



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: 8/4/2022

To: Heritage Preservation Commission

From: Mark Reavis, HPO, AICP, NCARB

Subject: 309 S Verde St, Southside Historic District - Grant Request

GRANT REQUEST & PRODUCT

The applicant has requested a \$10,000 Historic Facade Grant for a \$ 25,000+ project to complete work to restore a more historic appearance to a simple Southside Vernacular Home. The grant request is to complete historically appropriate work to the home's façade and exterior features. The home had preparation work completed prior to the involvement of the Heritage Preservation Program with some of the removal of aluminum siding. The grant is focused upon restoring the skim-coat appearance that was originally applied to the Cement Block (CMU) walls for a stucco appearance. The project proposes a synthetic stucco over rigid insulation. A noted feature will be differentiating the triangular gable ends with a contrasting color as a sympathetic detailing. Also included is new roofing, drip edge, window & door trim, fascia and soffit rehabilitation and a protecting gable entry roof at the street entry door. The entry roof will be modeled after other similar entry roof in the neighborhood.

The HPO has noted both the quality of the interior rehabilitation and exterior preparation work with the owner implementing high-quality results. The simplicity of the project does not require architectural drawings with HPO involvement conferring with the owner and reimbursement approvals required. The submitted budget will be adjusted to only include new work to finish from the date of approval by the HPC. Exterior improvements proposed will now be able to match up with the high-quality interior work for a completed neighborhood asset.

This project is using Bed, Board, Beverage Tax to extend the useful life of this simple vernacular home and contributing to the look and feel of this Flagstaff heritage site. As noted in the Façade Grant Guidelines "*The commission will consider funding for work that has a lasting community benefit, that is visually accessible to the public...*" The project is visible from Butler Ave and its protected cul-de-sac street location.

Recommended Motion: Approve a grant of up to a \$10,000 to be awarded for façade work at 309 S Verde St with monitoring and approval by the HPO.

BACKGROUND

The Flagstaff Preservation Office was contacted to review potential requirements for Heritage Preservation Reviews within the Southside District. The property owner was in the process of removing the 1970s era deteriorated aluminum siding attached with furring strips and exposing the underlying Cement Block surface with originally applied skim-coat surfacing. The home located at 309 S Verde is listed as a "contributing property" to the Southside Historic District as the "Hilario Navarro House". Despite of the later addition of the aluminum siding it was considered contributing as a good example of simple post WWII homes built within this ethnic neighborhood.

Removal of the large lap aluminum siding has now revealed its 1945 routes along with considerable damage to the cement block walls. The application of the insulation and stucco has a dual benefit to the property. It should be noted that a significant amount of money has be spent on the updating of the interior providing for quality and efficient housing to the neighborhood the appearance of the outside both prior to siding removal and after is a far-cry from the quality interior spaces.

The HPO is confident that the exterior quality will match the interior and that Grant participation will assist in the best result.







