



HPC Docket # 16-001

Certificate of Appropriateness for Even Stevens located at 131 North Main, TIN # 06-020-0004

REPORT SUMMARY...

Project Name: Even Stevens Exterior Façade Renovation
Owner/Proponent: BJ Lund / Russell F. Fjeldsted TR
Request: A Certificate of Appropriateness for a Building Façade Renovation
Current Zoning: Town Center - Historic District (TC-HD)
Staff Recommendation: Conditionally Approve
Date of Hearing: January 4, 2016
Presented By: Amber Reeder, Planner II

RECOMMENDATION

Staff recommends that the Historic Preservation Committee conditionally approve HPC Docket # 16-001, Even Stevens Exterior Façade Renovation, located at 131 North Main Street; TIN # 06-020-0004.

PROJECT

The property is approximately 0.07 acres in size with an existing building with a commercial main floor and residential units on the upper floor. The façade to be renovated is the main level area of the east side, Main Street façade and west side, rear façade. The space was most recently occupied by an office for Pinnacle Title Insurance Agency and a restaurant, Even Stevens, is 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 façade.

HISTORICAL BACKGROUND

A National Register of Historic Places plaque is located on the property, which states:

Utah Historic Site
133 North Main

This building was constructed c. 1902 for use as a barber shop by Fredrick Gessel. In 1904 it became known as the Rochdale, a grocery store operated by John Crockett. For more than 65 years it has housed a family store called Star Clothing, established by Alexander Smith c. 1910. It was later operated by his son, Elwood, under the name of Smith's Clothing. This two-part block commercial building with classical details contributes to the qualities of the Logan Center Street Historic District.

Marker placed in 1996 by Barbara & Russ Fjeldsted

In Michael Christensen's 1978 Survey for Historic Homes for Logan City, the building is listed as "Contributory" in the preliminary evaluation and "Good" for the building condition with minor alterations. The Smith family still owned the building and operated Smith's Clothing at that time. It is further described as a "small, two-story brick structure... altered on the main floor, but the second story is unchanged. Three large, rectangular windows topped with segmented brick present themselves to the front. The building is crowned with a very simple and small brick cornice."

Historic pictures of this area do not give a clear view of the Main Street street-level façade as photos are on an angle or the façade is not visible due to awnings. The building was purchased by SE

Needham after 1978 and a building permit in 1982 appears to indicate when the brick arches were constructed on the street level in white/grey brick. The current owner, Russell Fjeldsted, purchased the property in 1984. There were building permits for the two apartments on the upper level. The businesses Art Stop and Oak Tree Furnishings operated at the site. In 1999, the interior was remodeled for Pinnacle Title to operate an office. There was also a request to the Historic Preservation Committee for a Certificate of Appropriateness for maintenance on the building including pointing mortar and repairing brick on the upper level and staining the brick on the lower level. The brick on the lower level was allowed to be stained as it was not original and the red color was more similar to the upper façade brick.

The 1999 and 2011 Reconnaissance Level Surveys maintained the structure at a “B” evaluation, meaning the building is considered a contributing historic building.



100 Block of North Main Street 1907

131 North Main

## **CERTIFICATE OF APPROPRIATENESS**

The Land Development Code (LDC) §17.27.070 requires a Certificate of Appropriateness to be obtained for any exterior construction requiring a building permit.

### ***Historic District Design Standards***

The Historic District Design Standards (HDDS) CR-1 states the following about commercial rehabilitation: *“Certain features are characteristic of historic commercial structures in downtown Logan. Many of these features were originally designed to help draw the attention of customers and thus are often pedestrian friendly. These features are important to address in commercial rehabilitation efforts in order to preserve the integrity of the historic structure. The following standards explain and illustrate the features that the Historic Preservation Committee will examine during its review of a project proposal.”*

The features applicable to this application include storefronts, kickplates, transom windows, rear facades, and doors.

### ***Storefronts***

HDDS Chapter II, CR-1 Storefronts states: *“The traditional storefront is a distinctive element of commercial buildings in Logan. Generally the storefront consists of large display windows with a primary recessed entry.*

- a. Maintain the original storefront.*
- b. If the original storefront has been covered, remove covering material and restore original storefront windows.*
- c. Utilize storefront display areas as an asset to the commercial establishment.*
- d. Empty storefronts should be utilized for window display and lit into the evening.”*

The HDDS states that Doors should not be changed in terms of location, size, or proportion and that if an inappropriate replacement has been installed in the past, it should be replaced with a more compatible door.

The proposed storefront renovation includes removing the Main Street level brick, windows, and doorway and replacing it with a glass storefront system. The doorway is moved to the center, there is a set of large transom windows, and the finish will be bronze.

The existing storefront is not the original storefront and it does not appear likely that the original storefront remains. The 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 façade renovation reviewed by the Committee last year.

The door location is moving to the center of the façade. As the historic configuration is not clear, staff is not as concerned with the relocation as the lack of a recessed entry. 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 historic district. The display windows are similar to the existing system but the preference in the Historic Standards is for a larger display window and a kickplate. The proposed bronze finish for a storefront system would be appropriate and consistent with the area.

Staff recommends that the storefront system be modified to include a recessed entry, larger display windows, and a kickplate system to be consistent with the Historic District Standards, existing entrance of the building, and for pedestrian safety on Main Street. The Historic Preservation Committee may recommend some configurations and let staff complete final review.

### *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 façade so customers are able to associate it with the front façade. 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 and with the District, 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.

### **PUBLIC NOTICE**

Fifteen days prior to the public hearing, Public Notice letters were sent to adjacent property owners with a 300 foot radius of the subject property identified and legal notice was published in the Herald Journal.

### **PUBLIC COMMENTS**

No public comment has been received for the project.

### **RECOMMENDED CONDITIONS OF APPROVAL**

*This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Historic Preservation Committee.*

1. Any representations 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 storefront system shall include a recessed entry, display windows, and kickplate. A bronze finish is accepted.
3. If the rear façade 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.
4. Exterior lighting shall comply with the Land Development Code §17.36.210 and be down-lit concealed source type lighting.
5. Any new signage requires a separate sign 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.

### **RECOMMENDED FINDINGS FOR APPROVAL**

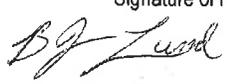
*The Historic Preservation Committee bases its decisions on the following findings supported in the administrative record for this project:*

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 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 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*.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Historic Preservation Committee meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Historic Preservation Committee meeting.



# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date Received <b>12-14-15</b>	Received By	Receipt Number	Zone <b>TC</b>	Application Number <b>HPC 16-001</b>
PROJECT NAME Even Steven Sandwiches Restaurant TI				
PROJECT ADDRESS 131 North Main St.			COUNTY PLAT TAX ID # <b>06 - 020 - 0004</b>	
AUTHORIZED AGENT (Must be accurate and complete) BJ Lund Murray Ut.			MAIN PHONE # 801-707-1132	
MAILING ADDRESS 5963 South Rappahannock Cr.		CITY Murray, UT	STATE UT	ZIP 84123
EMAIL ADDRESS bjlund@gmail.com				
PROPERTY OWNER OF RECORD (Must be listed) russel F FJeldsted			MAIN PHONE #	
MAILING ADDRESS 131 North Main St.		CITY Logan	STATE Ut	ZIP 84321
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)  As Part of the Restaurant TI we will be changing the east store front and adding signage. The West entrance will also have storefront changes and along with signage and updated screen wall for roof.			Total Lot Size (acres) Not Applicable	
			Size of Proposed New Building (square feet) Existing building	
			Number of Proposed New Units/Lots 0	
<b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent 		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner		

SE4 Section 33 Township 12 North Range 1 East

06-020

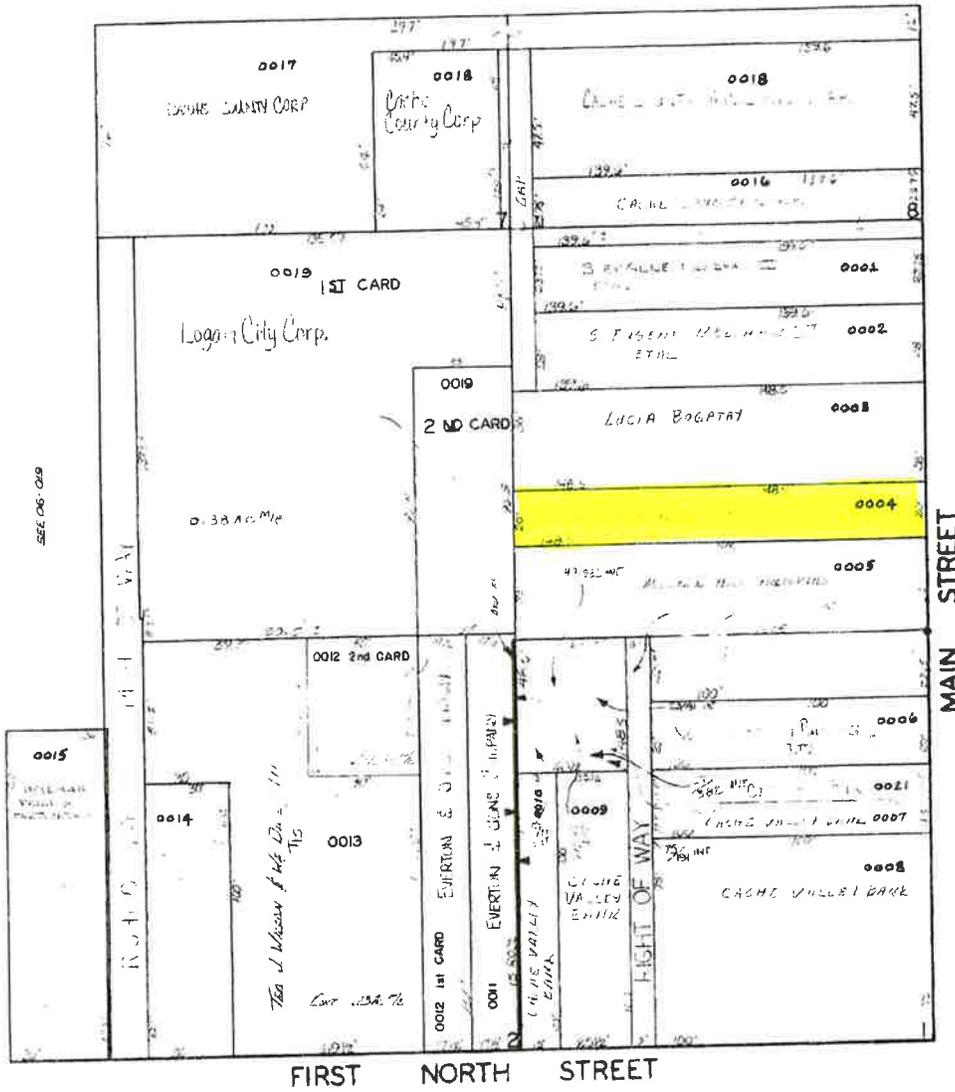
Scale 1 Inch = 30 Feet

TAX UNIT 127

Lots 1 & 2 - Part of 7 & 8 Block 19 Plat "A"  
Logan City Survey

HPC 16-001

SEE 06-019



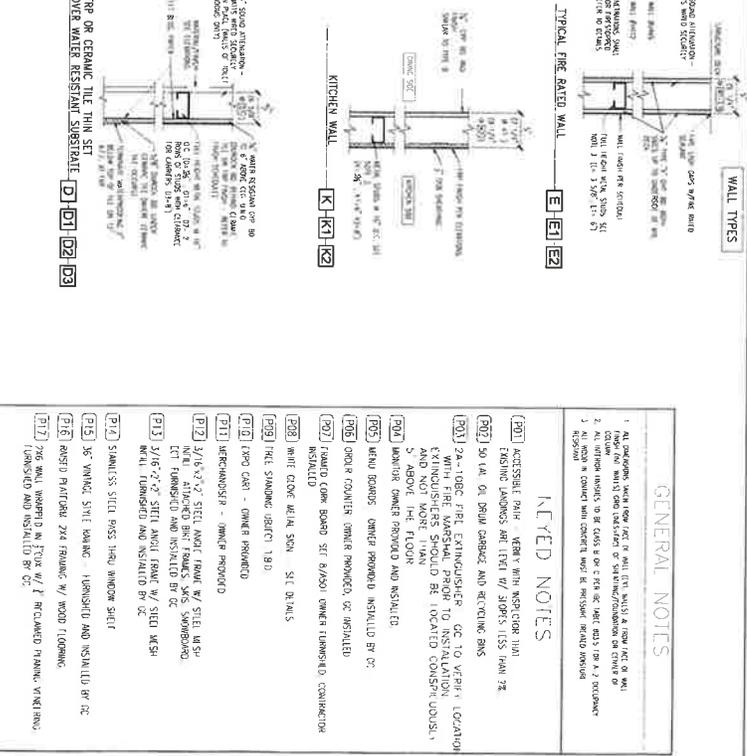
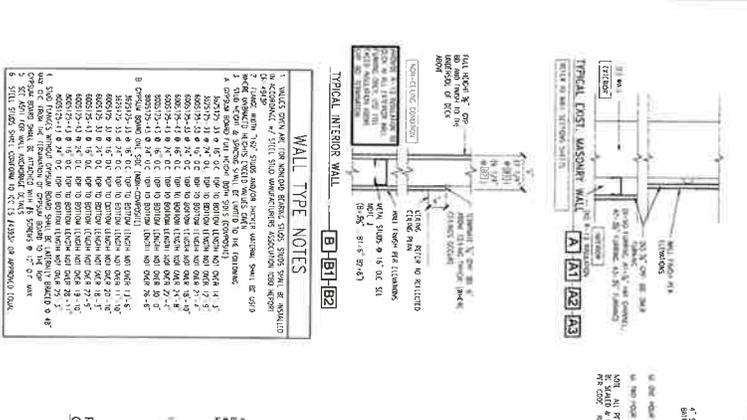
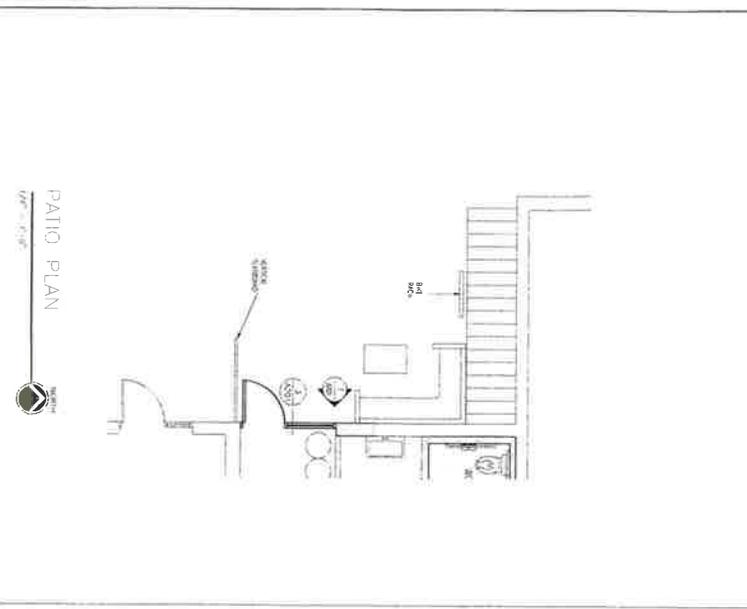
SEE 06-019

SEE 06-018



SEE 06-028

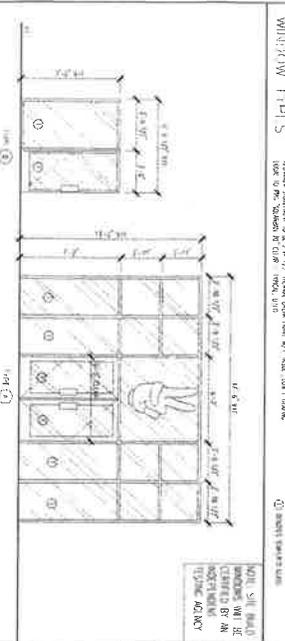






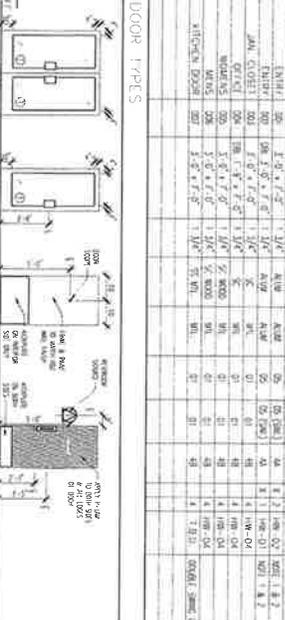
WINDOW SCHEDULE

WINDOW SCHEDULE	WINDOW SIZE (WIDTH x HEIGHT)	GLASS TYPE	FRAME MATERIAL	FINISH
W1	4' 0" x 6' 0"	CLERESTORY	ALUMINUM	ANODIZED
W2	4' 0" x 6' 0"	CLERESTORY	ALUMINUM	ANODIZED
W3	4' 0" x 6' 0"	CLERESTORY	ALUMINUM	ANODIZED



DOOR SCHEDULE

DOOR SCHEDULE	DOOR TYPE	DOOR MATERIAL	FRAME MATERIAL	FINISH
D1	SWING	WOOD	WOOD	ANODIZED
D2	SWING	WOOD	WOOD	ANODIZED
D3	SWING	WOOD	WOOD	ANODIZED



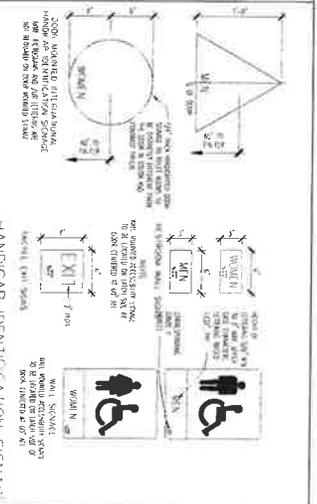
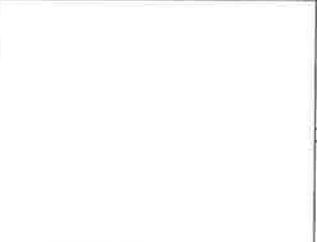
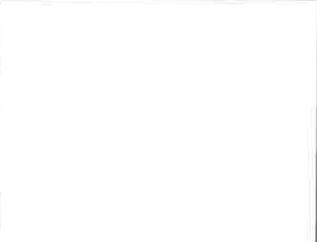
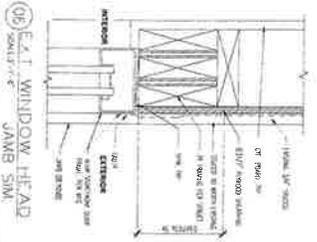
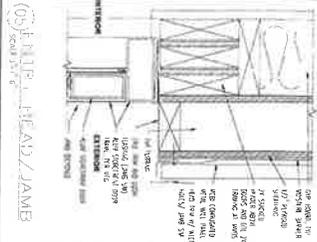
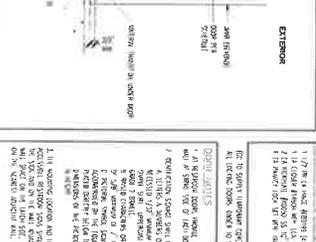
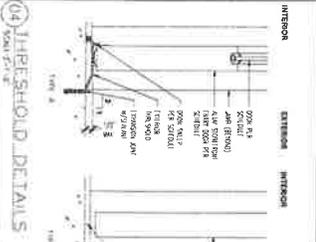
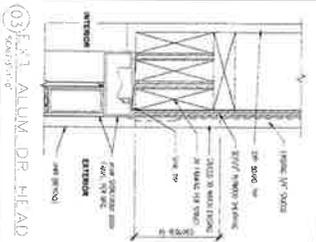
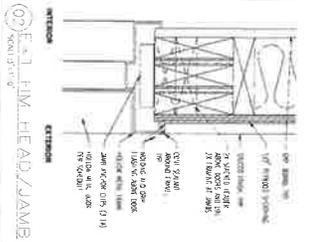
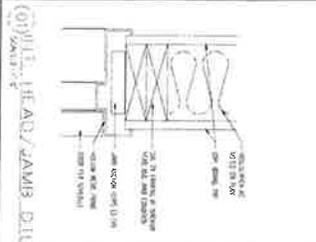
STAIRS CONDITION

STAIRS CONDITION	STAIRS TYPE	STAIRS MATERIAL	FRAME MATERIAL	FINISH
S1	STAIR	WOOD	WOOD	ANODIZED
S2	STAIR	WOOD	WOOD	ANODIZED
S3	STAIR	WOOD	WOOD	ANODIZED



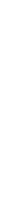
HARDWARE SCHEDULE

HARDWARE SCHEDULE	HARDWARE TYPE	HARDWARE MATERIAL	FINISH
H1	DOOR HANDLE	BRASS	POLISHED
H2	DOOR HANDLE	BRASS	POLISHED
H3	DOOR HANDLE	BRASS	POLISHED

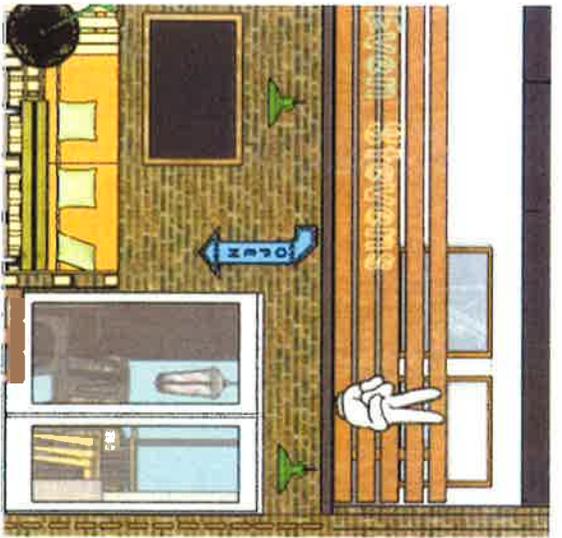


PROJECT INFORMATION

PROJECT: 131N MAIN ST, LOGAN, UT  
 ARCHITECT: Lmt ARCHITECTURE  
 DATE: 12/7/15  
 SHEET: DOOR & WINDOW SCHEDULE  
 A601



131North Main Street  
 Logan, UT 84321



SEP WEST ELEVATION



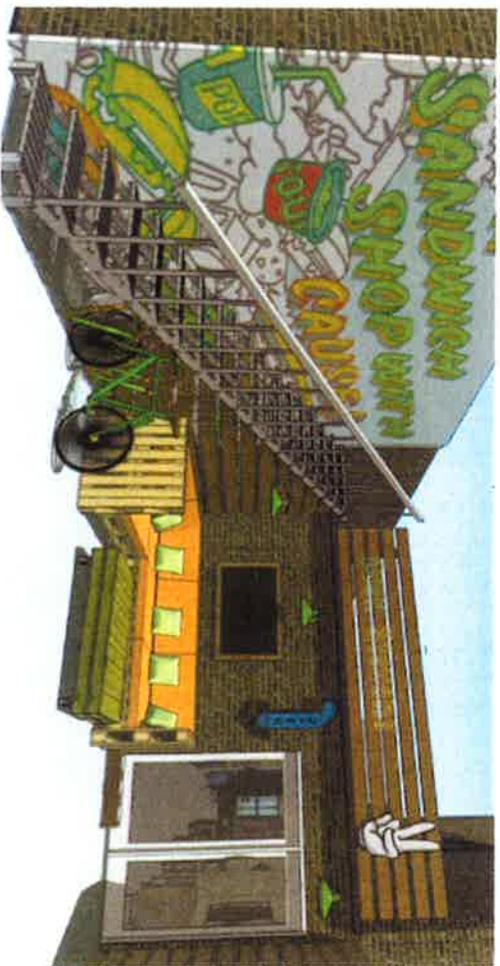
RECLAIMED CEDAR PLANKING



EXPOSED BRICK



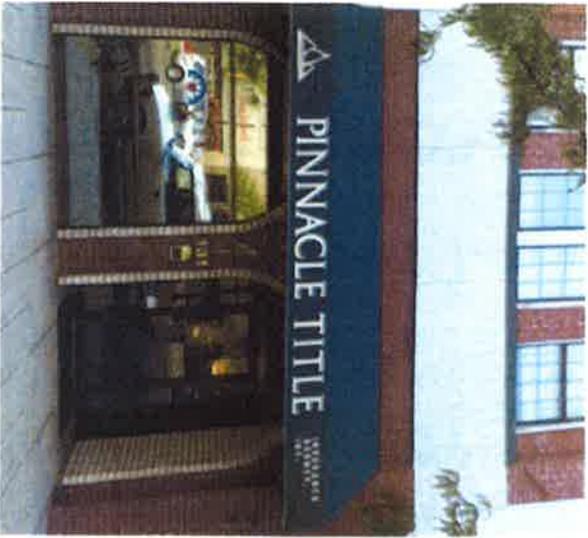
TRANCE



PROPOSED



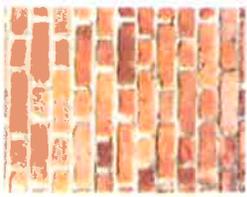
PROPOSED EAST ELEVATION



EXISTING EAST ENTRANCE



BRONZE FINISH FOR STOREFRONT



EXPOSED BRICK



PROPOSED