



HPC Docket # 19-001

Certificate of Appropriateness for Curate Company located at 26 South Main Street

REPORT SUMMARY...

<i>Project Name:</i>	Curate Company
<i>Owner/Proponent:</i>	Valley Home Store LLC / Kent Ricks
<i>Request:</i>	A Certificate of Appropriateness for a Building Façade Renovation
<i>Current Zoning:</i>	Town Center - Historic District (TC-HD)
<i>Staff Recommendation:</i>	Conditionally Approve
<i>Date of Hearing:</i>	Feb. 19, 2019
<i>Presented By</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Historic Preservation Committee **conditionally approve** HPC Docket # 19-001, Curate Company, located at 26 South Main Street; TIN #06-029-0007, 06-029-0005.

PROJECT

The project request involves two (2) properties for a total area of approximately 0.37 acres. The main building is located at 26 South Main Street and contains the two-story historic brick façade. The subordinate south single-story building is also included in the project area. Based on the application information provided, the original historic brick façade, windows and trim are all intact and in good condition beneath the large white aluminum panels visible today. The applicant believes, based on an inspection, that the brick on the front façade is currently painted a peach color.

The project proposal is to remove the aluminum siding and thus exposing the original upper story windows, transom windows, brickwork, decorative cornice and trims. The applicant would then like to re-paint the brick white and all the window and trim areas black. New signage and a new fabric awning are also proposed. The ground-floor storefront area would essentially remain unaltered with this proposal. The project request includes a mural on the side of the building. Murals and commercial signage is addressed and regulated in the Land Development Code. Mural require Conditional Use Permits and must be artistic in nature and can't contain more than 10% commercial advertising.

HISTORICAL BACKGROUND

The building was built circa 1879. 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" with "Minor Alterations". The survey indicates that the front façade has been covered with aluminum siding.

The 1999 Reconnaissance Level Survey (RLS) gives the building a "C" evaluation, meaning the building is considered *ineligible* to the historic district, built within the historic period, but has had major alterations and no longer retains integrity.

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.

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) states the following about commercial rehabilitation:

9.2 STOREFRONT STANDARDS

Historic storefronts should be preserved, repaired and restored if necessary. A storefront comprises the first story of a commercial building's primary façade and should be visually separated from the upper floors through design and architectural details.

9.8 MATERIALS & FINISHES STANDARDS

Primary historic building materials should be preserved and regularly maintained in place and should not be covered. Replacements should be limited to only materials that are damaged beyond repair and should match the original. Synthetic or substitute materials, such as vinyl, are prohibited. Do not paint surfaces that were not originally painted. These materials may have been chosen for their decorative and/or functional qualities and painting them may disguise and abolish the original character and can trap moisture causing extensive damage over time. Retain masonry features such as bonding patterns and mortar joint tooling. Some later covering materials may have achieved historic significance and should be preserved. This is preferred if the original historic material cannot be preserved or would be damaged in the removal process. Avoid harsh, abrasive cleaning such as sandblasting and high-pressure water to remove paint.

STAFF SUMMARY

The proposed removal of the aluminum siding will reveal one of the nicest building facades in the district. The ornate cornice, façade symmetry and decorative brickwork represents the good design, fine craftsmanship and quality materials synonymous with early turn-of-century downtown buildings. If it is found that beneath the aluminum siding the brick façade hasn't been painted the peach color as indicated by the applicant, it is not appropriate to apply new paint to original brick surfaces as per the material standards in the HDDS. The existing aluminum siding may be considered historic because of its age but the Committee should contemplate whether the original brick façade is a better solution than the current siding.

PUBLIC NOTICE

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 on 2/15/19.

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. Once the aluminum siding is fully removed, if the original brick has not yet been painted, then it is inappropriate to paint the brick. If the original brick has been painted, then a new coat of paint is allowed.
3. The proposed awning location and material are considered appropriate.
4. All new signage shall obtain a sign permit in accordance with the Land Development Code and Center Street Historic District prior to installation. Murals larger than 10% must obtain Conditional Use Permits prior to installation and in no case, contain more than 10% commercial signage.
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.

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 conditioned project will help to improve the contributory status of the building.
4. As conditioned, the project will not negatively impact the surrounding contributing structures inside the 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	Received By	Receipt Number	Zone TC-HD	Application Number HPG 19-001
PROJECT NAME Curate Company				
PROJECT ADDRESS 26 S main Street			COUNTY PLAT TAX ID # 0007 -- E1N 81-4791540 0005 14340775-004-52L	
AUTHORIZED AGENT (Must be accurate and complete) Kent Ricks			MAIN PHONE # 435-764-3879	
MAILING ADDRESS 372 W 100 N		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS rickskent@gmail.com				
PROPERTY OWNER OF RECORD (Must be listed) Kent Ricks			MAIN PHONE # 435-764-3879	
MAILING ADDRESS 372 W 100 N		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS rickskent@gmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) see attached			Total Lot Size (acres)	
			Size of Proposed New Building (square feet)	
			Existing Building	
			Number of Proposed New Units/Lots No change to size	
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
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 	

Project Proposal:

I have purchased the downtown Edwards buildings and would like to remove the metal and neon façade that was put up in the 1960's and expose and refinish the original brick structure on the north building. The façade currently covers the large transom windows on the main level and all of the second story windows. The assumption is that once removed, it will reveal the image as shown. From removing the inside wall and opening the window, peering with a flashlight, it is evident the current color of the building is painted a pink/peach color. Those I have had review the project feel it is in good condition and has been protected and preserved. Knowing that the façade was drilled through the brick and anchored with bolts, some brick damage and repair will be inevitable. Repainting the brick is what I would like to propose. Colors and details will follow. I'd like to put a three dimensional back lit letter sign on the front façade and paint signs on the north and south walls. I'd like a simple awning placed over the front door with Curate Company printed across the front. The south building would be painted the same color as the brick, removing the neon signs.



Thank you for your consideration.

Kent Ricks

435-764-3879

Curate Company

HPC 19-001

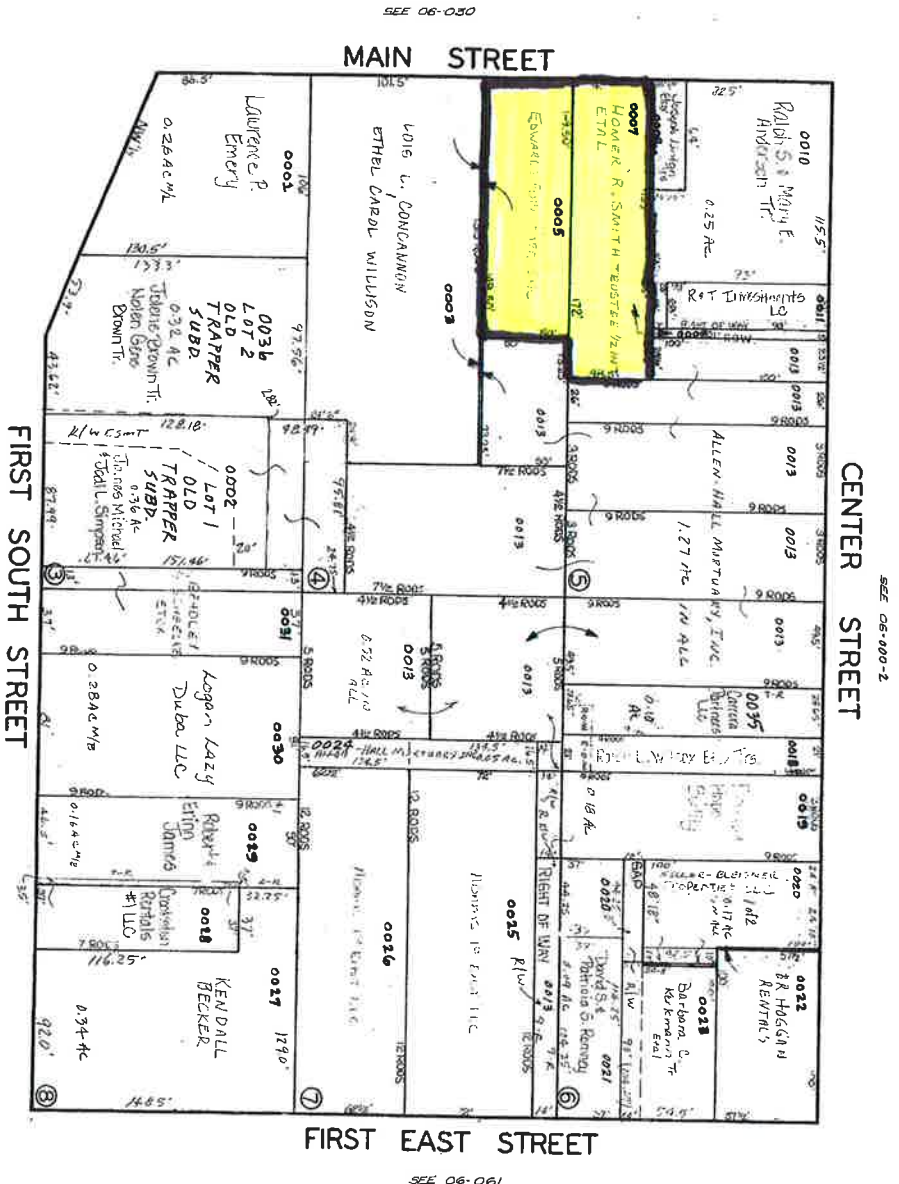
SE⁴ Section 33 Township 12 North Range 1 East

Scale 1 Inch = 50 FEET

BLOCK 2 PLAT "A" LOGAN CITY SURVEY

TAX UNIT 127

06
029





BRICK

WINDOWS AND TRIM

255-C2

SW 7008
Alabaster

251-C3

SW 6991
Black Magic



