
HISTORIC PRESERVATION COMMITTEE MEETING MINUTES November 3, 2014

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, November 3, 2014. Chairman Pro-Tem Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: Viola Goodwin, Amy Hochberg, David Lewis, Keith Mott, Gary L. Olsen, Christian Wilson

Committee Members Absent: Thomas Graham

Staff Members Present: Mike DeSimone, Russ Holley, Amber Reeder, Debbie Zilles, Paul Taylor, Gene Needham (Municipal Council liaison)

Minutes as written and recorded from the October 20, 2014 meeting were reviewed. Mr. Mott moved that the minutes be approved as submitted. Ms. Hochberg seconded the motion. The motion was unanimously approved.

Christian Wilson and Gary Olsen were recused because of their involvement in the project.

PUBLIC HEARING

HPC 14-011 Cache Valley Bank Parking Lot Wall Design West Architects/Cache Valley Bank, authorized agent/owner, is requesting a façade renovation (proposed stucco finish) on the east wall of the existing Wilson building located in the Town Center-Historic District (TC-HD) zone at 25 West 100 North; TIN 06-020-0012.

STAFF: Mr. Holley reviewed the project. The property is the former site of the Everton Hardware building and is currently being developed as a parking area for Cache Valley Bank. The demolition was reviewed and approved by the Historic Preservation Committee in June 2013; at that time the condition of the walls that were going to be exposed was largely unknown and not discussed in detail. The wall that is now exposed is the east wall of the 31 West 100 North building, which is a brick masonry building that has been covered in a fake block stucco material finish and painted white. The exposed wall is a mix of rough rock, uneven brick and plaster materials and appears to have only been exposed for approximately nine years (1886-1895), at which point the Everton Hardware building was erected.

The applicant is proposing to smooth out some of the rough areas of the wall and apply a new stucco exterior top-coat finish. Some decorative columns and trim are proposed along with cornice material along the top. The colors chosen appear to be a lighter gray earth tone base with darker shades of gray for the columns and trim.

The newly exposed wall is so varied in materials and unity; it is difficult to identify features that give it historical integrity. Beneath all of these added materials, and visible in only a few areas, is the original 1886 yellow tumbled brick, revealing the historic integrity of this building's heritage.

It is unclear whether the east wall was intended to be exterior. Because of the condition and structural integrity of the wall the most feasible option is some sort of top coat finish that adheres to the wall itself and does not attempt to drill into and compromise the un-reinforced structural stability. Additionally, Staff would not consider this wall a “distinctive feature” of the building and should have less importance than the front and rear facades. Considering the situation of a newly exposed wall and the need for a quick solution without involving the whole building, this proposal will clean-up, weatherproof and make this wall presentable with little impact on the building’s overall integrity.

PROPONENT: Christian Wilson, from Design West Architects, explained that brick is typically used as a veneer, not a structural material; adding brick is not an option without serious upgrades. Cleaning it will most likely make it look worse. The best alternative is to add stucco to clean up the appearance. There will be weather barrier painted on prior to the stucco being applied to help with insulation. Interest will be created by breaking up the long wall with lines and columns to help hide imperfections.

Mr. Olsen explained that the existing plaster appears to be extremely tight (which is a benefit and a reason for not removing it) and is covered with calcimine, which used to be used as paint. It had been sprayed with drywall mud to create a texture.

PUBLIC: None

COMMITTEE: Ms. Goodwin questioned whether smoothing out the rough areas and applying stucco would take care of the stability of the wall. Mr. Holley advised that he believes adhering stucco will help versus building a wall and anchoring it into the existing wall. The wall cannot be torn down. The building is owned by Ted Wilson, the proponent is Cache Valley Bank. Mr. Wilson’s main concern is insulation and his preference is the stucco application.

Mr. Holley clarified for Ms. Goodwin that this wall was built circa 1886 as part of the Wilson building. The Everton building used this wall when it was built nine years later.

Mr. Mott asked about the rock portion of the wall. Mr. Olsen explained that the rock looks to be original.

Mr. Mott asked about the feasibility of cleaning the wall. Mr. Holley pointed out the difficulty regarding compromised issues and materials.

Chairman Lewis said it is important to seal the wall from the elements and stucco seems like a decent solution which will make it look better than it does now.

MOTION: Ms. Hochberg moved that the Historic Preservation Committee **conditionally approve** HPC 14-011 for a Certificate of Appropriateness with the conditions of 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 Committee approves the proposed building materials and designs as submitted.
3. Exterior lighting shall comply with the Land Development Code §17.36.210 and be down-lit concealed source type lighting.
4. Any new commercial signage requires a separate sign permit and approval 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. The building is considered a “B” evaluation in the 1999 & 2011 Reconnaissance Level Surveys, and considered eligible and contributory to the historic district.
4. As conditioned, and because of the lack of structural stability and the unclear finishes of the original façade, the new materials will share the same general features as the storefront on the building and will therefore be compatible.
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: 4-0]
Yea: V. Goodwin, A. Hochberg, D. Lewis, K. Mott Nay: Abstain:

Meeting adjourned at 12:37 p.m.

Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting of November 3, 2014.

Michael A. DeSimone
Community Development Director

Christian Wilson
Historic Preservation Committee Chairman

Russ Holley
Senior Planner

Amber Reeder
Planner II

Debbie Zilles
Administrative Assistant