



HPC Docket # 16-002

Certificate of Appropriateness for Red Fox/Erika Hansen located at 72 W Center St, TIN # 06-030-0011

REPORT SUMMARY...

Project Name: Red Fox Exterior Façade Renovation
Owner/Proponent: Red Fox Romance/Erika Hansen
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: February 1, 2016
Presented By: Amber Reeder, Planner II

RECOMMENDATION

Staff recommends that the Historic Preservation Committee conditionally approve HPC Docket # 16-002, Red Fox Exterior Façade Renovation, located at 72 West Center Street; TIN # 06-030-0011.

PROJECT

The property is approximately 0.13 acres (5,665 SF) in size with an existing single story commercial building. The building fronts Center Street and has access to the mid-block parking area to the south. The façades are proposed to be renovated. The space was most recently occupied by a comic book store and comedy show group. The current owner, Red Fox, will be operating a retail apparel and massage studio at the site. The Center Street façade is currently a storefront system of wood-framed display windows and door, with transom windows and kickplate area, and a stucco parapet wall. The renovation proposes replacement of the storefront system with an Art Deco-styled façade. The plaster and stucco would be replaced with a brick veneer of orange tones. There would be display windows and transom windows as part of a storefront system. The doorway would be relocated to the center of the façade with a recessed entry. Decorative pre-cast concrete keystones would be added above the windows and as part of a cornice. Decorative lighting would be added. The rear façade will include replacing the plywood areas with new windows and a door and leaving the existing brick.

HISTORICAL BACKGROUND

The building was built circa 1910. In Michael Christensen’s 1978 Survey for Historic Homes for Logan City, the building is listed as “Contributory” in the preliminary evaluation and the building condition is considered “Good”. The original tenant and owner of the building are unknown. It was occupied by Cal’s Music Box at the time and described as simple, small building with a very plain façade.

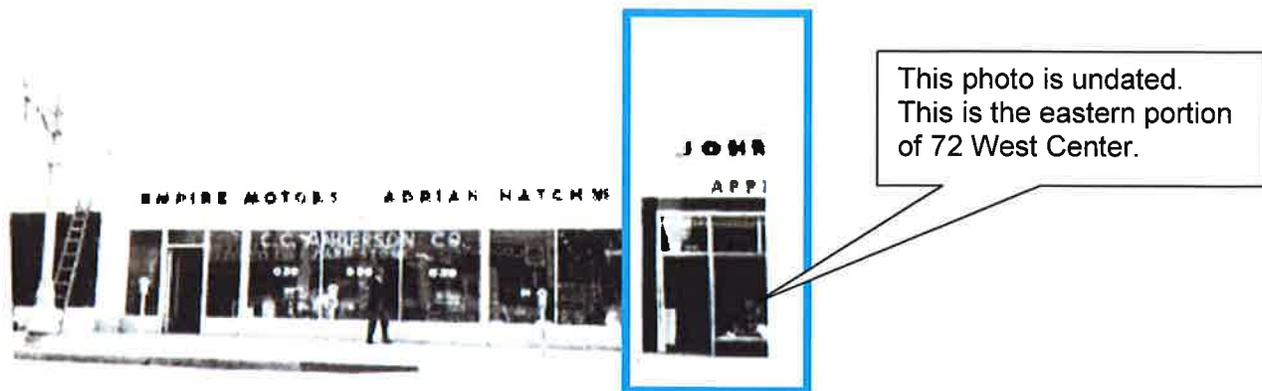
The 1999 Reconnaissance Level Survey (RLS) gives the building a “B” evaluation, meaning the building is considered contributory to the historic district, built within the historic period, but has had alterations.

The 2011 RLS gives the building a “B” evaluation, meaning the building is considered contributory to the historic district, built within the historic period, but has had alterations. The Survey describes the architectural style as “20th Century Commercial”

Only one historic picture of the site has been located at this point, and it is just a partial view of the Center Street façade. It appears to have the same store front as the existing system. The owner is interested in modifying the façade to provide better windows that would have better thermal regulation and a centered, recessed entry would be more inviting to customers and pedestrians. There have been a number of building permits in the 1960’s and in the 1990’s and it is unclear the extent of work done. There was a request to the Historic Preservation Committee for a Certificate of Appropriateness for façade renovation on this site approved in 2014 that included a brick veneer and

change to the storefront system. The project was conditioned to require window frames, brick selection, and lighting fixtures that were consistent with 1910.

C. C. Anderson's Farm Store at 70 West Center. Previously Empire Motors.¹



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 proposed storefront renovation includes removing the existing storefront system and constructing a more elaborate 1920's styled system. The façade is in need of repair and improved thermal performance. The relocation of the doorway to the center is to provide for a more inviting and secure entrance.

The display windows are large and a taller kickplate will be implemented. A transom window system will be maintained. The recessed entry will have a penny-tile flooring. The proposed finish for a storefront system would be a metal finish in aluminum or bronze. The brick finish will be consistent

with the area and time period. Precast concrete keystone elements will be added. The addition of a cornice element is encouraged in the HDDS standards. Staff and the Committee has typically required bronze finishes when storefront systems have been used. The Committee should consider which finish would be more appropriate in this case as art deco styles often have chrome or silver finishes, so the aluminum may be appropriate in this case.

The proposed renovation is more detailed than the current façade but is in-line with the recommendations of Historic District Standards considering the need for replacement of aspects of the frontage.

Rear Facade

The proposal includes replacing the door and some plywood panels with a delivery door and windows. The existing brick will remain and be repaired as needed. 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. The renovation will improve this façade and its functionality. The door and windows should have a similar finish to the front elevation and would be appropriate.

PUBLIC NOTICE

Fifteen days prior to the public hearing (01/14/2016), Public Notice letters were sent to adjacent property owners with a 300 foot radius of the property 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 is approved with brick veneer, precast concrete keystones, cornice, recessed entry, and storefront window and door system.
3. The rear façade to be repaired with replacement of door and addition of windows. Any new brick to match existing and door and window finishes to match the front elevation.
4. The brick material should have slight color variations, rounded edges and deep joints to better resemble the time period, as presented.
5. Exterior lighting fixtures shall resemble historic period. Lighting shall comply with the Land Development Code §17.37.090 and be down-lit concealed source type lighting.
6. Any new signage requires a separate sign permit to be issued by the Community Development Department.
7. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
8. 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 location for the community's historic and cultural resources.

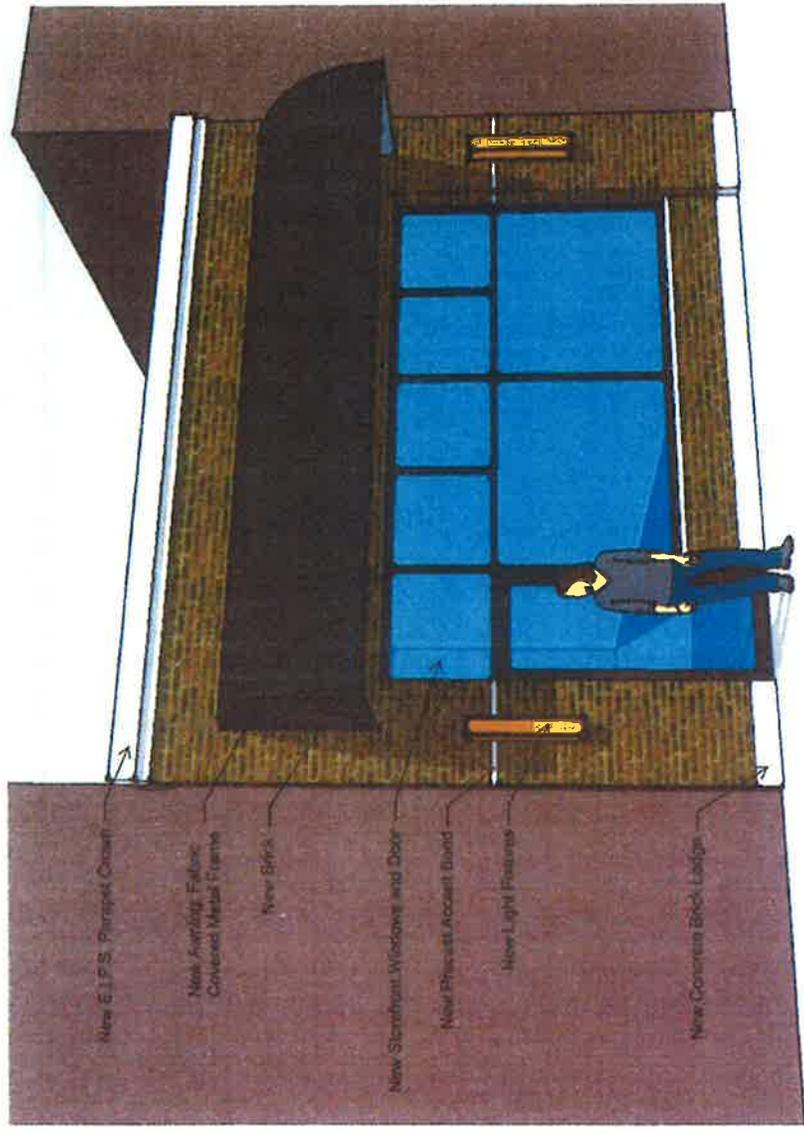
3. The building is considered a "B" evaluation in the 2011 Reconnaissance Level Surveys, and considered eligible and contributory to the historic district.
4. As conditioned, the new construction and materials share the same general features as the majority of the surrounding contributing structures 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 1-11-16	Received By	Receipt Number	Zone TC-HD	Application Number HPC 16-002
PROJECT NAME 72 WEST CENTER				
PROJECT ADDRESS 72 WEST CENTER			COUNTY PLAT TAX ID # 06 --030 --0011	
AUTHORIZED AGENT (Must be accurate and complete) ERIKA HANSEN			MAIN PHONE # 435 890-0131	
MAILING ADDRESS 311 W 1100N	CITY LOGAN	STATE UT	ZIP 84341	
EMAIL ADDRESS erikaredfox@gmail.com				
PROPERTY OWNER OF RECORD (Must be listed) ERIKA HANSEN			MAIN PHONE # 435-890-0131	
MAILING ADDRESS 311 W 1100 N	CITY LOGAN	STATE UT	ZIP 84341	
EMAIL ADDRESS erikaredfox@gmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)				Total Lot Size (acres)
<p>PROPOSED PROJECT INCLUDES BOTH FRONT AND REAR STOREFRONTS. REPLACEMENT OF WINDOWS/DOORS. ADDITION OF BRICK VENEER TO MORE ACCURATELY PORTRAY THE ERA IN WHICH IT WAS BUILT. DECORATIVE CAPSTONES ABOVE WINDOWS. POLYCARBONATE AWNING ADDED FOR SAFETY AGAINST ELEMENTS WHILE STILL PORTRAYING DECORATIVE ELEMENTS. ADDITION OF LIGHTING TO CREATE A WALKABLE ENVIRONMENT. PLEASE SEE - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL - ATTACHED SPEC SHEET</p>				.13
				Size of Proposed New Building (square feet)
<p>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.</p>				Number of Proposed New Units/Lots
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's Authorized Agent	
			E. Hansen	
			Signature of Property Owner	
			E. Hansen	



HPC 14-001, 72 West Center Façade Renovation

Approved January 4, 2014

APPLICATION ATTACHMENT FOR HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

GENERAL SPECIFICATIONS:

Submitted by: Erika Hansen & Kay Sorenson
72 West Center
Logan, Utah
435-890-0131

Brick Veneer

- Old Chicago Common with slight color variation inherent to brick (Brick will be similar to the sample on the following page)
- Salmon, rust and orange tones throughout with some speckling
- Brick to have Rounded Edges (tumbled) reminiscent of early 20th century
- Deep Joint Mortar Style to be utilized

Keystones

- Decorative pre-cast concrete keystones above windows and at top of building

Exterior Lighting

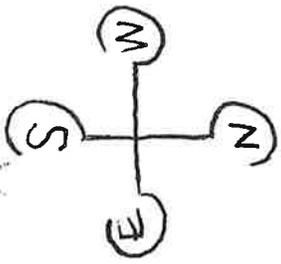
- 2 Down-lit fixtures flanking the windows on East and West
- Concealed Source
- Vintage Style (see attached Madera Lantern Sconce & Flatiron Sconce samples)

Windows & Doors

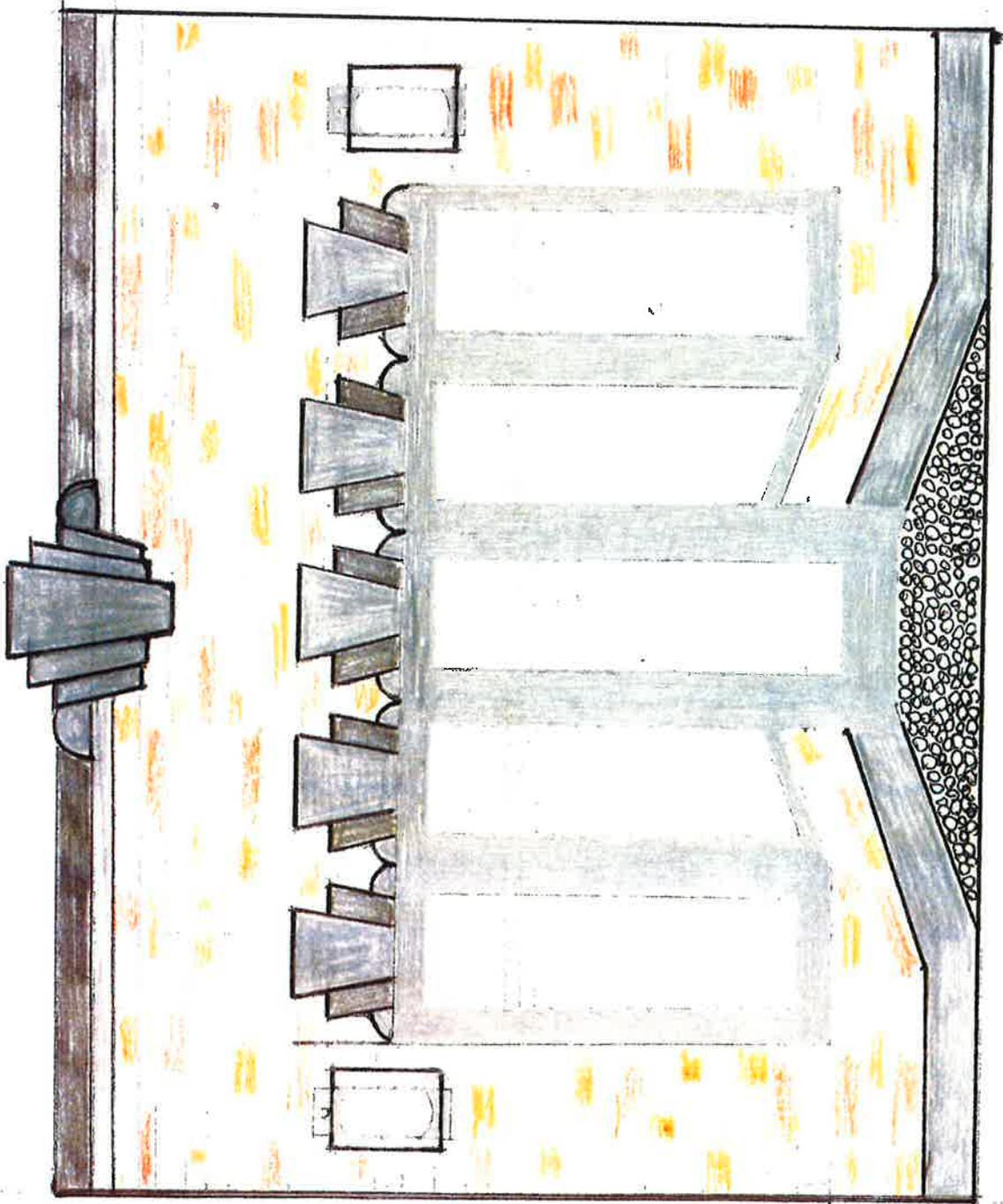
- Thermo-pane/Low E
- Aluminum OR Bronze Finish

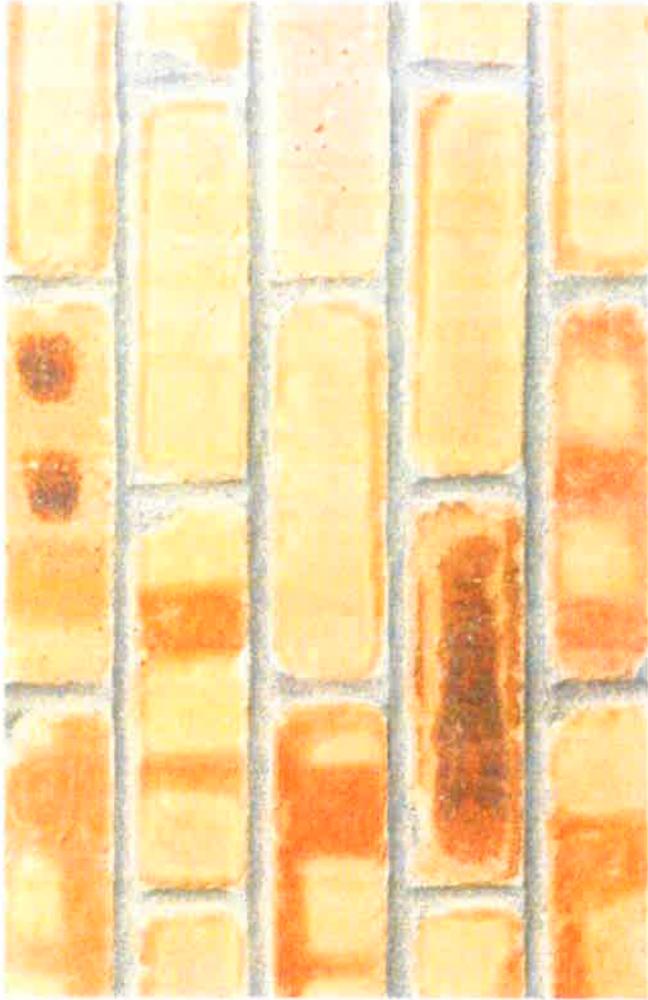
Recessed Door

- Recessed door is inviting and old fashioned
- Penny tile entry from sidewalk into building (see attached sample)

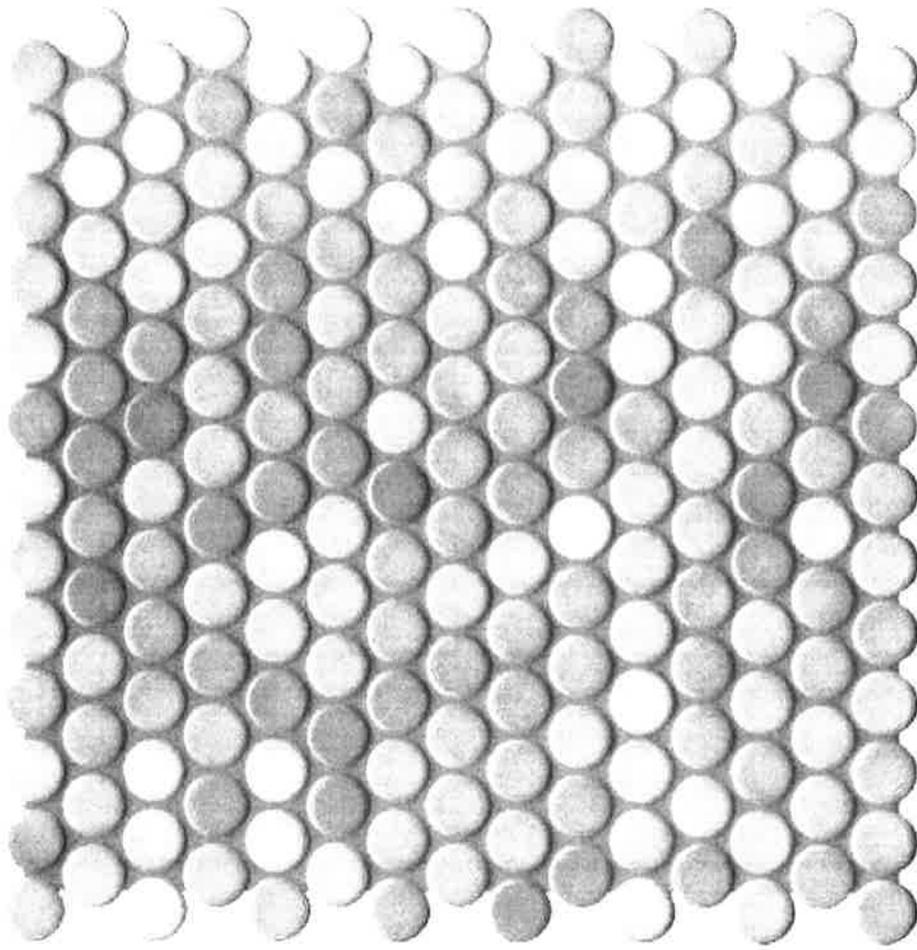


72 WEST
CENTER
STOREFRONT





Old Chicago Common Brick



Penny Tile entryway

CURRENT

20'-0"

18'-9"

10'-0"

2'-4"

3'

7'

12

TABLE PLAYING GAMES

COLLECTIBLE CARD GAMES

TABLES BOOKSHOP

NIGHTS



FOR RENT
435-994-1642

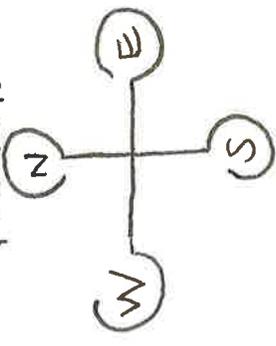


HOURS
MONDAY - FRIDAY
11:00am - 8:00pm
SATURDAY
12:00pm - 8:00pm

27x3 =

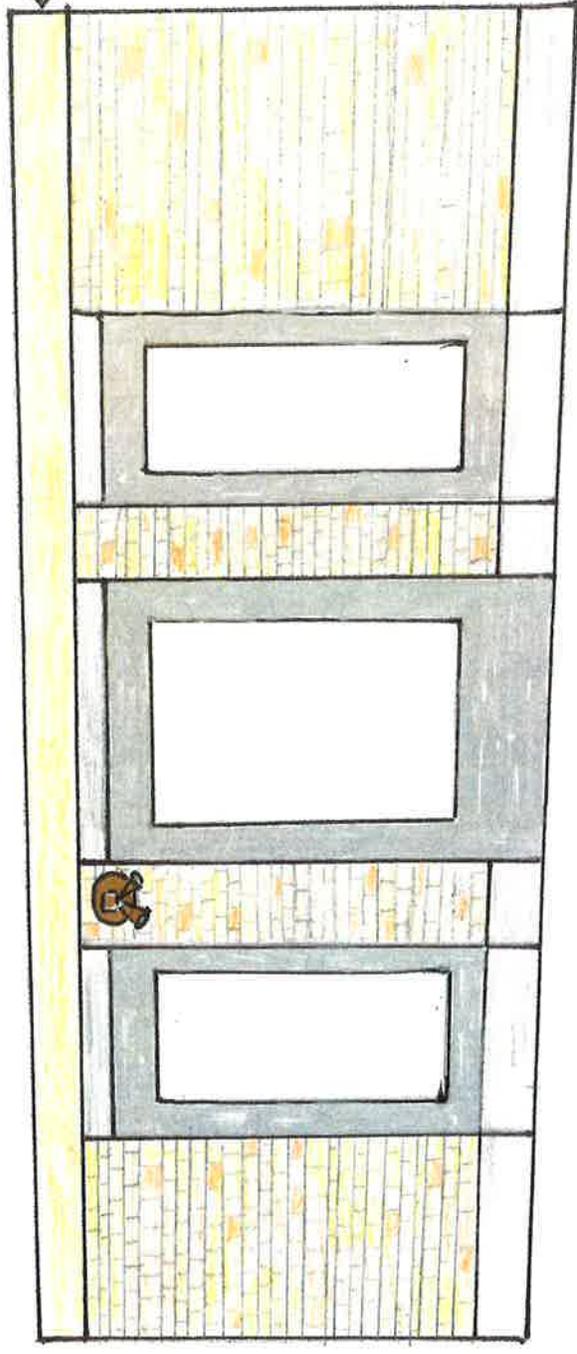
72 WEST CENTER

REAR STOREFRONT.



REQUEST FOR ADDITION OF
 NEW DOORS / WINDOWS & BRICK
 COLUMNS TO MATCH EXISTING BRICK.

EXISTING RAINGUTTER
 SERVES AS OVERHANG



EXISTING
 BRICK

EXISTING
 BRICK

EXTRA WIDE
 DOOR FOR INCOMING SHIPMENTS.

CURRENT



MADERA LANTERN SCONCE

Madera displays strong, simple lines, serene balance and a frank and forthright use of materials.

SHOW DETAILS +

- Made of steel
- Crafted with visible joinery
- Designed for outdoor use
- Pyramidal roof tops square lantern
- Panes of iridescent art glass diffuse the light
- Uses one 100W max. bulb
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hardwire
- Hangs vertically, shade pointing down

DIMENSIONS

- 9"W x 12"D x 12"H



Flatiron Sconce

Recalling industrial lighting fixtures of the early 20th century, our steel and glass iteration maintains the same clean lines and utilitarian spirit as the originals.

Show Details +

Forged from steel and aluminum

Clear glass shade reveals and protects the bulb

Uses one 40W max bulb (included)

Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture

Dimmer switch compatible

Hardware; professional installation recommended

Dimensions

Small: 8"W x 7"D x 18"H; 13.6 lbs.

Large: 8"W x 7"D x 22"H; 16 lbs.

