

CITY OF FLAGSTAFF HERITAGE PRESERVATION COMMISSION
STAFF REPORT – Headline Salon – small grant request

Façade Grant Request

PZ- 21-00257

Address: 113 E Aspen Ave

DATE: March 8, 2022

MEETING DATE: March 16th, 2022

REPORT BY: Mark Reavis, AICP, NCARB

BACKGROUND

The Historic Bikker Office Building aka “Power Hat Shop” is a storefront of an intact 1915 remodeling of a 1897 building. Its unique features are its corner entry and column and decorative brick a pebble finish. The property is listed in the National Register and is a contributing element within the Railroad Addition National Register District and is within the Downtown Overlay Design Review District. The project is subject to design review under requirements of the “Design Handbook for Downtown Flagstaff

PREVIOUS HPC DECISIONS

This property had a previous HPC review for a certificate of appropriateness that was reviewed and accepted by the HPC with specific requirements for custom mill work associated with the main primary windows being replaced. The requirements of the HPC has imposed an additional expense to the project.

REQUEST

This is a request for a façade grant to cost share in the additional mill work requirement. The additional cost to the project is estimated at \$1,800 with the Façade Grant as a 50/50 participation. The request is to allocate up to \$900 toward the additional mill work.

STAFF RECOMMENDATION

The HPO recommends approving the grant.

NOTE: That the previous HPC condition remains with the Certificate of Appropriateness and that the contractor (Tesano Contracting) works closely with the HPO to ensure the proposed window replacements is not an adverse effect on the historic status of the property and that the HPO reviews installation detailing and specifically the recreated upper grill replication pattern and profiles prior to installation.

OPTIONS FOR COMMISSION DECISION-MAKING:

- 1) The Commission could approve the grant request -or-
- 2) The Commission could reject the grant request -or-
- 3) The Commission could request modifications to the proposal and include them as conditions of approval.

HPO Recommended Motion

Approve a facade grant for up to \$900 @ 113 E Aspen Street with the condition of no adverse effect to the historic character of the building by working with the HPO for compliance.

Discussion

The HPO recommendation of custom millwork and the HPC concurrence did impose additional cost to the project. It is reasonable to participate in this project on a 50/50 basis with the utilization of our Façade Grant Program.