



## HPC Docket # 19-002

### Certificate of Appropriateness for Wolford Collision Remodel located at 595 West Center

#### REPORT SUMMARY...

*Project Name:* Wolford Collision Remodel  
*Owner/Proponent:* Wolford Brothers Properties  
*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:* March 4, 2019  
*Presented By:* Russ Holley, Senior Planner

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#### RECOMMENDATION

Staff recommends that the Historic Preservation Committee **conditionally approve** HPC Docket # 19-002, Curate Company, 595 West Center Street; TIN #06-009-0017.

#### PROJECT

The property contains several buildings, some being newer shop buildings located in the rear yard areas. The building being proposed for remodel is located at the front corner of 600 West and Center Street. This building was originally built in 1918 and in 1982 a major remodel and expansion was completed that expanded the footprint to the west. The building façade has essentially remained the same since 1982. It is a simple single-story square masonry structure with a cedar-shingle mansard roofline as the defining feature. A small building entrance is located near the corner of the building.

The project request involves south-facing new storefronts, exterior wall remodeling, new parapets, new canopies, lighting and site improvements. The mansard roofline is proposed to be removed revealing a flat parapet wall. The roofline steps up near the corner to further emphasize the new storefront entryway, canopy and architectural treatments. A wood-cladding is proposed on a small portion of the facade to add contrast and interest to the otherwise fully masonry wall. New signage and a new awning is proposed on the north façade.

#### HISTORICAL BACKGROUND

In Michael Christensen's 1978 *Survey for Historic Homes for Logan City*, the building is listed as "Contributory" in the preliminary evaluation and having "Minor Alterations". No building condition is listed. The survey indicates this brick structure as a being simple commercial style. The original owners and use of the building and property was used for the distribution of coal and wood. The property was likely originally developed and used because of the arrival of the narrow-gage railroad in 1873 and the associated train depot building built in 1894, which are both positioned directly across the street.

The 1999 Reconnaissance Level Survey (RLS) doesn't grade the building. The 2011 RLS gives the building a "C" evaluation, meaning the building is considered *non-contributory* to the historic district, and indicated as "altered" from the original state. The survey indicates M & L Coal Company as the original owners.

#### 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 80's ear mansard roofline and returning to the flat façade and parapet will reinstate some of the building's original character. The added storefront and weather canopy will increase pedestrian friendliness and create a prominent entrance. The overall design and some of the accent materials may be considered by some as being too modern for overall district compatibility, but with such a plain and simple original façade and being graded as "non-contributory", they should not be considered as compromising to the building's historical character. The 1982 mansard roofline is not considered historical or eligible to preserve.

## **PUBLIC NOTICE**

Public Notice letters were sent to adjacent property owners with a 300-foot radius of the property on 2/12/19 and the legal notice was published in the Herald Journal on 2/20/19.

## **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. The Historic Preservation Committee considers the renovations and remodeling for south, west and north facades of the building acceptable in this case.
3. 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.
4. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
5. Failure to comply with any conditions of approval shall void the permit and require a new Historic Preservation Committee hearing.

## RECOMMENDED FINDINGS FOR APPROVAL

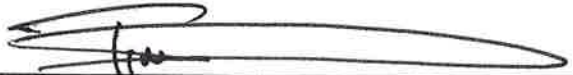
*The Historic Preservation Committee bases its decisions on the following findings supported in the administrative record for this project:*

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 community's historic and cultural resources.
3. Because the building is considered non-contributory, the conditioned project will help to improve and may result in a 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<br><b>2/4/19</b>                                                                                                                                                                                                            | Received By<br><b>RH</b> | Receipt Number       | Zone<br><b>CS-HD</b>                                                                                                                   | Application Number<br><b>HPC 19-002</b> |
| PROJECT NAME<br><b>WOLFORD COLLISION REMODEL</b>                                                                                                                                                                                          |                          |                      |                                                                                                                                        |                                         |
| PROJECT ADDRESS<br><b>595 W. CENTER ST</b>                                                                                                                                                                                                |                          |                      | COUNTY PLAT TAX ID #<br><b>06-009-0017</b>                                                                                             |                                         |
| AUTHORIZED AGENT (Must be accurate and complete)<br><b>Tim Wolford</b>                                                                                                                                                                    |                          |                      | MAIN PHONE #<br><b>435-753-4421</b>                                                                                                    |                                         |
| MAILING ADDRESS<br><b>595 W. CENTER</b>                                                                                                                                                                                                   |                          | CITY<br><b>LOGAN</b> | STATE<br><b>UT</b>                                                                                                                     | ZIP<br><b>84321</b>                     |
| EMAIL ADDRESS<br><b>TIM - WOLFORD @ COMCAST.NET</b>                                                                                                                                                                                       |                          |                      |                                                                                                                                        |                                         |
| PROPERTY OWNER OF RECORD (Must be listed)<br><b>WOLFORD BROTHERS PROPERTIES</b>                                                                                                                                                           |                          |                      | MAIN PHONE #<br><b>435-753-4421</b>                                                                                                    |                                         |
| MAILING ADDRESS<br><b>595 W. CENTER</b>                                                                                                                                                                                                   |                          | CITY<br><b>LOGAN</b> | STATE<br><b>UT</b>                                                                                                                     | ZIP<br><b>84321</b>                     |
| EMAIL ADDRESS<br><b>TIM - WOLFORD @ COMCAST.NET</b>                                                                                                                                                                                       |                          |                      |                                                                                                                                        |                                         |
| DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED<br>(Include as much detail as possible - attach a separate sheet if needed)<br><br><b>LAI PACK</b>                                                                                |                          |                      | Total Lot Size (acres)                                                                                                                 |                                         |
|                                                                                                                                                                                                                                           |                          |                      | Size of Proposed New Building<br>(square feet)                                                                                         |                                         |
|                                                                                                                                                                                                                                           |                          |                      | Number of Proposed New Units/Lots                                                                                                      |                                         |
| <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<br> |                                         |
| 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<br>                    |                                         |

HP0 19-002

SW<sup>4</sup> Section 33 Township 12 North Range 1 East

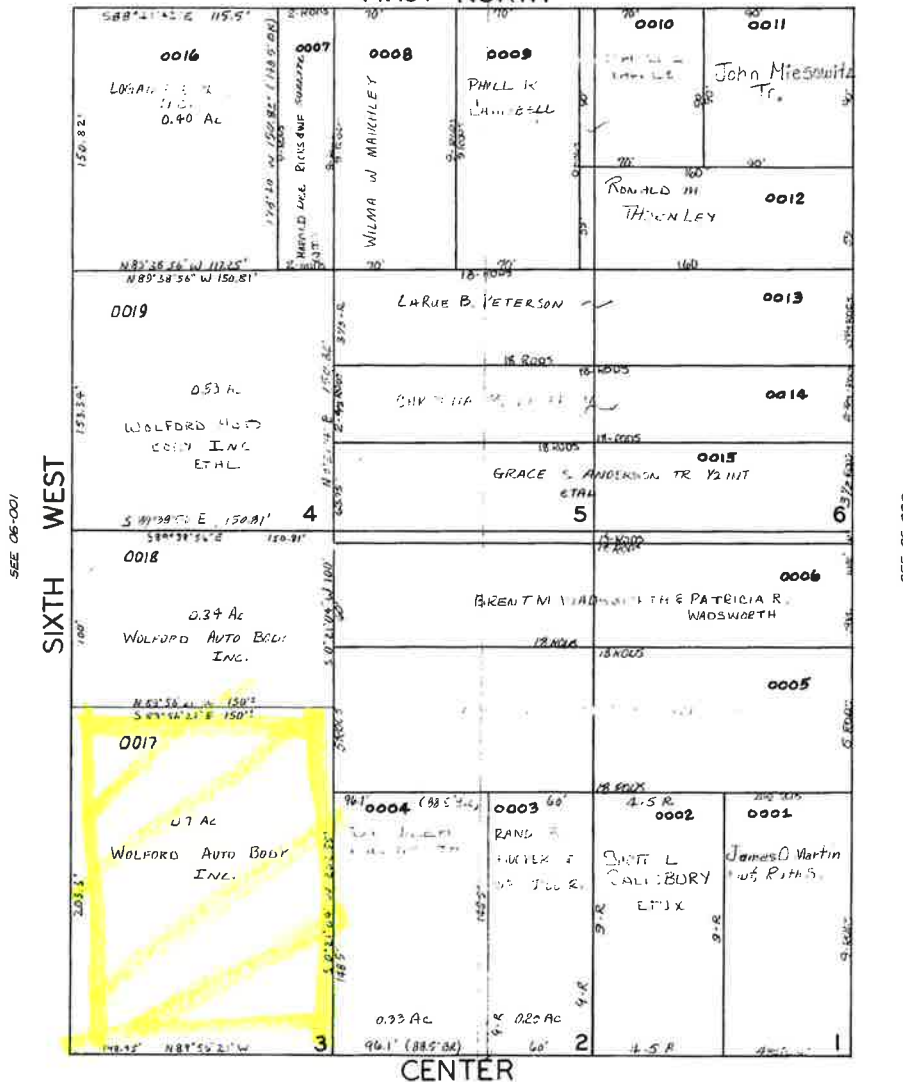
06-009

Scale 1 Inch = 50 FEET

TAX UNIT 27

BLOCK 9 PLAT "A" LOGAN CITY

SEE 06-004  
FIRST NORTH



# WOLFORD COLLISION REPAIR

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## PROPOSED PROJECT & SPECIAL FEATURES

### SOUTH FACE

- New storefront entrance.
- Exterior wall construction
- New concrete walk
- Install new integrated wood bench and siding
- Install new canopy and lighting
- Construct new vaulted entry including new ceiling and light fixtures
- Install new bench-height planter curb and corresponding landscape
- Install new neon sign per owner
- Provide new paint/Accent paint
- Parapet Cap

### WEST FACE

- Install new bench-height planter curb and corresponding landscape

### NORTH FACE

- New storefront entrance
- New exterior metal canopy
- New signage per owner
- Provide new paint/Accent paint
- Parapet cap

# WOLFORD COLLISION REPAIR

## EXISTING FACADE



# WOLFORD COLLISION REPAIR

## PROPOSED FACADE



# WOLFORD COLLISION REPAIR

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## FACADE EXECUTION & MATERIALS



The brick building shell will be painted a medium-light gray. This will create an monochromatic base for the building.



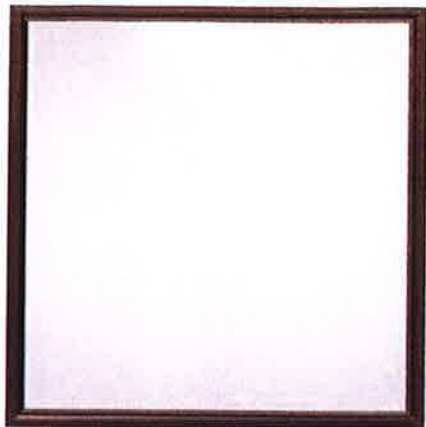
Orange will be used as the accent color. It is slated to be used on the North awning and for two horizontal painted stripes on the gray brick to add visual interest, give an automotive feeling and tie in the orange from the logo.



Bronze will be used for all metal details, including window mullions, parapet cap, and door hardware. The use of this classic metal tone will incorporate a touch of class and elevate the overall design of the building.

# WOLFORD COLLISION REPAIR

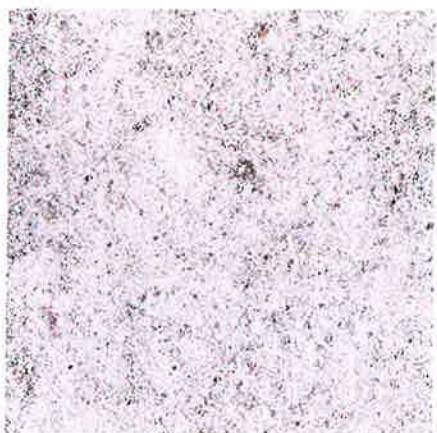
## FACADE EXECUTION & MATERIALS



The existing south-facing window system will be taken down and framed for operable, high quality aluminum windows with a dark bronze metal frame. Window sizes and locations are depicted in the concept drawings provided.



Wood Cladding has been specified on the under side of the front awning, a custom bench & the slats forming a W that will be back lit on the west side of the building. The integration of this natural material will add warmth to the building.



Raised Concrete planters will add the needed organic touch to soften the hard lines of the building. While adding height between the building and sidewalk.

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75 SOUTH 600 WEST LOGAN UT 84321  
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## EXTERIOR FACADE IMPROVEMENT AND INTERIOR REMODEL

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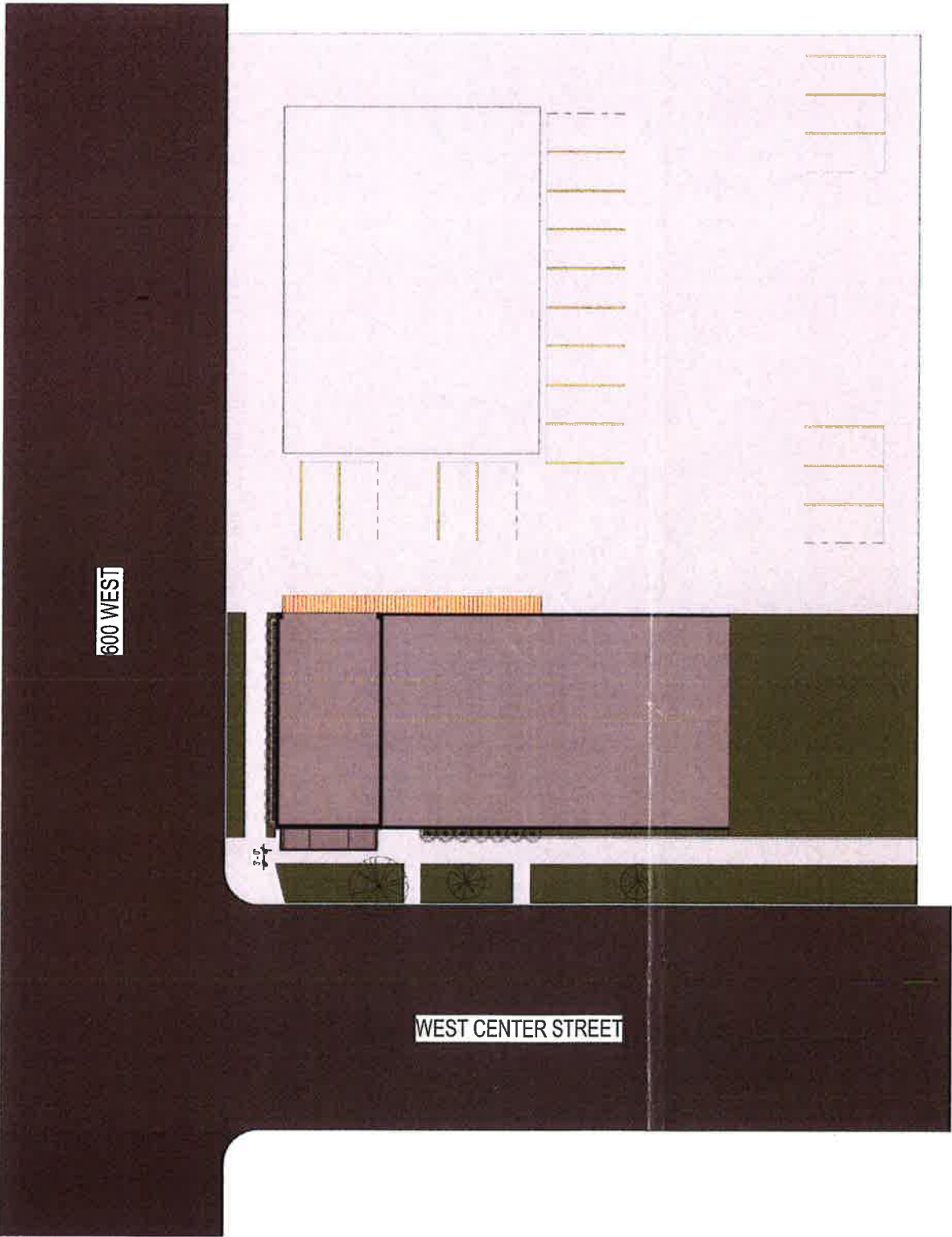
# Date Description

PROJECT NUMBER 19101  
SET ISSUE DATE JAN 2019  
DRAWN BY Author  
CHECKED BY Checker  
SHEET COUNT Designer OF

CONCEPT PLANS

SITE PLAN

C101



1 Site - Existing  
SCALE: 1/16" = 1'-0"

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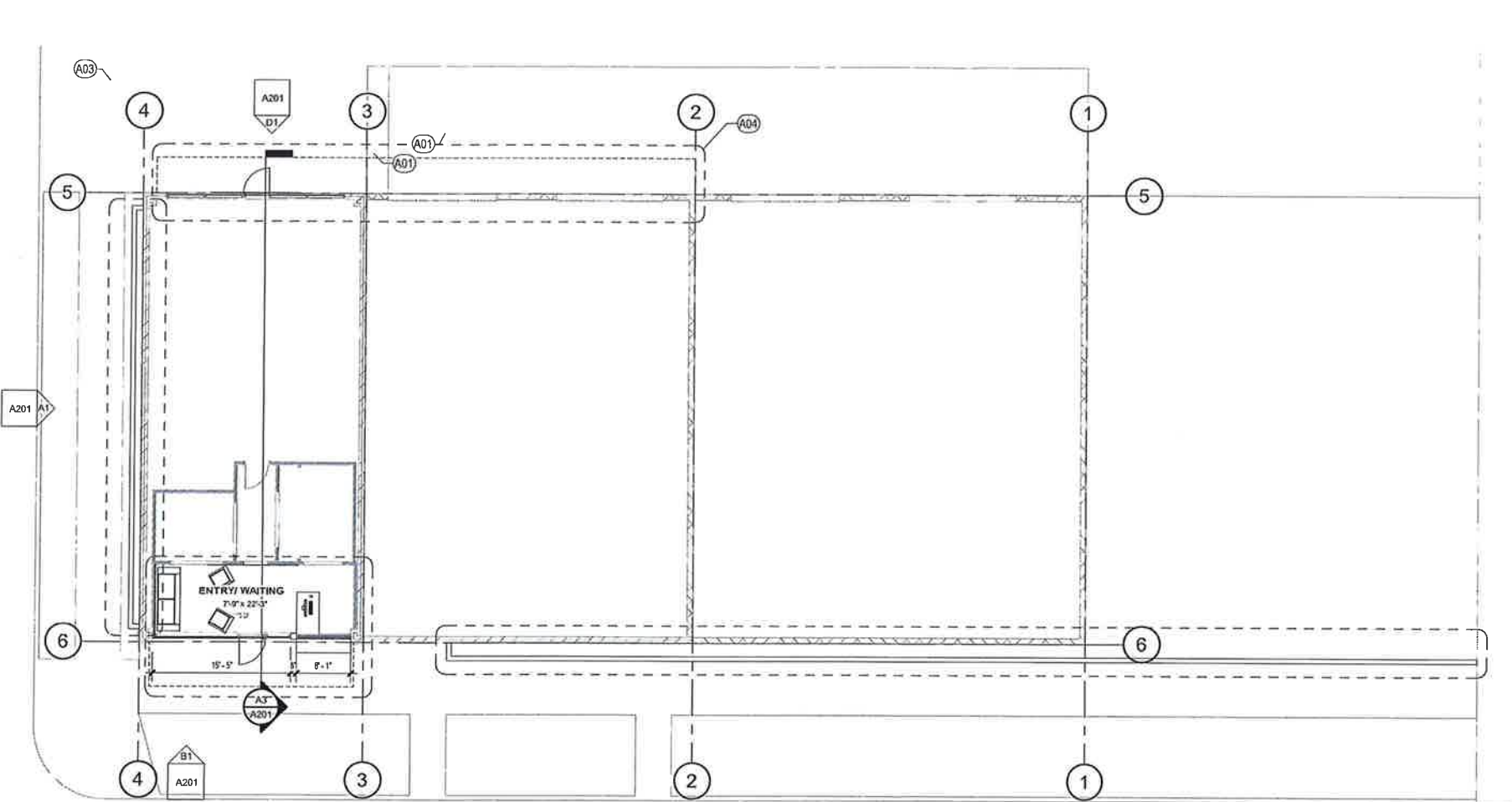
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|     |                                                                                                                                                                                                                                                                                                                 |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A01 | SOUTH AREA SCOPE OF WORK: NEW STOREFRONT ENTRANCE, EXTERIOR WALL CONSTRUCTION. NEW CONCRETE WALK. INSTALL NEW INTEGRATED WOOD BENCH AND SIDING. INSTALL NEW CANOPY AND LIGHTING. CONSTRUCT NEW VAULTED ENTRY INCLUDING NEW CEILING AND LIGHT FIXTURES, NEW RECEPTION AREA, NEW ACCENT WALL FINISH AND FLOORING. |
| A03 | WEST AREA SCOPE OF WORK: INSTALL NEW BENCH-HEIGHT PLANTER CURB AND CORRESPONDING LANDSCAPE. INSTALL NEW BACKLIT WOOD SIGN PER OWNER. PROVIDE NEW PAINT, ACCENT PAINT, PARAPET CAP                                                                                                                               |
| A04 | NORTH AREA SCOPE OF WORK: NEW STOREFRONT ENTRANCE, NEW EXTERIOR METAL CANOPY, NEW SIGNAGE PER OWNER. PROVIDE NEW PAINT, ACCENT PAINT, PARAPET CAP                                                                                                                                                               |

## EXTERIOR FACADE IMPROVEMENT AND INTERIOR REMODEL

WOLFORD COLLISION REPAIR  
595 W CENTER ST.  
LOGAN, UT 84321



**B1** MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"

#    Date    Description

|                |             |
|----------------|-------------|
| PROJECT NUMBER | 19101       |
| SET ISSUE DATE | JAN 2019    |
| DRAWN BY       | KMS         |
| CHECKED BY     | AM          |
| SHEET COUNT    | Designer OF |

CONCEPT PLANS

NEW MAIN FLOOR PLAN

A101

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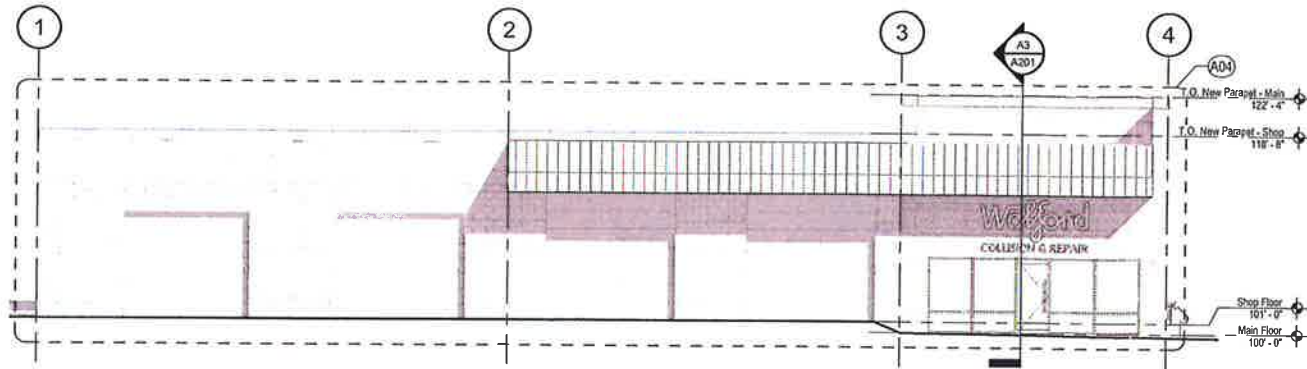
## EXTERIOR FACADE IMPROVEMENT AND INTERIOR REMODEL

WOLFORD COLLISION REPAIR

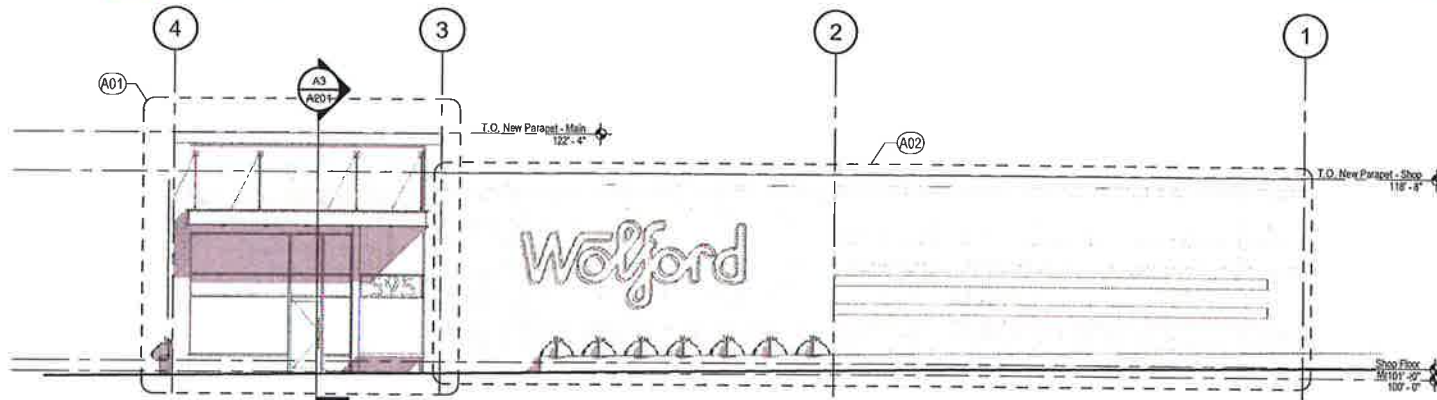
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NEW ELEVATIONS & SECTION

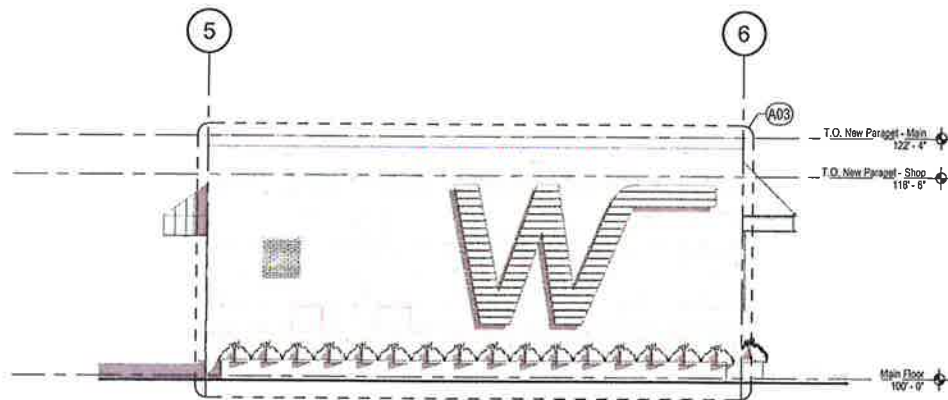
A201



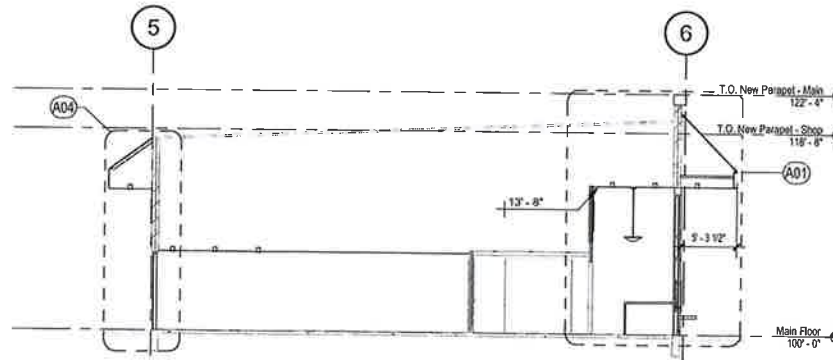
D1 NEW NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



B1 NEW SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



A1 NEW WEST ELEVATION  
SCALE: 1/8" = 1'-0"



A3 NEW SECTION  
SCALE: 1/8" = 1'-0"

|     |                                                                                                                                                                                                                                                                                                                    |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A01 | SOUTH AREA SCOPE OF WORK A: NEW STOREFRONT ENTRANCE, EXTERIOR WALL CONSTRUCTION. NEW CONCRETE WALK. INSTALL NEW INTEGRATED WOOD BENCH AND SIDING. INSTALL NEW CANOPY AND LIGHTING. CONSTRUCT NEW VAULTED ENTRY INCLUDING NEW CEILING AND LIGHT FIXTURES, NEW RECEPTION AREA, NEW ACCENT WALL. FINISH AND FLOORING. |
| A02 | SOUTH AREA SCOPE OF WORK B: INSTALL NEW BENCH-HEIGHT PLANTER CURB AND CORRESPONDING LANDSCAPE. INSTALL NEW NEON SIGN PER OWNER. PROVIDE NEW PAINT, ACCENT PAINT, PARAPET CAP                                                                                                                                       |
| A03 | WEST AREA SCOPE OF WORK: INSTALL NEW BENCH-HEIGHT PLANTER CURB AND CORRESPONDING LANDSCAPE. INSTALL NEW BACKLIT WOOD SIGN PER OWNER. PROVIDE NEW PAINT, ACCENT PAINT, PARAPET CAP                                                                                                                                  |
| A04 | NORTH AREA SCOPE OF WORK: NEW STOREFRONT ENTRANCE, NEW EXTERIOR METAL CANOPY, NEW SIGNAGE PER OWNER. PROVIDE NEW PAINT, ACCENT PAINT, PARAPET CAP                                                                                                                                                                  |

# Date Description

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C1 SOUTHWEST EXTERIOR PERSPECTIVE  
SCALE:



A1 NORTHWEST EXTERIOR PERSPECTIVE  
SCALE:

## EXTERIOR FACADE IMPROVEMENT AND INTERIOR REMODEL

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LOGAN, UT 84321

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EXTERIOR RENDERINGS

A901