



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: 3/28/2024

To: Heritage Preservation Commission

From: Mark Reavis, HPO, AICP, NCARB

Subject: 824 W Cherry Ave, Townsite Overlay District - Grant Request

GRANT REQUEST

The applicant has requested a \$10,000 Match (level 1 funding) Historic Facade Grant for a \$36,000+ project to install work to provide a more historic appearance to a simple mid-century Vernacular Home within the Townsite Overlay. The grant request is to complete historically appropriate work to the home's façade.

BACKGROUND

The Flagstaff Preservation Office was contacted to provide a Townsite Overlay review and the potential for a matching grant for all requirements for Heritage Preservation Reviews within the Townsite Overlay. The property owner has maintained the late 50s era home but wishes to blend better with the neighborhood and improve fire protection in the forested location. The home located at 824 W Cherry Ave is not listed as a "contributing property" to the Townsite Historic District but within the perimeter area of the Overlay. The home is a good example of simple post WWII homes filled in to the Townsite neighborhood.

GRANT GUIDELINES

Grant funding is for privately owned resources that have a historic designation or believed to be eligible for historic designation and are 50 years or older of age. Level 1 funding allows for unique Flagstaff conditions and consideration of reasonable costs. Level 1 funding is intended to enhance the historic integrity of a property, remove previous inappropriate changes not consistent with the historic age of the property and protect and preserve historic materials.

This project is using Bed, Board, Beverage Tax to extend the useful life of this simple vernacular home and contributing to the look and feel of the Townsite 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 Commission will consider:

Requests for funding of "Bricks and Mortar" preservation work. Projects that comply with the U.S Secretary of the Interior's Standards & Guidelines, as determined appropriate by the Heritage Preservation Officer recommendation and Commission approval for Level 1 or Level 2 funding requests. The overall fit of the project and proposed work with this program's goals and the guidelines. The property's significance and integrity as documented in the application. Projects that address the most critical physical needs of the resource. Grant requests in the context of the total project budget. Preference will be given to designated historic properties.



6" Reveal: LAP SIDING ≡



Window + door strips to be trimmed with $\frac{1}{2}$ " thicker wood to accommodate clapping.

THD-E11	THD-E11
 Cascadia PPG1027-1	
 Skipping Stone PPG1027-2	
 Heavy Hammock PPG1027-3	✓
 Olive Glen PPG1027-4	
 Rattan Palm PPG1027-5	

RECOMMENDED MOTION

Approve a grant match request for the submitted plans for improvements to 824 W Cherry Ave, with consideration of the home's non-historic status in the amount of \$_____ (to be determined by HPC) that improves compatibility by meeting the Townsite's Design Criteria, Townsite Historic Design Review Overlay District Design Standards and Guidelines.

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.