

**CITY OF FLAGSTAFF HERITAGE PRESERVATION COMMISSION  
STAFF REPORT**

**Amendment to Previous Staff Report**

**DATE: 1/29/2021**

**MEETING DATE: February 3<sup>rd</sup>, 2021**

**REPORT BY: Mark Reavis, AICP, NCARB**

**PZ-20-00141-02**

**Whispering Winds/ Route 66 - Landmark Overlay Zoning Map Amendment**

**PROPERTY INFORMATION:**

**Address: 922 E. Route 66**

**Assessor's Parcel Number: 104-05-005**

**Property Owner: WW66. LLC,6164, Abineau Canyon Dr, Flagstaff AZ**

**Applicant: Jose R. Alvarado, Director of Sales, Ascend Capital Management**

**City Staff: Mark Reavis, HPO**

**BACKGROUND**

The HPC has previously reviewed and approved the application for a historic sign & facade grant as a \$10,000 matching grant for the full restoration of the Whispering Winds Motel Sign. The HPO is currently reviewing a sign permit application that conforms to the Historic Facades and Sign Grant and is seeking confirmation of conformance from the commission.

**PREVIOUS HPC DECISIONS**

HPC has reviewed and approved the grant with HPO follow up on compliance.

**STAFF RECOMMENDATION**

Verify that the design graphics, sign permit and narrative are in compliance with the Historic Facades and Signs Grant Guidelines. (See sign permit application)

Make a motion to recommend approval of the Landmark Overlay zoning application (PZ-20-00141-02) to the Planning and Zoning Commission based on the finding that:

- the criteria of Flagstaff City Code 10-30.30.040.C.3 were met on October 21, 2020, and
- that the application meets the findings of Flagstaff City Code 10-30.30.040.E Individual Signs of Historic or Cultural Significance

**DISCUSSION**

At the August 2020 commission meeting, the commission approved a grant for the sign conditioned on approval of a Landmark Overlay. Based on the direction provided at the review of the grant, the HPO has a sign permit application and wants to verify that it matches what was approved previously.

At the October 2020 public hearing that occurred in lieu of a neighborhood meeting, the heritage Preservation Commission did not make a motion on the Landmark Overlay application. Though the commission indicated that the previous unanimous approval of the grant application was to move

forward, a specific motion on the Landmark Overlay application is needed before the Planning and Zoning Commission can consider the application.

This special meeting is being conducted to give the opportunity for a correct motion to be made and a recommendation be provided to the Planning and Zoning Commission.

The Minutes and attachments from the October 2020 meeting can be reviewed at: [http://cityweb.flagstaffaz.gov/agendaquick/agenda\\_publish.cfm?id=&mt=ALL&get\\_month=10&get\\_year=2020&dsp=min&seq=1111](http://cityweb.flagstaffaz.gov/agendaquick/agenda_publish.cfm?id=&mt=ALL&get_month=10&get_year=2020&dsp=min&seq=1111)

Staff has also attached the most up to date rendering of the proposed sign to verify that the work done by the Heritage Preservation officer is carrying out previous Commission direction faithfully.

### **BASIS OF REPORT**

Flagstaff City Code 10-30.30.040.C.3

*The Historic Preservation Officer's recommendation shall be transmitted to the Heritage Preservation Commission in the form of a staff report prior to a scheduled public meeting. The staff report shall include the following:*

- a. An evaluation of the consistency and conformance of the proposed amendment with the goals of the General Plan and any applicable specific plans; and*
- b. A recommendation on whether the proposed landmark property designation should be granted, granted with conditions to mitigate any anticipated impacts, or denied.*

10-30.30.040.E Individual Signs of Historic or Cultural Significance

*1. Signs which may be unusual, significant, or meaningful to the City streetscape and the City's history may be worthy of special recognition and may be designated as a landmark property in accordance with the provisions of this division if they meet the following criteria:*

- a. The sign has been in continuous existence at its present location for not less than 50 years;*
- b. The sign is of exemplary technology, craftsmanship or design for the period in which it was constructed; uses historic sign materials or means of illumination; and/or is unique in that it demonstrates extraordinary aesthetic quality, creativity, or innovation;*
- c. The sign is structurally safe or is capable of being made so without substantially altering its historical character or significance;*
- d. If the sign has been altered, it must be restorable to its historic function and appearance; and*
- e. The sign complies with movement, bracing, and illumination requirements contained in Section 10-50.100.050(D), Structure and Installation.*