



City of Flagstaff

Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov

P: (928) 213-2618
F: (928) 779-7684

HPC-G

Date Received: _____ Application to Heritage Preservation for a Historic Signs and Facades Grant File Number: _____

Property Owner(s) Antonette + Steve Beiser Title _____ Phone 9288649527 Email tinbeise@gmail.com

Mailing Address 180 Pinon Woods Drive City, State, Zip Sedona AZ 86351

Applicant same as above Title _____ Phone same as above Email same as above

Mailing Address same as above City, State, Zip same as above

Property Interest of Applicant(s) (Owner, contractual interest, or agent) Beisers are Owners - Puchteca Investment Group, LLC (Beisers are Puchteca Investment Group, LLC)

Site Address 22 E Route 66 City, State, Zip Flagstaff AZ 86001

Project Name Facade - would like to put a historic base panel detail under + around the windows replace stucco & concrete pad in front of door

Parcel Number(s) 10020002 Zoning District(s), including Overlays Railroad ADD, Downtown Addition

- 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: Railroad Addition)
 - Yes No Is a structure on the property considered contributing to the District?
 - Yes No Located in a City of Flagstaff Landmark Overlay? (Name: Downtown Addition)
 - 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: <u>Antonette Beiser</u>	Date: <u>9-29-23</u>	Applicant Signature: <u>Antonette Beiser</u>	Date: <u>9-29-23</u>
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For City Use

Date Filed: _____ HPC Hearing Date: _____

Fee Receipt #: _____ Amount: _____ Date: _____

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

Staff Initial: _____ Date: _____

Submittal Requirements

An application to the Heritage Preservation Commission and Historic Preservation Officer shall contain at least the following information:

1. Completed Application including all signatures and payment of fees. If applying for multiple types of HPC reviews only one fee is collected at the time of the first application for the same work.
2. An electronic copy and one copy of drawings or documents as needed to describe the proposal, which may include Cultural Resource Studies, a Site Plan, Floor Plans, Exterior Elevations, Building Sections, Exterior Details, Lighting Plan, and a Landscape Plan. All drawings shall be drawn to scale and dimensioned, and shall clearly and accurately represent the natural and built conditions of the context area and the project, including both existing conditions and proposed work.
3. Photographs of the context, including the property, surrounding properties, and the neighborhood.
4. A Color Board depicting all exterior materials and finishes associated with the work (if requested).
5. Proof of ownership, or letter of authorization from the current property owner, if the applicant and owner are not the same.
6. Statement of approval from a subdivision or property owners association, if applicable.
7. Any other information which the applicant feels would be helpful and/or pertinent to the request.
8. Any other information as may be required by the Historic Preservation Officer or Heritage Preservation Commission to assist in the review of the requested application.

Timing of Submission and Completeness Review

The Heritage Preservation Commission meets to review applications monthly on the third Wednesday of the month. If you are submitting an application for a Historic Signs and Facades Grant, the Community Development counter must receive your application by the submittal deadline posted to the Heritage Preservation program website.

In order for your item to be added to an agenda, the Heritage Preservation Officer (HPO) must deem the application complete and the information in it correct within 5 working days. The HPO will contact applicants for additional information as necessary.

Historic Signs and Facades Grant are provided at the discretion of the Commission based on the criteria in the [grant guidelines](#) posted to the City's website. Grants are administered by the HPO and they are available for consultation through the process. Documentation of completed work and receipts must be provided within one year of approval by the Commission or an extension must be applied for in order to receive reimbursement.

Before submitting for a grant related to a sign, a permanent sign application must be submitted, and comments returned to the owner. If the application pertains to a historic sign that does not conform to current regulations of Permanent Signs (10-50.100) or meet the criteria for a non-conforming sign (10-20.60.110) then the Heritage Preservation Commission must first determine that the sign meets the criteria of an Individual Signs of Historic or Cultural Significance (10-30.30.040.E) and may require the sign be placed in a Landmark Overlay.

We encourage you to reach out early in designing your projects so that the HPO may assist you and your clients. HPO contact information: Phone: (928) 213-2633; Email: Mark.Reavis@flagstaffaz.gov

PROJECT DESCRIPTION

Part A:

We propose refacing all the way to the top of the windows (see sketch marked A and B), including below the windows in the entryway leading to the front door. The use of a James Hardie panel to reskin the proposed area will both improve the street level appearance of the building, as well as increase the weather resistance of the wall for years to come. This product was chosen specifically for this application for its weather resistance.

Preparations will include patching existing cracks in stucco in the resurface area, including caulking gaps between stucco and existing window. Furring strips will be attached to the wall every 16". James Hardie panel (see photo example) will be cut and attached to the furring strips. Seams and end runs will be sealed and trimmed. On both sides of the window, there is a ¾ inch step up in the stucco. The James Hardie Panel will have to mimic this step up, as shown in the drawing.

We also propose including a decorative trim as a relief on the Hardie panel (see attached photo for example of the trim & sketch B). Cost for this part of the proposal is **\$4650**, which includes materials and labor.

As the building is from the 1880's, we are suggesting a 20% contingency as the state of the bricks below the stucco is unknown, and adhering furring may be more material and labor intensive than we have projected.

TOTAL Part A cost with contingency: \$5,580

Part B:

Restucco area above the new James Hardie panels (photo references attached):

- Current stucco is old and peeling off in sections. We propose removing it and replacing it with colored stucco with a smoother texture. Color would be part of the stucco mix and color would be approved by the city before being applied.

Labor & Materials \$8000

+ 20% Contingency (\$1,600)

TOTAL Part B: \$9,600

Part C:

Replace concrete pad in front of front door, as current pad is very cracked, presenting a tripping hazard (photo references attached).

• \$1200 Replacement

• + 20% Contingency

TOTAL Part C: \$1,440

TOTAL OVERALL COST:

\$16,620

EXPLANATION of how the project meets the applicable sections of the Zoning Code, Grand Guidelines, and Secretary of the Interior's Standards for the Treatment of Historic Properties:

This building and project are significant because The Flagstaff Railroad Addition Historic District is associated with the Atchison, Topeka and Santa Fe Railway, as well as U.S. Route 66. This building was built in 1888 and, as we've learned, it was a pretty wild bar. It is now a Coffee Shop with optional alcoholic beverages available, along with community events for all ages and cultural groups.

It is called The Donahue Building, as it was the site of J. J. 'Sandy' **Donahue's** famous Senate Saloon. We have found evidence of Donahue's gambling activities in the basement of the building, along with plates and cups from its time as a Chinese restaurant. Many of these artifacts have been donated to the Pioneer History Museum in Flagstaff.

The original brick face was covered in stucco in the 1940's when the Rose Tree Cafe became a saloon.



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Summary Statement of Significance:

National Register of Historic Places documentation or a Cultural Resource Study can be submitted in lieu of completing this page to demonstrate significance (Attach additional pages as necessary).

The significance of a resource is generally based on its potential to contribute to our understanding of the past. An object, structure, site, place, or area is significant if:

- a. It is associated with events or persons in the architectural, engineering, archeological, scientific, technological, economic, agricultural, educational, social, political, military, or cultural annals of the City of Flagstaff, the State of Arizona, or the United States of America.
- b. It embodies distinctive characteristics of type, period, region, artistic values, or methods of construction, including being the oldest of its type or the best example of its type, or, if it represents the work of, or for, an important individual.
- c. A resource is generally not significant if it is less than fifty (50) years old, or, if the features, materials, patterns, and relationships that establish its significance are no longer present or no longer have integrity. The integrity of a resource is judged by how evident the general character of the significant period is, the degree to which the characteristics that define its significance are present, and the degree to which incompatible elements are reversible.

Original Construction Date:

1888

Describe Previous Major Alterations (Include dates and changes of use):

1940s it went from Brick to stucco. It was originally frame construction but was destroyed by fire

Describe the Significance of the Resource (In terms of a. or b., and c., above):

A. Important to History of Flagstaff + the Railroad. original owner Donahue held public offices. Significant to Chinese immigrants, their families + livelihoods.

Source(s) of Information Used:

Donahue Building Historical Marker

Describe the Level of Integrity of the Resource (Existing and proposed):

- This Building has been in continuous use since 1888. It will be in much better shape & more in keeping with the time period in which it was built once is remodeled.
^
the facade



COMPANY

existing facade

Hardie Panel





Decorative
Trim
Example

