
HISTORIC PRESERVATION COMMITTEE MEETING MINUTES September 8, 2020

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

The meeting of the Logan City Historic Preservation Committee convened in regular session on Tuesday, September 8, 2020. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: Bronwyn O'Hara, Thomas Graham, David Lewis, Keith Mott, Christian Wilson, Gary Olsen, Amy Hochberg

Committee Members Excused:

Staff Members Present: Russ Holley, Tanya Rice, Aaron Smith, Kirk Jensen, Holly Daines, Kymber Housley

Minutes as written and recorded from the May 4, 2020 meeting were reviewed. Thomas Graham moved that the minutes be approved as submitted. Gary Olsen seconded the motion. The motion was approved.

HPC 20-002 Tabernacle Room Façade Remodel (Certificate of Appropriateness) George Daines/Christian Wilson, owner/authorized agent, request a façade remodel to the existing building north of the Bluebird Restaurant. The Bluebird utilizes this building for additional seating to the original restaurant. The owner is currently remodeling the interior space, providing larger restrooms, more functional serving and dining areas. The proposed design utilizes original design elements and brings in new "Period" elements, sconces and tile, to create a façade that compliments the Bluebird Building. The building is located at 21 North Main Street in the Town Center 1 District (TC-1) zone; TIN 06-025-0008.

Christian Wilson recused himself from the HPC for this project.

STAFF: Tanya Rice reviewed the history of the building and introduced the proposed facade renovation of 21 North Main that includes new "Period" design elements to complement the Bluebird Building. The renovation and architectural elements improve and repair the façade while maintaining the original scale, proportion, and organization of the existing 20th-century storefront. The elements of concern for the committee to consider are the removal of the existing recessed door fronting Main Street, the addition of a new column, and the two non-historic materials introduced to this building.

PROPONENT: George Daines talked about the history of the building, the past owners, and how historically, there was not an entrance into this building. Christian stated that a door there would not be functional. It would cause egress issues and interfere with the view of the tabernacle. Bronwyn asked if the signage would be light to be better seen from Main Street and if the brick would match the dark color of the bluebird. George said they will possibly light the words and the outline of the birds on each side. With the brick color, they will work on making it complementary to the Bluebird Building, and not try to copy it. David clarified that the committee does not regulate signage or lighting.

PUBLIC: Jess Bradfield asked how the public will know that this new building is part of the bluebird. Christian said that it should be easily figured out when people go to the bluebird.

COMMITTEE: Amy asked about the blue tile and why it was a concern. Tanya stated that it was a new material for this location. Tom said that he has no objection to the proposal as presented. David said that this is a wonderful design and would be an improvement of downtown.

MOTION: Thomas Graham moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 20-002 as presented with the conditions for approval. Gary Olsen seconded the motion.

CONDITIONS OF APPROVAL

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 adding a non-historic pier element to the north side of the façade.
3. The Historic Preservation Committee approves the proposed building materials.
4. Exterior lighting shall comply with the Land Development Code §17.36.210.
5. Any new signage requires a separate sign permit to be issued by the Community Development Department.
6. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
7. Failure to comply with any conditions of approval shall void the permit and require a new Historic Preservation Committee hearing.

FINDINGS FOR APPROVAL

1. The project complies with all requirements imposed by Title 17 of the Logan Municipal Code.
2. The project is consistent with the objectives and purpose of the General Plan and Title 17 of the Logan Municipal Code by helping to maintain the Town Center-1 (TC-1) zone as the central location for the community’s historic and cultural resources.
3. 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*.

Moved: Thomas Graham

Seconded: Gary Olsen

Passed: 6 - 0

Yea: Bronwyn, Graham, Lewis, Mott, Olsen, Hochberg

Nay:

Abstain:

HPC 20-003 East Center Building (Certificate of Appropriateness) Michael Stettler, owner/authorized agent, request a new two-story office building for a small, local professional services firm. The building includes a large open lobby, 5 offices and 3 client meeting rooms at 72 E Center Street in the Town Center 1 District (TC-1) zone; TIN 06-029-0019.

STAFF: Russ Holley went over the history of this property, and the proposed project that includes a new two-story office building with dark brick, granite trim, polished aluminum, and large windows spanning both floors. The plan also includes a rear parking lot and improved landscaping along

Center Street. As proposed with a flat front façade and without a recessed doorway, the building entry is not as emphasized as typical historic buildings within the district.

PROPONENT:

Aaron Neeley, who will be occupying the building, spoke about not wanting a recessed door because it would interfere with the limited space in the lobby. He mentioned other buildings in the area that did not have recessed doors and some with windows spanning two floors. He also spoke about the different materials on the façade, and how they split up the levels and emphasized the entrance.

Keith asked if there was something that could be done to make the second story windows different and more distinct

PUBLIC: George Daines talked about using vertical lines in the windows, and how a different type or size of glass in the top windows would help separate the floors and look more historic. Gary Stevens commented that variety is important, and how it is a beautiful building that is complimentary to the district.

COMMITTEE: Christian talked about just adding tinted glass to separate floors, and how he does not have a problem with the two-story glass or the entrance. Gary stated that they could put in a revolving door. Thomas said that the design complies with what the committee is looking for and has all the necessary elements for a new building in the Historic District. Christian stated that it will be a nice addition to downtown and that he would like to see the building go up.

MOTION: Christian Wilson moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 20-003 as is presented with amended conditions for approval as listed below. Bronwyn O’Hara seconded the motion.

CONDITIONS OF APPROVAL

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 proposed building as shown.
3. Exterior lighting shall comply with the Land Development Code §17.36.210 and be down-lit concealed source type lighting.
4. Any new signage requires a separate sign permit to be issued by the Community Development Department.
5. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
6. Failure to comply with any conditions of approval shall void the permit and require a new Historic Preservation Committee hearing.

FINDINGS FOR APPROVAL

1. The project complies with all requirements imposed by Title 17 of the Logan Municipal Code.
2. The project is consistent with the objectives and purpose of the General Plan and Title 17 of the Logan Municipal Code by helping to maintain the Town Center (TC) zone as the central hub for Logan City and Cache Valley.
3. As conditioned, the new construction and materials share the same general features as the majority of the contributing structures and will therefore be compatible to the entire district.
4. As conditioned, the project substantially complies with standards outlined in the *Historic District Design Standards* and the *Secretary of the Interior’s Standards for Rehabilitation and Reconstruction*.

Moved: Christian Wilson

Seconded: Bronwyn O'Hara

Passed: 5 - 2

Yea: Christian, Thomas, Keith, Amy, Bronwyn

Nay: David, Gary

Abstain:

WORKSHOP ITEMS

Emporium Demolition Discussion/Center Block Project. A changed proposed plan was presented to the committee that included a plaza and the remodel of buildings 41 & 45.

Thatcher Mill Ruins. The proposed housing development for the site was introduced to include a complete demo of the ruins that are currently there. The appropriateness of a complete demo was discussed, and the importance of incorporating the historic site into the new building.

Meeting adjourned at 1:57 p.m.

Minutes approved as written for the Logan City Historic Preservation Committee meeting held on September 08, 2020.

Michael A. DeSimone
Community Development Director

David Lewis
Historic Preservation Committee Chairman

Amanda Hovey
Secretary II