



HISTORIC PRESERVATION COMMITTEE MEETING MINUTES January 4, 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, January 4, 2016. Vice-Chairman Wilson called the meeting to order at 12:00 p.m.

Committee Members Present: Viola Goodwin, Keith Mott, Gary Olsen, Christian Wilson

Committee Members Excused: Tom Graham, Amy Hochberg, David Lewis

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

Minutes as written and recorded from the September 8, 2015 meeting were reviewed. Ms. Goodwin moved that the minutes be approved as submitted. Mr. Olsen seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

HPC 16-001 Even Stevens Restaurant [Certificate of Appropriateness] BJ Lund/Russel Fjeldsted, authorized agent/owner, request an east storefront facade change. The west entrance will also have storefront changes along with signage and updated screen wall for the roof located at 131 North Main in the Town Center (TC) zone; TIN 06-020-0004.

STAFF: Ms. Reeder reviewed the request to renovate the main level area of the east side, Main Street facade and west side, rear facade. The Even Stevens Restaurant will be moving into the space. The renovation proposes replacement of the main level storefront system by removing the existing brick, windows and entry and replacing it with a window storefront system on Main Street and brick and window-door system on the rear facade. The proposed storefront renovation includes removing the Main Street level brick, windows and doorway and replacing it with a glass storefront system. The doorway will be moved to the center with a set of large transom windows, and the finish will be bronze.

The existing storefront is not original. A 1907 photo appears to indicate there were large storefront windows, large transom windows and a kickplate area. The transom windows, as proposed, will be a positive addition that is consistent with the guidelines, historic photo, and with The Sportsman's proposed facade renovation reviewed by the Committee last year.

The door will move to the center of the façade, which is consistent with the 1950's photo of the building. The tile kickplate, display window area, and recessed doors are consistent with the standards and the style of the block. Most of the storefronts on this street have a recessed entry and this is an aspect emphasized as part of the historic character of this district. The proposal has similarities to the 1950's facade but does not look like it is mimicking an old building.

On the rear facade, the proposal includes replacing the stucco finish with brick and a relocating the window panel and door. There will be use of reclaimed cedar planking to screen the residential area on the upper level and utility areas. A seating area will be added. The Historic District

standards encourage materials and colors that are similar to the front facade. If there are original materials beneath the stucco, their use would be preferred. If not original, or in a condition to be maintained or reused, a red brick would be consistent and appropriate. The relocation of the entrance does not appear to be a concern and the existing doorway is not historic. For consistency with the front façade, a bronze finish shall be used for the window panel and door system. The screening planks and seating area support the Downtown Plan, which emphasizes the importance of the inner block pedestrian walkway area's use and appearance.

PROPONENT: Michael McHenry, Chief Operating Officer for Even Stevens Restaurant, said the business is very excited to be coming to Cache Valley. Celebrating places is an important piece of their business model and they enjoy taking on older eclectic spaces. The design of the windows opens up the space and brings in natural light. He said they are motivated to understand the history of the area. An old barber chair has been reclaimed and will be incorporated in the interior design, as well as many other interior pieces which are consistent with the old fonts, script and verbiage of the historic period. Sections of the original plaster/wallpaper will be incorporated into the remodel to celebrate the "original bones" of the building, as well as reclaiming much of the original flooring where possible. The hope is to strip down the stucco from the rear facade and use the original brick.

PUBLIC: None

COMMITTEE: Ms. Goodwin said although she likes the proposed look of the front storefront, it does appear to be quite modern. Mr. McHenry said they have tried to maintain many of the original characteristics, such as the recessed entry, and are trying to find tile that will be consistent with the time period. Ms. Goodwin noted that it would be nice to have two sets of doors to the main entry of the restaurant.

Mr. Wilson noted that the Jensen building, which was redone in the 1980's, has the same window pattern as this proposal. Mr. McHenry pointed out that an additional series of windows is being put in about 40' into the interior (which were there originally).

Mr. Olsen said the proposed storefront appears quite contemporary. There are many alternatives in windows and many manufacturers are creating windows for specific historic districts. Mr. McHenry said the design team has done some research; however, he is willing to revisit the window design. Given the costly nature of the storefront, they could possibly approach the City for some economic assistance, if necessary, for added expenses. Mr. Olsen suggested that Mr. McHenry look at Knit Unique's windows for an example. Mr. McHenry agreed that aesthetically it would be more era-friendly, however, he is concerned with feasibility and cost, but agreed to explore the possibility. Mr. Olsen said although the design is good, he would like to see it enhanced with more details to help keep a more historic feel; Ms. Goodwin agreed.

MOTION: Mr. Olsen moved that the Historic Preservation Committee **conditionally approve** a Certificate of Appropriateness for an exterior facade improvement as outlined in HPC 16-001 with the amended conditions of approval as discussed and listed below. Ms. Goodwin 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, as amended, is approved with a recessed entry, display windows, and tile kickplate. A system that is consistent with historic material or layout is to be reviewed and approved by staff.

3. The rear facade wall is an original brick wall - reuse and repair the original wall. If not original, or able to be repaired, provide documentation to the City for review. A red exposed brick and bronze finished door and window panel will be accepted if replacement is merited.
4. Exterior lighting shall comply with LDC §17.36.210 and be down-lit concealed source type lighting.
5. Any new signage requires a separate 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 (TC) zone as the central hub for Logan City and Cache Valley.
3. The building is considered a “B” evaluation in the 2011 Reconnaissance Level Survey 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 therefore 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: Gary Olsen Seconded: Viola Goodwin **Passed: 3-0**
Yea: V. Goodwin, K. Mott, G. Olsen Nay: Abstain:

OTHER BUSINESS

David Lewis was elected to serve as the 2016 Chairman with Christian Wilson as Vice-Chair.

Meeting adjourned at 12:36 p.m.

Minutes approved as written and digitally recorded at the Logan City Historic Preservation Committee meeting of January 4, 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