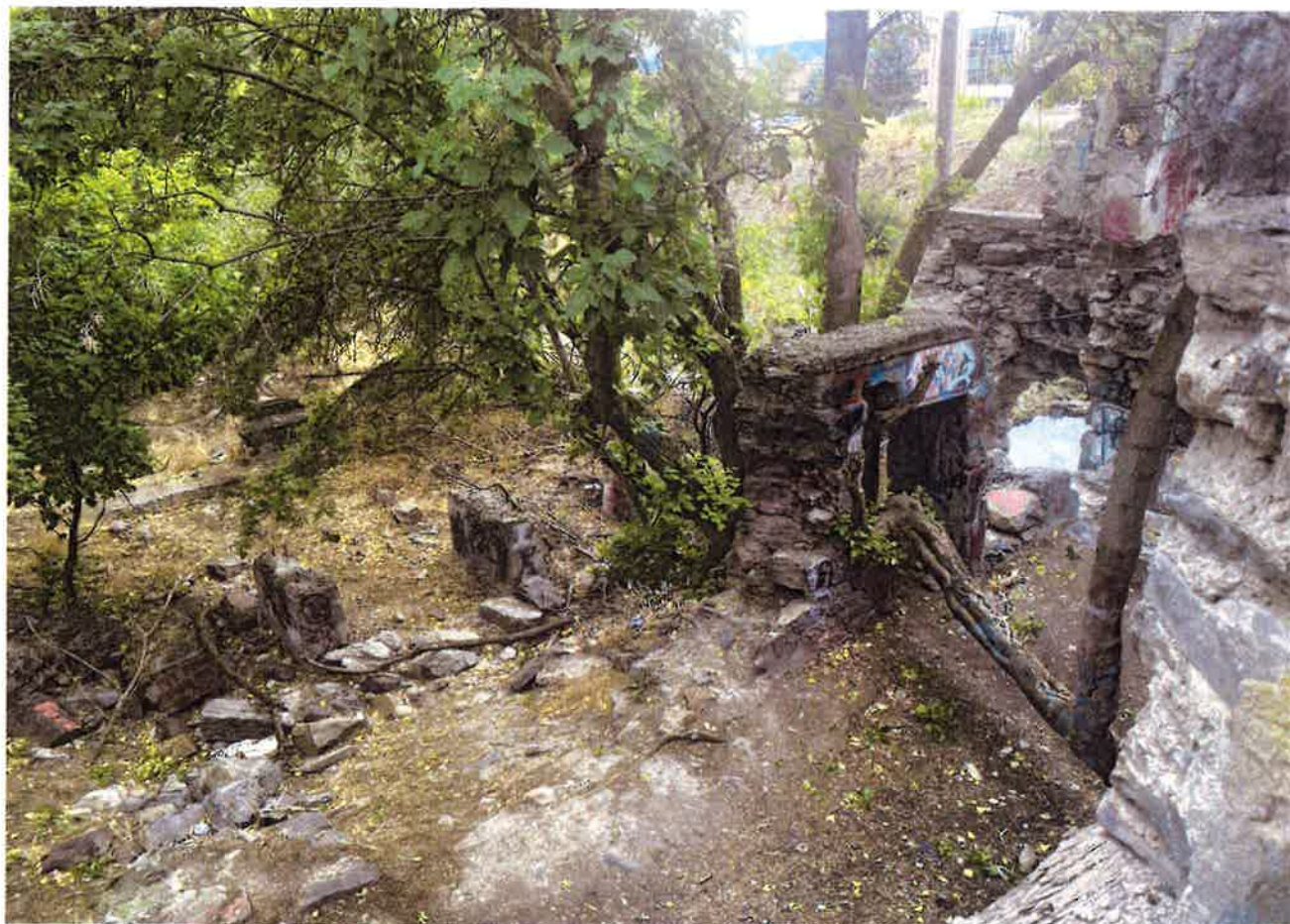
Beginning 272 feet, 10.5 inches South of the Northeast corner of Block 3, Plat "A" LOGAN CITY SURVEY; thence South 39 feet, 4 inches; thence West to West end of building; thence continuing West to a point 114 feet West of the East line of said Block; thence North 39 feet, 4 inches; thence East 114 feet to beginning. TOGETHER WITH a right-of-way in Book 268, at Page 443. (06-030-0001)

Ent 922937 bk 1420 Pg 245

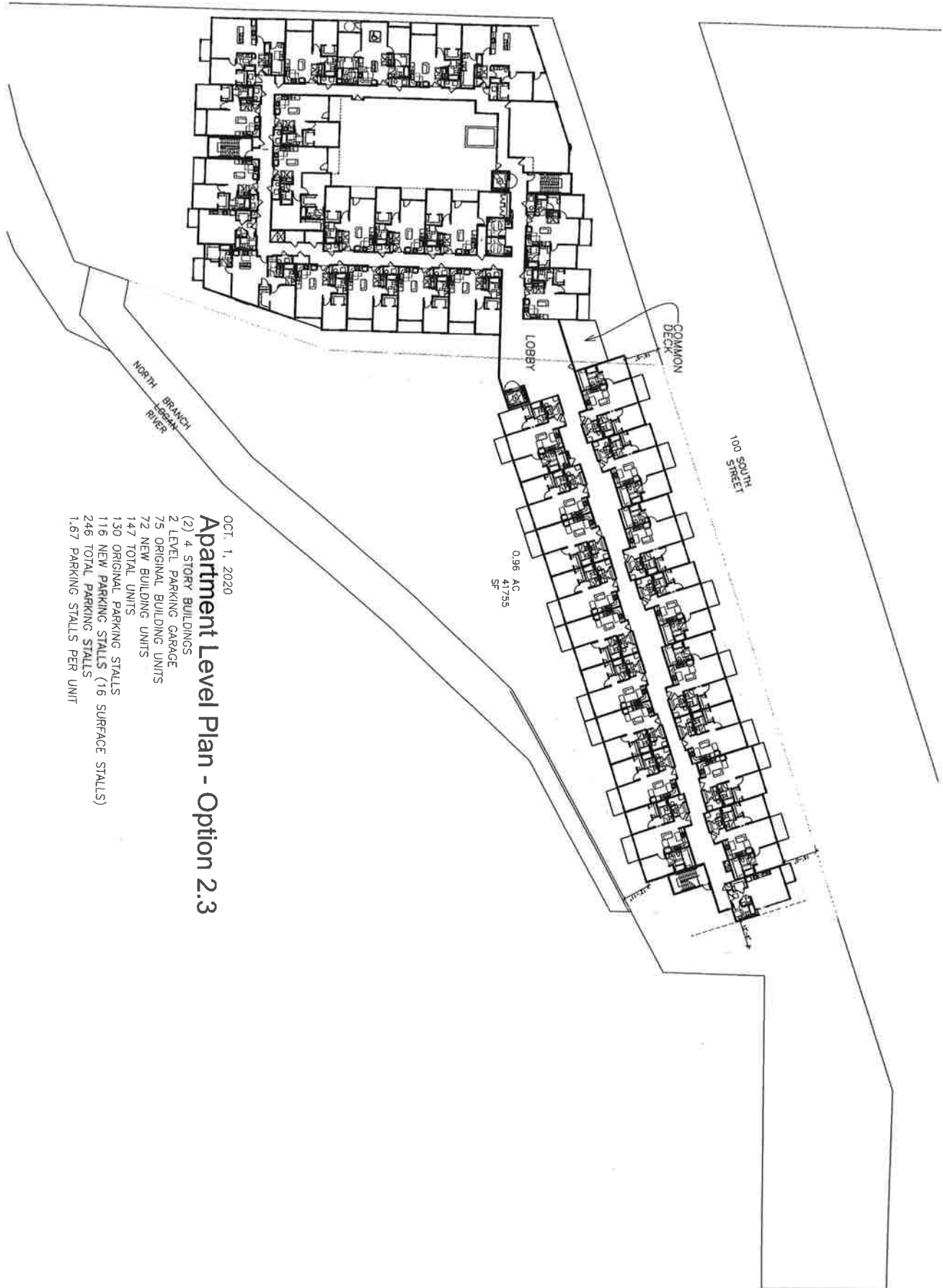
Commencing 39 feet, 4 inches South of the South face of a building 272 feet, 10.5 inches South of the Northeast Corner of Block 3, Plat "A" LOGAN CITY SURVEY; thence West to West end of said building; thence continue West to a point 114 feet West of East line of said Block; thence South 70 feet, 8 inches to the North line of 100 South Street; thence Northeasterly to a point 102 feet, 8 inches West and 103 feet, 6 inches South of a point 272 feet, 10.5 inches South of the Northeast Corner of said Block; thence East 102 feet, 8 inches to West line of Main Street; thence North 64 feet, 2 inches to beginning. Together with right-of-way on Deed, LESS THAT PART QUIETED TO LOGAN CITY in Book 486, at Page 19, records of Cache County, Utah. (06-030-0002) TOGETHER WITH 38 shares of Capital Stock of the Southwest Field Irrigation Company and together with any and all other water rights thereunto belonging to said land or any part thereof.

TOGETHER WITH ALL IMPROVEMENTS, APPURTENANCES AND ANY WATER RIGHTS THERETO BELONGING ON ALL PARCELS.





100 WEST
STREET



OCT. 1, 2020

Apartment Level Plan - Option 2.3

- (2) 4 STORY BUILDINGS
- 2 LEVEL PARKING GARAGE
- 75 ORIGINAL BUILDING UNITS
- 72 NEW BUILDING UNITS
- 147 TOTAL UNITS
- 130 ORIGINAL PARKING STALLS
- 116 NEW PARKING STALLS (16 SURFACE STALLS)
- 246 TOTAL PARKING STALLS
- 1.67 PARKING STALLS PER UNIT

MAIN STREET



Sample Millstream Raceway



Rock Entryway





Rock Bench

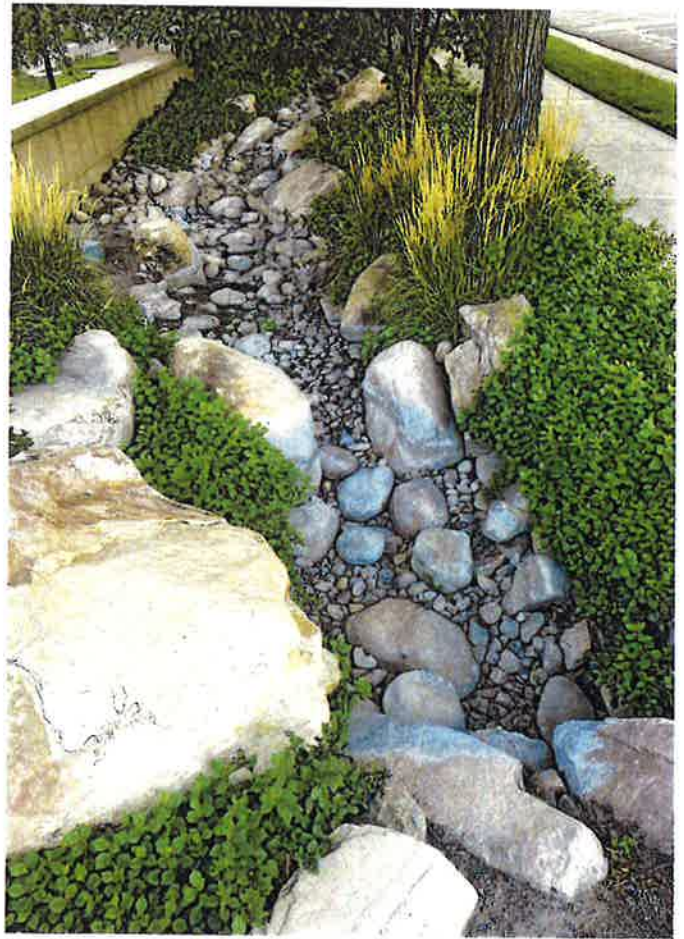


Rock Monument



Stream with pavers and stones lining the streambed





Stream with Pavers and Landscaping



HPC Docket # 20-004

**Certificate of Appropriateness
Thatcher Mill Ruin Demolition
Located at 72 West 100 South**

REPORT SUMMARY...

<i>Project Name:</i>	Thatcher Mill Ruin Demolition
<i>Owner/Proponent:</i>	BBI Land LLC/Paul Willie
<i>Request:</i>	A Certificate of Appropriateness for Demolition
<i>Current Zoning:</i>	Town Center 1 Historic District Overlay (TC-1 HD)
<i>Staff Recommendation:</i>	Conditionally Approve
<i>Date of Hearing:</i>	Nov. 2 nd 2020
<i>Presented By</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Historic Preservation Committee conditionally approve HPC Docket #20-004, a Certification of Appropriateness for demolition of the ruins located at 72 West 100 South; TIN # 02-046-0014.

PROJECT

This proposal is for the demolition of the mill ruin within the Center Street Historic District. The mill ruin currently sits on an irregular shaped one (1) acre property along 100 South. A canal parallels the street. The ruin currently consists of the former building's stone foundation at or below ground level with the site sloping southward. The ruin sits approximately 75 feet south of the angled street. The reason for the demolition request is to allow for a future housing project on the site. The housing project proposal will be subsequently submitted and is not under review at this time. The applicant has provided a site plan and conceptual perspective drawings showing a proposed "Thatcher Mill Historic Interpretive Plaza". The proposed plaza is adjacent to 100 South and approximately 40 feet from the ruin location. The proposed plaza shows a replica water wheel, water feature, seating and interpretive monument signage. The contents of the monument sign have not been indicated. The proposed materials for the interpretive plaza are natural stone and timbers taken from the mill ruin.



Figure 1 Shows the location of the Mill Ruin

at various depths, with 3-8 feet along the north side near the street and 8-12 feet along the south side as the hillside slopes downward. The significance of the former building is what gives this property historic value.



Figure 3 shows the stone foundation from the south (downhill) side.

A Certification of Appropriateness for demolition shall meet the following standards:

1. The historic resource is in such a deteriorated condition that it is not feasible to preserve or restore.
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 noncontributing 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.

RECOMMENDED CONDITIONS OF APPROVAL

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

1. Any representations by the proponent at the Historic Preservation Committee hearing that is approved shall be incorporated into the final action as conditions of approval and recorded on the Certificate of Appropriateness.
2. The Historic Preservation Committee approves the demolition request based on the review and analysis of the eight demolition standards.
3. The proponent shall build the plaza, water feature and interpretive monument on-site as submitted. The monument signage content shall be reviewed and approved by City staff and state historic officials.
4. The proponent is responsible to ensure that any demolition is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
5. The proponent shall provide a Historic Record Report to the Community Development Department that encompasses the project site.
6. Failure to comply with any conditions of approval shall void the permit and require a new Historic Preservation Committee hearing.

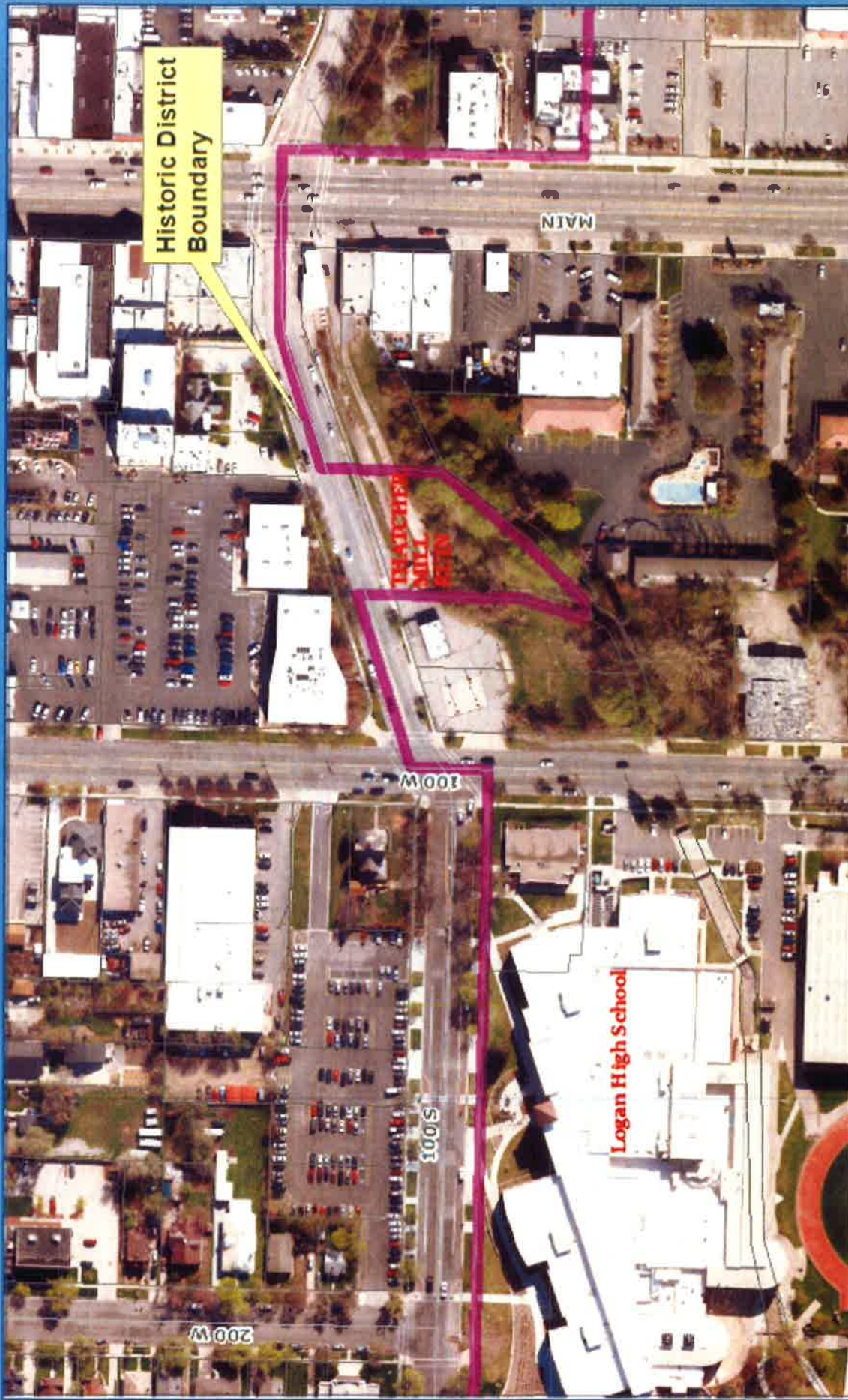
RECOMMENDED FINDINGS FOR APPROVAL

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

1. The project complies with all requirements imposed by Title 17 of the Logan Municipal Code.
2. The project meets the eight criteria or standards for demolition listed in the Historic District Design Standards.
3. The project meets the stated goals for development in the Logan Downtown Specific Plan.
4. The legal and public noticing procedures were followed and the project process, including the public hearing and public meeting complies with code standards.

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

Thatcher Mill Ruin



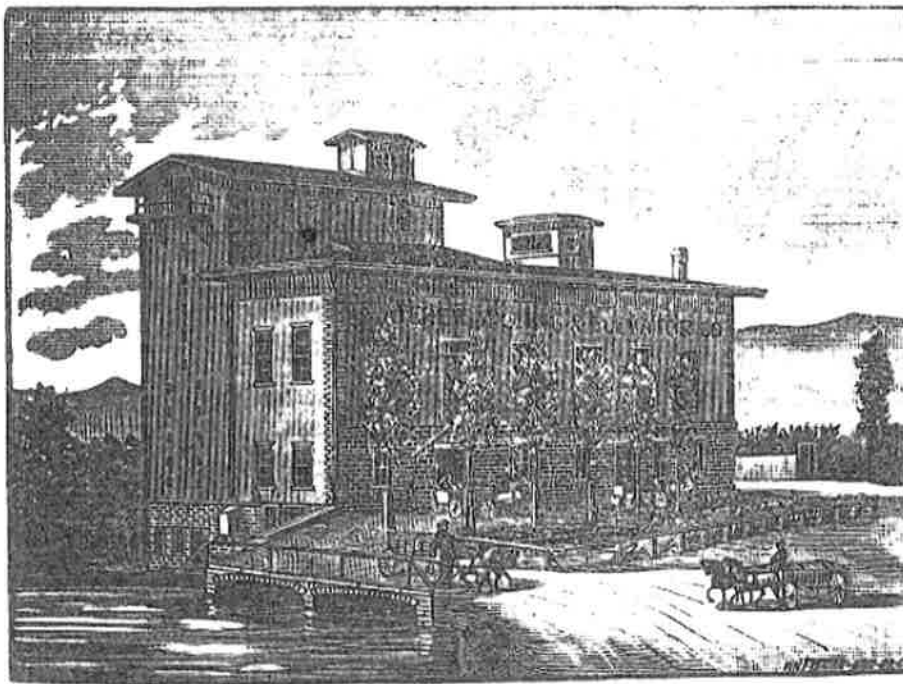
Thatcher Mill Ruin



SALT LAKE CITY DIRECTORY.

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Thatcher Milling and Elevator
—COMPANY'S—
UNION ROLLER MILLS,
LOGAN, UTAH.



WE USE THE

Best Cache Valley Wheat

—AND MAKE—

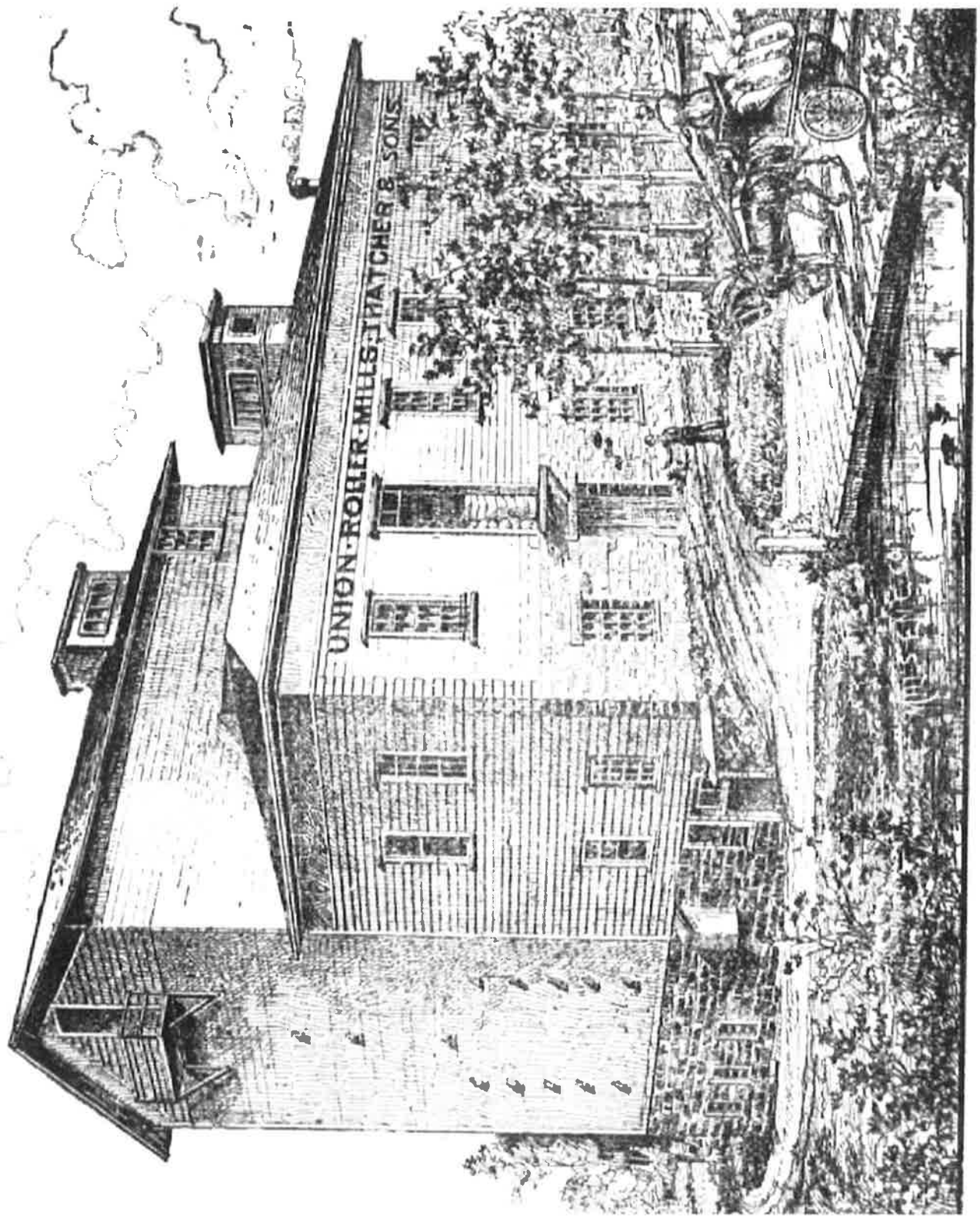
THE BEST FLOUR.

PEERLESS HIGH PATENT,
GEM STRAIGHT GRADE,
BAKERS' NO. 1.

—GERMADE—

Lighter and healthier than Cracked Wheat or Oatmeal. Easily prepared. Recommended by physicians for Invalids and Dyspeptics.

Ask for Union Roller Mill Brands. Write for Prices.



THATCHER & SONS' UNION ROLLER MILLS.

Fire Destroys Logan Mills, W Loss Totals \$100,000 K R

TRIBUNE LEASED WIRE

LOGAN—The Logan Flour mills, originally the Thatcher Milling and Elevator Co., and one of

Logan's landmarks, located at 30 W. 1st South, was destroyed by fire early Saturday with the loss estimated at approximately \$100,000.

recommended is the Woods Cross loop road from U. S. 91 to Woods Cross post office and center, a distance of 1.5 miles, and serving as present route for church and civic groups of the area, as well as school buses and local industries. Last would be the four miles of road west from Ogden Arsenal and U. S. 91.

"The highway committee of the Associated Civic Clubs of Northern Utah desires to go on record as urging early improvement of highway 160 in southeastern Utah between the Utah-Colorado state line and Monticello, a distance of 27 miles," the association statement declared.

"We urge the state road commission to construct this highway in conformance with the construction on the Colorado side of the state line, which consists of a 22-foot strip of oiled surface.

"As a tourist travel way this short stretch of highway will make possible the entrance into the state of a tourist population of no inconsiderable number, all of whom have hitherto been forced away from us. It will open up a trans-state highway of great tourist value to the whole state," the statement concluded. "We urge that it be made a 1948 completed program."

This is the second mill fire in Logan within four months. The Central Milling Co.'s feed chopping plant was destroyed Oct. 6, but with a much smaller loss.

The fire Saturday was the worst since the Three Rule store and adjoining buildings were destroyed by fire in 1931, E. S. Laurence, chief of the Logan-Cache fire department, said.

The department answered an alarm to the mill at 10:16 o'clock Friday night when an overheated bearing on the second story caused a slight blaze. This was extinguished with fire extinguishers and the company vice president, J. Dalmaine Hodges, decided to stay through the night.

Tracy Macro, mill manager, said Mr. Hodges left to get something to eat at a near-by cafe and when he returned about 1 a. m. noticed flames and turned in the alarm which was received at the station at 1:02 a. m. Intensity of the flames indicated an explosion had occurred in the grain.

Fighting the fire in sub-zero weather, firemen first took precaution of preventing the fire from spreading to 40,000 gallons of gasoline at Ga-Sav Oil Co., adjacent to the mill. The fire was brought under control at daybreak, but still continued to smolder throughout Saturday.

Stock in the mill amounting to \$20,000 worth of flour, feeds and grain is covered by insurance. Mrs. Ethel Macro, company secretary, said. Building and equipment is also partially covered by insurance, she said.

President of the company is Joseph Hodges, veteran milling man.

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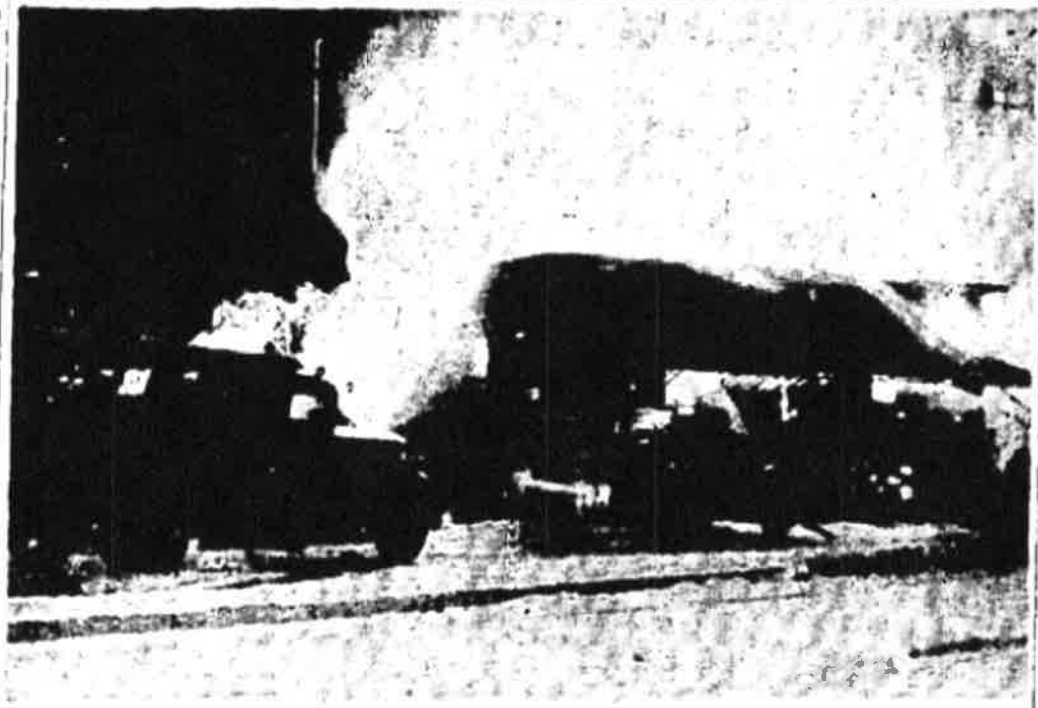
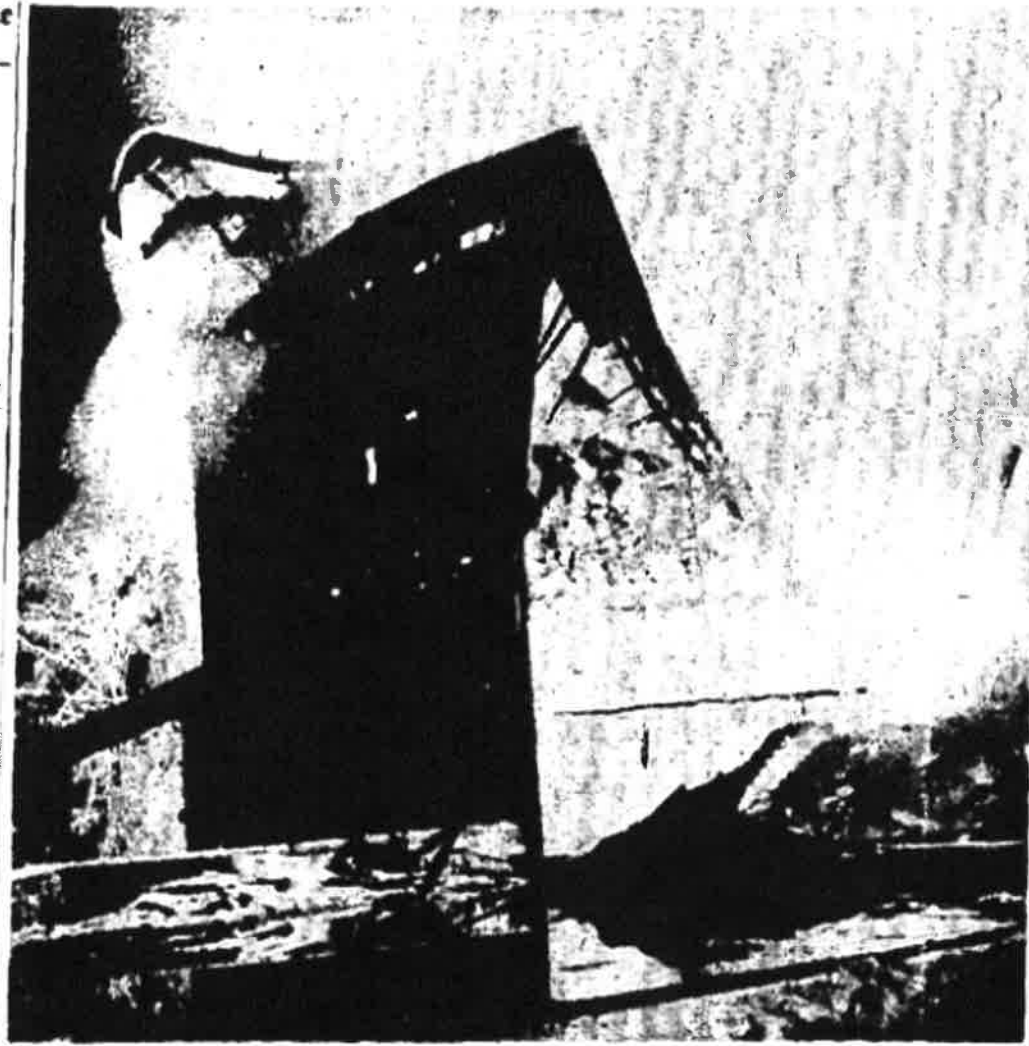
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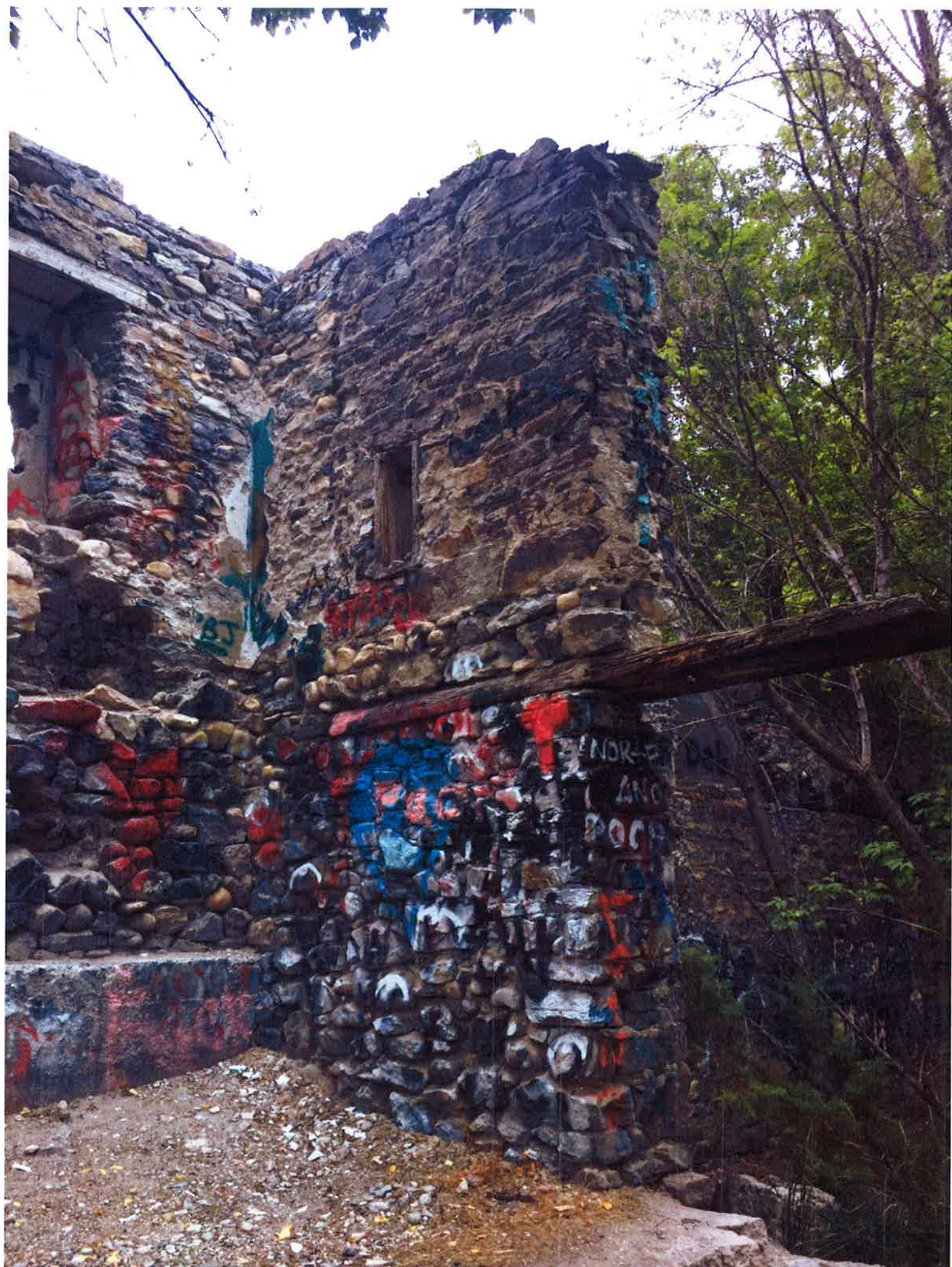
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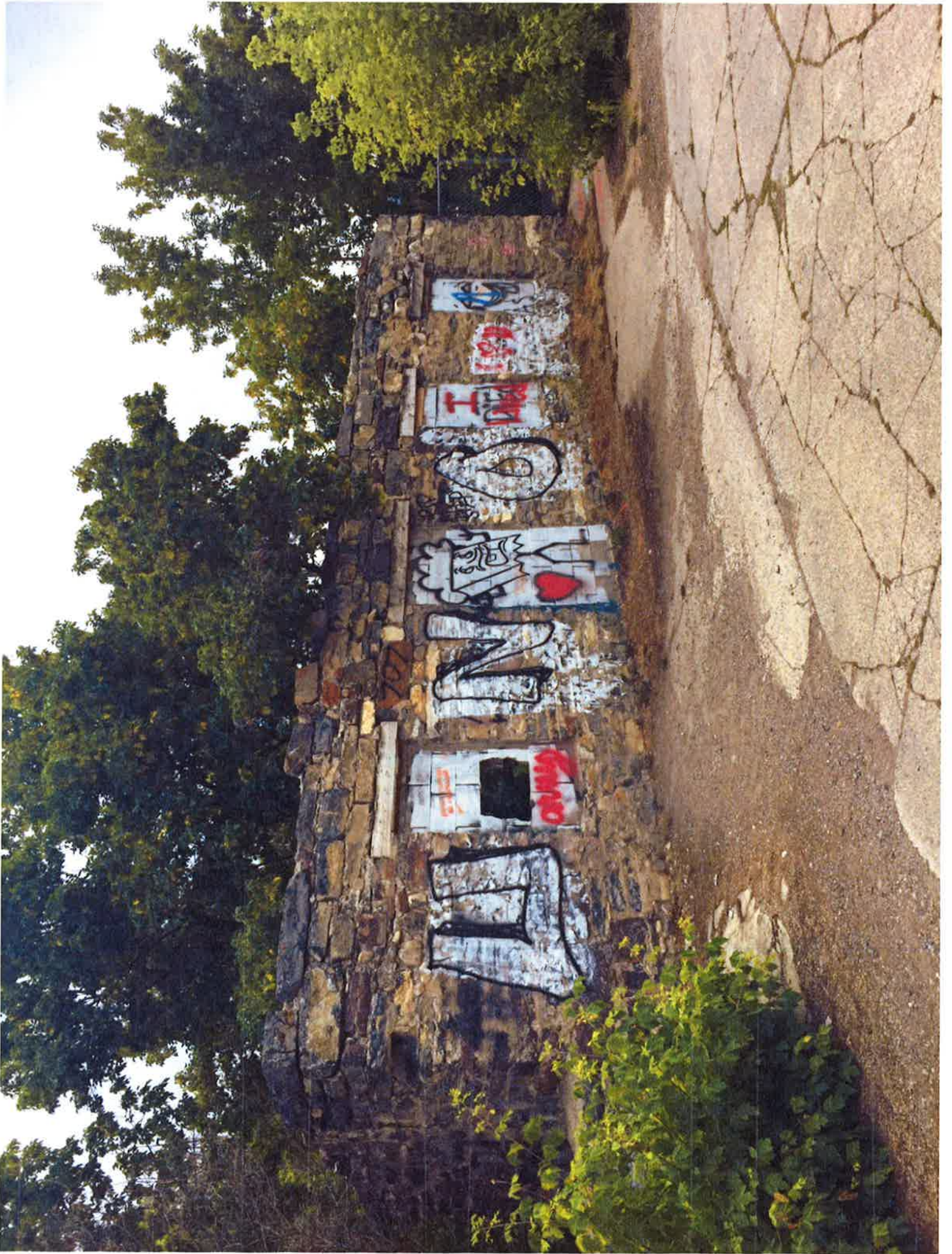
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Site No. 616 C

Researcher: Jean Aalona

Date: October 24, 1978

STRUCTURE/SITE INFORMATION FORM

Street address: 68 West 100 South, Logan

Name of Structure: Thatcher Milling and Elevator Company

Present Owner: Baugh Brothers Investment Company

Owner address: 493 South 100 West

Construction Date: 1860

Original Use: Flour Mill

Present Use:

☐ Single-Family
☐ Multi-Family
☐ Public
☐ Commercial

☐ Park
☐ Industrial
☐ Agricultural

☒ Vacant
☐ Religious
☐ Other

Building Condition:

☐ Excellent
☐ Good
☐ Deteriorated

☐ Site
☒ Ruins

Occupants:

Integrity:

☒ Altered
☐ Minor Alterations
☐ Major Alterations

Photography:

Date of Slides
Views: Front Side Rear Other

Date of Photographs
Views: Front Side Rear Other

Preliminary Evaluation:

☐ Significant
☒ Contributory
☐ Not Contributory
☐ Intrusion

Final Register Status:

☐ National Landmark
☐ National Register
☐ State Register
☒ District
☐ Multi-Resource
☐ Thematic

Research Sources:

☒ Abstracts of Titles
☐ Plat Records
☐ Plat Map
☐ Tax Card & Photos
☐ Building Permit
☐ Sewer Permit
☐ Sanborn Maps

☒ City Directories
☐ Biographical Encyclopedias
☐ Company Index
☐ County & City Histories
☐ Personal Interviews
☒ Newspapers
☐ Utah Historical Society

☐ LDS Church Archives
☐ LDS Genealogical Society
☐ U of U Library
☐ BYU Library
☐ USU Library
☐ SAC Library
☐ Other

Bibliographical References:

Ricks, Joel E., ed., The History of a Valley, Cache Valley Utah-Idaho
Logan, 1956. p. 219.

Reconnaissance Level Survey Update Form - Utah State Historic Preservation Office

Street Name: 100 SOUTH

City name: LOGAN

County: CACHE COUNTY

City Code: CA13

House No.	Dir.	Est.	Const. Date	Ht.	Mat.	Style	Type	Orig. Use	Outbuildings: Total / Contrib.	Comments/ NR Status & Date Listed	ID# / Plat-Block-Site Property Name
284-31	W	A	1860	—	DZ	OT	ZZ	A1	0 / 0	SITE #632, REMNANT STRUCTURE LOGAN HISTORIC DISTRICT 790426	#848057 THATCHER MILL (RUIN)
284-32	W	A	1860	—	DZ	OT	ZZ	A1	0 / 0		
284-33	W	A	1860	—	DZ	OT	ZZ	A1	0 / 0		
284-22	W	A	1935	2	MA	C2	P5	P5	1 / 0	NATIONAL REGISTER LISTED 850807	#85001844 LOGAN HIGH SCHOOL GYMNASIUM
284-25	W	X	c.1910	2	CZ	TZ	RF	R1	1 / 0	SITE #614, NEW BLDG/PRKNG LOT LOGAN HISTORIC DISTRICT 790426	#021232 B 002 026 ANDERSON, A. E., HOUSE
284-26	W	X	1900	—	—	—	—	R1	—	SITE #613, NEW BLDG/PRKNG LOT LOGAN HISTORIC DISTRICT 790426	#848059
284-27	W	X	c.1900	1	BZ	OV	RG	R0	1 / 0	NEW BLDG/PARKING LOT LOGAN HISTORIC DISTRICT 790426	#021231 B 002 025
284-28	W	X	c.1915	1.5	EZ	TB	RU	R0	1 / 0	SITE #612, NEW BLDG/PRKNG LOT LOGAN HISTORIC DISTRICT 790426	#021230 B 002 024
284-29	W	A	c.1900	1.5	BZ	VE	RJ	R0	1 / 0	SITE #611 LOGAN HISTORIC DISTRICT 790426	#021229 B 002 023
284-30	W	C	c.1890	1.5	EZ	OT	RH	R0	1 / 0	SITE #610 ALTERED LOGAN HISTORIC DISTRICT 790426	#021228 B 002 022
284-31	W	B	c.1940	1	CZ	OT	RI	R0	1 / 0	CONFLICTING INFO; SITE #609 LOGAN HISTORIC DISTRICT 790426	#021227 B 002 021
284-32	W	C	1930	—	OT	TB	RU	R1	1 / 1	SITE #608, PRCH FILLED IN "C" LOGAN HISTORIC DISTRICT 790426	#848061
284-33	W	B	c.1915	1	EA	TA	RU	R0	1 / 1	SITE #607 LOGAN HISTORIC DISTRICT 790426	#021225 B 002 019
284-34	W	B	c.1925	1	CZ	TB	RU	R0	0 / 0	SITE #623 LOGAN HISTORIC DISTRICT 790426	#021262 B 003 021

Architectural Survey Data for LOGAN CENTER STREET HISTORIC DISTRICT

Utah State Historic Preservation Office

Address/ Property Name	Eval/ N/C	OutB Ht	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
35 W 100 SOUTH THATCHER, GEORGE W., HOUSE	A 1.5	0/0	c. 1890	DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	11	SITE #573 N02
? 68 W 100 SOUTH THATCHER MILL (RUIN)	A 0/0	0/0	1860	STONE/OTHER/UNDEF.	OTHER/UNCLEAR STYLE	OTHER/UNDEFINED AGRIC. PROCESSING	11	N02
75 W 100 SOUTH	D 1	0/0	c. 1985	REGULAR BRICK	MODERN: OTHER	OTHER BUSINESS/OFFICE	11	IN HD
95 W 100 SOUTH	D 2	0/0	c. 1985	REGULAR BRICK	MODERN: OTHER	OTHER BUSINESS/OFFICE	11	IN HD
245 W 100 SOUTH MERKLEY, NATHANIEL, HOUSE	A 1	1/0	c. 1925	STRIATED BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	11	SITE #534 N02
246 W 100 SOUTH	A 1.5	0/1	c. 1900	DROP/NOVELTY SIDING	VICTORIAN ECLECTIC	CENTRAL BLK W/ PROJ SINGLE DWELLING	11	SITE #611; GARAGE N02
247 W 100 SOUTH STROBELT, ERNST PAUL, HOUSE	B 1	0/1	c. 1930	STRIATED BRICK MULTI-COLOR BRICK	BUNGALOW	BUNGALOW SINGLE DWELLING	11	SITE #535; GARAGE; BORDERLINE C N02
255 W 100 SOUTH	C 1	0/1	1924	ALUM./VINYL SIDING	20TH C.: OTHER	OTHER RESIDENTIAL SINGLE DWELLING	11	SITE #536; BORDERLINE C N02
256 W 100 SOUTH	C 1.5	0/1	c. 1890	ALUM./VINYL SIDING	CLASSICAL: OTHER	HALL-PARLOR SINGLE DWELLING	11	SITE #610; ALTERED, OB GARAGE N02
269 W 100 SOUTH	B 1.5	1/0	c. 1885	REGULAR BRICK ALUM./VINYL SIDING	VICTORIAN: OTHER POST-WWII: OTHER	CROSSWING SINGLE DWELLING	11	SITE #537; PORCH FILLED IN N02

Evaluation Codes: A=eligible/architecturally significant (contributing) B=eligible (contributing) C=ineligible/altared (non-contributing) D=ineligible/out of period (non-contributing) X=demolished
 ?=approximate or multiple or 1/2 addresses NR=National Register of Historic Places individual listing



ELEVATION

MILLCREEK

THATCHER MILL HISTORIC INTERPRETIVE PLAZA



OCT. 1, 2020
Site/Garage Level Plan - Option 2.3