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## HISTORIC PRESERVATION COMMITTEE MEETING MINUTES August 1, 2016

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City Hall Council Chambers \* 290 North 100 West Logan, UT 84321 \* [www.loganutah.org](http://www.loganutah.org)

The meeting of the Logan City Historic Preservation Committee convened in regular session on Monday, August 1, 2016. Chairman Lewis called the meeting to order at 12:00 p.m.

Committee Members Present: David Lewis, Keith Mott, Gary Olsen, Christian Wilson

Committee Members Excused: Thomas Graham, Amy Hochberg, Viola Goodwin

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

Minutes as written and recorded from the March 21, 2016 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 16-004 31 N Main Remodel** Adam Brown/Needham Family Partnership, authorized agent/owner, request a front facade remodel of the building including removal and update of the current wood siding and molding with a reclaimed wood or other design accent, a sign with cove lighting and decorative columns. The rear facade will include new paint and the replacement of three covered windows on the upper part of the building and the door will be replaced with a metal matching the upstairs window. The windows will have decorative slats. The project is located on .05 acres at 31 North Main in the Town Center-Historic District (TC-HD) zone; TIN 06-025-0014.

**STAFF:** Mr. Holley reviewed the proposal for a new pancake restaurant name "Stacked" at 31 North Main Street. The property is approximately 0.06 acres (2,673 SF) in size with an existing single story (interior mezzanine level in rear) commercial building. The building fronts Main Street and has a rear entry accessing the public parking areas in the middle of the block. The space was most recently occupied by an art gallery. The applicant is proposing to remove the existing front plywood material and replace with reclaimed barn wood and molding. A new upper parapet and recessed cove lighting is also proposed on the front. The rear facade will have the original upper area window opening restored with bronze finish window frames and doors

This proposal does not change the architectural design or layout of the front facade; it only proposes new materials to be over existing plywood materials. Although rustic and historic looking, reclaimed barn wood is not associated with historic Commercial building along Main Street and would not be considered an appropriate material for an original brick building. The current veneer of plywood on the façade (placed around 1970) has compromised this building's character and historical contribution to the district. An additional layer of wood would not bring the building any closer to contributing to the Historic District.

The primary purpose of historic preservation is to preserve and repair original building materials and design features. If materials are beyond preservation, then replacement is necessary and should be done with a similar material to that of the original. Staff is recommending that if the existing plywood is to be removed, the original brick should be exposed. If the original brick is

beyond preserving, it should be replaced with a similar size shape and colored brick. The cornice and trim should match the style of that shown in the 1960 photograph. The plywood kickplate should also be removed exposing the original material. If the original material is not present, a masonry material should be used. The reclaimed barn wood could be used as part of the signage, or on the interior of the building.

**PROPONENT:** Adam Brown, a co-applicant and owner of the business, said he had accessed the attic to try and ascertain whether there was anything under the current facade and all he discovered was plywood and the remnants of what may have been a window. He showed the Committee photographs of the building in 1908 and 1980. Although there is a tight budget, his goal is to make the building look attractive without having to redo the entire exterior. He would like to use wood since it is more economical than brick and has proposed reclaimed wood because he believes this will help the business stand out. The parlor recently did an exterior renovation with wood and the recently redone Even Stevens facade does not appear to be historical. He is willing to eliminate the reclaimed wood and use a smoother finish.

Joe Needham, a co-applicant, is excited for this new downtown business. Although they are working with a budget, they believe the building can be improved. He agrees with the suggestion to find out what material is underneath the current front facade. The windows were put in during the late 1960's for use as a display area when it was a shoe store. He believes the proposed wood is different and would add a "hip" design to downtown.

**PUBLIC:** Gene Needham believes this building and the one next to it may have been built together. There are stairway remnants and a shallow wall. It used to be used as a hat shop when he was growing up. He remembers a panel of glass across the buildings which could possibly be restored.

**COMMITTEE:** Mr. Mott asked about the original brick behind the exterior facade. Mr. Brown said he does not believe there is any brick; he has only found insulation and plywood. Mr. Holley said if there was brick, it could have been removed during an earlier remodel or it could be a plaster-type material; it is difficult to tell from the 1960 photograph.

Mr. Wilson encouraged Mr. Brown to cut a small section from the front facade to determine what material is underneath as it may be something that can be used. Mr. Olsen agreed.

Mr. Mott said there would be something better than old wood that would be more in harmony with the historic district. The proposed reclaimed wood does not match anything in the area.

Mr. Brown explained that he would like to get the exterior finished for a grand opening in October. Mr. Wilson said the Committee's goal is to work with him to come up with something that looks nice and is not too expensive. Mr. Olsen suggested possibly using stamped tin and that the upper section could be raised wood panels but noted that wood requires more maintenance.

Mr. Brown asked if he could submit another proposal for review. Chairman Lewis agreed that it is important for the Committee to see a complete submittal before rendering a decision.

Mr. Wilson suggested using tile on the lower section; a thin veneer, paneled wood system or metal are all materials that would work. Mr. Holley said it is currently vertical lapped wood. Mr. DeSimone pointed out that this portion is a floating case and not a structural element.

Gene Needham noted that when he purchased the Cache Valley Bank building in 1982, the metal was removed and brick was discovered underneath. He agreed with exploring what is behind the current exterior facade.

**MOTION:** Mr. Wilson moved that the Historic Preservation Committee **continue** HPC 16-004 to the August 15, 2016 meeting with revised drawings (reflective of discussion) based upon what is found underneath the current facade and without reclaimed wood. Mr. Mott seconded the motion.

Moved: Christian Wilson    Seconded: Keith Mott    **Passed: 3-0**  
Yea: K. Mott, G. Olsen, C. Wilson    Nay:    Abstain:

**Other Business:**

Gene Needham asked if the Committee would consider revisiting the Utah Theatre facade (regarding Michael Ballam’s original proposal and color scheme). Mr. Olsen pointed out that the Committee is governed by historic guidelines. Mr. Holley noted that one of the biggest considerations in the decision was the fact that the current green tile is structurally sound and it is not appropriate to remove and replace it with a different material. Mr. DeSimone advised that there is nothing to suggest what color was there before the tile, which is important from a historical perspective. Because the building is in the historic district it is subject to certain guidelines. Mr. Needham said he believes before the tile was added, the original building was red brick.

Mr. Needham expressed concern that recapturing history, satisfying owners and updating buildings are all important aspects and questioned what time period(s) are considered “historic”. Mr. Olsen advised that Cache Valley Bank won a state award for historic preservation so it is possible to accomplish.

Meeting adjourned at 1:05 p.m.

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

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Michael A. DeSimone  
Community Development Director

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David Lewis  
Historic Preservation Committee Chairman

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Russ Holley  
Senior Planner

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Amber Pollan  
Senior Planner

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Debbie Zilles  
Administrative Assistant