

**CITY OF FLAGSTAFF HERITAGE PRESERVATION COMMISSION
STAFF REPORT**

CERTIFICATE OF APPROPRIATENESS – Collier/Houk

PZ-24-00037

Address: 824 W Cherry Ave

DATE: 2/28/2024

MEETING DATE: March 20, 2024

REPORT BY: Mark Reavis, AICP, NCARB

BACKGROUND

The existing home located at 824 W Cherry Ave has been previously evaluated and is not contributing to the Townsite National Register District but is within the Townsite Overlay and subject to Townsite design review for changes to the exterior. As a later construction within the late 50s it was not considered as contributing to the Townsite Historic District and outside of the designated Townsite Historic District boundary. The T-1-11 siding is likely original to the construction date but is not necessarily compatible with the historic character of other homes within the Townsite area.

PREVIOUS HP DECISIONS

The determination pertaining to the non-contributing status of the house is documented.

REQUEST

The applicant has requested that the home be improved to be more compatible in its appearance with other historic homes in the Townsite. This work includes 6” reveal horizontal siding and new fenestration trim. Soffits replaced with smooth hardiboard fiber cement product. Work also has the benefit of fire resistance within a forested area.

STAFF RECOMMENDATION & FINDINGS

Staff finds that the street facing façades on Cherry Street address architectural aspects of the Townsite neighborhood. Staff finds that the design establishes a Townsite compatible look. The roof pitches, fenestration and entry to remain unchanged but openings trimmed to accent windows and doors. The proposed work does not represent any particular Townsite architectural style with the exception of having compatible horizontal narrow lap siding that is noted in the application with 25 Townsite examples in Townsite. A warm gray with green tones is proposed for the siding color and trim accented in a daker color. Staff feels that the home has met design criteria.

RECOMMENDED MOTION

Approve a Certificate of Appropriateness for the submitted application for improvements to 824 W Cherry Ave.

INTENT

The Townsite Overlay is a hybrid of a historic and character overlay that “allows preservation, restoration, new construction, remodeling and demolition.” 10-30.30.060 Development of a Landmark Property and Property within a Historic Overlay Zone, Process “C”: “Prior to the granting of any required approvals or permits and prior to the commencement of any work on a landmark property or within a historic overlay zone, the Heritage Preservation Commission or the Historic Preservation Officer shall review all work proposed and approve or conditionally approve the work in the form of a certificate of no effect, certificate of appropriateness, or certificate of economic hardship”.

Scope of Work

The Certificate of Appropriateness is applicable (Flagstaff Zoning Code 10-30.30.060E.) in the case of 824 W Cherry Ave, it is within the Townsite Overlay zone. The impact to the significance and integrity of surrounding historic properties and the compatibility with the approved design guidelines for the zone and the Townsite district are the primary considerations for this level of review.

Required Findings for *(note home is not contributing historically to district but changes can have impacts to surrounding cultural resources).*

E. Certification of Appropriateness.

1. **Applicability.** This approval is appropriate if the proposed work alters a cultural resource but does so in such a way that is compatible with the historic or archaeological character of the resource and all major impacts are mitigated such that the work does not diminish, eliminate, or adversely affect the significance or integrity of the resource.

2. **Criteria for Approval.** When approving a certification of appropriateness, the Heritage Preservation Commission shall find that:

a. The proposed work is consistent with the purpose and intent of this division;

b. The proposed work is compatible with its context:

(1) The appropriate context for a landmark or a historic property is the property itself and, to a much lesser extent, the surrounding properties and neighborhood;

2) The appropriate context of work in a historic overlay zone is the significant portions of the property itself, the surrounding properties, and the neighborhood;

c. The cultural resources associated with the proposed work have been sufficiently sought, identified, and evaluated;

d. Major impacts on cultural resources are sufficiently mitigated; and

e. The proposed work is consistent with applicable development standards and design guidelines. See also subsection (G) of this section, Development Standards and Guidelines.

Townsite Historic Overlay Design Guidelines

“The Townsite Overlay (TO) zone applies to areas of the City subject to the Townsite Historic Design Review Overlay District Design Standards and Guidelines and design review by the Heritage Preservation Commission for the development of properties located within the boundaries of the zone.” (Flagstaff Zoning Code 10-40.50.030 Overlay Zones). The Townsite Historic Design Review Overlay District Design Standards and Guidelines and Historic Preservation Resources states “New construction, additions, or alterations shall follow the design of the district's certain recognizable qualities.”

The following design guidelines apply to this case:

V. Design Criteria/Standards

New construction, additions, or alteration shall follow the design of the District's certain recognizable qualities that are detailed below.

A. Style (1) Flagstaff Townsite developed from a natural evolution of a variety of architectural styles in smaller homes such as Crastman, Victorian, cottage/bungalow As a District exists to preserve the historic character, variations of the above-mentioned style shall be adopted to ensure continuity in the neighborhood.

B. Site

3. Garages shall not be at the house frontage. The intent is to follow the historic pattern where garages were a secondary structure and set back from the house frontage. The front door is the primary entrance. (*home has existing 1 car garage at the side and set back, outbuilding in backyard*)

D. Development Massing, Height, and Proportions

1. Structures that exist at the time of the district designation (Date, 2006) are the primary structure. In case of multiple existent structures at that time, the structure closest to the street is the primary structure. New primary structures shall be placed forward on the site relative to all other structures.

2. Each property shall have only one primary structure and no point on the primary structure shall exceed 25 feet in height and allowable 2-foot increase for raised wood floor construction, measured from existing or natural grade, excluding chimneys, towers, and similar non-habitable architectural projections

E. Roof Pitch:

1. Pitches for main roofs in new construction shall be over 6:12. Porches, dormers, and similar lesser roofed areas may have shallower pitches. (*home has existing roof a 4:12 no change proposed*).

F. Architecture, Materials, Details, and Colors:

Architectural styles and building materials are not limited to the existing neighborhood examples, but new work shall be compatible with the neighborhood and maintain high quality of design.

1. Materials, details, and colors shall be compatible with historic structures on an individual property and compatible with the surrounding neighborhood.

VI. Design Criteria/Guidelines

3. Architectural details that are typical can be seen on existing historic homes and these homes can be used as models for future designs.

Exceptions

The Historic Preservation Commission may, at its sole discretion, modify the requirements of these standards and guidelines when in the opinion of the Commission, an exception is warranted based for design consistency such as in the case of alterations to existing non-conforming structures, cases where

an exception is necessary to accommodate an appropriate architectural style, cases where an exception is warranted based on the development of immediately adjacent properties, and other similar circumstances determined by the Commission.

DISCUSSION

PROPOSED CHANGES

The materials and details selected are used within the Townsite and applied in a historically sympathetic manner.

DESIGN CRITERA

The overlay zone design criteria look toward impacts of new construction imposing itself on adjacent neighbors. The level of refined details of new construction is a balance between the era of the existing building and looking at older historic homes within the neighborhood. Materials used should be consistent with that of the neighborhood where newly introduced materials should be limited in use. Materials and basic forms proposed are in keeping with the overlay's architectural forms with a current architectural interpretation. The project is located within the Townsite Overlay Zone as noted, with the review focused on meeting the design criteria of the established Townsite Overlay Zone.

Basis of Report:

The information in this summary discussion was derived from the application to the Heritage Preservation Commission, the Flagstaff Zoning Code, and the Townsite Historic Design Review Overlay District Design Standards and Guidelines and Historic Preservation Resources.

Evaluation of Effects

Staff (Mark Reavis, Heritage Preservation Officer, AICP, NCARB) finds that the siding and trim improvements adds to the compatibility of the building's elevations meeting the design standards of the Townsite Overlay Zone. The context of the neighborhood is outside of the historic district but within the overlay. New architectural design should not be completed to fully simulate earlier architecture of the area but be recognized as a product of its own time. With this in mind, materials proposed should be evaluated and confirmed as compatible with the neighborhood and modified if required under overlay review criteria. When viewed in its entirety the project does improve architectural compatibility within the context of the neighborhood when reviewed under the guidelines of the Townsite Overlay Zone.

Consideration of past approvals in the Townsite Overlay

Staff has reviewed past approvals (consent and commission) in the Townsite Overlay. Reviews of non-historic property improvements have been generally based upon enhancements that improve compatibility within the neighborhood and the overlay zone.

Posting Notices

Hearing Notices have been posted on site 15 days prior to the public hearing, while meeting information for review are posted electronically. Photo documentation of posting was received more than 15 days prior to the required posting date.

OPTIONS FOR COMMISSION DECISION-MAKING:

The Historic Preservation Commission (HPC) 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, such as including a letter report prior to demolition – 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 Certificate of Appropriateness and require Certificate of Economic Hardship or submittal of an alternative design that meets all Townsite Overlay Requirements.