



# COMMUNITY DEVELOPMENT

## MEMORANDUM

**Date: 8/4/2022**

**To: Heritage Preservation Commission**

**From: Mark Reavis, HPO, AICP, NCARB**

**Subject: 118 W Route 66 (Ponderosa Pawn & Trade) - Grant Request**

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### GRANT REQUEST & PRODUCT

The applicant has requested a \$10,000 Historic Facade Grant for a \$ 25,588 project to perform work to resolve a deteriorated framed awning and its removal and to improve the appearance of the building with painting and provide a new lightweight awning. The wood framed awning removal will necessitate repairs to the joist pockets along with additional repair work at the building's small cornice. The cement block building was constructed in 1949 with its first use designed as a bus depot. The project includes both the Route 66 façade painting as well as the north façade that is visible from both Aspen Ave and Humphreys Street. The storefront and bus bay is a highly visible façade on Route 66.

The grant is focused upon improving the appearance of the Cement Block (CMU) walls with paint colors more in keeping with the curved stone wall inset at the store's entry. The stone work's random ashlar patten does have consistent coursing matching up with the CMU and is original to the façade and a unique feature to be retained. The CMU was originally painted pink with a reddish trim color. Now proposed is a warm sand color for the CMU and a warm stone gray for trim and the roll-up overhead door at the parking bay. The warm gray is also selected for the new awning to span the store front (sign company information in packet used red as a placeholder color and is not the selected color).

The HPO was contacted regarding design review requirements and to inspect the condition of the deteriorated framed awning. The owners proposed work fits the intent of the Façade Grant for improving the appearance of

Downtown Historic buildings through the use of Beatification Funds via the BBB Tax. 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 as necessary to reflect any changes for a maximum participation of \$10,000 and 50/50 program requirements.

This project is using Bed, Board, Beverage Tax to improve a highly visible Flagstaff heritage site in the Downtown Overlay. 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 a highly visible façade on Route 66.

**Recommended Motion: Approve a grant of up to a \$10,000 to be awarded for façade work at 118 W Route 66 with monitoring and approval by the HPO.**

## BACKGROUND

The Flagstaff Preservation Office was contacted to review potential requirements for Heritage Preservation Reviews within the Downtown Overlay design review. In meeting at the site with the building owner and his contractor there was the opportunity to discuss the Façade improvement program. The current condition of the property does not present its best face forward to the community. Though the building is not a listed property of the Railroad Addition Historic District our Flagstaff mid-century modern architecture is often underappreciated. Flagstaff's use of locally produced Cement Cider Block is an integral aspect of development along Route 66 and Flagstaff History. Travel along Route 66 by bus is one of those stories to be told through preservation of its architecture. This 1949 building retains its historic integrity. It is not felt that the removal of the wood framed awning and its replacement with a light framed fabric awning does not negatively detract from the historic integrity of the building's façade.



