



HPC Docket # 20-002

**Certificate of Appropriateness for
Bluebird Tabernacle Room Façade Remodel
located at
21 North Main Street, TIN # 06-025-0008**

REPORT SUMMARY...

<i>Project Name:</i>	Bluebird Tabernacle Room Façade Remodel
<i>Owner/Proponent:</i>	George Daines (MAMBO LLC) / Christian Wilson
<i>Request:</i>	A Certificate of Appropriateness for a Building Façade Remodel
<i>Current Zoning:</i>	Town Center - Historic District (TC-HD)
<i>Staff Recommendation:</i>	Conditionally Approve
<i>Date of Hearing:</i>	September 8, 2020
<i>Presented By</i>	Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Historic Preservation Committee **conditionally approve** HPC Docket # 20-005, Bluebird Tabernacle Room Façade Remodel, located at 21 North Main Street; TIN # 06-025-0008.

PROJECT

The property is approximately 0.07 acres in size with the vast majority being covered by the building footprint. The 'shotgun' building fronts Main Street between the Bluebird Restaurant and formerly Knit Unique (27 N. Main).

The proposed project includes a façade remodel to the existing building. The Bluebird Restaurant utilizes this building for additional seating to the original restaurant. The owner is currently remodeling the interior space, providing larger restrooms, more functional serving and dining areas. The proposed façade design intends to use new 'Period' design elements, sconces and tile to create a façade that compliments the Bluebird Building.



21-27 N. Main Street - Logan Reconnaissance Level Survey 2011

HISTORICAL BACKGROUND

The one-story building was built circa 1900 and the original address has changed over time. The Utah Polk's Logan City Directory 1904 shows the property address as 21-25 N. Main Street. The 1930's Sanborn maps show the property as 25 N. Main. It is unclear when the property number changed from 25 to 21 N. Main but County records show it was done before 1965. Michael Christensen's 1978 *Survey for Historic Homes for Logan City* does not show a record for 21 or 25 N. Main Street. The Logan Reconnaissance Level Survey (RLS) 2011 shows the subject property and northern adjacent property together as 21-27 N. Main (photo above) which shares many historic elements in the existing façade.

The 1999 Reconnaissance Level Survey 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 retain integrity.

The 2011 RLS gives the building a "B" evaluation, meaning the building is considered eligible to the historic district, built within the historic period, retains integrity; good example of type or style, but not as well preserved or well executed as "A" buildings. The building style is characterized as 20th Century Commercial.

Previous tenants for this building are difficult to track down for 21 North Main, however, the Utah Polk's Logan City Directory 1904 indicates "Wines, Liquors and Cigars" as the first tenant at 21-25 N. Main. Historic Logan City library undated photos show "State Wallpaper, Hardware and Paints" occupying both 21 and 27 N. Main buildings. More recently Rocky Mountain Cellular occupied the space. Restoration in 2005 was recorded in the 2011 RLS, but building records were not found.



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 Current Version of the Center Street Historic District Design Standard were adopted in 2018. Commercial building historic preservation standard Section 9.2 "Storefronts" focuses on the preserving, repairing and restoring store frontage. These are the primary goals for this proposal.

Storefronts

Early 20th century storefronts should include the following (in addition to the 19th century elements) as supported by historic documentation and can be used as an outline for existing storefront projects:

- *Single or double doors flanked by display windows.*

- *Entrance, typically recessed to provide weather protection and to increase window space for merchandise display.*
- *Raised windows off the ground with wood, cast iron, or pressed metal panels or bulkheads.*
- *Transom or series of transoms (consisting of single or multiple panes of glass) positioned above each display window or door.*
- *The signboard above the storefront (the fascia covering the structural beam).*
- *Awnings (typically canvas) used to shade the storefront.*
- *Decorative transom lights (often using small prismatic glass panes) above the display windows.*
- *Electric incandescent lights, enabling storeowners to showcase their display windows and offer nighttime shopping.*
- *Aluminum and stainless steel framing elements, pigmented structural glass, tinted and mirrored glass, glass block and neon (1920's-30's).*
- *Heavily patterned and highly colored marble on more expensive storefronts.*
- *Transom and signboard were often combined.*
- *Decorative elements such as molded cornices, column capitals, fascia boards, brackets, signs, awnings, beltcourse, cornice, and fascia.*

The proposed façade renovation improves and repairs the existing 20th century storefront. The architectural elements of the remodel such as the bulkhead, display windows, transoms, sign band, cornice and the trim detailing are restoring the façade while maintaining the original scale, proportion and organization of the historic storefront. The elements of concern are:

1. The façade proposal illustrates removal of the existing door fronting Main Street. Period frontage façades of the 19th and 20th century commercial buildings have a single or double recessed door flanked by display windows. Retaining a door fronting Main Street is needed to maintain the storefront historical character. In addition, should the building change occupancy type in the future, the front door is required for egress (2 exits per 75').
2. The historic appropriateness of 4"x4" blue glazed ceramic tiles is uncertain. Also, introducing a new material is neither preserving nor restoring the buildings original character. Original materials of the building façade appear to be brick, concrete and wood.
3. The new brick pier located on the right side of the façade does not historically exist. While it adds symmetry to the existing façade, it isn't historically sound for this building.

PUBLIC NOTICE

On August 22, 2020, Public Notice letters were sent to adjacent property owners with a 300-foot radius of the property. On August 22, 2020, a legal notice was published in the Herald Journal Newspaper.

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. Preserve the recessed entryway fronting Main Street for historic compatibility and egress.
3. The Historic Preservation Committee approves adding a non-historic pier element to the north side of the façade.
4. The Historic Preservation Committee approves the proposed building materials.

5. Exterior lighting shall comply with the Land Development Code §17.36.210.
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 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 8-10-20	Received By	Receipt #	Zone TC-1	Application Number HPC 20-002
PROJECT NAME BLUEBIRE RESTAURANT, TABERNACLE ROOM FACADE REMODEL				
PROJECT ADDRESS 21 NORTH MAIN STREET, LOGAN, UTAH 84321			COUNTY PLAT TAX ID # 06-- 025 --0008	
AUTHORIZED AGENT (Must be accurate and complete) J. CHRISTIAN WILSON, CENTER STREET ARCHITCTS LLC.			MAIN PHONE # 435.232.8662	
MAILING ADDRESS 170 EAST CENTER STREET		CITY LOGAN	STATE UTAH	ZIP 84321
EMAIL ADDRESS christian@centerstreetarch.com				
PROPERTY OWNER OF RECORD (Must be listed) GEORGE DAINES (MAMBO LLC.)			MAIN PHONE # 435.753.4000	
MAILING ADDRESS 108 NORTH MAIN STREET		CITY LOGAN	STATE UTAH	ZIP 84321
EMAIL ADDRESS george@dainesjenkins.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) 0.07 ACRES	
<p>We are proposing a facade remodel to the existing building located at 21 North Main Street. The Bluebird Restaurant utilizes this building to the north for additional seating to the original restaurant.</p> <p>The owner is currently remodeling the interior space, providing larger restrooms, more functional serving and dining areas.</p> <p>The proposed design utilizes original design elements and brings in new "Period" elements, sconces and tile, to create a facade that compliments the Bluebird Building.</p>			Size of Proposed New Building (square feet) NA	
			Number of Proposed New Units/Lots NA	
- 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 N. George Daines	



CENTER STREET ARCHITECTS

1701 E. CENTER STREET
LOGAN, UTAH 84301
CENTERSTREETARCHITECTS.COM

PHONE: 435.755.0000 FAX: 435.755.0000
WWW.CSARCHITECTS.COM

FOR HISTORIC PRESERVATION APPROVAL



MAIN STREET (EAST FACADE)

A1 MAIN STREET FACADE

SCALE: 3/16"=1'-0"

TITLE	PROPOSED MAIN STREET FACADE
PROJECT	THE BLUEBIRD RESTAURANT "TABERNACLE ROOM" REMODEL
CLIENT	GEORGE DAINES
ADDRESS	19 MAIN STREET, LOGAN, UTAH 84321

REVISIONS	
NO.	DESCRIPTION

DATE: 08.06.20
JOB NO.: 1902
SCALE: 3/16"=1'-0"
DRAWN: JCW

SHEET
A001

