



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: 4/6/2023

To: Heritage Preservation Commission

From: Mark Reavis, HPO, AICP, NCARB

Subject: 615 W Birch Ave Façade Grant

REQUEST

Karl Eberhard on behalf of the Townsite Community Land Trust (TCLT) a not-for-profit organization has requested a \$10,000 Historic Façade Grant for work associated with the relocation of a historic home from the North End Historic District to 615 W Birch Ave within the Townsite Design Review Overlay and the Townsite National Register District.

NOTE: A \$10,000 matching façade grant is for improvements for historically compatible rehabilitation of the home's façades. *NOTE: Minimum documentation has been provided for the grant request with only stated project totals.*

HPO FINDINGS:

Historic Façade Grant funds are consistently applied to the rehabilitation of historic properties and not for new construction or for additions to historic homes. The applicant has noted that the home is currently a historic home within the North End District but with its moving out of the district its historic status is lost in essence as a demolition. The HPO believes that the mitigating aspects of saving a historic home from demolition and its reuse make it appropriate for Historic Façade Grant Fundings. Consistent with past funding approvals façade grants do not pay for new construction and utilized only for "Rehabilitation" that meet US Secretary of the Interior Standards.

HPO RECOMMENDATION:

Approve an allocation of a \$10,000 Historic Façade and Signs 50/50 matching grant for the existing moved home's facades for rehabilitation and restoration repairs integration of the moved home onto the new foundation. All costs associated with the new

foundation and new addition with porch are disallowed. Project shall provide documentation of “Rehabilitation” work meeting the US Secretary of the Interior Standard for the moved home.

Recommended Motion: Approve a grant allocation of \$10,000 to be awarded to the Townsite Community Land Trust (TCLT) for rehabilitation work on a moved home, conditioned upon rehabilitation of the moved home only meeting the US Secretary of the Interior’s Standards excluding the new foundation and addition.

The Historic Preservation Commission (HPC) for the Historic Façade and Signs Grant may:

- (1) Approve per the staff recommended motion – or –
- (2) The Commission could request modifications to the proposal and include them as conditions of approval – or –
- (3) Continue the HPC review to a date certain and ask the applicant to come back with a modified proposal that meets those conditions – or -
- (4) Deny the grant request.