



HPC Docket # 19-004

Certificate of Appropriateness for Budge Building Façade Renovation located at 11 West Center Street

REPORT SUMMARY...

Project Name: Budge Building Façade Renovation
Owner/Proponent: Davis Brothers LLC
Request: A Certificate of Appropriateness for a Building Façade Renovation
Current Zoning: Town Center - Historic District (TC-1)
Staff Recommendation: Conditionally Approve
Date of Hearing: June 20, 2019
Presented By Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Historic Preservation Committee **conditionally approve** HPC Docket # 19-004, Budge Building Façade Renovation, located at 11 West Center Street; TIN #06-025-0004.

PROJECT

The project request involves several facade changes and renovations, including:

- Repaint existing stucco a medium-light gray color,
- Remove some stucco embellishments on second-floor,
- Recap the metal roof,
- Replace exterior light fixtures,
- Replace awning with a black fabric,
- Update the south portico with new signage,
- Install a new copper roof on bay window,
- Replace/repair trim along top of bay window,
- Existing brick will be cleaned and preserved,
- 2nd floor detailing above the windows will have a pre-cast concrete appearance (finish and paint).

The proponent describes the proposed façade update as making the building more complimentary to the existing historic district by proposing a more timeless color palette. The proposal consists primarily of cosmetic improvements that do not negatively impact historic elements of building.

HISTORICAL BACKGROUND

The Budge Building, at 11 W Center (a.k.a. 1 N Main, 11 N Main, 7 W Center), is a two-story brick building that was built in 1892. Prominent features of the building's design include a large second-floor bay window on the southeast corner, and arch detailing around the second-floor windows. The 1978 Historic District Survey contains a historic narrative regarding the origin of the building:

The structure was built by the United Order Manufacturing & Building Company which was the leading contracting firm in the valley. The company's one-time manger and one of its major stockholders, Charles W. Nibley, probably had it built for his second wife, Ellen Ricks Nibley, in whose name the building first appears. She probably used the income of the rental of its space for her income. Charles, a polygamist, had a total of three wives.

In 1910 Ellen sold the building, known as the Ricks Block to the Budge family, of which Julia Budge was Charles' third wife. The family changed the name to the Budge Block.

A number of tenants have occupied the building through the years, including drug stores, clothing stores, shoe repair, and restaurants. As the building is prominently placed at Center and Main, several historic photographs of the building during the early 20th century provide evidence of the historic characteristics of the building. Those photos show a red brick masonry building with a contrasting bay window and prominent arch detailing. The first story features awnings with signs located above the awnings.

The buildings masonry was painted sometime after the 1978 survey. Before an extensive exterior renovation in 1998, the building was painted cream white with green/grey accents. At that time, the first floor Main Street frontage had stucco. In 1998, following review by the HPC and Planning Commission, stucco was approved and installed on the second-floor. The application of stucco covered painted brick. The conversation at the time centered around cost for full restoration and the need to have a more long-term solution for the façade. The portico over the entrance to Northern Title was constructed at that time as well. The brick on the first floor of the south façade has been restored.

HISTORICAL SURVEYS

Michael Christensen's *1978 Survey for Historic Homes for Logan City*, describes the building as "well-preserved", and the condition as "Good", and the integrity of the building as "Unaltered". The evaluation found that it was "Contributory" to the district.

The 1999 and 2011 Reconnaissance Level Survey were completed after the stucco installation in the 1990s. The building was given a "B" evaluation.

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 lighting, materials, and detailing:

9.6 LIGHTING

If original design is unknown, use a simple design that is compatible with the character-defining features of the building.

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.

9.9 Architectural Details

If repair or replacement is necessary, only remove those portions that are damaged or deteriorated beyond repair and match them to the original scale, material, design, color and texture.

STAFF SUMMARY

As the façade was extensively renovated during the 1990s and much of the historic façade was covered with stucco, the proposed project does not affect historic elements of the building. New paint is appropriate, as it is only being applied to the stucco façade and non-historic elements. Staff's assessment is that the proposed paint palette is preferable to the existing cream and pink colors. As the stucco embellishments on the second floor are not historic, removal of the details would be beneficial to restoring the historic character of the building.

While an original roofing material for the bay window could not be determine, the historic photos of the structure show a window that is prominent and contrasts with the building to create a focal point. The proposed copper metal roof and new paint on the bay window will provide a contrast with the rest of the building similar to the historic emphasis associated with the window. The trim along the top of the bay window is severely damaged, and requires replacement. As no material is proposed in the application for the trim replacement, final material would have to be approved by staff. As conditioned, no synthetic materials, such as vinyl, would be permitted. The design of the trim must match existing detailing.

All existing light fixture on the building are modern and have no historic character. No light fixture models are proposed in the application. The light fixtures should be a simple design that are compatible with the character defining features of the building. New awning material, updates of the portico, and signage will enhance the street appeal of the building.

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 6/30/2019.

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. No historic masonry or unaltered historic features may be painted.
3. No synthetic materials, such as vinyl, may be used to replace trim or other detailing.
4. Repair or replacement of trim details that is damaged or deteriorated beyond repair shall match the original in scale, material, design, color and texture.
5. All new signage shall obtain a sign permit in accordance with the Land Development Code and Center Street Historic District prior to installation.
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 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 6-17-19	Received By DZ	Receipt Number	Zone TC-HD	Application Number HPC 19-004
PROJECT NAME Budge Building - Davis Brothers LLC				
PROJECT ADDRESS 11 West Center.			COUNTY PLAT TAX ID # 06 - 025 - 0004	
AUTHORIZED AGENT (Must be accurate and complete) Andrea McCulloch			MAIN PHONE #	
MAILING ADDRESS 75 S. 600 W.		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS andrea.milieudesign.com				
PROPERTY OWNER OF RECORD (Must be listed) Davis Bros. LLC			MAIN PHONE #	
MAILING ADDRESS		CITY	STATE	ZIP
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Renovation of exterior facade of the Budge Bldg.			Total Lot Size (acres) —	
			Size of Proposed New Building (square feet) —	
			Number of Proposed New Units/Lots —	
- 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 x Andrea McCulloch		
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		



DIVISION OF
ECONOMIC DEVELOPMENT
290 North 100 West, Logan, Utah 84321
Ph: 435-716-9015 / Fax: 435-716-9001
kirk.jensen@loganutah.org
www.loganutah.org



July 15
DIVISION OF
COMMUNITY DEVELOPMENT
290 North 100 West, Logan, Utah 84321
Ph: 435-716-9022 / Fax: 435-716-9001
mike.desimone@loganutah.org
www.loganutah.org

DOWNTOWN FAÇADE PROGRAM APPLICATION

For a monetary grant to alter/update the exterior of buildings within the project area of eligibility.

Date Received 6/17/19

SECTION I: PRIMARY CONTACT INFORMATION

Name: Andrea McCulloch
Address: 75 S. 600 W. City: Logan State: UT Zip Code: 84321
Phone: (435) 716-4544 Fax: n/a E-mail: andrea@milieu-design.com
Property Address: 11 West Center Logan, UT 84321
Applicant Name: Jay & Paul Davis
Architect/Design Firm: Milieu Design
Property Owner: Davis Brothers LLC.
Mailing Address: 11 West Center City: Logan State: UT Zip Code: 84321

SECTION II: Building History (if available):

Budge Block History

In the History of Logan (Somers, p.4), The Budge Block building is labeled as the Schramm-Johnson Drug Store. The building was brick, with stripped fabric awnings covering the eastern exposure as well as some of the windows facing south. There are several pictures of the Budge Block building in historical archive collections, all of them depicting a large, dark brick building with the names of tenants printed in white under the windows facing main street. The bay window is depicted on all historic photographs. The south facing portico was added sometime later.

Ross Peterson, in his book A History of Cache County, explains that in 1905, the first Budge Clinic, "began by doctors D.C. Budge and T.B. Budge, opened at the Corner of Main and Center Streets" in the current Budge Block building." Davis Brothers LLC purchased the building in 1998.

SECTION III: Total Project Cost: \$

Funding Requested: \$

Is the exterior renovation part of a larger project? If yes, please describe comprehensive project.

Total Project Cost: \$140,000

Funding Requested: Up to \$70,000

The exterior renovation is the complete project at the present time. Northern Title is moving its offices to north main street and new tenants have not been determined for the Budge Block building.

Summary of Existing Exterior Condition

The current overall design details date the Budge Block building to the early 1990s. The loud colors are not timeless and the overuse of stucco is unappealing and dated. The fabric awnings are worn. Mis-matched brick also adds to the tired appearance of this once beautiful brick building. Using multiple paint colors on the details adds to the pretentious effect of exterior.

*Please attach a detailed cost breakdown of proposed project with application.

**This is a two-page application.

SECTION IV: Summary of Existing Exterior Condition (Attach Photos)

see facade packet

SECTION V: Summary of Proposed Work (attach colored drawings, and detailed scope of work)**Summary of Proposed Work**

The proposed work is to paint the existing facade with a more timeless color palette. In addition, recap the metal roof, replace all the external light fixtures and place new fabric awnings over the appropriate windows. The south portico would be updated with historic signage and the bay window would have a newly clad copper roof. Although the revenue stream is not in place to afford a true drill down for a historic renovation, Davis Brothers LLC is open to further renovations down the road.

SECTION VI: How will proposed project affect the historic character of the property?**How will the proposed project affect the historic character of the property?**

The proposed facade update for the Budge Block building makes the building more complimentary to the existing historic district on Center Street. Painting the body of the building one color gives a nod to the previous brick building and adds to the historic efforts on Center Street.

SECTION VII: How will the project compliment downtown redevelopment efforts?**How will the project compliment downtown redevelopment efforts?**

Mayor Dalnes' mission of improving Center Street as well as the entire center city block inspires building owners to upgrade facades as revenue permits. With a more timeless color palette and the removal of the stucco embellishments, the building returns to a closer rendition of the original late 1800s structure.

Signature

Printed Name

Date

BUDGE BUILDING

A HISTORICAL REVITALIZATION

BUDGE BUILDING

PROPOSED PROJECT & SPECIAL FEATURES

Budge Block History

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How will the proposed project affect the historic character of the property?

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How will the project compliment downtown redevelopment efforts?

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BUDGE BUILDING

HISTORIC IMAGES



BUDGE BUILDING

EXISTING FACADE



BUDGE BUILDING

PROPOSED FACADE



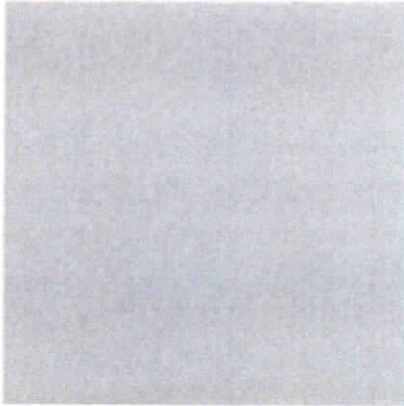
BUDGE BUILDING

PROPOSED FACADE



BUDGE BUILDING

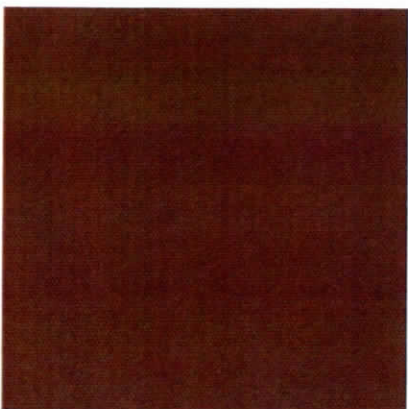
FACADE EXECUTION & MATERIALS



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



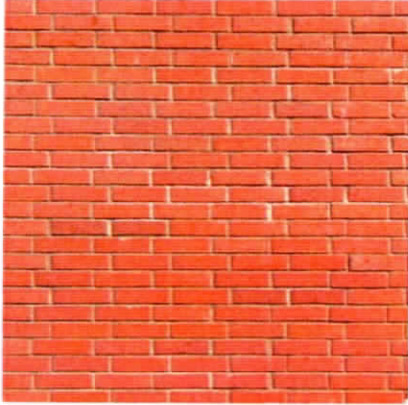
Burnished Copper Metal will add architectural detail and tie in the color of the original brick to the corner bay window.



The awnings will be replaced with new fabric in a neutral black to pop off the grey stucco and streamline the overall design.

BUDGE BUILDING

FACADE EXECUTION & MATERIALS



The existing brick will stay and be cleaned up.



The existing detail above the windows on the 2nd story will have a Pre Cast Concrete look to add weight to the design and tie in the concrete on the bottom of the building.

BUDGE BUILDING

PARCEL VIEW

