



HPC Docket # 20-001

Certificate of Appropriateness for Belmont Renovation located at 210 W Center

REPORT SUMMARY...

<i>Project Name:</i>	Belmont Renovation
<i>Owner/Proponent:</i>	Patrick & Shannon Belmont
<i>Request:</i>	A Certificate of Appropriateness for a Building Renovation
<i>Current Zoning:</i>	Traditional Neighborhood Residential (NR-6)
<i>Staff Recommendation:</i>	Conditionally Approve
<i>Date of Hearing:</i>	May 4, 2020
<i>Presented By</i>	Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Historic Preservation Committee **conditionally approve** HPC Docket # 20-001 Belmont Renovation, located at 210 N Main; TIN #06-032-0024.

PROJECT

The proposed project includes several facade renovations to the home located at 210 W Center. The home is located on the corner of Center Street and 200 West. The renovations proposed include exterior paint, new windows, egress windows, new garage door, renovation of the front entry, repair and repaint of the white picket fence, replacement of existing gutters, cleaning exterior of chimney, renovate the back deck and the addition of pergola and lower patio, installation of solar panels, and repair or replacement of the driveway,





HISTORICAL BACKGROUND

This gable roofed home was built in 1945 (the original historic survey dated the home as 1921, but aerial photos show that it was built later). The home is located prominently on the corner of Center Street and 200 W, which is a highly visible location in the historic neighborhood. While not having the architectural features of other many of the other homes in the area, the age and design of the home makes it contributory to the historic district.

HISTORICAL SURVEYS

Michael Christensen's 1978 *Survey for Historic Homes for Logan City*, describes the building 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 Surveys both give the building a "B" evaluation, meaning the building is considered contributory to the historic district, built within the historic period, but has had some alterations.

The 2011 survey notes the non-historic siding and imitation stone used around the front entry.

CERTIFICATE OF APPROPRIATENESS

The Land Development Code (LDC) §17.27.070 requires a Certificate of Appropriateness to be obtained for any building exterior construction requiring a building permit. For residential renovations, the code prioritizes preservation of street facing facades. Projects are required to comply with the Center Street Historic District Design Standards.

Paint

The proposal is to repaint the house and garage light grey, replace and repaint the white trim, and install new black shutters and repaint the red door. Paint color is not regulated by the Historic Standards, but it does suggest that historic color schemes be considered. The siding, trim and shutters on the home appear to be aluminum or vinyl and are not historic. Replacement of trim and shutters will be with a wood or composite material. The siding is not being replaced at this time. As conditioned, the painting and shutter replacement complies with the requirements of the Historic Design Standards.

Applicable Standards

8.2 Building Materials & Finishes

- *Do not paint surfaces that were not originally painted.*
- *Repair before replacing. Replacement may only be considered when damage is beyond repair and replacement matches the original material, dimensions, finish, color and design. Synthetic or substitute materials, such as vinyl, are prohibited.*
- *Consider using historic color schemes when maintaining painted surfaces.*

Existing Siding and Shutters



Proposed color scheme and example



Windows

The proposal includes the replacement of all windows in the home. The proposal is to remove the metal storm windows and replace the wood framed windows with a composite wood window (Anderson Fibrex 100). While the proposed new window material is a composite, the material provides a finish that more closely matches the historic wood windows when compared to a vinyl window. The proposed window design will include mullions and muntins that retain the existing patterns of the windows, and adds a historic pattern to the bay window. As conditioned, the project complies with the Historic Design Standards.

Applicable Standards

8.3 Windows

- *Preserve the functional and character-defining features (frame, sash, muntins, mullions, glazing, sills, trim, operation), position, size, number and arrangement of historic windows, on front and side facades that are visible from any public street.*
- *When replacing original windows on primary facades, replacement windows shall be of the same material, style, dimension, and finish as the original historic window.*
- *Replacement windows on secondary facades, that do not face a public right-of-way, may be of alternative materials but shall match the original window dimension, type and function (e.g., replace a double hung window with a double hung window, not a slider).*

Existing windows



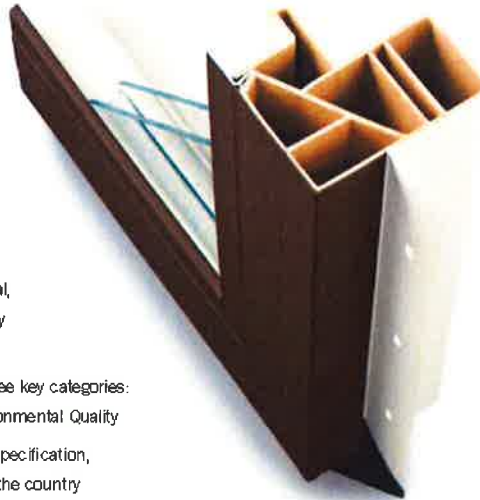
Proposed windows (white)

FIBREX® MATERIAL **STRONG ON PERFORMANCE.** **GENTLE ON THE ENVIRONMENT.**

Developed by Andersen, Fibrex® material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it is composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance. The result is a material that provides uncommon value and enhances the quality of any project. In use for over two decades in Andersen® products, Fibrex material has proven its strength and durability in all types of climates.

REVOLUTIONARY BUILDING MATERIAL

- ♦ Twice as strong as vinyl, so weathertight seals stay weathertight
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ENVIRONMENTALLY RESPONSIBLE

- ♦ Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board feet of timber
- ♦ 100 Series products can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
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See how Andersen created Fibrex material
at andersenwindows.com/fibrex

* Visit andersenwindows.com/warranty for details.

** When tested against the leading competitors' painted vinyl window products.



Egress Windows

As part of the renovation, egress windows along the eastern façade will be installed to improve the home's safety. The proposal is for either brick (to match the chimney), wood, or concrete (match existing) window wells. The standards do not provide specific recommendations for egress windows, but historic materials should be considered. No synthetic materials should be use. The options proposed comply with the Historic Design Standards.

Existing Window Wells



Examples of Proposed Egress Windows





Garage Door

The current garage door is not historic. The proposal for a garage door and lighting that has historic characteristics is appropriate for the home. As proposed the project meets the requirement of the Historic Design Standards.

Existing Garage Door



Example of Proposed



Front Entry

The existing front entry consists of concrete steps with outdoor carpet over it. The proposal is to remove the carpet, repair damage to the structure, replace light fixtures, and resurface the porch steps with bricks that match the chimney. The ornamental iron railing will be preserved. As proposed the project complies with the Historic Design Standards.

Existing Front Entry



Examples of Proposed



Fence

The existing wood picket fence is proposed to be repaired. Any new fence will require a separate fence permit from Logan City. No synthetic fence material is proposed. As conditioned, the project complies with the Historic Preservation Standards.

Gutters

Replacement of the metal gutters with a similar gutter is appropriate. As proposed, the project complies with the Historic Design Standards.

Applicable Standards**9.10 Roofs**

- *Installation of a new drainage system (gutters and downspouts) shall be simple in design, have minimal impact on historic materials, and not obscure significant design features.*

Chimney

The proposal includes the removal of vines and power washing the chimney. As this home was built in 1945, the mortar and bricks should be of a more durable material than pre-20th century structures. Care should still be taken to avoid damage to the chimney during the process. As proposed, the project complies with the Historic Design Standards.

Applicable Standards**8.2 Building Materials & Finishes**

- *Preserve in place and do not cover up primary historic building materials. Brick, wood, stone, pebble dash stucco and adobe are the most common materials in the district.*

Existing Chimney

**Deck, Patio, Pergola, Landscaping**

The proposal is to remove the existing awning over the deck, remove the tree house, and add a pergola and lower patio. The existing base of the deck will be retained. The proposed changes will not detract from the historic home. The proposed materials are wood, and the location is away from the public streets. All proposed improvements are consistent with the Historic Design Standards.

Existing Deck



Proposed Site Plan



Solar Panels

The proposed solar panels will be located on the south aspect of the roof. The Standards state that solar panels on roofs are permitted in areas not visible from the street and installed flat or parallel to the roof surface. The proposed location does not face the public street and is partially obscured by a roof gable. As proposed, the project complies with the Historic Design Standards.

Applicable Standards

8.9.2 Mechanical Equipment

- Solar collection systems shall be located where they are not visible from the public right-of-way and shall be installed flat or parallel to the surface to reduce visibility. Systems shall be installed in a manner and location that will not damage historic materials or features.
- Avoid installing solar devices that are not reversible or that would leave permanent damage when removed.

Existing Roof



Proposed Solar Array



Driveway

The project proposes resurfacing or replacement of the existing drive. The existing concrete driveway is located on the south side of the house and connects to a detached garage. The location is ideal, as the driveway and garage are subordinate to the home and away from Center Street. Replacement of the existing concrete driveway is permitted. The Standards do specify that replacement of the drive

with brick drive strips is a preferred design alternative to concrete driveways, but it is not required. The proponent is considering a brick drive strip for the project. The project does not propose expansion of the existing driveway. As proposed, the project complies with the Historic Preservation Standards.

Applicable Standards

8.9.5 Parking & Driveways

- *Garages and driveways shall be located to the side and rear of historic homes.*
- *Limit paving areas for automobile use to access driveways and parking spaces in order to not distract or alter the historic features or character of a property.*
- *Consider using travel strips, or alternative paving materials such as brick or stone to minimize the visual intrusiveness of driveway and parking areas.*

Existing Driveway



Example of Proposed Driveway



SUMMARY

The proposed project will greatly enhance the character of the home. The proposed design and materials are complementary to the Historic District and strive to comply with the requirements of the Historic Preservation Standards. An area of consideration for the Historic Preservation Committee is the appropriateness of the composite widow material when replacing a wood window. Considering the

current state of the windows and the existing metal storm windows, the new composite windows will greatly improve the look of the windows, and the proponent is including historic detailing in the new windows to preserve the character of the historic windows. Overall, this project will be beneficial to the Historic District by providing much needed renovations to a contributory home on a prominent corner.

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 4/18/2020.

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. Andersen Fibrex Series 100 windows are approved by the Historic Preservation Committee.
3. No synthetic materials, such as vinyl, may be used on exterior.
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. A separate Fence Permit is required for any new fencing.
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

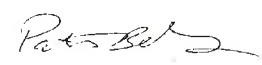
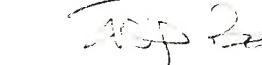
The Historic Preservation Committee bases its decisions on the following findings supported in the administrative record for this project:

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 Traditional Neighborhood Residential (NR-6) zone and the preservations of the Center Street Historic District as a cultural resource.
3. The project with not negatively impact the surrounding contributing structures inside the district.
4. 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 #	Zone	Application Number
PROJECT NAME Patrick and Shannon Belmont				
PROJECT ADDRESS 210 West Center Street			COUNTY PLAT TAX ID # 06 -- 032 -- 0024	
AUTHORIZED AGENT (<u>Must</u> be accurate and complete) Patrick Belmong			MAIN PHONE # 435-374-8574	
MAILING ADDRESS 55 South 200 West		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS patrick.belmont@gmail.com				
PROPERTY OWNER OF RECORD (<u>Must</u> be listed) Patrick and Shannon Belmont			MAIN PHONE # 612-998-0109	
MAILING ADDRESS 55 South 200 West		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS shannonw.belmont@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 document describing the rehabilitation of 210 West Center St..			Total Lot Size (acres) 0.17	
			Size of Proposed New Building (square feet) 2600	
			Number of Proposed New Units/Lots 0	
			- 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  	

SE*Section 33 Township 12 North Range 1 East
Scale 1 Inch = 50 FEET
Block 5 Plat "A" Logan City Survey

TAX UNIT 27



NT-96519
When Recorded Mail To:
Patrick Belmont
210 West Center
Logan, UT 84321

Ent 1237959 Bk 2121 Pg 1012
Date 31-Jan-2020 01:26PM Fee \$40.00
Michael Gleed, Rec. - Filed By SA
Cache County, UT
For NORTHERN TITLE COMPANY
Electronically Submitted by Simplifile

RESPA WARRANTY DEED

West Center, LLC, a Utah limited liability company

Grantor(s) of Washington, District of Columbia, hereby **CONVEY AND WARRANT** to

Patrick W. Belmont and Shannon W. Belmont, Husband and Wife as Joint Tenants

Grantee(s) of Logan, County of Cache, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Cache County, State of UT:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 5, PLAT "A", LOGAN CITY SURVEY; AND RUNNING THENCE SOUTH 98.5 FEET; THENCE WEST 4 1/2 RODS; THENCE NORTH 98.5 FEET; THENCE EAST 40 1/2 RODS TO PLACE OF BEGINNING, AND FURTHER DESCRIBED AS SITUATE IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE ONE EAST OF THE SALT LAKE MERIDIAN.

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES.

06-032-0024

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

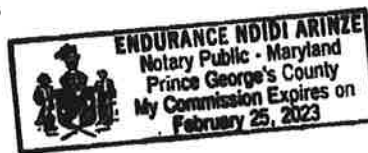
Witness, the hand(s) of said Grantor(s), this January 28, 2020

Suzanne Rigby
West Center, LLC
By: Suzanne Rigby
Its: Manager

State of MARYLAND
County of Prince George's ss

On January 28, 2020, personally appeared before me, a Notary Public, Suzanne Rigby, who, being by me duly sworn, did say that she is the Manager of West Center, LLC and that said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual(s) acknowledged to me that said Company executed the same.

Ju 01/28/2020
Notary Public



Rehabilitation Proposal
Application for Certificate of Appropriateness
210 W Center Street
Historic District, Logan

Shannon Belmont: 612 998 0109

Patrick Belmont: 435 374 8574



210 West Center Street sits in a prominent location in the historic district, highly visible as visitors approach from the recently rehabilitated historic theatre district. While it is inherently one of the more humble homes on this block, this corner lot is the first home on a block that contains some of the most impressive homes in Logan's historic district. Also, the home has been in rental for at least the past 10 years, has not been well maintained, and includes numerous detracting characteristics that are not consistent with the age or style of the home. We seek to rehabilitate it in a way that respects its history and cape cod style and brings it in line with the high standard of other homes in the neighborhood. We look forward to moving into 210 West Center street once we have completed the rehabilitation.

County records indicate that the home was constructed in 1921, but aerial surveys indicate that the house did not exist as late as 1937 (see below). Records from prior historic district surveys indicate that the home was built in 1947, so we assume that is the correct construction date for the home.

Below we provide our vision for what the rehabilitation of exterior features of the home will entail. The interior of the home had also largely fallen into disrepair, even moreso than the exterior. We have submitted an application to the Utah Preservation Society for updating the interior electric, plumbing and HVAC systems, kitchen and bathrooms, lighting, and restoring the hardwood floors. We are excited to rehabilitate this home and to be a part of the broader renovation of historic Logan.



The 1937 aerial photo (top panel) shows that the property is a vacant lot at that time. But the home was constructed prior to the next available aerial survey in 1966 (bottom panel). We suspect that the construction date of 1947, provided in the historical district survey, is the most accurate estimate for when the house was built.

1. Exterior Paint

Current: Dirty white siding, weathered and damaged white trim, shoddy and worn black shutters, red door. Has not been maintained well.

Proposed: Power wash house and garage, paint siding (house and garage) light gray (Tin Lizzie or Magnetic Gray, see color samples below), repair, replace and repaint white trim, install new black shutters, and preserve red door.

Existing:



Proposed (example):





2. New Windows

We have already obtained several estimates for window and have decided to purchase Anderson windows through Home Depot. Home Depot will apply for a separate Certificate of Appropriateness. We include information about the windows here to demonstrate the overall vision for rehabilitation.

Details:

- Anderson Fibrex 100 windows: white exterior
- Remove metal storm windows
- Cape cod style grids added to bay window
- Install two egress windows, one in each of the basement bedrooms.
- Preserve unique horizontal grid characteristics of existing windows.



3. New Garage door

The garage front is very visible from Center Street. We propose to replace the existing door with one that will match the style and fixtures of the house. Adding consistently styled light fixtures will also help unify the garage and house and will improve the presentation from Center Street.

Existing:



Proposed (example):



4. Front Entry

Several improvements are needed to improve the appearance of the front entry. We propose to:

- Repair the front steps
 - Repair all damage to the structure
 - Remove decayed and worn carpet
 - Resurface with bricks to visually connect with chimney
- Restore/preserve the unique iron railing
- Replace front light fixture with higher quality, cape cod style fixture
- Fresh coat of red paint for front door

Existing:



Proposed (example):



5. Repair white picket fence

The home contains a short section of white picket fence that has not been maintained. We plan to:

- Repair and repaint
- Work with neighbor to unify fence line

Existing:



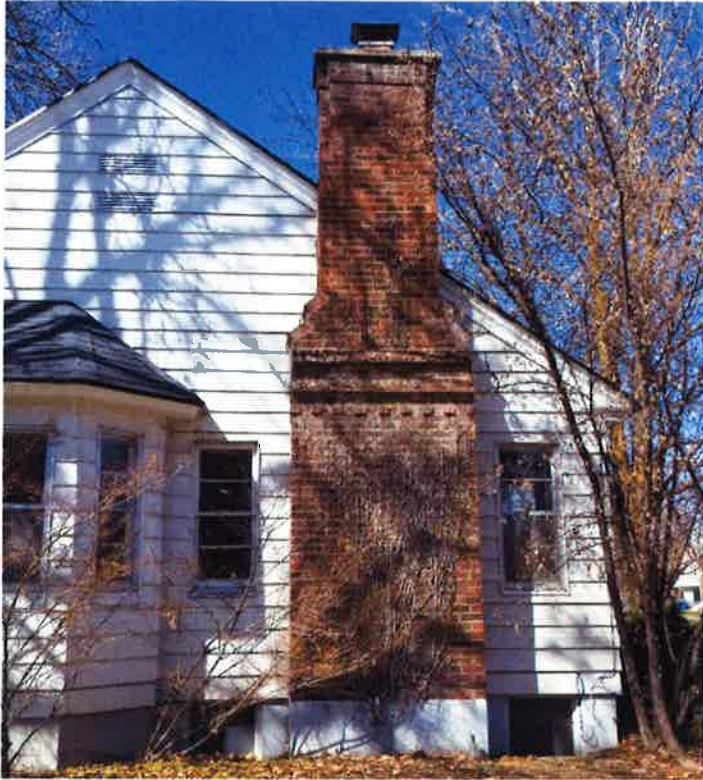
6. Gutters

- Replace existing gutters and add gutters where needed
- Gutters will be white to match and accentuate trim

7. Restore Chimney

- Remove dead vines
- Power wash to restore color

Existing:



8. Rehabilitate back deck

- Remove treehouse
- Remove corrugated metal roof over deck
- Replace existing highly worn and partially carpeted deck surface
- Add pergola

The existing back deck is inconsistent with the cape cod style of the house and has been poorly maintained. It is highly visible from the eastern approach on Center Street and dominates the view of the property from 2nd West.

We propose to use high quality wood decking materials and colors (white and gray) that are consistent with the house design.

Existing:



Existing:



Proposed (example):



9. Add lower patio

Existing backyard area has not been maintained. It is comprised of weeds, tree stumps, and mud. The space is very limited (~500 sq ft).

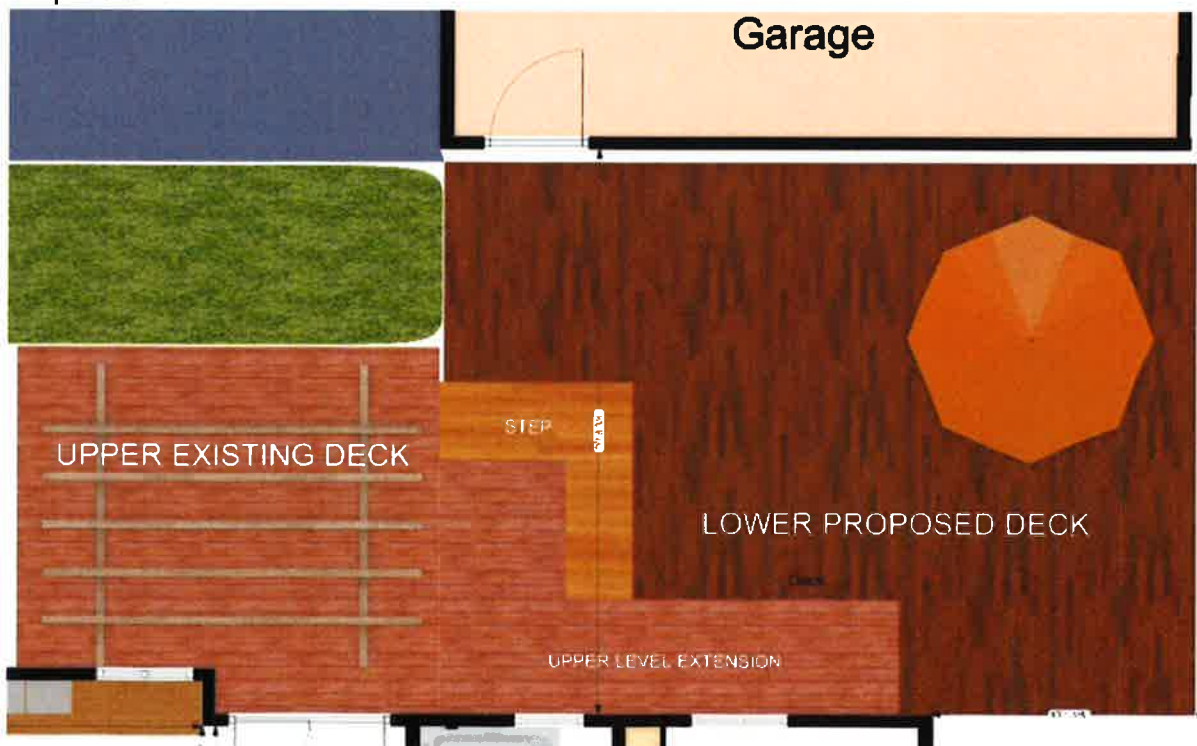
We propose to convert it to a simple low deck, unified with restored existing deck and done in similar high-quality wood materials and colors that are consistent with the house design (white and gray). Alternately, we propose upgrading the area to a patio surface.

Deck will be *minimally* visible from Center Street and 2nd West.

Existing area:



Proposed:



10.Solar

We are electrifying the house to the extent possible and would like to include solar power to minimize our carbon footprint.

We are working with engineers to determine our electrical needs following the renovation. We are obtaining estimates and optimal designs from solar companies.

Currently we are estimating need for 15-25 black on black panels, which will blend into the roof shingles.

The panels will not be visible in any way from Center Street.

The image below shows the maximum potential build-out of 25 panels:



11. Repair driveway

We are considering two options depending on cost:

- Repair existing concrete/resurfacing
- Remove concrete and replace with brick strips

Existing:



Proposed (example):



12. Landscaping

We realize landscaping is not an essential component of this application but we want to provide our vision for the complete rehabilitation.

- Remove nuisance and poorly maintained shrubs and trees

- Trim, maintain, and protect the sycamore, one of the largest trees in the neighborhood.
- Work with USU Extension Horticulture Program to identify shrubs and flowers that are appropriate for our climate.
- Replace overgrown tree obscuring front door with appropriately sized tree placed further away from house

Existing:



Overgrown and nuisance trees and shrubs



Sycamore

Proposed (example):



