



HISTORIC PRESERVATION COMMITTEE MEETING MINUTES February 1, 2016

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 Monday, February 1, 2016. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: Amy Hochberg, David Lewis, Christian Wilson, Gene Needham (Municipal Council liaison)

Committee Members Excused: Viola Goodwin, Tom Graham, Keith Mott, Gary Olsen

Staff Members Present: Mike DeSimone, Russ Holley, Amber Reeder, Paul Taylor, Debbie Zilles

Minutes as written and recorded from the January 4, 2016 meeting were reviewed. Mr. Wilson moved that the minutes be approved as submitted. Ms. Hochberg seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

HPC 16-002 72 W Center [Certificate of Appropriateness] Erika Hansen, authorized agent/owner, requests a facade improvement of both front and rear storefronts including the replacement of windows and doors, addition of brick veneer to more accurately portray the era in which it was built, the addition of decorative capstones above the windows, and the addition of an awning and lighting at 72 West Center St. in the Town Center-Historic District (TC-HD) zone; TIN 06-030-0011.

STAFF: Ms. Reeder reviewed the project. The property is approximately 0.13 acres (5,665 SF) with an existing single story commercial building. The building fronts Center Street and has access to the mid-block parking area to the south. The facades are proposed to be renovated. The space was most recently occupied by a comic book store and comedy show group. The current owner, Red Fox, will be operating a retail apparel and massage studio at the site. The Center Street facade is currently a storefront system of wood-framed display windows and door, with transom windows and kickplate area, and a stucco parapet wall. The renovation proposes replacement of the storefront system with an Art Deco-styled facade. The plaster and stucco would be replaced with a brick veneer of orange tones. There would be display windows and transom windows as part of a storefront system. The doorway would be relocated to the center of the facade with a recessed entry. Decorative pre-cast concrete keystones would be added above the windows and as part of a cornice. Decorative lighting would be added. The rear facade will include replacing the plywood areas with new windows and a door and leaving the existing brick.

PROPONENT: Erika Hansen purchased the building a year ago with the intention of renovating the facade. Originally they were going to wait, however, the windows require immediate replacement; therefore, she would like to move forward with this project. She outlined the plan for an Art Deco-styled front facade.

Kay Sorenson said the back of the building is the yellow brick (from Smithfield) and that is the reason for the proposed brick color and style on the front. The Art Deco, subway-type tile (similar to other buildings in the area) is an option. The keystones being proposed would be made by Joe Sorenson, a brick mason. The silver/aluminum window frames would be similar to the Bluebird Candy Co. located directly across the street. She asked if they could get a conditional approval so they could order the door and windows (which are about 6 weeks out). Chairman Lewis said that the approval process would be for the entire project, not select elements. Ms. Sorenson asked if there would be any grant money available. Chairman Lewis suggested that she talk with City staff.

Joe Sorenson said glazed brick is easily obtainable and comes in a variety of colors. The masonry on the front of the nearby sign shop is tile, which can be done. He said they were led to the older, tumbled brick look after reviewing comments from a previous (2104) application; however, they are open to other ideas. He said they thought about adding more décor to the side columns by having an inset pocket with colorful ceramic tile. Mr. Wilson said this is a great opportunity to do something fun. Mr. DeSimone pointed out the previous design submittal was based on an historic style rather than an Art Deco style and suggested that it may be wise to work with an architect.

PUBLIC: Gene Needham said he has been listening to the comments about architecture and thinks there should be consideration given to economics. Having decades of retail experience he has seen many businesses come and go. He would like to see something connected with historic preservation that would help people determine how realistic their retail ideas are. There needs to be consideration about the liveliness of downtown in addition to the architecture.

COMMITTEE: Mr. Wilson said that typically when the Committee receives elevations, the building materials are called out and they are not on the drawing that was submitted. It may be difficult to do the pre-cast above the windows, especially if it will be Art Nouveau style with a lot of detail, which usually carries down to the mullions (the vertical bar between the panes of glass in a window). It is very hard to see the details on the submitted drawing and the proportions do not seem quite right. He likes the idea, however, is having a hard time seeing how it will all come together. The proposed brick is not Art Nouveau style, he suggested tile or glazed brick and encouraged Ms. Hansen to contact an architect to help with the design and materials. He said the Utah Theatre is a good example of Art Nouveau style.

Mr. Wilson noted that the front and back facades do not have to be the same. He applauds the project but the drawing is not detailed enough for the Committee to make a decision. He noted that the proposed keystone does not have a hierarchy-type pattern that is common with Art Deco style.

Chairman Lewis noted that although the Committee is not trying to design the project, mixing materials may look out of place. The key is for balance with design elements and proportions. The proposed recessed entry is a great improvement.

Ms. Reeder asked if the Committee had any direction related to the layout of the door and windows. Mr. Wilson thought the silver/aluminum would be appropriate; he does not think a bronze color would be appropriate with the style that is being presented. Chairman Lewis agreed and said if brick is chosen then the window frame color would matter more.

MOTION: Mr. Wilson moved that the Historic Preservation Committee **continue** the discussion of HPC 16-002 to the February 15, 2016 meeting to allow the applicant to bring in further details about the project. Ms. Hochberg seconded the motion.

Moved: Christian Wilson Seconded: Amy Hochberg Passed: 3-0
Yea: A. Hochberg, D. Lewis, C. Wilson Nay: Abstain:

OTHER BUSINESS

HPC 14-007 Church St. Retail Renovation This project was approved by the Committee at the July 21, 2014 meeting. The exterior renovations are a significant variation from what was proposed and approved. Mr. Holley pointed out that the original application had two recessed double-wide doors, storefront windows in a grid pattern with a thick mullion header, and awnings above each door with a central pillar down the middle of the south facade. What has been built is essentially a large, flat aluminum storefront window system with a single-wide door on the corner.

Joshua Choate, partner/owner of the building, said he listened to Mr. Needham's comments with interest. He explained that they bought the building with a vision and a lot of hope. They had some construction money in the loan and were working with a construction company that was recommended by Cache Valley Bank. At the time of the submittal funding was believed to be quite different. Expenses were much higher than anticipated. The desire was to remove the paint and expose the brick, put in a new façade with a central brick column and two storefronts for the possibility of two retail spaces. They were applying for grant money, which came in at \$10,000 instead of the \$40,000 that was asked for. There was a problem with the application related to the interior remodel. They were under the impression that the approval was for the concept that a retail storefront would be put in. Due to financial constraints, aluminum glass was the only feasible option. Mulligan's (next door) had gone through the same process and had used an aluminum façade so they thought they were safe in staying consistent. As the project progressed there were complications with the interior design for it to be used for two businesses, at which time it was decided to put in a single door. The door had to be inset about 4', therefore, it was determined to install the door on the corner to make the interior layout work and it was a more economical approach. The project has been more than two years in planning and implementing; a lot of time has lapsed and there have been numerous issues with the construction company. It has been a very difficult and frustrating process and they are at risk of losing funding with the bank. They have spent a great deal of money trying to get to a point of acceptable completion and are proud of what has been done and believe it is a much needed improvement and is consistent and appropriate for the area. He said they did not know they needed to come back before the Committee with the changes. He also explained that there will be an awning added.

Chairman Lewis asked if there were any plans for the upper floor windows. Mr. Choate said they have a desire to improve those; however, at this point there is no money to be able to do so.

Mr. DeSimone, the Community Development Director, explained that there needs to be amendments made to the Certificate of Appropriateness and building permit which will require a re-submittal with the changes and will have to come back for a formal sanction.

Mr. Wilson said the Committee needs to see what it will look like when it is complete before any decisions can be made.

Jonathan Choate, partner/owner, explained that the door is in, other than a few pieces of tile and the addition of the awning, the project is complete.

Chairman Lewis noted that the windows are different that what was originally proposed. Mr. Choate said he understands that there were some changes made, however, the issue is what to do with it today and whether it is acceptable enough to continue and get a tenant in, or whether it will sit vacant.

Mr. DeSimone said the other issue is to determine whether what has been done is compliant with the Historic District Design Standards, which will have to be determined by going through the formal process to amend the original design approval.

Mr. Wilson said it is an unfortunate situation and the Committee does not want to make it more difficult, but the process needs to be followed.

HDDS Update

Ms. Reeder said the consultant is currently working on a draft plan which should be available in the next couple of weeks for review.

Meeting adjourned at 1:12 p.m.

Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting of February 1, 2016.

Michael A. DeSimone
Community Development Director

David Lewis
Historic Preservation Committee Chairman

Russ Holley
Senior Planner

Amber Reeder
Planner II

Debbie Zilles
Administrative Assistant