



HISTORIC PRESERVATION COMMITTEE MEETING MINUTES September 6, 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, September 6, 2016. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: Viola Goodwin, Amy Hochberg, David Lewis, Gary Olsen, Gene Needham - Municipal Council liaison

Committee Members Excused: Tom Graham, Keith Mott, Christian Wilson

Staff Members Present: Mike DeSimone, Russ Holley, Amber Pollan, Debbie Zilles

Minutes as written and recorded from the August 15, 2016 meeting were reviewed. Mr. Olsen moved that the minutes be approved as submitted. Ms. Hochberg seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

HPC 16-005 Zions Bank Remodel Jared Larson/Paul Poorte, authorized agent/owner, request an exterior facade remodel to the south and west elevations of the Zions Bank Center located at 102 North Main in the Town Center-Historic District (TC-HD) zone; TIN 06-018-0007.

STAFF: Mr. Holley reviewed the request for a building remodel for the Zion's Bank building located on the corner of 100 North Main Street. The proposal includes a new doorway on the east side (back) of the building and a new ATM on the west (front) facade. Zion's Bank is reducing their floor space on the interior to approximately 25% of the total main floor area and creating a potential new tenant space at the east end of the building. The proposed east facing door is near the northeast corner of the building and includes a sidewalk connection to 100 North. The proposed ATM includes a night deposit box and a bronze color anodized finish along the Main Street sidewalk near the middle of the building.

The new door proposal does not change the architectural design or layout of the front facade and should not compromise the historic grade and evaluation of the building because the east façade has minimal visual impact to the surrounding public street. The new ATM is proposed where an older ATM was once located and removed. Because of the required functionality of the ATM being a certain height, the large pre cast kick plate is definitely going to be impacted. The concern is with color and material compatibility; the applicant is proposing a bronze finish that will complement the existing materials and blend into the brick facade.

PROPONENT: Jared Larsen, from Prescott Muir Architects, explained that the door on the east (rear) side is an egress requirement, a possible guard rail or bollards will be added for safety. Zions believes this is an iconic building and they want to maintain their presence at this location. The desire for the west elevation is to have the ATM blend into the building. Spandrel glass was considered and can be used if the Committee would prefer it over the metal panel. With the elimination of the drive-through on the east side, Zions has calculated, based on the number of transactions, that an ATM is needed at this location.

Paul Poorte, representing Zions Bank, explained that an exterior ATM is generally safer than one inside a vestibule. The interior layout often creates refuge and garbage problems. They do not want to detract from the historical beauty of the building and want this to be a safe and convenient location for clients who use this facility.

PUBLIC: None

COMMITTEE: Mr. Holley explained that Zions Bank will be downsizing at this location because of the new building being constructed at 500 North Main.

Mr. Olsen expressed concern with an ATM being added on this type of historic building, he believes it would be better located inside the building like many other banks. Most patrons will use the new drive-through window, very few use walkup ATMs. Mr. Larsen said, from a business standpoint, the exterior location will be better because it is more visible, especially along a main street; if it were inside the vestibule it would have to be open 24/7 which could create a security issue. The night drop box on the southwest corner of the building will remain, however it is inoperable and does not meet ADA regulations, therefore, a new one will be installed by the ATM.

Mr. Olsen asked about the long-term commitment for the building. Mr. Poorte advised that Zions Bank just signed a 10-year lease, which begins when the remodel is complete.

Ms. Hochberg asked if any other locations for the ATM were considered. Mr. Larson said, given the limited footprint and floor plan of the building and the previous location of an ATM at this location, they felt this was the best location.

Mr. Larson explained that ATMs require certain clearance and accessibility areas for service and maintenance which creates limitations on where they can be located.

Chairman Lewis asked if the north side of the building had been considered as an option for the door. Mr. Larson explained that due to the lease/sale of the property that portion is not leased to Zions for use.

Mr. Larson confirmed for Ms. Hochberg that the vestibule would remain as is. Mr. Holley reminded the Committee that they have no purview over the interior remodel.

Mr. DeSimone pointed out that the integrity of the building will not be diminished by adding the exterior ATM; it is proposed to be located where a previous one existed.

Ms. Goodwin asked about the proposed door on the east side. Mr. Holley said, although not ideal, it should not compromise the historic grade of the building because the east facade has minimal visual impacts, retaining the integrity of the south side was very important. The Code requires three (3) egresses; however, this door can be used as an emergency exit depending on the future tenant and how parking will be configured. Mr. Olsen agreed that although it is not a perfect location, it is a better option than adding one on the south side.

Mr. Holley explained that there are two doors on the south side; Zions will use the corner door exclusively and the other door on Main Street will be used by the upper office(s) tenants. Parking will be located to the east.

Ms. Hochberg asked if the ATM could be located on the south side. Mr. Larson said there is a bay window located by the existing night drop box. The proposed location already has mismatched materials and a machine had been located there previously.

Mr. Olsen asked if there would be room for a single operational door in the front vestibule and the ATM next to it. Mr. Larson said that corner has the most prominent view and obstructing that portion of building would be more detrimental than having it off to the side.

Mr. Holley said the kick plate could be continued across the bottom portion of the design; he would not like to see glass all the way down. The foundation area conflicts with the ADA requirements regarding usability of the ATM.

Mr. DeSimone pointed out that an ATM was previously there (circa 1968-1994). The 1978 survey listed the building as contributory (which is the equivalent of an A evaluation). There was no ATM but was not there in 1999 survey and 2011 surveys which list the building as an "A" evaluation. Mr. Holley said it is unknown if the grade will change in the next survey.

Chairman Lewis agrees that he does not like to see an ATM put back on the building; however, it is going back into a place it was previously housed, he appreciates the fact that there are no doors on south side, which appears to be a positive compromise. In a perfect world an ATM would not have to be there, but business need be functional. He suggested bringing up the concrete below the ATM or using glass to help create a visual band. Mr. Holley pointed out that if the kick plate is projected too far out, the machine will not meet ADA regulations.

Mr. Poorte explained that ATMs are required to have a certain depth specifications that limit how far they can protrude. It would not conducive to be flush with the kick plate; however, there are things that can be done around head of machine to help it appear to be flusher. Recessing the kick plate is a possibility; however it does not want it to be too obtrusive to the exterior of the building.

Ms. Hochberg questioned the distance between the ATM and the new drop box. Mr. Poorte explained that there are specific requirements for clearance around an ATM for service and maintenance allowances. The existing drop box is inoperable lowering it to meet ADA requirements would damage the building and be cost prohibitive.

Mr. Poorte confirmed for Mr. Olsen that they have an agreement with Mr. Daines for salvaging the materials that will be removed.

MOTION: Ms. Goodwin moved that the Historic Preservation Committee conditionally approve a Certificate of Appropriateness as outlined in HPC 16-005 with the amended conditions of approval as listed below. Ms. Hochberg seconded the motion.

CONDITIONS OF APPROVAL

1. Any representation(s) 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 Historic Preservation Committee accepts the proposal as re-submitted, with the additional code-required egress door on the east facade near the northeast corner of the building.
3. The ATM shall have spandrel glass that closely matches the surrounding windows and the kick-plate and lower pre-cast foundation shall closely match the horizontal lines on both sides. The ATM and kick-plate can be flush, or slightly recessed as per code functionality requirements.
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 location for the community's historic and cultural resources.
3. As conditioned, the building's design is minimally impacted and should retain the "A" grading evaluation.
4. The project substantially complies with standards outlined in the *Historic District Design*

Moved: Viola Goodwin Seconded: Amy Hochberg Passed: 2-1
Yea: V. Goodwin, A. Hochberg Nay: G. Olsen Abstain:

HPC 16-006 Borden House S. Eugene Needham, authorized agent/owner, requests an exterior facade restoration on an existing 5-plex to be converted to a single-family dwelling located at 33 South 100 West in the Town Center-Historic District (TC-HD) zone; TIN 06-031-0018.

STAFF: Ms. Pollan reviewed the request for an existing residence with 5 apartments and a commercial storage building on the west side of the lot. The storage building is to be retained, as is, with landscaping installed in front of it. The residence would be remodeled into a single-family residence with siding and windows being replaced or restored, as necessary, the porch being restored with a balustrade and railing, an addition on the north side to enclose a staircase, a minor addition to move a doorway on the south side of the facade, and adding a 3-car carport on the rear of the home. The site would be improved with additional landscaping and a fence on the north property line.

The residence was originally constructed in either 1907 or 1913 for Lorenzo Hansen, a mayor of Logan and superintendent of the Borden Condensed Milk Company. In 1935 the home was separated into four units with another unit added in the 1960's. The commercial storage garage on the west side of the property was constructed between 1964 and 1968. In 1978 the building was listed as contributory in the preliminary evaluation. The 1999 and 2011 Reconnaissance Level Surveys promoted the structure to an "A" evaluation, meaning the building is considered a significant contributing historic building. Although the condition has declined, it is still a unique example of the Victorian Eclectic style. Clapboard siding and some detailing remain and the modifications were done long enough ago to be historic in their own right.

This is a significant historic building in the Historic District as it is one of the oldest homes, has a unique style, and was the residence of a prominent historic resident. The residence is in need of maintenance and some repairs but care should be taken to preserve as much original material and detailing as possible. This is not an ideal location for a single-family residence; it is in a commercial zone next to an existing auto repair operation and adjacent to a roadway and a number of parking areas that receive high traffic. However, as proposed and conditioned, the project can meet the guidelines of the Historic District Design Standards for a Certificate of Appropriateness.

PROPONENT: Gene Needham brought example of wood that will be used and a print of the proposed porch posts for the Committee to see. Not planning on screening the porch, want to enhance the porch visually. Arched windows can be recovered; the north and west window replacements will be double-hung. A door is proposed on the north façade, however, he would like permission to determine whether to put in a door or to bring panels straight across as the project progresses. There is a third door on the southwest corner and a back door. The section to the right is new to the home and he suspects there were two additions made to the home over the years. The existing lattice will be preserved.

PUBLIC: None

COMMITTEE: An email from Marilyn Smith, 132 W. Center Street, expressing concern about the unkempt appearance and weeds along the north edge of the property, was received and distributed prior the meeting.

Ms. Goodwin asked about the proposed detached carport. Ms. Pollan explained that the Historic District Standards encourage parking in the rear and to be designed as detached structures. Ms. Goodwin said it would seem more functional to be attached to the home. Ms. Pollan said it may be appropriate in this circumstance to have it attached.

Ms. Goodwin asked if the porch would be screened. Ms. Pollan advised that the proposal indicates the addition of railing but no screen.

Ms. Goodwin said she hopes that the inside of the home will be as charming as the exterior. Mr. Olsen agreed that this is a beautiful home and he has always wanted to see something done with it. He suggested setting the south side of the home back to match the north side and create a sense of balance. Chairman Lewis agreed and noted that it would visually separate the front door from the side door.

Chairman Lewis encouraged the window replacements be double-hung and retain the original openings. Mr. Olsen agreed that the new windows on the north should match the double-hung look.

Mr. DeSimone said flexibility regarding the door on the north side can be handled by staff.

Ms. Pollan pointed out that the current renovation on the home does match the original material style.

Chairman Lewis encouraged wood fencing, especially with regard for privacy.

Ms. Goodwin strongly recommended that the carport be attached. Mr. Olsen said because it is in the back of the house and will be screened by a fence, either detached or attached would be fine. Mr. DeSimone said in this situation there are adequate findings to have it attached for practical reasons.

Chairman Lewis said he would like to see the character detail on the top of the roof preserved.

MOTION: Mr. Olsen moved that the Historic Preservation Committee conditionally approve a Certificate of Appropriateness as outlined in HPC 16-006 with the amended conditions of approval as listed below. Ms. Goodwin seconded the motion.

CONDITIONS OF APPROVAL

1. Any representation 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 porch railing will be rebuilt with spindle or rounded balusters, consistent with the original form.
3. Historic window openings to be maintained and frames used where possible. Windows should be a double-hung style, consistent with the historic windows.
4. Door replacements shall be similar in style to the existing residence. A door is not required on the north facade addition.
5. The home additions should use a clapboard wooden siding that will have a similar texture, spacing and color to the existing material. The south addition shall be recessed to be behind the front plane of the home.

6. The carport shall be constructed as per the representations to the Committee.
7. Exterior lighting shall comply with the Land Development Code §17.37.090 and be down-lit concealed source type lighting.
8. A fence permit will be required for the proposed new fencing on the north and east side of the property. Fence permits are issued by the Community Development Department. A wooden slat fence is encouraged.
9. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
10. 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 area containing the majority of the community's historic and cultural resources.
3. The building is considered an "A" evaluation in the 2011 Reconnaissance Level Surveys, and considered significant, eligible and contributory to the historic district.
4. The side addition is set back as far as possible so the front shape of the home is discernible and not altered.
5. As conditioned, the construction and materials share the same general features as the majority of the surrounding contributing structures and will therefore be compatible to the entire district.
6. 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: Gary Olsen Seconded: Viola Goodwin **Passed: 3-0**
Yea: V. Goodwin, A. Hochberg, G. Olsen Nay: Abstain:

Meeting adjourned at 1:42 p.m.

Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting of September 6, 2016.

Michael A. DeSimone
Community Development Director

David Lewis
Historic Preservation Committee Chairman

Russ Holley
Senior Planner

Amber Pollan
Senior Planner

Debbie Zilles
Administrative Assistant