



HPC Docket # 21-002

Certificate of Appropriateness for 19 West Center Façade Update 19 West Center Street, TIN # 06-025-0003

REPORT SUMMARY...

<i>Project Name:</i>	19 West Center Street Façade Update
<i>Owner/Proponent:</i>	Andrea McCulloch, Milieu Design / Davis Brothers
<i>Request:</i>	A Certificate of Appropriateness for a Building Façade Update
<i>Current Zoning:</i>	Town Center - Historic District (TC-HD)
<i>Staff Recommendation:</i>	Conditionally Approve
<i>Date of Hearing:</i>	March 1, 2021
<i>Presented By</i>	Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Historic Preservation Committee **conditionally approve** HPC Docket # 21-002, 19th West Center St. Façade Update, located at 19 West Center St.; TIN # 06-025-0003.

PROJECT

The subject property is approximately 0.07 acres in size with the vast majority being covered by the building footprint. The building fronts West Center Street between The Creperie and a small outdoor plaza. The project request involves several façade changes and updates, including:

- Paint lower/repaint upper existing brick shell a medium-light gray color, creating a monochromatic base
- Apply hardcoat stucco finish to accent recesses and repaint a shade of warm white
- Recap parapet with new bronze metal
- Recap metal awning with new bronze metal
- Replace single pane windows with double pane
- Replace exterior recessed light cans
- New address lettering above door
- New bronze metal spandrel panels to match other bronze storefront features

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 the building.



19 West Center Street – Photo Credit: Milieu Deign

HISTORICAL BACKGROUND

According to the 1978 Historic District Survey, the two-story commercial building at 19 West Center was built in 1893. The survey describes the brick structure as originally three stories, though the third floor burned down sometime between 1959 and 1974 and was not replaced. When the building was renovated after the fire, small windows and a modern yellow-grey brick façade were applied to the first floor replacing the large windowed storefront. The second story has four long rectangular windows separated by broad brick pilasters. The second floor brick pilasters were painted at some point after the fire, and application of stucco replaced portions of the window openings.

The 1978 Historic District Survey contains a historic narrative regarding the origin of the building:

The building originally housed an agricultural implement company jointly operated by A. G. Barber and W. N. Thomas. The city directory places the business there in 1888. By 1913, the building became the home of Sande Furniture Company. By 1978 the building housed three different businesses: the IRS, U.S. Forest Service and the Ancestry House.

More recently, the building had a residential apartment upstairs and a variety of office suites for businesses.



Historic 3-Story building – undated



Current 2-Story building - undated

HISTORICAL SURVEYS

Michael Christensen's 1978 *Survey for Historic Homes for Logan City*, describes the building in "Good" condition, and the integrity of the building as "Minor Alterations". 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 current version of the Center Street Historic District Design Standard was adopted in 2018. Section 9.2 "Storefronts" focuses on preserving, repairing and restoring store frontages. The standard states the following about awnings, lighting, materials and detailing:

9.3 AWNINGS & CANOPIES

Repair existing awnings before replacing them. A new awning should be compatible with the features and characteristics of its historic building, as well as adjacent buildings. When selecting and installing a new awning, consider the following factors: shape, scale, massing, placement, signage, and color. Position awnings within the frame of the window, door or storefront. If pilasters or columns define the storefront, place awnings within this framework rather than overlap the entire storefront. Avoid obscuring architectural details with an awning.

9.4 WINDOWS

Repair before replacing. Replacement shall only take place if the original is irreparable due to damage or missing. Replacement window should match the historic windows in size, design, location and material.

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

There are two commercial renovation building permits dating 1967 and 1983, neither of which indicating the type of renovation or whether it was a façade remodel. The façade was extensively renovated following the fire between 1959 and 1974, and much of the original façade was covered with modern brick on the first floor, and paint and stucco applied to the second floor. The historic value of the modern brick on the first floor is questionable as it was likely refaced in 1967 or 1983. Staffs assessment is that the proposed renovation including new paint and updated stucco is preferable to the existing inconsistent brick types and colors.

While an original window covered storefront can be seen in historic photos, it is not what exists today. The existing first floor windows are proportionately small for the façade. The proposal suggests lengthening them to match a standard bulkhead height consistent with the age of the building. The proposed bronze metal window trim, parapet and awning trim, and new paint on both floors of the brick and stucco, provide uniform colors and materials to both floors.

All existing light fixtures on the façade are recessed canned lighting under the awning and have no historic character. The proposal suggests replacing the recessed canned lights. New paint, stucco, windows, and bronze metal trim will enhance the street appeal of the building.

PUBLIC NOTICE

On February 8, 2021, Public Notice letters were sent to adjacent property owners with a 300-foot radius of the property. On February 13, 2021, 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. The Historic Preservation Committee approves the proposed building materials.
3. The Historic Preservation Committee approves painting the masonry on the first floor of the façade.
4. Repair or replacement of trim details that are 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.
8. Exterior lighting shall comply with the Land Development Code §17.36.210.
9. Any new signage requires a separate sign permit to be issued by the Community Development Department.
10. The proponent is responsible to ensure that any construction is appropriately permitted and inspected by the Building Safety Division through timely scheduled inspections.
11. 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 and the preservations of the Center Street Historic District as a cultural resource.
3. The project will 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 2-1-21	Received By	Receipt Number	Zone TC	Application Number HPC 21-002
PROJECT NAME 19 West Center				
PROJECT ADDRESS 19 West Center Street Logan, Utah 84321			COUNTY PLAT TAX ID # 06 -- 025 -- 0003	
AUTHORIZED AGENT (Must be accurate and complete) Milieu Design/Andrea McCulloch			MAIN PHONE # 435.764.4544	
MAILING ADDRESS 75 South 600 West		CITY Logan	STATE Utah	ZIP 84321
EMAIL ADDRESS andrea@milieudesign.com				
PROPERTY OWNER OF RECORD (Must be listed) Davis Bros.			MAIN PHONE # 435.757.9870	
MAILING ADDRESS 11 West Center Street		CITY Logan	STATE Utah	ZIP 84321
EMAIL ADDRESS jay@northerntitle.net				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) The proposed work is to paint the existing facade with a more timeless color palette. In addition, recap the metal awning, roof, replace all the external light fixtures and replace windows.			Total Lot Size (acres) Size of Proposed New Building (square feet) n/a Number of Proposed New Units/Lots n/a	
- 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 		

19 W CENTER

PROPOSED PROJECT & SPECIAL FEATURES

19 W Center History

The building originally housed an agricultural implement company jointly operated by A.G. Barber and W.N. Thomas. The city directory places the business there in 1888. By 1913, however, the building became the home of Spande Furniture Co. The building also housed three different businesses: the IRS, U.S. Forestry Service and the Ancestry House. Most recently the building had a residential apartment upstairs; and a variety of office suites for businesses.

Summary of Existing Exterior Condition

This brick structure was originally three stories, but now is only two. The front facade has been altered somewhat with a modern brick finish on the first floor. The second story has the four long, rectangular windows separated by broad, brick pilasters. The upper floor facade has been painted and is in poor repair.

Summary of Proposed Work

The proposed work is to paint the existing facade with a more timeless color palette. In addition, recap the metal awning, roof, replace all the external light fixtures and replace windows.

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

The proposed facade update for the 19 W Center building makes the building more complimentary to the existing historic district on Center Street. Painting the body of the brick building one color and stucco a second color gives a nod to the mid century building renovation and adds to the historic efforts on Center Street.

How will the project compliment downtown redevelopment efforts?

Mayor Daines' 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 flaking paint and defective stucco, rotting awning and replacing single pane windows. This building will be a great asset in the Historic District.

19 W CENTER

HISTORIC IMAGES



milièu
DESIGN

HP 3

75 SOUTH 600 WEST • LOGAN UT 84321 • MILIEUDESIGN.COM • 435.752.4544

19 W CENTER

EXISTING FACADE



19 W CENTER

PROPOSED FACADE



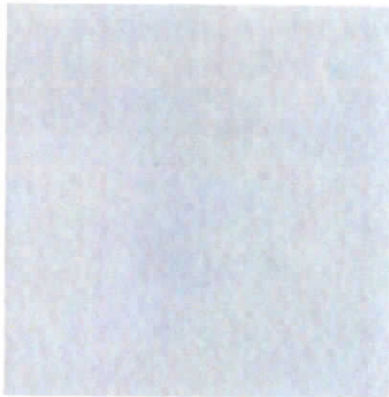
milieu
DESIGN

HP 5

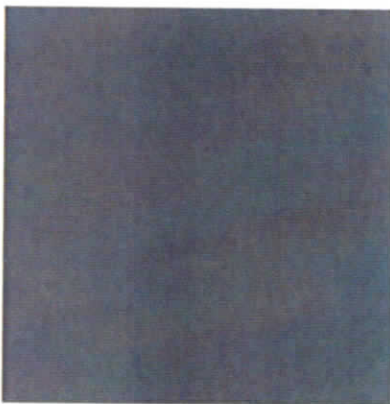
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19 W CENTER

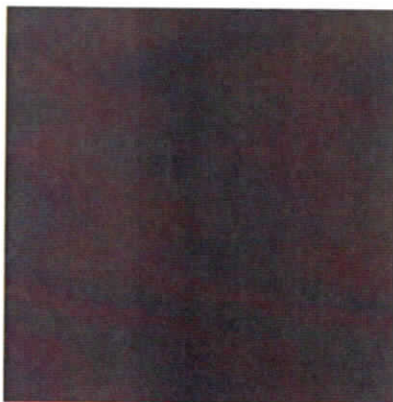
FACADE EXECUTION & MATERIALS



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



Accent stucco color to be a dark, warm gray.



The awnings and windows will be replaced with new bronze metal.

PARCEL VIEW



06-025

TAX UNIT 127

SEE 06-026



NT-26511
 When recorded mail to:
 DAVIS BROTHERS, LLC
 64 EAST CENTER
 LOGAN, UT 84321

ENT 455361 \$6.814 Ps 577
 DATE 29-MAY-1998 4:24pm For 14.00
 MICHAEL J. BLEED, RECORDER - Filed BY KH
 CACHE COUNTY, UTAH
 For NORTHERN TITLE COMPANY

WARRANTY DEED

KARL R. KOENIGER,
 Grantor(s)
 of LOGAN, County of CACHE, State of UT, hereby Convey and Warrant to
 DAVIS BROTHERS, LLC,
 Grantee(s)
 of LOGAN, County of CACHE, State of UT
 for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following
 described tract of land in Cache County, State of Utah:

See Attached Exhibit "A"

Subject to assessments, restrictions and rights of way of record, and taxes for the
 year 1998 and thereafter.

Witness, the hand(s) of said Grantor(s), this 26th day of MAY, 1998.

Karl R. Koeniger by Angie Davis
 KARL R. KOENIGER Attorney in fact

State of Utah)
 County of Cache)ss:

26th
 On the 26th day of MAY, 1998, personally appeared before me
 KARL R. KOENIGER
 the signer(s) of the within instrument, who duly acknowledged to me that they
 executed the same.

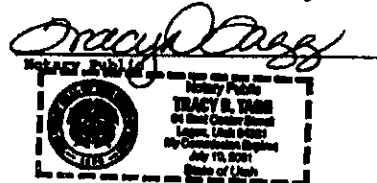


EXHIBIT A

BEGINNING AT A POINT 116 1/2 FEET WEST OF THE SOUTHEAST CORNER OF BLOCK 14, FLAT "A", LOGAN CITY SURVEY, AND RUNNING THENCE NORTH 84 FEET, THENCE WEST 18 FEET; THENCE SOUTH 8 INCHES; THENCE WEST 21 FEET AND 4 INCHES; THENCE SOUTH 82 FEET AND 4 INCHES TO THE NORTH LINE OF CENTER STREET; THENCE EAST 39 FEET AND 4 INCHES TO THE PLACE OF BEGINNING. ALSO, BEGINNING AT A POINT 84 FEET NORTH OF A POINT 116 1/2 FEET WEST OF THE SOUTHEAST CORNER OF BLOCK 14, FLAT "A" LOGAN CITY SURVEY AND RUNNING THENCE WEST 18 FEET; THENCE NORTH 20 FEET, MORE OR LESS TO THE SOUTH LINE OF RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID RIGHT OF WAY TO THE PLACE OF BEGINNING.

ALSO, A RIGHT OF WAY OVER AND UPON THE FOLLOWING DESCRIBED TRACT OF LAND, A 1/5 INTEREST IN A RIGHT OF WAY, BEGINNING AT A POINT 116 1/2 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 14, FLAT "A", LOGAN CITY SURVEY, AND RUNNING THENCE EAST 16 1/2 FEET; THENCE NORTH 84 FEET; THENCE WEST 16 1/2 FEET; THENCE SOUTH 84 FEET TO THE PLACE OF BEGINNING.

ALSO, BEGINNING AT A POINT 84 FEET NORTH OF A POINT 116 1/2 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 14, FLAT "A" LOGAN CITY SURVEY, AND RUNNING THENCE EAST 13 1/2 FEET; THENCE NORTHWESTERLY ON A DIAGONAL LINE 78.93 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF LOT AFORESAID, BEING 148 1/2 FEET NORTH OF A POINT 148 1/2 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 165 FEET; THENCE WEST 448.5 FEET MORE OR LESS, TO A POINT ON THE WEST LINE OF LOT 4, SAID BLOCK 14 1/2 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 16 1/2 FEET; THENCE EAST 429 FEET; THENCE SOUTH 148 1/2 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTHEASTERLY IN A STRAIGHT LINE 80.70 FEET TO THE PLACE OF BEGINNING. (06-025-0003)

En 485361 k 814 p 578