COMMUNITY DEVELOPMENT

MEMORANDUM

Date: 7/10/2023

To: Heritage Preservation Commission

From: Mark Reavis, HPO, AICP, NCARB
Subject: 416 S San Francisco, Façade Grant - PZ-23-00114

REQUEST

Enrique Valdivia, owner of the building, has requested a $5,000 Historic Facade Matching Grant for an estimated $10,000 primary façade rehabilitation project. Re-Stucco Primary Façade. The building is contributing to the Southside National Register District.

Background: The building is a unique Southside vernacular building constructed by the owner's father. The apartment building has substantial family roots within the Southside community and its associated history. Early on the original owner rented an upper area of the building to the Jehovah's Witnesses as their first church in flagstaff. This has been substantiated again by the recently uncovered ghost sign "Kingdom Hall" with the removal of the failed stucco removal preparation. The preservation of the ghost sign is not able to be accomplished per its current painted sign condition (would have to be repainted to be readable). The ghost sign does not meet the criteria for "Individual Signs of Historic or Cultural Significance" in the Flagstaff Zoning Code and therefore cannot be reestablished.

NOTE: HPO has offered to work with both the owner and the church to see what can be done to acknowledge the history of the building further by looking at the potential for an interpretive plaque.

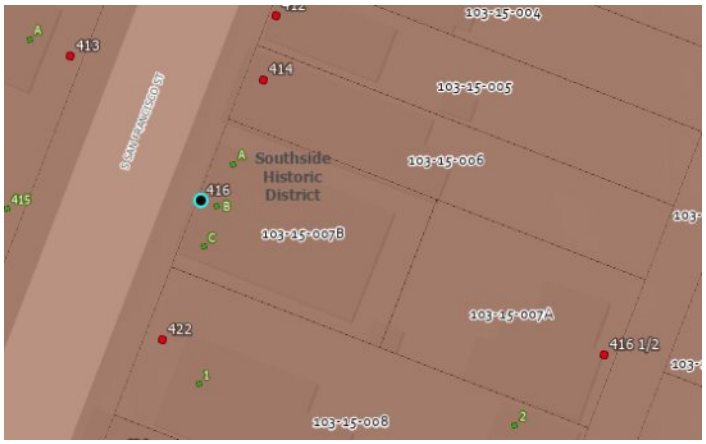
HPO FINDINGS:
The project meets criteria for "Level 1" funding for improving façade issues with historic properties. An allocation of $5,000 Historic Facade 50/50 matching grant for the primary

façade's rehabilitation, re-stuccoing to match the general appearance of the building is appropriate for the program requirements. The owner shall provide documentation of costs by the contractor for reimbursement. The grant is only paying for the new stucco work to be applied and not for the past preparation work.

Recommended Motion: Approve a historic facade grant with an allocation of $5,000 to be awarded to Enrique Valdivia for rehabilitation work at 416 S. San Francisco.

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.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Southside
Historic
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City of Flagstaff — Community Development Division

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HPC-G

Application to Heritage Preservation for a Historic Signs and Facades Grant

Date Received 6/25/23			**File Number** PZ-23-00114
Property Owner(s) Enrique Valdivia	**Title** owner	**Phone** 928-774-3738	**Email** EVALDIVIA
Mailing Address 2128 N. 1st st			**City, State, Zip** Flagstaff, AZ. 86004
Applicant Enrique Valdivia	**Title** owner	**Phone** 928-774-3738	**Email** EVALDIVIA
Mailing Address 2128 N. 1st st			**City, State, Zip** Flagstaff, AZ. 86004
Property Interest of Applicant(s) (Owner, contractual interest, or agent)			
Site Address 416 So San Francisco st			**City, State, Zip** Flagstaff AZ 86004
Project Name Kingdom Hall Sign			
Parcel Number(s) 103-15-007B			**Zoning District(s), including Overlays**

Property Information:

- ☐ Yes ☐ No Listed individually on the National or Arizona Register of Historic Places? (Name:)
- ☒ Yes ☐ No Located in a National Register Historic District? (Name: SOUTHSIDE NRD)
- ☒ Yes ☐ No Is a structure on the property considered contributing to the District?
- ☐ Yes ☐ No Located in a City of Flagstaff Landmark Overlay? (Name:)
- ☒ Yes ☐ No Has the structure every been inventoried or evaluated for the National Register?
- ☒ Yes ☐ No Is the structure over 50 years old at the time of application?
- ☐ Yes ☐ No Was all or a portion of the structure built before World War II as housing?

Note: Applications which are incomplete or not accompanied by the required information will not be accepted.

Property Owner Signature: Enrique Valdivia	**Date:** 6-26-23	**Applicant Signature:** SAO Same as owner	**Date:**

For City Use

Date Filed: 6/25/23 **HPC Hearing Date:** JULY, 19th/2023

Fee Receipt #: REC-231913 **Amount:** $65 **Date:**

Action by HPC:
- ☐ Consent Approval by HPO
- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied
- ☐ Continued

Staff Intial: **Date:**