

Heritage Preservation Commission Report to Council - 2021

David Hayward, Commission Chair
Sara Dechter, Commission Liaison

March 23, 2021



Commission Members

- 2 professional members⁺
- 2 historic property owners^{*}
- 3 at-large members



David Hayward – Chair

Jerry McLaughlin* – Vice Chair

Emily Dale~

Jill Hough⁺

Caitlin Kelly*

Charlie Webber⁺

Vacant

~Emily is an at-large member but qualifies as a professional



Powers and Duties

- A. Recommend to the City Council that properties be designated landmarks or historic design review districts
- B. Public education programs about the value of historic, cultural, and architectural preservation
- C. Advise and assist owners of landmarks or historic structures on physical and financial aspects of preservation, renovation, rehabilitation, and reuse.
- D. Make recommendations to the City Council concerning the utilization of federal, state, local or private funds to promote the preservation of landmarks and historic districts within the City.



Powers and Duties



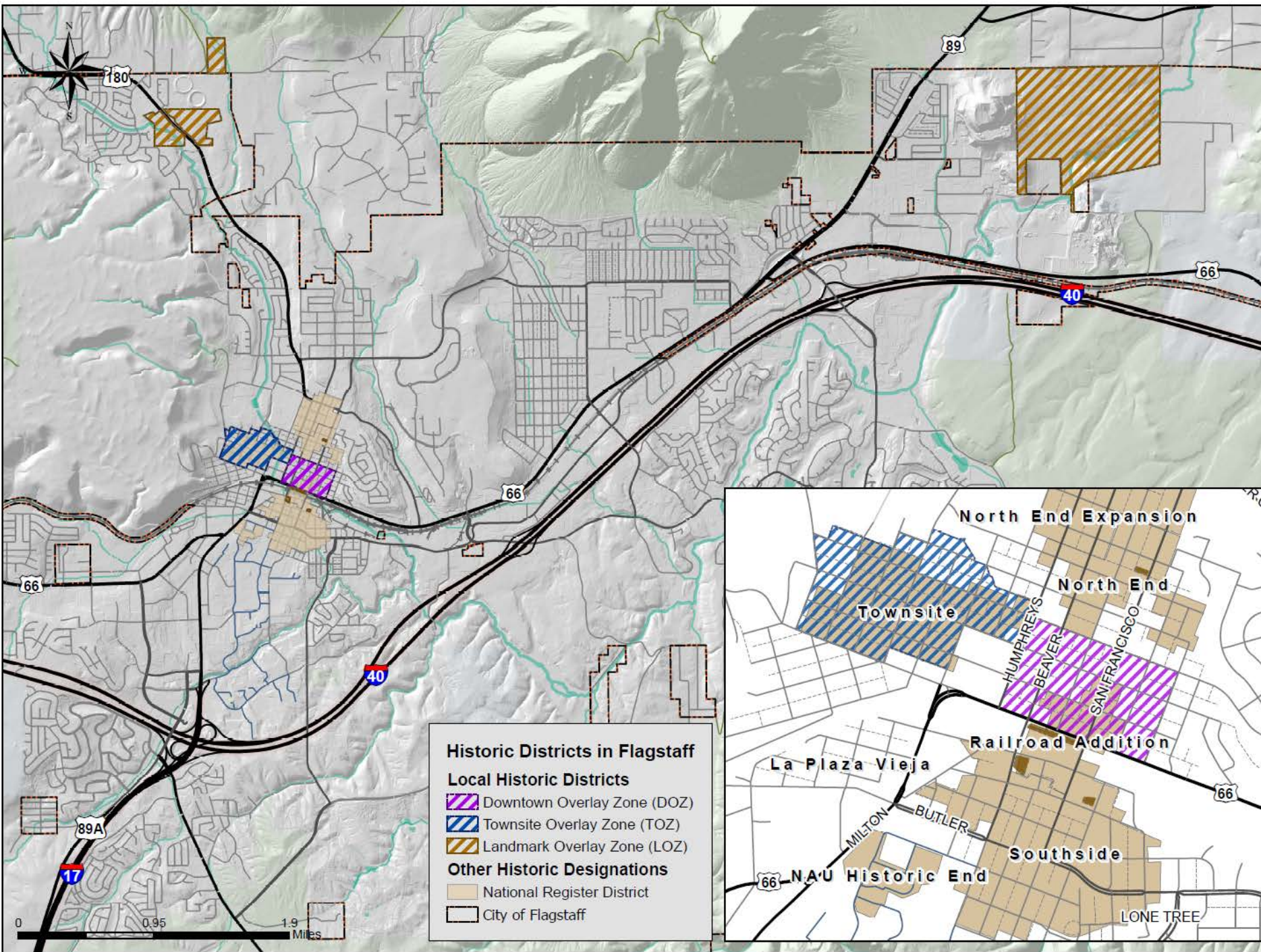
- E. Recommend acquisition of landmark structures by the City
- F. Review and make decisions on any development application for a Certificate of Appropriateness
- G. Develop and adopt design guidelines for historic and non-historic structures within designated design review districts, or individual historic structures or landmarks,
- H. Other duties as assigned by Council



Flagstaff Zoning Code 10-30.30 Heritage Preservation

- A local ordinance intended to protect and enhance the cultural, historical, and archeological heritage of the City of Flagstaff
- A requirement of our Certified Local Government (CLG) Agreement with the State Historic Preservation Office (SHPO)
- Legal basis for the Commission's and the Heritage Preservation Officer's authority

Map of Overlay Districts





Additional Duties

- Approve Certificates of Appropriateness and Certificates of Economic Hardship (Zoning Code)
- Approve Phase I, II and III Cultural Resources Studies (Zoning Code)
- Review and Advise the Heritage Preservation Officer [HPO] on administrative reviews (Zoning Code)
- Advice and assistance to the Heritage Preservation Officer in complex topics
- Approve applications for the Historic Facades and Signs Grant (BBB funds)



Certified Local Government

Benefits

- Local Authority and Jurisdiction
- Grant Opportunities
- Technical Assistance from SHPO and the National Park Service



Obligations

- Establish and Maintain Ordinance and Commission
- Creation of Overlay Districts
- Ongoing Resource Identification
- National and Local Register Inventory Maintenance
- Ongoing Resource Protection through Planning, Zoning, and Permitting



Work Program



Accomplishments January 2020 to March 2021

- 1 referred Certificate of No Effect and other referrals from HPO
- 4 Certificates of Appropriateness
- 1 Certificates of Economic Hardship
- 7 Cultural Resources Studies
- 6 Grant Approvals
- 1 Landmark Overlay



Work Program



Current

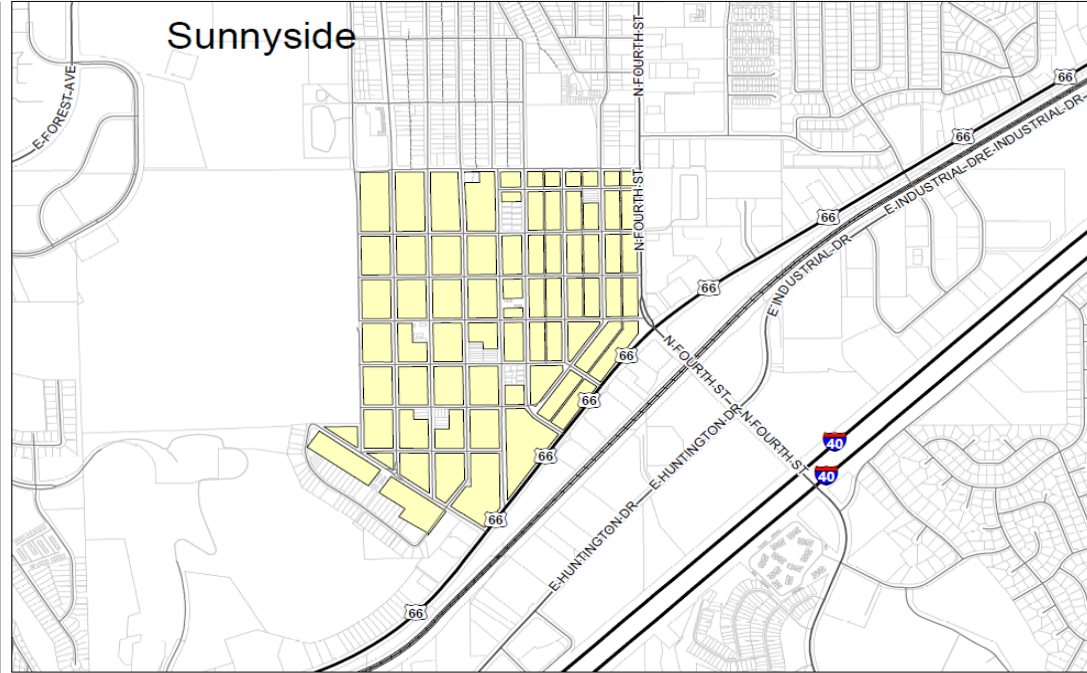
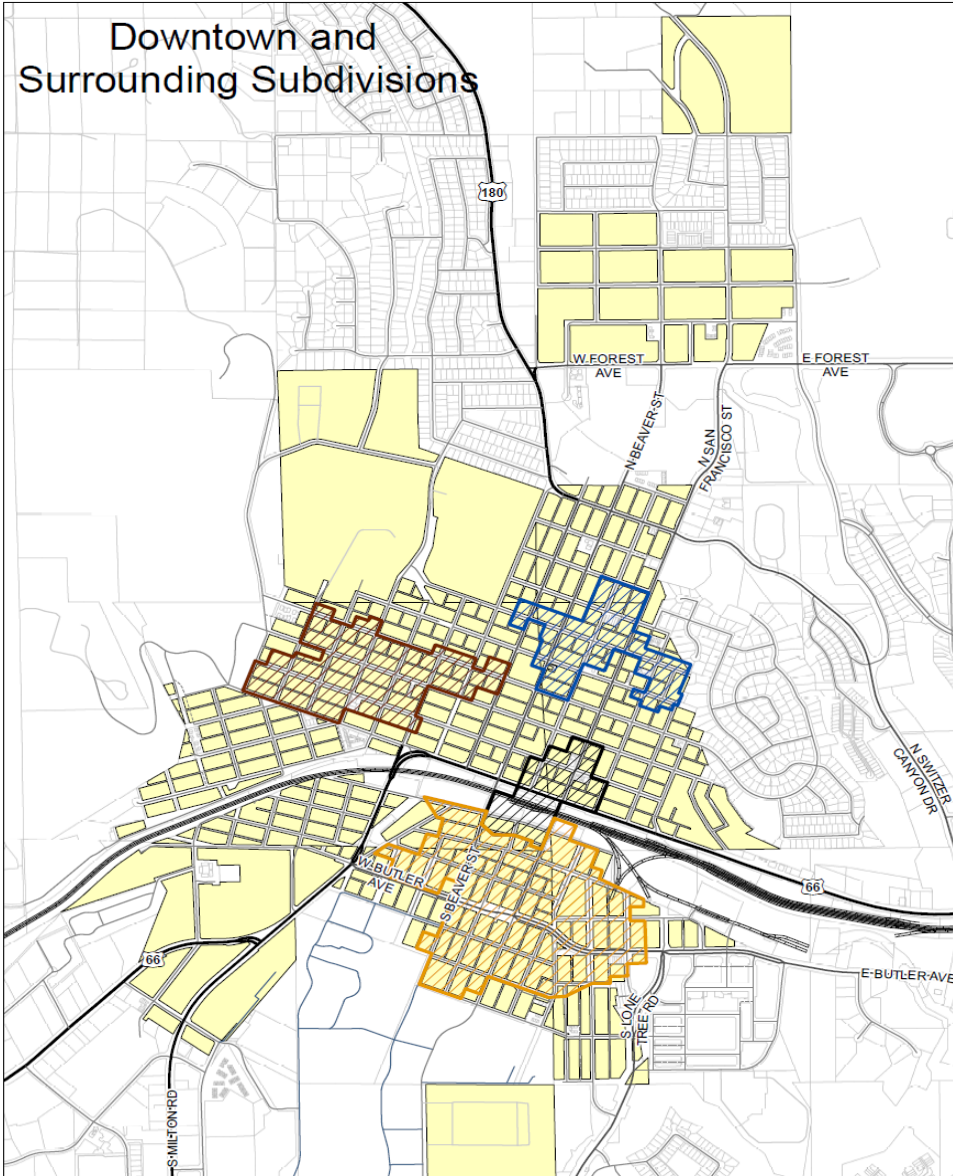
- Review applications for HPC review, landmark overlays and grants
- Update the Southside National Register District Context and Inventory (SHPO grant)
- Review Flagstaff City Code 10-30.30 for areas that can be improved
- Advice on the La Plaza Vieja Character Overlay

Future

- Work with property owners on districts and landmarks for the Southside
- Inventory of eligible historic properties in Sunnyside, north of Hospital and in areas built between 1945-1970
- Update design standards and guidelines for the Townsite Overlay and the Downtown Overlay



Pre-World War II Subdivisions



Pre-World War II Subdivisions

- Parcels
- Pre-World War II subdivisions

National Historic Districts

DistrictName

- Flagstaff Townsite Historic Residential District
- North End Historic Residential District
- Railroad Addition Historic District
- Southside Historic District

Buildings permits for residences in these areas may require a cultural resource study per the Zoning Code 10-30.30.050, if there is an existing structure. The existing building should be reviewed to determine if it warrants a cultural resource report.

Recommendations to Council



Tie-In to Current Priorities

- Adaptive reuse is an important part of sustainable growth.
- Preservation tax credits can be bundled with other credits to promote redevelopment

Long Term Improvements to Code

- As appropriate, make more approvals at the administrative level
- Focus limited resources and reduce the burden on applicants by better identifying properties in need of protection
- Increase protections of the most significant properties
- Better recognize diverse cultural impacts, not just architecture

Concerns



- Too much focus on approvals/reports leaves little time for strategic work
- Need for property owner education tools and publications is great and unfunded
- The commission could have an earlier role when a demolition or major impacts are proposed to a historic property. Currently, the Commission only reviews the final product. Overall, this process could be less expensive and more iterative.

Questions and Comments

Commission Liaison

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