



HISTORIC PRESERVATION COMMITTEE MEETING MINUTES July 3, 2017

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, July 3, 2017. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: Tom Graham, Amy Hochberg, David Lewis, Keith Mott, Christian Wilson

Committee Members Excused: Viola Goodwin, Gary Olsen

Staff Members Present: Russ Holley, Amber Pollan, Debbie Zilles, Paul Taylor

Minutes as written and recorded from the June 19, 2017 meeting were reviewed. Mr. Mott moved that the minutes be approved as submitted. Mr. Wilson seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

HPC 17-003 Madden Porch, Doors & Paint Gregory J. Madden, authorized owner, requests to build a small porch to provide cover over the front door, a new front door will be installed with side lights and the existing siding will be primed and painted gray, shutters will be painted black at 120 North 200 West in the Neighborhood Residential-Historic District (NR6-HD) zone; 06-021-0011.

STAFF: Ms. Pollan reviewed the request for a facade modification including an expanded porch, a new front door with side lights and the existing siding and shutters will be repainted.

Staff is recommending approval for the modifications. The proposal is in character with the Cape Cod elements of the home, but is not going to be overly elaborate or out of proportion with the house and will improve the utility and aesthetics. The applicants will be repainting the existing siding and shutters. There is currently white siding and dark green shutters. The proposal includes painting the siding light grey and the shutters black. The residential guideline section does not give direction as to color. As proposed, the project meets the guidelines of the Historic District Design Standards for a Certificate of Appropriateness

PROPONENT: Mr. Madden said he was happy that Preservation Utah had weighed in on this project because it caused him to review the design, specifically in regards to the pilasters. The ones on the side are not historic; they used to be wood, however they now have an aluminum cladding. He provided the Committee with pictures from his laptop. The pediment can be removed, however, it will not be large enough for the proposed porch and would look disproportional. He would like to use it on seasonal back porch project next year. His desire is to replicate the historical look as closely as possible. Chairman Lewis asked if there would be enough room on the new porch to leave it on the house, if open enough it could be seen above the existing door. Mr. Madden agreed that was an interesting suggestion that he had not thought of.

Mr. Wilson said it is difficult to imagine exactly what the project will look like without detailed drawings because everyone has different interpretations. He would feel more comfortable approving a project when he knows exactly what is being proposed. Mr. Madden said he was unable to get drawings completed in time for the meeting because he has been out of town. Chairman Lewis agreed with Mr. Wilson and explained that there have been past projects that have not turned out as the Committee had envisioned.

PUBLIC: An email from Kirk Huffaker, Executive Director of Preservation Utah, was received and discussed at the last meeting. The letter encouraged the Committee to require that the classical features of the entry be retained in their historic form, with a preference for conservation of the historic materials and reinstallation around the new entryway.

COMMITTEE: Mr. Graham felt that Mr. Huffaker's comment was a bit over-extending and he does not see how the proposed new door would compromise the historical integrity of the structure.

Mr. Mott asked if Mr. Madden would be able to produce drawings by the next scheduled meeting on July 17, 2017. Mr. Madden said he could try.

Mr. Mott liked the idea of keeping the architectural element over the front door.

Mr. Wilson questioned whether the new eave would be higher or lower than what is currently there. Mr. Madden advised that it would be integrated into the roofline. Mr. Wilson encouraged Mr. Madden to provide more specific information, with specific dimensions, which will allow the Committee to better visualize what is being proposed. Mr. Graham agreed that it is important for the Committee to see a more detailed drawing before a project is approved.

Ms. Hochberg said this will be a great improvement.

MOTION: Mr. Graham moved that HPC 17-003 be **continued** to the July 17, 2017 meeting with a request for more specific and detailed drawings of the project. Mr. Mott seconded the motion.

Moved: Tom Graham Seconded: Keith Mott Passed: 4-0
Yea: T. Graham, A. Hochberg, K. Mott, C. Wilson Nay: Abstain:

Mr. Wilson recused himself from the Committee as he is the proponent on the project.

HPC 17-004 89 N. Main Facade Remodel Center Street Architects/Sage Property Holdings LLC, authorized agent/owner, request to remodel the exterior building facade at 89 North Main Street in the Town Center-Historic District (TC-HD) zone; TIN 06-028-0009.

STAFF: Ms. Pollan reviewed the request for a full façade replacement including replacing the storefront window system, adding a decorative metal sign panel, modifying the existing plaster wall to a brick-style finish, replacing the vinyl windows with a metal clad, adding a cornice, and new decorative trim and column details. The property is approximately 0.18 acres in size, the entirety of the lot is the building footprint. The building has a full basement, main level, and a partial second floor mezzanine. The building fronts Main Street and has access to a commonly-owned alley on the west side of the property.

The proposed storefront renovation maintains the entries at their current locations. The existing storefront is not original to 1872 and it is unclear what the 1950's remodel included. There are photos from the 1940's and a mid-1970's photo. The 1970's photo of Bonanza 88 appears to be similar to the current storefront with an aluminum system and low kick plate. There was a solid metal awning.

The proposed storefront maintains large display windows but adds in a transom element. Transom windows are encouraged when rebuilding a storefront and appear to be an element of the original facade. The storefront system is proposed as a dark metal finish with recessed entries and a metal kick plate. The original kick plate appears to be a block or stone construction. Because there is not existing stone on the building this would be difficult to reconstruct and tie-in. The existing doors are not original and would be replaced with an appropriate commercial system for the historic district.

The proposed remodel includes replacing the existing windows and adding historic details. The window opening size has not been altered since the 1950's but vinyl windows were installed approximately 15 years ago. The vinyl windows will be removed and replaced with a metal clad single-hung window that is consistent with the existing opening and historic appearance. The sill and pediment details are consistent with the original architectural style and are appropriate to the Historic District and the building.

The proposed remodel includes reintroducing a cornice. It is unclear if a cornice was added when the building was reduced to two stories following a fire. Many buildings removed cornices after an earthquake. The cornice proposed is architecturally compatible and does appear consistent with the historic images of the building.

There are a number of architectural details and trim elements, including the cornice, that are proposed to be constructed of painted polyurethane decorative material. This is a plastic resin based product that is dense, non-porous resin polymer product that looks and feels like wood but does not degrade with time. The Committee has not reviewed this material type previously and will be getting feedback from the State on their opinion for the use of this type of material.

The main facade areas are currently a plaster that has been etched to appear like stone blocks. The new application will be a veneer system that is a textured, plaster-like product that looks like brick. Brick is a preferred material and stucco is an acceptable material. This may be an appropriate application as long as the plaster material is not artificially distressed or weathered to appear aged. It should be distinguishable as a new application. The Committee will need to discuss this material application also, as it is a newer product and we may see further request for use of this type of material.

PROPONENT: George Daines explained that the property is owned by Sage Property Holdings LLC and rented by Cache Valley Bank. The bank is proposing the renovations with the owner's consent. The proposal includes renovation of the exterior facade, roof replacement and retrofitting of the entire electrical system. There are no interior improvements proposed at this point. The hope is for it to eventually be used as office/retail space. Mr. Daines provided a brief history of the building which operated as a ZCMI store until 1903; in 1948 a fire caused substantial damage to the structure and the property was rebuilt to two stories (originally three). The building is in good shape, with the exception of the facade. Brick cannot be used because of the weight, the building would have to be torn down and rebuilt. Because of that, the applicant is proposing to use NewBrick, which is a lightweight, energy efficient veneer that looks like brick. Mr. Daines believes this is a good alternative.

Mr. Graham asked about the decision to use NewBrick. Mr. Daines explained that it is a lightweight, insulated brick veneer that is much lighter than brick and will be able to be used more effectively in the design (i.e. around building corners). He has reviewed samples of the material (pictures were distributed to the Committee members for review prior to the meeting). The product has been used for 3-4 years. Ms. Pollan said it looks similar to an asphalt shingle, with a foam interior sealed with a hard surface and has been used in areas such as Connecticut and New York.

Mr. Graham said he thinks it looks nice, however, is concerned about the durability. Mr. Daines agreed with Mr. Graham's concern, however, is hopeful this will be quite successful.

Mr. Wilson noted that Dryvit is a reputable company. Brick was used on the Cache Valley Bank renovation and it was extremely difficult and costly because it required extra foundation and steel frames in the windows. His concern with thin brick is that it could pop off (similar to tile), however, he is confident that this is a safe solution. Mr. Graham is certain that Mr. Daines will do a good job.

Chairman Lewis asked about the product warranty. Mr. Wilson said he does not have that specific information.

Chairman Lewis asked how difficult it would be to remove. Mr. Daines said it could be scraped off. The current facade is very unattractive and this will be a great improvement.

Mr. Daines clarified for Chairman Lewis that the rock on the south side of the building will remain. The brick has traditionally been only on the front of the buildings.

Mr. Graham noted that there is not much of the original building left. The current building does not look anything like the historic ZCMI building and perhaps this is not that big of a deal. Mr. Daines agreed and noted that the existing windows are smaller. This proposal attempts to enlarge the appearance of the windows by the addition of decorative elements around them. The facade will be broken up by the columns.

Chairman Lewis asked if the elements above the cornice were necessary. Mr. Wilson said the clad brick pieces are proposed to create visual interest and provide a historical architectural feature.

Mr. Graham said the proposal has all the elements needed for a historic commercial building, including the cornice, second floor, sign panel and storefront.

Mr. Daines advised that the only way the old ZCMI building could be recreated is to tear down the current building and rebuild.

Chairman Lewis asked how this renovation would affect the National Registry status. Ms. Pollan advised that this is a historic site and is not related to the actual building.

Mr. Graham encouraged adding a plaque depicting the original ZCMI building.

PUBLIC: None

COMMITTEE: Chairman Lewis asked if staff was concerned about the details on top of the cornice. Ms. Pollan explained that was an element that was previously there. Overall the building needs to provide the balance of a modern project with an historic look.

Mr. Mott noted that given the fact this is not the original building, this proposal is a reasonable alternative and contains all the appropriate elements. Mr. Graham agreed.

Chairman Lewis noted, that given the history of the projects the Daines have been involved with, he has a comfortable level of confidence that this will be a good project.

Paul Taylor, the Chief Building Inspector, had no concerns related to the building material.

MOTION: Ms. Hochberg moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for HPC 17-004 as presented with the conditions for approval as listed below. Mr. Mott seconded the motion.

CONDITIONS OF APPROVAL

1. Any representations by the proponent at the Historic Preservation Committee hearing that are approved shall be incorporated into the final action as conditions of approval and recorded on the Certificate of Appropriateness.
2. The storefront system is approved as submitted with new display windows, transom windows, kick-plates, and recessed doorways.
3. Architectural details and new facade materials are approved as proposed.
4. Any new signage shall obtain a sign permit prior to installation.
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 Logan Municipal Code by helping to maintain the Town Center (TC) zone as the central location for the community's historic and cultural resources.
3. The building is considered a "B" evaluation in the 2011 Reconnaissance Level Surveys, and considered eligible and contributory to the historic district.
4. As conditioned, the new construction and materials share the same general features as the majority of the surrounding contributing structures and will be compatible to the entire district.
5. 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: Amy Hochberg Seconded: Keith Mott **Passed: 3-0**
Yea: T. Graham, A. Hochberg, K. Mott Nay: Abstain:

WORKSHOP ITEM FOR July 3, 2017 Meeting:

- ✓ HPC 17-005 Historic Thatcher Bank Remodel

Chairman Lewis asked about the consideration for an Historic Theatre District. Ms. Pollan explained that the Municipal Council will be considering this designation on the block that houses the Ellen Eccles Theatre, the Caine Lyric Theatre and the Utah Theatre. The designation will assist with marketing and will not impact any Historic Preservation standards or guidelines.

Meeting adjourned at 1:15 p.m.

Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting of July 3, 2017.

Michael A. DeSimone
Community Development Director

David Lewis
Historic Preservation Committee Chairman

Russ Holley
Senior Planner

Amber Pollan
Senior Planner

Debbie Zilles
Administrative Assistant